

The 8th Annual Hudson Valley Affordable Housing Summit

Building the Future: Practical Strategies to address Affordable Housing

*May 15, 2025
8:00 a.m.–12:30 p.m.*

This year we will highlight the revolutionary work of affordable housing practitioners who are integrating community culture and sustainability, reviewing practices and finance structures for affordable homeownership, and finding new innovations that meet housing needs. The Summit will bring together elected officials, housing and community development leaders, financial lenders, business professionals, activists and others to identify and work toward affordable housing solutions. The Summit will invite us all to imagine how we build a housing future for all.

AGENDA

8:00 a.m.–8:30 a.m. **Breakfast & Networking**

8:30 a.m.–8:45 a.m. **Transition into Room**

8:45 a.m.–9:00 a.m. **Welcome & Introduction**

Tiffany B. Zezula, Esq., Staff Consultant, Housing Action Council and Deputy Director, Land Use Law Center

9:00 a.m.–9:50 a.m. **Session 1: Zoning for Housing**

That National Zoning Atlas is digitizing, demystifying, and democratizing information about the country's ~30,000 local zoning codes. A zoning code analyst and project manager will describe the zoning results from Westchester and the surrounding Counties.

Devon Chodzin, Project Manager, National Zoning Atlas

The Original Civic Research & Action (OCRA) program at Mamaroneck High School is a 4-year program that helps students become civic entrepreneurs by guiding them as they identify needs in their community and develop and implement community-based civic action projects with the assistance of local mentors and experts. Brought together by a shared interest in the national affordable housing crisis, the OCRA affordable housing team's research focuses on the assessment of inclusionary zoning as one tool in the toolbox for creating affordable housing and its application in the three municipalities that comprise the Mamaroneck Union Free School District.

*Anna Blanco, Original Civic Research & Action (OCRA), Mamaroneck High School
Alex Gross, Original Civic Research & Action (OCRA), Mamaroneck High School*

Hannah Hehler, *Original Civic Research & Action (OCRA), Mamaroneck High School*

Tyler Prozes, *Original Civic Research & Action (OCRA), Mamaroneck High School*

Jessica A. Bacher, Esq., Executive Director, Land Use Law Center

Moderator: Peter Feroe AICP, *Vice President, Planning and Land Development, AKRF*

9:50 a.m.–10:40 a.m.

Session 2: Aligning Community Goals: Housing, Sustainability and Conservation

This session will describe the key linkages between housing, sustainability and conservation efforts. Learn from various panelists about green development, green housing financing and funding, and integrative efforts to break down silos in conservation and affordable housing development to create sustainable communities.

Rebecca G. Crimmins, *Senior Vice President of Real Estate and Development, Institute for Community Living and Co-Convener, Hudson Valley Alliance of Housing and Conservation*

Rella Fogliano, *Chief Executive Officer MacQuesten Development, LLC*

Samantha Pearce, *VP of Sustainability, Office of Housing Preservation, New York State Homes & Community Renewal*

Matthew Spallina, *Origination's Manger for the Climate Friendly Home Funds & AVP Mortgage Officer, The Community Preservation Corporation*

Tiffany B. Zezula, Esq., Deputy Director, Land Use Law Center

10:40 a.m.–11:30 a.m.

Session 3: Affordable Homeownership....It's Back!

In an era of housing scarcity and an affordability crisis, developers and governments are finding ways to bridge the affordability gap for homeownership. Skilled practitioners will discuss ways in which public/private partnerships developed for housing stability and equity pathways to homeownership.

Rose Noonan, Esq., *Executive Director, Housing Action Council*

11:30 a.m.– 12:20 p.m.

Session 4: Community Preferencing

Legal challenges have arisen in various jurisdictions. In New York City, the "community preference" policy, which reserves a portion of affordable housing units for local residents, was the subject of a lawsuit alleging it perpetuated racial segregation. The case was settled in 2024 without a definitive legal resolution, leaving questions about the legality of such preferences unresolved. Learn more from panelists regarding whether local resident preferences are allowed under the Fair Housing Act.

Michelle Cafarelli Kabat, Esq., *Associate, Nixon Peabody LLP*

Harry J. Kelly, Esq., *Partner, Nixon Peabody LLP*

Moderator: Jason Labate, Esq., *Partner, GoldsteinHall PLLC*

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