

SPEAKERS' BIOS



Sonya Acosta is a policy analyst with the housing policy team at the Center on Budget and Policy Priorities. Her work focuses on improving and expanding federal rental assistance programs to reduce housing hardship and advance economic and racial justice. She previously worked at the National Low Income Housing Coalition and several fair housing organizations in the Chicago area. Sonya holds a Master of Science in Public Policy and Management from Carnegie Mellon University.



Peggy Bailey is the Senior Advisor on Rental Assistance in the Office of the Secretary at the U.S. Department of Housing and Urban Development (HUD). Her responsibilities include improving policy and practices related to the Department's rental subsidy and supply programs. This includes the Housing Choice Voucher and Public Housing programs, which help over 3 million people afford housing.

Prior to joining HUD, Peggy was the Vice President of Housing Policy at the Center on Budget and Policy Priorities (CBPP). In this capacity, she oversaw the Center's work to protect and expand access to affordable housing for people with low incomes. Prior to becoming Vice President of Housing Policy, Bailey served as the director of "Connect the Dots:

Bridging Systems for Better Health", a CBPP initiative that identifies opportunities to strengthen the link between housing and health policy.

Throughout her career, she has provided vision and leadership as health, child welfare, and other systems of care recognize that access to affordable housing is a growing need for people with low incomes.

Prior to joining the Center in January 2016, Peggy served as Director of Health Systems Integration for the Corporation for Supportive Housing, where she focused on finding sustainable funding sources for the services that people with histories of homelessness and chronic health conditions need to maintain their housing. Peggy also worked for the National Alliance to End Homelessness and the Association of Maternal and Child Health Programs.

Peggy holds a B.A in Government from the University of Notre Dame, and a Master of Public Affairs degree from the University of Texas at Dallas.



Jean-Marie Buffett, as Vice President of Real Estate, oversees CDCLI's real estate development and asset management functions, as well as the recently launched Neighborhood Choice Long Island Mobility Program. As a certified planner, she also leads CDCLI's efforts to provide technical support to state and local government encouraging the development of sustainable, affordable housing across Long Island. Ms. Buffett joined CDCLI in 2019 with over 15 years of experience working in state and local government. She received her Master's Degree in Urban Planning from New York University and Bachelor's Degree in Sociology from SUNY Stony Brook.

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Adria Crutchfield is the Board Chair for Mobility Works. She is also an affordable housing and community development leader with public service experience that spans federal, state, and local government legislative and executive branches. Since February 2019, she has served as the Executive Director of the Baltimore Regional Housing Partnership, dedicated to helping families escape poverty through access to high-quality housing in areas with strong schools, low crime, and ample job opportunities.

Immediately prior to joining BRHP, Adria served as Chief of Staff at the New York City Department of Buildings where she advised the Commissioner on the administration and execution of agency priorities including organizational restructuring, improving the safety of construction sites, and the Mayor's goals to develop affordable housing; support small businesses; and build a more sustainable, and equitable

City.

Previously, Adria worked as the Senior Advisor to the Executive Vice President for Capital Projects at the New York City Housing Authority, the largest public housing authority in the country. In this capacity, she supported the day-to-day operations and management of 400 employees responsible for planning, designing, and delivering a \$2 billion, five-year construction program.

She has held roles in external affairs, issue advocacy, and coalition building focused on improving the quality of life of vulnerable populations and creating vibrant cities.

Adria is a graduate of Washington University in St. Louis where she studied architecture and American University where she earned her master's in public policy.



Dinsiri Fikru is Executive Director, Policy and Special Programs in the Division of Tenant Resources at the Department of Housing Preservation and Development (HPD). Dinsiri has been with HPD for over 20 years and started her work as a Family Self-Sufficiency Coordinator. She came to that work from the non-profit world conducting homelessness prevention work. At HPD, in addition to the Family-Self Sufficiency Program, she leads other special programs that provide supports to existing voucher holders

such as the homelessness prevention program, homeownership preparation and most recently, through a pilot launched in 2018, Housing Choice: HPD's Mobility Counseling Program which will be expanded significantly in partnership with HUD's Mobility Demonstration, Community Choice. Her team is also responsible for implementation of new programs and other policy and regulatory compliance work for administration of rental subsidy programs administered at HPD.

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Jackie Hodges is the Assistant Director of the Housing Choice Voucher (HCV) Program for the Housing Authority of Cook County (the HACC). She has been in her current role since 2008; working in the areas of landlord outreach, inspections, family self-sufficiency and mobility. Prior to working for the HACC, Jackie worked for a private management company as the Compliance Director for the Affordable Housing portfolio. Also, she is a licensed attorney versed in the area of residential real estate law.



Jeffrey Lubell is the Director of Housing and Community Initiatives at Abt Associates where he oversees and provides senior-level guidance on a range of projects related to affordable housing, financial capability, asset-building, and community development. From 2006 through August 2013, Mr. Lubell was the Executive Director of the Center for Housing Policy, a nonprofit research organization affiliated with the National Housing Conference. He has also served as Director of the Policy Development Division in HUD's Office of Policy Development and Research, as a housing policy associate at the Center on Budget and Policy Priorities, and as an independent consultant.

Abt Associates is a mission driven research and consulting firm with expertise in a wide range of social programs, working both in the U.S. and overseas. Mr. Lubell specializes in policy analysis, research and technical assistance focused on innovative strategies for preserving and expanding the availability of affordable homes, helping low-income households to build assets and financial capability, promoting fair housing opportunity and ensuring that families of all incomes can afford to live in areas associated with economic opportunity. His policy, research and TA interests also include a strong focus on the connections between affordable housing and other social policies, including transportation, health, education, self-sufficiency and economic mobility, financial capability, racial equity, economic development, energy efficiency, and environmental sustainability. Among other projects, Mr. Lubell is the project director for an Evaluation of the Housing Choice Voucher Mobility Demonstration, a HUD initiative that is funding mobility services in 13 PHAs in 9 regions across the U.S.

Mr. Lubell is a graduate of Harvard Law School and Harvard College.

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Darryn Mumphery is PRRAC's 2020-2021 Law Fellow. Her work is primarily focused on school diversity and housing policy. She obtained her J.D. from the Georgetown University Law Center in 2020. Prior to her time at PRRAC she worked on various youth justice reform projects with the Georgetown Law Juvenile Justice Initiative, DC Public Schools, the DC Office of the Attorney General, and the Police for Tomorrow program. She received a B.A. in Strategic Communication from Hampton University in 2017.



Dorivette Nolan, Director of Policy, Planning & Housing Mobility at CMHA, serves the community through participating on community boards and committees. Nolan has close to 20 years of housing experience, all of which have been at CMHA. Since 2016, Nolan has headed the Policy, Planning and Housing Mobility Department providing planning coordination with the Housing and Urban Development (HUD) for the Authority's various reporting systems, both for Low-Income Public Housing (LIPH), the Housing Choice Voucher Program (HCVP) and policy development projects. She is also responsible for updating several

documents and briefings addressing a variety of public housing issues, including designation of senior-only buildings, development of utility allowances, flat rents, Public Housing Agency Plans and the development of a Mobility Pilot program for HCVP participants. Prior to her promotion to Director of Policy, Planning & Housing Mobility, Nolan was the Deputy Director of Asset Management, AMP Leader, LIPH Applications Supervisor, LIPH Specialist, Reports Coordinator and HCVP Eligibility Specialist. Nolan received a Bachelor of Arts Degree in Communications from Cleveland State University. She is a Fellow of the Cleveland State University Leadership Academy, a member of Kaleidoscope's Cuarenta Cuarenta Club and serves on several different boards and advisory committees within the community including New Village Corporation, Campus District, the Cuyahoga County Office of Homeless Services, Northeast Ohio Areawide Coordinating Agency (NOACA), Accountable Health Community, the City of Cleveland Housing Advisory Council and the Council for Large Public Housing Authorities (CLPHA). She fluently reads, speaks and writes Spanish.

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Stephen Norman is the Executive Director of the King County Housing Authority (KCHA), which serves the Seattle suburban metropolitan area. The Authority owns over 12,000 units of housing and subsidizes an additional 10,000 households renting from private landlords. The Housing Authority is an active housing developer, with a pipeline that includes the redevelopment of over 120 acres with over 1,000 units of housing, extensive community facilities, retail establishments and parks in the White Center community.

KCHA works closely with local governments, schools districts and community stakeholders to house the region's homeless households, lower-wage workforce and elderly and disabled community members. It is particularly focused on promoting family self-sufficiency and supporting educational and life success for the 20,000 children assisted through its programs.

Mr. Norman has an extensive background in affordable housing design, financing, development and management. He served as Assistant Housing Commissioner for Homeless Housing Development in New York City during the Koch and Dinkins administrations and subsequently helped establish the Corporation for Supportive Housing (CSH) as its original vice-president. He was a Loeb Fellow at Harvard University's Graduate School of Design and has a Master's Degree in Public Administration from the University of Washington. He is currently President of the Council of Large Public Housing Authorities and Chair of the Board of CSH.



Chanera Pierce currently serves as the Senior Project Manager for Housing Choice: HPD's Mobility Counseling Program. In this role, she oversees the daily operations as the City works to expand mobility counseling resources as through the Federal Demonstration. Ms. Pierce is also the Policy Coordinator with the Fair Housing Justice Center, helping to expand fair housing policy priorities at the state, local, and federal level. Her career interest is to support low-income families as they access better housing opportunities through place-based and mobility programming in order to improve the lives of their households. As a former community organizer from Memphis, TN, she received her Masters in Public Policy from the University of Michigan prior to moving to New York, NY.

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Philip Tegeler was appointed as PRRAC's Executive Director beginning in January of 2004. Mr. Tegeler has worked as a civil rights lawyer for over 30 years, specializing in fair housing and educational equity policy and litigation. At PRRAC, Mr. Tegeler supports our research and advocacy on federal housing policy, and our technical assistance work with the "Mobility Works" technical assistance group. He also helps lead the work of the National Coalition on School Diversity, which PRRAC co-founded in 2009.

Mr. Tegeler has written extensively on the intersection of civil rights law and federal housing and school policy. His most recent publications include "Coordinated Action on School and Housing Integration: The Role of State Government," *University of Richmond Law Review* (2019) (co-author); "Affirmatively Furthering Fair Housing and the Inclusive Communities Project Case: Bringing the Fair Housing Act into the 21st Century," in Metzger et al, *Facing Segregation: Housing Policy Solutions for a Stronger Society* (Oxford University Press, 2018); "Disrupting the reciprocal relationship between housing and school segregation," in *A Shared Future: Fostering Communities of Inclusion in an Era of Inequality* (Joint Center for Housing Studies, 2018) (co-author); "Predicting School Diversity Impacts of State and Local Education Policy: The Role of Title VI," in Frankenberg et al, *School Integration Matters: Research-Based Strategies to Advance Equity* (Teachers College Press, 2016); and "The 'Compelling Government Interest' in School Diversity: Rebuilding the Case for an Affirmative Government Role," in the *University of Michigan Journal of Law Reform* (2014).

Before coming to PRRAC, Phil was an attorney with the Connecticut ACLU, where he also served as Legal Director from 1997-2003. At the ACLU, he litigated cases in federal and state courts involving fair housing, school desegregation, land use law, voting rights, first amendment law, gay rights, prison conditions, criminal justice, and other institutional reform litigation. He has also worked as Legal Projects Director at the Metropolitan Action Institute in New York City (a public interest urban planning organization), and taught for three years in the University of Connecticut School of Law clinical program.

Phil was co-founder and the first board president of the Connecticut Fair Housing Center, served as a member of the Connecticut Housing Coalition Board for nine years, and is currently on the board of the Baltimore Regional Housing Partnership and the Open Communities Alliance (CT). He is also an active member of the Housing Justice Network.

Philip has taught as an adjunct professor at the UConn Law School and at Columbia Law School, and his courses have included "Federal Courts," "Advanced Civil Procedure: Class Actions," and "Housing and Civil Rights." Philip is a graduate of Harvard College and the Columbia Law School and member of both the Connecticut and District of Columbia Bar.