

PRESENTED BY



The 6th Annual Hudson Valley Affordable Housing Virtual Summit

Compacts and Crises *Practical plans to address the Housing Shortage*

May 11, 2023
8:00 am– 12:15 pm

SPEAKER BIOS

Jessica A. Bacher

Land Use Law Center, Elisabeth Haub School of Law at Pace University
Housing Action Council



Jessica Bacher is the Executive Director of the Land Use Law Center. Established in 1993, the Land Use Law Center is dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques. As the Executive Director, Ms. Bacher's responsibilities include development and implementation of projects relating to local land use practice, distressed property remediation, transit-oriented development, sustainable communities, land use responses to sea level rise, and code enforcement, as well as providing strategic assistance to numerous municipalities. Most recently, she led the City of Newburgh, New York, in the development of a distressed property remediation implementation plan that focuses on the creation of a land bank. Additionally, Ms. Bacher serves as a trainer for the Center's award-winning Land Use Leadership Alliance Training Program that has educated over 2,500 local leaders in land use strategies, consensus building, and regional stewardship. Ms. Bacher also is vice-chair of the Land Use Planning & Zoning Committee for the American Bar Association's Section of State and Local Government Law and chairs its Distressed Properties Sub-Committee. At Pace Law School, Ms. Bacher serves as adjunct professor, teaching Land Use Law, Sustainable Development Survey, and the Advanced Land Use and Sustainable Development Seminar. She also administers the Center's academic programs and guides student research. In addition, she is a Clinic Lecturer at Yale School of Forestry and Environmental Studies, where she manages the School's Land Use Clinic. Ms. Bacher authors regular land use features in New York and national publications and has edited numerous small books in the fields of Land Use and Real Estate Law, including *Breaking Ground* and *Planning and Building in Priority Growth Districts*. She also presents at regional and national conferences and served on the New York State Sea Level Rise Task Force Legal Work Group. Ms. Bacher was selected by the American Bar Association to receive the Jefferson B. Fordham Award, an award presented to a young practitioner who has shown great promise through her contributions to the field. Ms. Bacher received her J.D. *summa cum laude* from Pace Law School in 2003, along with a certificate in Environmental Law.

Karen D'Attore

Village of Ossining



Karen D'Attore is Manager of the Village of Ossining. Upon joining the Village in 2019, Karen was charged with overseeing the completion and adoption of the Village of Ossining's 2021 Comprehensive Plan Update, "Ossining Tomorrow". This award-winning plan, which included innovative form-based code overlay zones for its Downtown and Croton Avenue Business Districts, helped pave the way for a number of strategically aligned and integrated projects designed to address housing and recreational needs, economic development opportunities, environmental sustainability, placemaking and infrastructure improvement. Under Karen's oversight, Ossining has secured nearly \$30 million in grant funding, including the \$10 million New York State Downtown Revitalization Initiative (DRI). These funds will be used to support a wide range of initiatives, including the complete renovation of Ossining's Joseph G. Caputo Community Center and Pool, and the redevelopment of Ossining's Downtown Business District, which will include structured parking, an expanded and enhanced outdoor Market Square Plaza, and a mixed use development on what is now a Village-owned surface parking lot. Design work for a 'Road Diet' on NYS Route 9, designed to calm traffic while improving safety, walkability and economic development, is underway with the support of \$4 million Federal grant. Wilder Balter Partners is preparing to break ground on a project which will transform a Village-owned organic waste yard to a 109 unit, all-affordable, mixed-use, transit-oriented property with a public park extending and completing Ossining's scenic Sing Sing Kill Greenway Trail. To ensure clean drinking water for decades to come, the Village will be going out to bid on a new water treatment plant later this year. Prior to serving the Village of Ossining as Village Manager, Karen was the Director of IFCA Housing Network, a Neighborhood Preservation Company that renovates, owns and operates affordable rental units in Ossining and Tarrytown. Karen started her career in advertising and marketing and has held positions as head of U.S. Public Private Partnerships for the United Nations World Food Program and UN Women.

John Fry

Nexus Creative Design



John Fry's architectural career spans four decades beginning in New Orleans including architectural firm experience from Florida to Manhattan. Currently a Principal at Nexus Creative Design in Tarrytown NY, John has lived and worked in Westchester County NY since 1988.

John's design work captures a wide bandwidth of project typologies. His experience includes mixed use community and corporate master plans, institutional projects, transitioning faith-based property development, affordable housing, luxury housing, prototype building designs and integrated design methodologies to bridge building design with branding and marketing initiatives. Currently much of Nexus Creative's work merges community planning initiatives integrating a range of affordable housing needs, market focuses and sustainable built environment strategies.

Dedicated to the growth of the profession, John's AIA volunteer service began in the early 1990's leading to a director seat in 1998 continuing as co-chair of the chapter's Design Awards program until 2008. John's service AIA WHV continued again in 2011 becoming Chapter President in 2014, AIA NYS Director in 2015, and AIA NYS VP of Knowledge in 2019.

Design Awards Jury contributions include AIA NYS, AIA Long Island, AIA Rhode Island, AIA Ft Lauderdale, AIA Westchester/Hudson Valley, Westchester Municipal Planning Federation and numerous national building material manufacturer awards program panels. John has consulted AIA CT and AIA PA with awards program structure and organizing jury dynamics.

John's community and allied professional service includes 26 years on the Village of Ossining Planning Board and Architectural Review Board, serving on American Planning Associations 'Plan for Health' task force, a frequent contributor at Pace Land Use Law Center's municipal training sessions, serving on NY State Council of Churches 'Who's My Neighbor' task force and is currently on the Westchester Municipal Planning Federation Board of Directors.

Christina Griffin

CGA Studio Architects



Christina Griffin is principal of CGA Studio, an award-winning architectural firm known for designing environmentally conscious buildings in the Hudson Valley area for the past 35 years. She studied at Syracuse University and the Architectural Association of London, and has been a registered architect with the State of New York since 1985. She is a member of the AIA Westchester/Hudson Valley, Passive House Institute US, and Passive House Alliance Hudson Valley.

Christina became a LEED AP accredited professional in 2009, and designed the first Platinum LEED for Homes project in Westchester County in 2010. Christina obtained certification as a Passive House Consultant from PHIUS (Passive House Institute of United States) in 2012, and from (PHI) Passive House Institute in Darmstadt, Germany in 2015. In 2014, Christina co-founded the Center for Sustainable Development, a not-for-profit think tank to develop strategies for raising the level of sustainability in the built environment.

CGA Studio has designed multi-family buildings, townhouses, and mixed-use buildings, primarily located in the downtown areas of the Rivertowns. The firm has received design awards from AIA Westchester Hudson Valley for her most innovative sustainable projects, such as "Pocket Change Community" a model carbon neutral living collective in 2016, the "Broadway Flats", a 10-unit modern multi-family building near the downtown of Dobbs Ferry in 2017, and retrofit of an 1815 historic farmhouse to meet the Passive House standard in 2019. She recently completed the "Forever House" in Hastings-on-Hudson, an aging-in place certified DOE Zero Energy and Passive House, which received a design award at the PHUS Conference in Chicago, October 2022.

Professional Affiliations:

- American Institute of Architects
- Passive House Institute United States
- Passive House Alliance Hudson Valley
- Center for Sustainable Development, Co-Founder and President
- Green Building Professional Consortium, Co-Founder
- Affordable Housing Committee, Village of Hastings-on-Hudson

Jason Labate

Goldstein Hall PLLC



Jason's practice areas include real estate and community development, nonprofit formation and governance and real estate and project finance. He also provides legal expertise for the Joint Ownership Entity (JOE NYC), a "first-of-its-kind" nonprofit collaboration of New York City affordable housing community development corporations for which Jason and the Goldstein Hall team were awarded the prestigious [NYU Grunin Prize for Law and Social Entrepreneurship](#). Jason also [co-authored an article on JOE NYC](#), which was published in The Journal of Affordable Housing and Community Development Law. Recently, Jason closed on JOE NYC's multi-building solar project, which is expected to create approximately 700,000 kW/h of clean energy per year and lower operating costs.

Jason has been integral in developing the Firm's Faith-Based Practice Group, which works with faith-based organizations to protect assets, evaluate options, and maximize real property. He is a frequent panelist and guest speaker on faith-based and nonprofit issues, presenting at, among other venues, the [Manhattan Borough President's Religious Facilities Task Force](#) and leading the Firm's collaboration with the New York State Council of Churches' (NYSCC) [Who is My Neighbor seminars](#). Jason was also one of three recipients of this year's NYSCC's Community Development Award and serves as co-chair of [Bricks and Mortals](#), an association, and soon to be incorporated nonprofit, that fosters education and collaboration among faith-based organizations, community stakeholders and real property experts. He led the Firm's participation in the [LISC NYLOP](#) predevelopment grant program for Mission Driven Organizations and is working with the [Interfaith Affordable Housing Collaborative](#) to help establish its structure and predevelopment grant process and resources.

Jason oversees the New Rochelle office and led the Firm's partnership with the Pace Land Use Law Center in offering the [Hudson Valley Affordable Housing Summit](#), which has run since 2016. Jason has established relationships with new clients in the Hudson Valley and helped existing clients expand their work into Westchester County.

Prior to becoming an attorney, Jason spent 10 years serving nonprofits and public agencies in a non-legal capacity. He was a New York City Urban Fellow from 2004-05. He has a bachelor's degree with honors in Public Policy from the University of Chicago, a Master of Public Administration from NYU's Wagner School, and was a Sparer Public Interest Fellow at Brooklyn Law School, where he graduated cum laude.

As a partner, Jason will focus on the Firm's nonprofit and faith-based matters, including the JOE NYC and the Faith-Based Practice Group. He will also lead the Firm's real estate and project financing work. Jason will also continue to expand Goldstein Hall's work throughout the Hudson Valley.

Patrick Love

New York State Homes and Community Renewal



Patrick currently serves as a Vice President and Chief of Staff of the Multifamily Finance and Development Group at New York State Homes and Community Renewal.

Prior to joining HCR, he worked at the New York City Housing Authority, leading over \$750 million in transaction volume in new construction, rehabilitation, and air rights deals.

Patrick has also served as a Policy Advisor at the New York City Mayor's Office of Sustainability, where he developed policies and programs to decarbonize the city's building stock.

He received a bachelor's degree in economics and environmental studies from the University of Richmond and a master's degree in public policy from the Harvard Kennedy School.

Raju Mann

ARUP



Raju Mann is an Associate Principal and City Planning Leader based in Arup's New York office. He has over 15 years of experience working with communities, elected officials, public agencies, and developers to plan for the construction of millions of square feet of residential and commercial space while upgrading and investing in critical infrastructure.

Joining Arup in 2022, Raju combines his advanced policy, regulatory, design, and political experience to lead policy creation and project management for large scale planning efforts. Prior to joining the firm, Raju served for eight years as the Director of Land Use and Planning for the New York City Council. In that role, he worked on a wide variety of planning initiatives, including helping to craft citywide housing policy, developing a plan for the closure of the jails on Rikers Island, creating redevelopment strategies for the city's commercial cores, updating policy to help prepare for climate change, and drafting new regulations to upgrade the city's transit system.

Edye McCarthy

Town of Greenburgh



Edye McCarthy is the Assessor for the Town of Greenburgh, Westchester County, New York. The Town is comprised of 6 Villages, 10 school districts, and 9 Fire Districts. She is responsible for approximately 30,000 parcels

She has been the Assessor in the Town for over 16 years, and prior to that, she was the Assessor in the City of White Plains, and the City of Rye, to total 34 years in public service.

She is past president of the New York State Assessor's State Association, along with past president of her County Association in Westchester. She has a Master's Degree in

Real Estate from New York University, and currently teaches appraisal and assessment courses around the state of New York for other Appraisers and Assessors. Edye also just recently obtained her virtual and in person certification to teach for IAAO.

Michael Patino

*Michael Patino Architecture
Village of Dobbs Ferry*



Michael Patino is a New York native who received a Bachelor of Arts from Bard College and a Master of Architecture from The City College of New York. He is a practicing architect in New York, a village trustee in Dobbs Ferry, NY and a consultant on inaccessible historic building façades. Michael is a motorcycle enthusiast and rock climber who is teaching his daughter to enjoy his passions.

Brian Pugh

Village of Croton-on-Hudson



Brian Pugh is a native of the Village of Croton-on-Hudson who was elected Mayor in 2017. Brian was first elected as a Trustee in 2014. He holds a Juris Doctor from the Fordham University School of Law where he was named Advocate of the Year by the Unemployment Action Center and awarded the Addison M. Metcalf Labor Law Prize in 2015. He has a Bachelor of Arts in Economics & History from Oberlin College.

Jaclyn Tyler

Nexus Creative Design



Jaclyn honed her Architectural expertise working for three firms across the Hudson Valley since 1998. In 2019 She formed Nexus Creative with her partners John Fry and Anastasia Guadron. Nexus Creative strives to provide sustainable, affordable design solutions that will leave a positive lasting impact for future generations.

During Jaclyn's tenure, she gained an extensive knowledge and experience in multiple project types including but are not limited to the following: Churches, Retail, Corporate Aviation Facility, Multifamily and High-end residential. Jaclyn's expertise has led to opportunities teaching continuing education classes and developing summer Architecture programs at Purchase College, SUNY.

Jaclyn's commitment to implementing green building practices in all projects as practical and feasible for owners, led her to attain LEED certification. In addition, Jaclyn strives to works around today's environmental impacts in order to provide resilient architecture.

Jaclyn's tireless commitment to the Architectural field has gained her respect amongst her peers across the Hudson Valley. Her drive for excellence is seen not only in her designs but transfers seamlessly to her clients and professional affiliations. Jaclyn's attention to detail as applied to State and Local Codes has gained acknowledgment from both clients and Municipal Offices.

James R. Wendling

WBP Development LLC



James Wendling sources new multi-family deals, oversees ground-up developments from inception to completion, including the planning stage, governmental approval, construction, marketing, and financing, and helps shape the growth of WBP. Jim holds a Bachelor's Degree in History as well as a Markets and Management Certificate from Duke University, where he attended on a baseball scholarship. He also has been certified by the U.S. Green Building Council (USGBC) as a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Rachel Wieder

New York State Homes and Community Renewal



Rachel has fifteen years of experience in the affordable housing and community development sector. She currently serves as Chief of Staff for Homeownership and Community Development at New York State Homes and Community Renewal, where she provides direction and support to the Office of Community Renewal, State of New York Mortgage Agency, Affordable Housing Corporation, Office of Faith-Based Initiatives, and the Office of Resilient Homes and Communities.

Notable achievements in this role include having served as a State facilitator on the Energy Efficiency in Buildings Advisory Panel of the New York State Climate Action Council, developing policy recommendations for energy efficiency and electrification of New York's building stock, and since the coronavirus pandemic, management of the NYS Homeowner Assistance Fund, providing mortgage foreclosure prevention and housing debt relief to over ten thousand households.

Previous employment includes Director of Buyouts for the New York State Governor's Office of Storm Recovery, where Rachel oversaw the acquisition and demolition of over one thousand storm-damaged homes to provide relief to impacted homeowners and to return flooded lands to nature.

She received a bachelor's degree in environmental studies from San Francisco State University and a master's degree in urban planning from NYU Wagner School of Public Service. She currently lives in Brooklyn with her husband and two daughters.

Tiffany Zezula

Land Use Law Center, Elisabeth Haub School of Law at Pace University

Housing Action Council



Tiffany B. Zezula, Esq. is the Deputy Director for the Land Use Law Center at Pace University School of Law in White Plains, NY and Staff Attorney to the Housing Action Council. She is the primary trainer and national coordinator for the Center's award-winning Land Use Leadership Alliance Training program for local officials, environmentalists, planners, and developers. The Training Program has been modeled and transferred to over 6 states and has been tailored to tactical numerous land use issues, including fair and affordable housing. The program has trained over 3000 leaders in the Hudson Valley Region alone, including over 350 leaders in the Hudson

Valley on the specific topic of fair and affordable housing.

Ms. Zezula also provides strategic assistance to local governments on comprehensive planning, revitalization strategies, land use, and the formation of affordable housing committees. Her work includes developing public engagement strategies and conducting feasibility analyses on town center developments. She conducts assessments and audits for municipalities in sustainable development, resiliency, State certification programs, and streamlining development processes. Ms. Zezula also provides strategic assistance to local governments, including assistance in developing comprehensive planning. Finally, she has worked in select communities in the creation of affordable housing committees advocating for affordable housing policy reform and education of citizens to the topic. Ms. Zezula also worked closely with the New York Council of Churches and the Attorney General's Office supported Mission-Based Housing Partnership to assist religious leaders with the repurposing and revitalization of church and mission-based property into affordable housing.

Ms. Zezula works closely with a variety of planning firms in the region in the development of public engagement outreach and facilitation. This included conversations with a variety of stakeholders and municipal staff officials, including efforts to obtain input from senior citizens, high school students, business leaders, cultural organizations, financial institutions, anchor institutions, and developers. The engagement efforts involved multiple and creative engagement techniques, including neighborhood block parties, neighborhood tours, pop-up Popsicle events at local municipal pools, high school classroom participation, and roundtable discussions with stakeholders. All efforts culminate in a final report delivered to the administration regarding the citizen's vision for future revitalization and cultural and economic services.

Finally, Ms. Zezula oversees running the Center's annual conference. The Center's annual conference is a significant educational event in the region, with more than 250 attorneys, business professionals, planners and local leaders in attendance to learn about national, regional, and local innovations, challenges, and best practices. Ms. Zezula also coordinates a yearly affordable housing summit bringing industry leaders, municipal officials, syndicates, and lawyers together to discuss trends and solutions to affordable housing.

Ms. Zezula is a frequent national speaker on collaborative governance and local decision-making. She is also a frequent guest presenter at the Yale School of Forestry and an adjunct professor at Pace University School of Law on Environmental Dispute Resolution and Sustainable Development Law. She received her J.D. cum laude from Pace Law School in 2003 along with a certificate in Environmental Law. She is a certified mediator in the State of New York. Ms. Zezula also serves as a Board Member to the United Way of Westchester and Putnam County.