



EAST

Speaker Biographies

CSG East Housing Summit
February 28 – March 1, 2025

Policy Responses to Homelessness and Eviction

Friday, 4:00pm



Sen. Brian Kavanagh represents more than 330,000 residents in New York’s Senate District 27, covering neighborhoods across lower Manhattan from the Battery to 14th Street, including Tribeca, Chinatown, Little Italy, the Lower East Side, SoHo, NoHo, Greenwich Village and the East Village. Brian was first elected to the Senate in 2017 after representing the 74th District on Manhattan’s East Side in the State Assembly, where he was elected to six terms, beginning in 2006. His work has focused on affordable housing, gun violence prevention, environmental sustainability, democracy and open government, and economic and social justice. As Chair of the Senate Committee on Housing, Construction, and Community Development, Brian has built on his decades of advocating for access to high quality, safe, affordable housing for all New Yorkers. In 2019, he led the Senate effort to enact the Housing Stability and Tenant Protection Act (HSTPA), which gave New York the strongest tenant protections in the nation. He also succeeded in enacting New York’s Emergency Rental Assistance Program and Homeowner Assistance Fund, and allocating \$3.5 billion for these programs to date, including the largest investment of state funds for this purpose in the country. Brian continues to advocate for additional federal and state funds to fully cover the need.



Asm. Linda Rosenthal represents the 67th Assembly district, which includes the Upper West Side and parts of Hell’s Kitchen. She is a lifelong resident of the Upper West Side and currently serves as Chair of the Assembly Committee on Housing. Since taking office in 2006, Assemblymember Rosenthal has passed more than 180 laws that have helped to improve the lives of all New York State residents. She has passed groundbreaking legislation, such as the Child Victims Act and the Adult Survivors Act, to provide survivors of sexual abuse an opportunity to seek justice in the courts. Assemblymember Rosenthal has also passed legislation across many issue areas, including increasing access to statewide substance use disorder programs, expanding reproductive and LGBTQIA+ rights, regulating e-cigarettes, advancing animal welfare, enhancing consumer protection laws, bolstering gun control measures and championing menstrual equity across the state by eliminating the sales tax on menstrual products, as well as various healthcare measures.



Sarah Gallagher is vice president of state and local innovation, with overall strategic and operational responsibility for NLIHC's efforts to support local partners in advancing state and local tenant protections and other innovations to end homelessness and ensure housing stability for low-income renters. Sarah has more than 25 years of experience advancing innovative, equitable housing and social service policies and programs at the local, state, and national levels. Prior to joining NLIHC, Sarah was the Eastern Region Managing

Director at CSH, where she oversaw training, lending, technical assistance, and systems change work throughout Maine, New Hampshire, Vermont, Massachusetts, Connecticut, Rhode Island, New York, New Jersey, Pennsylvania, Delaware, Maryland, the District of Columbia, Virginia, North Carolina, South Carolina, Georgia, and Florida. Sarah also served as CSH's director of strategic initiatives and the director of CSH's Connecticut program.



Joyce Tavon has dedicated her career of 30+ years to the mission of reducing and ending homelessness, especially through housing solutions. She brings a background in planning, program development, and public policy and systems change. Joyce returned to MHSa in 2018 in senior leadership and assumed the role of CEO in spring of 2023. She previously worked at MHSa when it was first formed, leaving to become founding executive director of HomeStart. Other prior experience includes leadership roles with Father Bill's &

MainSpring and the South Shore Network to End Homelessness, as well as years of consulting in fundraising, technical assistance, strategy, and assisting communities with their HUD Continuum of Care planning and applications for funding.

Keynote Address: Exclusionary by Design

Saturday, 8:30am



Amy Dain is an independent consultant in public policy research and writing. Her focus is on urban and suburban planning and housing policy. She is a frequent presenter at conferences and events. In 2023, she wrote *Exclusionary by Design*, a history of 100 years of exclusionary zoning in Greater Boston. In 2019, she wrote the *State of Zoning for Multi-Family Housing in Greater Boston*, a survey of zoning and plans in 100 cities and towns of Greater Boston. In 2008, she launched the StatNet initiative, a community of practice for municipal

managers interested in data-driven decision-making. She received her Master in Public Policy from Harvard's Kennedy School.

Zoning and Land Use Reform

Saturday, 9:00am



Sen. Nikil Saval represents Pennsylvania's First Senatorial District, which lies in the heart of Philadelphia. Saval's commitment to solidarity and justice for working people, and his skill at coalition building, carried him from his roots as a labor organizer to the Pennsylvania General Assembly, where he currently serves as Democratic Chair of the Senate's Urban Affairs & Housing Committee and Chair of the Senate's Philadelphia Delegation. Saval has focused his legislative work on critical response to Pennsylvania's ongoing housing, mass incarceration, wage, and climate crises, while simultaneously pushing for deep structural change so that communities across the Commonwealth have the resources and support they need to thrive. One of his important legislative victories is the groundbreaking Whole-Home Repairs Program, which establishes a one-stop shop for home repairs and weatherization in each county in Pennsylvania while building up a local workforce and creating new, family-sustaining jobs in a growing field.



Greg Payne is one Maine's most experienced leaders in issues relating to housing and homelessness. Prior to joining GOPIF, he served as director of the Maine Affordable Housing Coalition, a diverse association of 136 private and public sector organizations committed to ensuring that all Mainers are adequately and affordably housed. In addition, he was a development officer for more than 14 years with nonprofit Avesta Housing, managing all aspects of multifamily rental projects from concept to completion. He is the former board chair of the National Low Income Housing Coalition, and has worked for the Atlanta Task Force for the Homeless and the Massachusetts Coalition for the Homeless.



Lynn Richards has served in a number of leadership roles including president and chief executive officer at the Congress for the New Urbanism, executive vice president and chief policy and implementation officer at Blue Zones, LLC, and policy director at the U.S. EPA Office of Sustainable Communities. In all her positions, she worked as an urban design expert, addressing placemaking issues for dozens of state and local governments, helping them re-imagine their cities and towns, and developing implementation approaches to help accelerate the pace of change in all communities. Her publications include the *Project for Code Reform* series, *Rescaling the Suburbs: a 21st Century Priority*, *Protecting Water Resources with Higher Density Development*, and the forthcoming *Housing Solutions for the 21st Century*.



Judi Barrett is the founding principal and managing director of Barrett Planning Group LLC. She brings over three decades of planning and community development experience as a consultant and community and economic development professional with state and local government. Judi has devoted her career to building the capacity of cities and towns to solve difficult public policy questions and to develop effective leadership and advocacy skills. She has prepared and managed a variety of projects for public and private clients, including comprehensive and strategic plans, zoning revisions, housing studies, and more. She is well known for her work in affordable and fair housing policy and inclusionary zoning. A frequent panelist at regional and national conferences and a guest lecturer for planning programs, Judi is also a technical assistance resource and trainer for city and town officials and non-profit boards.

Streamlining the Development Process

Saturday, 10:45am



Sen. Troy Singleton has devoted his life to public service in government, political, and policy posts at all levels. In 2011, he was elected to his first term in the New Jersey General Assembly, representing the over 220,000 residents of the 7th Legislative District. Senator Singleton was elected to the New Jersey State Senate in November 2017 and currently serves as Chairman of the Senate Community and Urban Affairs Committee and as a member of the Senate Judiciary Committee. He also serves as the Senate Majority Whip. Senator Singleton is currently employed as a Senior Vice President for Anywhere Integrated. Along with his busy career, Senator Singleton has long included personal involvement in his community as an essential component of his life.



Cory Fellows is vice president of real estate development for Preservation of Affordable Housing. He focuses on the acquisition and redevelopment of affordable multifamily properties. His work includes acquisition targeting, feasibility analysis, financial and regulatory structuring, and development oversight. He has more than 20 years of affordable housing experience, and has managed the preservation and revitalization of at-risk housing assets throughout the country, involving a wide array of financing programs and regulatory environments.



Salim Furth is a Senior Research Fellow and Director of the Urbanity project at the Mercatus Center at George Mason University. His research focuses on housing production and land use regulation. He frequently advises local governments and testifies before state and federal legislatures. He earned his Ph.D. in economics from the University of Rochester. Furth previously worked at the Heritage Foundation, at Amherst College, and as a contractor to HUD. His research has been published in *Housing Policy Debate*, *Critical Housing Analysis*, and the *IZA Journal of Labor Policy*. He serves as an advisor to the board of Texans for Reasonable Solutions and a Better Cities Project Fellow.

Keynote Address: Housing Finance Ecosystem

Saturday, 12:45pm



James Carras is adjunct lecturer in public policy. For over 30 years, as Principal of Carras Community Investment, Inc., he has concentrated on designing and implementing responses and solutions for equitable community and economic development opportunities. Mr. Carras is recognized nationally for the creation and expansion of over fifty development financial institutions and community investment initiatives. He has served as the Founding Executive Director of the National Association of Affordable Housing Lenders, the Founding President of the Broward Housing Partnership and the South Florida Community Land Trust. Prior to establishing his consulting business, he served as a Community Development Advisor to the Mayor of Boston and was the Executive Director of the Massachusetts Urban Reinvestment Advisory Group where he was awarded the John Hay Whitney Fellowship. He has also conducted over 300 professional workshops for a wide range of national and state organizations and trade associations. In 2019, he was awarded the Lifetime Achievement Award by the Council of Development Finance Agencies.

Innovative Financing for Affordable Housing

Saturday, 1:30pm



Sen. Russ Huxtable represents the Sixth Senate District, which includes Milton, Lewes, Rehoboth Beach and Dewey Beach. After college, Huxtable spent two decades with local nonprofits committed to helping Delaware families find affordable housing, including stints as a self-help housing specialist at NCALL Research, director of homeownership programs at Interfaith Housing Alliance and most recently as vice president of the Milford Housing Development Corp. As a nationally recognized leader in affordable housing, he also has served as a member of the Delaware Governor's Council on Housing and as a member of the Federal Home Loan Bank of Pittsburgh's Affordable Housing Advisory Council. Sen. Huxtable was elected to the Delaware Senate in 2022.



Chris Kluchman, FAICP is Director of Livable Communities at Massachusetts Executive Office of Housing and Livable Communities. Chris oversees and coordinates a wide range of programs in the Livable Communities Division including implementation of policies in the Affordable Homes Act, state land use laws, federal and state grant programs with annual funding of approximately \$100 million. For the past three years, she's led the implementation of the award winning MBTA Communities law which requires 177 communities in eastern Massachusetts to establish as of right multi-family zoning. Prior to her work for the Commonwealth, she worked for the Town of Westford, MA as the Director of Land Use Management. She worked in Oregon for the first half of her 35+ year career, including co-founding a planning firm. In 2016, Chris was recognized for outstanding contributions to the field of planning as a Fellow of the American Institute of Certified Planners. She has a BA in the Growth and Structure of Cities from Haverford College.



Zachary Marks joined Enterprise Community Development as executive vice president, head of real estate development in 2025. Mr. Marks has more than eighteen years of experience in real estate development and has previously worked at private for-profit, private non-profit, and quasigovernmental organizations in more than a dozen major markets throughout the United States. Mr. Marks has managed the entitlement, design, and financing of more than \$2.3BN in mixed-income and affordable housing transactions – including \$625MM in renovation projects delivered comprising 2,712 units, \$1.25MM in new construction projects comprising 3,572 units, \$440MM in acquisitions consummated comprising 2,248 units, and LIHTC limited partner interests acquired comprising 1,664 units. He has employed financing innovation and creativity throughout his career, most recently in playing a leading role in creating Montgomery County's nationally renowned Housing Production Fund – a \$100MM revolving new construction equity facility dedicated to public development and ownership, which is projected to yield 6,000 units over the next twenty years. Mr. Marks again collaborated with Montgomery County Council on the creation of the \$50MM Non-profit Preservation Fund for the acquisition of naturally occurring affordable housing. He also utilized the Rental Assistance Demonstration program in novel ways that were eventually adopted by HUD and has used the Federal Financing Bank Risk-share program prolifically.