

Tarrytown Housing Committee

Mission Statement:

To provide the Village of Tarrytown with an understanding of existing housing supply, identify housing needs and trends to support current and future populations of the village, define opportunities within the existing stock, in future developments and with the tools available through land use planning, zoning and vision to incentivize and preserve integrated and affordable, workforce and middle income housing for the long term benefit of the community.

Membership: Current member ship is comprised of seven people which is the minimum for this committee. Other members can be added at any time as required and appropriate but the membership should not exceed ten. Any new members will be vetted by the committee and must be approved by the Village Board of Trustees.

Karen Brown – Village BOT Representative

Becky McGovern – Village BOT Representative

EXTERNAL MEMBERSHIP

Sadie McKeown – Chair

Sadie McKeown is Executive Vice President and Head of Lending and Initiatives at The Community Preservation Corporation (CPC), a national Community Development Financial Institution and Affordable Housing lender. She oversees the company's Construction Lending, Sustainability and Balance Sheet initiatives, as well the operation of its regional field offices located throughout New York State. Sadie is also Head of CPC's Agency lending subsidiary, CPC Mortgage Company LLC, a full-service mortgage banking operation focusing on Freddie Mac, Fannie Mae, and FHA lending products.

McKeown started her career at CPC as a Mortgage Originator in 1992, and later served as Senior Vice President and Director of Lending in CPC's Hudson Valley Region. In that role, Sadie financed thousands of units of multifamily units using all of CPC's products and services. Among her many achievements she successfully led the company's Downtown Main Street initiative and Sustainability Program. Sadie is responsible for spearheading the company's innovative "underwriting efficiency" practice that incorporates energy and water efficiency features into the financing of first mortgages for multifamily building owners. After 20 years as a lender at CPC she became the company's Chief Operating Office to help rebuild the company after its restructure in 2011.

McKeown earned her Master's Degree in Human Services Administration with a concentration in Housing from Cornell University. She received her Bachelor's Degree in Communications from Fordham University. Sadie has been a resident of Tarrytown since 1994.

Rose Noonan

Ms. Noonan is the Executive Director of Housing Action Council, a not-for-profit organization located in Tarrytown, New York. She began her housing career as Director of the National Leased Housing Association, the leading trade association for government assisted rental housing in Washington, DC. She has advised State and local housing officials on designing and implementing affordable housing programs and plans. She managed the Yonkers Affordable Housing Office which was responsible for implementing a housing desegregation order. She has designed housing seminars and trained professionals nationwide. She is experienced in integrating the housing development process with health and human service programs. She has advised many municipalities, civic groups, religious groups, and community organizations on roles in housing development and assisted them through the development process. She affirmatively markets many of the affordable housing developments in Westchester County. Her services are primarily focused in the Hudson Region. She attended Trinity College in Washington, DC, received an advanced degree in Government from Georgetown University, and is a graduate of Elisabeth Haub School of Law at Pace University.

Alec Roberts

As Executive Director of Community Housing Innovations (CHI) since its inception in 1991, Alexander (Alec) Roberts grew Community Housing Innovations into one of the largest providers of emergency housing outside of New York City, with 250 employees and a \$32 million budget. It maintains 40 facilities under contract with Westchester, Dutchess, Orange, Nassau and Suffolk Counties, with approximately one thousand beds for homeless individuals and families each night. The agency also owns and manages several hundred apartments and homes for low and moderate income renters. CHI has also administered \$17 million in New York State down payment assistance grants and counseling to nearly 800 first time homebuyers, allowing them to purchase their own homes. Among its other services, CHI gives free foreclosure prevention counseling and representation for homeowners struggling with mortgage defaults.

Mr. Roberts co-founded CHI in 1991, after spending nearly 20 years as a television news correspondent. He was a reporter and anchor for WVIR-TV in Charlottesville, Virginia, WRGB-TV in Albany, and WPIX-TV in New York City. He won numerous awards for his reporting, including two Emmy Nominations and the Associated Press Broadcasters Award for General Excellence in Individual Reporting. He is a United States Tennis Association tournament player, ranked as high as #2 in the USTA Eastern Division for his age group in 2016.

Mr. Roberts is active in volunteer community efforts, currently serving on the advisory board of the Westchester-Fairfield Urban Land Institute, the Coast Guard Auxiliary, and the editorial board of The Hudson Independent. He has been a resident of Tarrytown since 2006, and donated all of the bike racks in the downtown area, allowing Tarrytown to become among the first communities to embrace bicycle transportation. Mr. Roberts is married to Barbara G. Roberts, a First Vice President and Senior Financial Advisor for Merrill Lynch. They have one son, Benjamin.

Peter Feroe

Peter Feroe is a Senior Technical Director in AKRF's White Plains office. Mr. Feroe works for public and private clients on land-use planning, zoning, master planning, comprehensive planning, environmental reviews and GIS-based mapping projects. Peter manages some of the firm's most complex assignments involving multi-jurisdictional geographic boundaries, overseeing teams of consultants and multi-agency review. Prior to joining AKRF, Peter was a Sustainability Analyst with the Metropolitan Transportation Authority's (MTA) bus operations, where he analyzed and implemented projects advancing environmental sustainability throughout the organization. Peter also worked for the Westchester County Department of Planning to advance their vision of Transit-Oriented Development along the I-287 corridor, linked by a new rapid transit service.

Peter is a member of the American Institute of Certified Planners (AICP) and serves as the Hudson Valley East representative for the American Planning Association's (APA) New York Metro Chapter. Peter has presented to the New York Planning Federation and Pace Land Use Law Center conferences on site planning, environmental review in New York State (SEQRA), and ethics for professional planners.

Craig Singer

Craig Singer, a graduate of Cornell University and Columbia Law School and a non-practicing member of the NYS Bar, has been engaged in most aspects of the multifamily housing industry for his entire career, spanning over four decades. Having raised his children in Bedford, NY, he and his wife moved to Tarrytown in 2014 and now reside at Hudson Harbor. He views serving on the Tarrytown Housing Committee as a personally satisfying opportunity where he can make substantial contributions to his community and neighbors based on his decades of experience.

After Law School, Mr. Singer worked directly under A. Carleton Dukess, a principal of Continental Wingate Company, Inc. (CWC) the predecessor to CW Capital (now part of Walker and Dunlop). CWC was then a large developer, builder, syndicator and manager of subsidized housing.

Mr. Singer then became a senior officer at the then NYSE company, Integrated Resources, Inc. (Integrated), where he developed and oversaw its multifamily housing division to include portfolios of debt and equity multifamily housing using various Federal (e.g., HUD 221 (d) (4), 223 (f), Section 236 and Section 8 programs) and state finance programs (e.g., NYS and NYC Mitchell Lama) often coupled together. While at Integrated, he created a NYC based association made up of many of the major developers, owners, managers and syndicators of government assisted housing, played a leadership role when NYC and NYS had their fiscal crises in the mid-seventies and refinanced most of their Mitchell Lama housing by adopting the HUD 223 (f) program as a mechanism to provide liquidity to the City and State with these assets. In addition, he created and developed the American Insured Mortgage Investors series of public limited partnerships to originate a new mortgage product he created, FHA participating mortgages, and invest in discounted Ginnie Mae Mortgage Back Securities. Mr. Singer's leadership at Integrated included all aspects of multifamily housing, including creating innovative investment products, financing and operating these projects.

For the past nearly 20 years Mr. Singer has been part of The Richman Group of Companies (Richman), founded by Richard Paul Richman, a close friend and classmate of Mr. Singer at Columbia Law School.

Richard Richman is the founder and principal owner of Richman. During this time, Mr. Singer and Mr. Richman were the inventors and owners of a US Patent relating to liquidity for retirement funds.

Mr. Singer currently is Managing Director of Richman Mortgage Assets Manager, LLC (RMAM), Richman's debt arm. RMAM is Managing Member of the Richman Mortgage Assets Company series of debt funds (i.e., a lender or investor in mortgages) which made or acquired first mortgage loans collateralized by 9% low income housing tax credit multifamily developments located throughout the nation and several of its territories (RICHMAC LIHGTC Funds). Many of these projects have some form of local, state or federal government, tax, financing/rental and/or service subsidy. Mr. Singer has substantial institutional and institutional like individual relationships developed during his decades in the industry. Mr. Singer spearheaded Richman's evolution from the RICHMAC LIHTC Funds, privately funded (mostly large insurance companies) lenders to a GSE/HUD/Ginnie Mae licensed national lender called RICHMAC Funding LLC (RICHMAC Funding). Mr. Singer identified the buyer for and negotiated the sale of RICHMAC Funding in 2017 to a public bank, Merchants Bancorp, and RICHMAC Funding's name was ultimately changed to Merchants Capital Corp which is now in the top ten of affordable lenders in the US. RMAM has maintained a Correspondent relationship with MCC assisting MCC's origination efforts with Richman's and Mr. Singer's bench of relationships.

Mr. Singer is listed in *Who's Who in America* and *Who's Who in Finance and Industry*.

Mr. Singer's hope is that the Housing Committee is a valuable tool to the Village of Tarrytown in its objective to provide its residents an environment where they have a variety of opportunities to live in quality housing as these residents pursue their dreams and aspirations in the increasingly vibrant Village of Tarrytown.