

CURRICULUM VITAE

GEORGE M. HEZEL

CONTACT INFORMATION:

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Buffalo, New York 14260
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EDUCATION:

State University of New York at Buffalo
Faculty of Law and Jurisprudence
Buffalo, New York - Juris Doctor, June 1973

Fordham University - Master of Arts, Classics, February 1968

Fordham University - Bachelor of Arts, Philosophy and Classics, June .1966

ADMISSIONS:

United States Court of Appeals, 2nd Circuit, 1975
United States District Court, March 1974
New York State, February 1974

AWARDS:

Life Time Achievement Award, New York State Association for Affordable Housing (NYSFAFH), October 22, 2014. NYSFAFH is an association of public agencies, for profit and not-for-profit developers, contractors, construction lenders, tax credit investors and trade unions engaged in the development of affordable housing in New York State.

University at Buffalo Community Partners Award, June 10, 2010. Inaugural award recipient for extended service to the community and in particular for the successful development of more than \$213 million in affordable housing in Western New York.

Business First Award for prominence in the field of affordable housing, August 1, 2006.

Service Above Self Award “in recognition and appreciation of your exemplary leadership and relentless dedication to serving our community,” from The Rotary Club of Buffalo, June 9, 2005.

Faculty Award from the graduating class of 2002 “in appreciation of your outstanding service & dedication,” May, 2002.

Heritage Christian Home Annual Award for extraordinary dedication, support and commitment to providing quality housing, November 16, 2000.

UB Distinguished Law Alumni Award for Public Service, May 14, 1998.

Caritas Medal, Niagara University, March 28, 1994. The Caritas Medal is awarded at Niagara University’s annual justice and peace convocation to one who has made a major contribution to building a just and peaceful society.

PROFESSIONAL MEMBERSHIPS:

Bar Association of Erie County
American Bar Association
ABA Forum of Affordable Housing & Community Development Law
New York State Magistrates’ Association

PUBLICATIONS:

"Building a Community Base for Housing Development in the 1990s: A Modest Proposal for Buffalo, New York," 39 Buffalo Law Review 511 (1991).

"Residential Property Assessments in the City of Buffalo: A Study of the Use of Administrative Discretion," 23 Buffalo Law Review 411 (1974).

"The Influence of Bentham's Philosophy of Law on the Early Nineteenth Century Codification Movement in the United States," Comment, 22 Buffalo Law Review 253 (1973).

PRESENTATIONS:

March 31, 2014

Presentation on “Creation of Housing Opportunities in an Integrated Community Setting for Persons with Intellectual and Developmental Disabilities”, televised statewide under the sponsorship of the New York State Office of Persons with Developmental Disabilities. The ruling of the Supreme Court in the *Olmstead* case requiring that housing in the least restrictive environment be offered to the developmentally disabled persons formed the backdrop of the presentation.

September 23, 2008

Fifth Annual Upstate Affordable Housing Conference, cosponsored by the UB Law School Affordable Housing Clinic, the New York State Association for Affordable Housing, the New York State Bar Association, and the New York State Division of Housing and Community Renewal. Conference organizer and presenter. Presentation on “Challenges of Development in a Time of Uncertainty”. Albright-Knox Art Gallery, Buffalo, New York

May 5, 2008

AALS, Conference on Clinical Legal Education, presenter “Cross-Clinic Collaborations: Looking Forward and Reflecting Back.” A description of models of collaboration in a diversity of clinical programs and an exploration of the values of collaboration for clients, students, and pedagogy. Tucson, Arizona.

April 2, 2008

Building Bridges to Affordable Housing, a conference on housing development and fair housing, cosponsored by UB Law School Affordable Housing Clinic, Buffalo Niagara Association of REALTORS, Inc, and the Erie County Fair Housing Partnership; moderator, “Barriers to Affordable Housing”; presenter, “Community Benefits of Affordable Housing.” Center for Tomorrow, Buffalo, New York

October 22, 2007

Supportive Housing Network of New York and the National Equity Fund Conference on Special Needs Housing, co-sponsored by the UB Law School Affordable Housing Clinic, “Combining Tax Credits and State Sourced Financing,” Center for Tomorrow, Buffalo, New York

September 25, 2007

Fourth Annual Upstate Affordable Housing Conference, co-chair of the conference, co-sponsored by the UB Law School Affordable Housing Clinic, "An Introduction to Low Income Housing Credits," Albright Knox Art Gallery, Buffalo, New York.

November 6-7, 2006

Association for Community Living Conference, "Low Income Tax Credits and Special Needs Housing: Integrating Funding Streams," Bolton Landing, New York

September 21, 2006

Third Annual Upstate Affordable Housing Conference, co-chair of the conference and presenter "Introduction to Low Income Housing Credits." Albright Knox Art Gallery, Buffalo, New York.

September 20—21, 2006

A Conversation with the Dalai Lama & Conference on Law, Buddhism and Social Change, a conversant with the Dalai Lama and the assembly of scholars and practitioners. UB Law School, Buffalo, New York.

June 1, 2006

Supportive Housing Network of New York, "Blending New York State Capital Funds with Tax Credits: Leveraging the Resources of the Office of Mental Health for Clients," New York, New York.

May 24, 2006

American Bar Association, Forum on Affordable Housing and Community Development Law, 15th Annual Forum, "An Overview of Federal Housing Programs: Qualification as a Tax Exempt Entity While Undertaking Tax Credit Projects." Washington DC.

April 7, 2006

"Overcoming Racial Discrimination in Housing, Credit, and Urban Policy," A Workshop of the Buffalo Seminar on Racial Justice. UB Law School, Buffalo New York. Panel Moderator: Breaking Down the Residential Color Line: Progress, Problems, and Prospects.

October 13, 2005

Adirondack Park Agency Conference on Workforce Housing, "Obstacles to the Creation of Affordable Housing in the Adirondack Park," Paul Smiths, New York

September 22, 2005

Second Annual Upstate Affordable Housing Conference, co-chair of the event, sponsored by the Affordable Housing Clinic, UB Law School, the New York State

Bar Association, the New York State Division of Housing and Community Renewal, and the New York State Association for Affordable Housing, Buffalo, New York.

September 23, 2004

First Annual Upstate Affordable Housing Conference, co-chair of the event and presenter “Not-for Profits and Tax Credits: Current Issues with the IRS.” Center for Tomorrow, University at Buffalo.

June 24, 2003:

“Creating Community Assets: Assisting Not-For-Profits to Develop and Own Housing for the Community,” **Connection & Directions: Sharing Visions for Clinic Law**, International Conference of Commonwealth Clinicians, Hamilton, Ontario, Canada.

April 23, 2002:

“Coupling OMRDD Capital Funds with Tax Credits to Expand Housing Opportunities for Persons with Disabilities,” New York State Association for Community and Residential Agencies, Lake George, New York

March 17, 2002:

“Biblical Basis for Peace and Justice Work,” Cathedral Forum, St. Paul’s Cathedral, Buffalo, New York.

February 19, 2002:

“Tax Credit Equity for Senior Housing in Small Towns,” for the Annual Meeting of the Association of Towns of the State of New York, New York, New York.

November 8, 2001:

“The Political Responsibility of Christians,” for the Cathedral Speaker Series, St. Joseph’s Cathedral, Buffalo, New York.

November 1, 2001:

“Tying Federal Grant-Based Housing Programs to Low Income Tax Credits,” a two hour training event for the staff of the Buffalo Area Office of HUD, Buffalo, New York.

April 26, 2001:

“Tax Credits and Special Needs Housing: The Benefits and Challenges,” sponsored by New York State Association of Community and Residential Agencies, Bolton Landing, New York.

March 15, 2001:

“Ethical Issues Associated with the Practice of Law,” a panel discussion sponsored by the St. Thomas More Guild, Canisius College, Buffalo, New York.

January 26, 2000:

“Low Income Housing tax Credits - 101, - A Tax Credit Primer,” joint meeting of the American Bar Association, New York State Bar Association and the Bar Association of the City of New York, New York, New York.

April 25, 1999:

“New Opportunities: Combining Tax Credits with State Financing,” sponsored by New York State Association of Community and Residential Agencies, Bolton Landing, New York.

May 6, 1999:

“Use of Private Activity Bonds with Low Income Housing Tax Credits,” at a conference on Homes for Working Families Initiative and Senior Housing Initiative in Albany, New York. The conference was sponsored by the New York State Division Housing and Community Renewal.

December 11, 1998:

“Navigating the Closing Process for Housing Trust Fund Awards/Low Income Housing Tax Credits,” sponsored by New York State Division of Housing and Community Renewal, Buffalo, New York.

October 14, 1998:

“Real Estate Taxes and Tax Credit Financing,” Rural Housing Coalition, Saratoga Springs, New York.

February 7, 14, 21, 1997:

“UB Law/HUD Partnership Series: Low Income Tax Credits,” Buffalo, New York.

October 25, 1995:

“Financing Senior Housing with Tax Credits and Bonds,” Buffalo, New York, sponsored by First Albany.

October 24, 1995:

“Low Income Housing Credits - A Redevelopment Tool,” Utica, New York, New York State Association of Rehabilitation Officials.

June 5, 1995:

“Low Income Tax Credit: Financing Affordable Housing,” Buffalo, New York sponsored by Saperston & Day, Community Lending Corporation and the Affordable Housing Clinic.

January 12, 1995:

"Low Income Housing Credits for Nonprofits: Advanced Finance & Legal Issues," New York State Division of Housing and Community Renewal, Office of Community Development, Housing Development Seminar Series (with Philip Halpern).

February 8, 1994:

"Making Tax Credit Financing of Affordable Housing Less Costly and More Effective: An Agenda for the Housing Committee of the New York State Catholic Conference," Housing Committee Meeting, New York, New York.

January 7, 1994:

"Affordable Housing Initiatives in Law Schools," Interuniversity Consortium on Poverty Law meeting in conjunction with the Association of American Law Schools Annual Meeting, Orlando, Florida.

December 13, 1993:

"An Agenda for Diocesan-sponsored Not-for-profit Housing Development Companies: Tax Credit Financing of Affordable Housing in the Future," Housing Committee of the New York State Catholic Conference, Albany, New York (with Thomas Disare).

October 28-29, 1993:

“Interuniversity Consortium on Affordable Housing,” hosted at University at Buffalo Law School, State University of New York at Buffalo. Participants from Yale Law School, Seton Hall Law School and UB Law School presented descriptions of law school initiatives in Affordable Housing.

May 17, 1993:

"Not-for-profits' Use of Low Income Housing Tax Credits to Finance Affordable Housing," DePaul Housing Institute, Albany, New York.

January 15, 1992:

"Buffalo Housing", on STREET WATCH, WNED-TV. A presentation on the condition of Buffalo low-income housing and suggested remedies.

October 29, 1990:

"Keeping Government Honest: The Press or the Public", A community forum featuring U.S. Attorney Dennis C. Vacco; Owen Ullman, Chief White House Correspondent for Knight Ritter Newspapers; Moderated by George Hezel.

April 24, 1982:

"Coping with Today's Real Estate Market: Fair Housing Laws and Cases," @ Bar Association of Erie County, Real Property Seminar, Buffalo, New York.

September 30, 1978:

"Prisoners' Rights and the Private Practitioner: Pro Bono Opportunities for the Western New York Practitioner," American Bar Association, Public Interest Law Conference, Buffalo, New York.

ACADEMIC EXPERIENCE:

Clinical Professor: 1999-present

Clinical Associate Professor: 1996-1999

Law School Clinical Instructor: 1987-1996

1. Teaching Responsibilities

(a) Affordable Housing Clinic. Since the Fall Semester 1987, I have directed the Affordable Housing Clinic (originally named the Low-Income Housing Resource Clinic). In this clinic a complement of 10-12 second and third year students are exposed to sophisticated affordable housing transactions for two semesters under the direction of supervising attorneys. Typically, clinic students represent not-for-profit developers in their efforts to secure financing for building affordable housing. In the course of their work in the clinic, students interact with the host of professionals who team-up to develop housing, thereby understanding the lawyer's role in the dynamic process.

(b) Community Development Law. Beginning with the Fall Semester 1990, I have also taught each fall a companion course to the clinic called "Community Development Law." The course is taught with Peter Pitegoff and occasionally, Thomas Disare. The course is a prerequisite to participation in the development clinics.

(c) Housing Perspectives and Policy. In Spring, 1995, in concert with Halpern, I taught a course surveying housing policy viewed from a variety of perspectives. The course included a series of conversations with eight invited guests from the United States Department of Housing and Urban Development, New York State Division of Housing and Community Renewal, and the Departments of Community Development and Community Revitalization in the City of Buffalo. In Spring 1996, the course will be reshaped as a colloquium offered in the Affordable Housing and Community Development Law Program.

(d) Affordable Housing and Community Development Law Program. During academic years 1993-4 and 1994-5, I collaborated with Halpern, Pitegoff, Disare and Lauren Breen to create a course concentration in Affordable Housing and Community Development Law. Featuring a core of clinic offerings coupled with a medley of related courses, the program will attempt to integrate theory with practice through a research and policy component.

(e) Affordable Housing Transactions. In the fall 1995, I offered a mini course called "Affordable Housing Transactions. The course will expose students to an in-depth examination of the Low Income Housing Tax Credit Program found at Section 42 of the Internal Revenue Code.

(f) Housing Finance and Development. Beginning in the Fall Semester, 1998, I have offered with Professor Halpern first, then with Professor Faherty, a three-credit course focusing on the business, finance and legal elements of housing development transactions using case materials developed by the Harvard Business School and supplemental materials gathered by Professor Halpern, Professor Faherty and myself. The course exposes students to issues faced in housing development transactions.

(g) Affordable Housing and Community Development Law Colloquium. I supervise select students in the preparation of seminar quality papers in the field of affordable housing and community development law. A significant number of the selected students produce publishable papers.

(h) Urban Development Law in New York. Beginning in January, 2002, I co-taught this course with Professor Sara Faherty. The course offered first year students an elective which introduced them to urban development law through an array of readings from Frug, City Making, Burrows and Wallace, Gotham, Caro, The Powerbroker, Jacobs, The Death and Life of Great American Cities, and a medley of cases highlighting important disputes over courses of urban development in New York.

(i) Closing a Tax Credit Deal in New York. In the Spring of 2006, I created and taught a course on closing a tax credit financed housing project in New York. The course employs the facts and documents surrounding the financing and development of Carolyn's House in Niagara Falls, New York. The project is one undertaken with the assistance of the Affordable Housing Clinic, and displays the arrangement of several layers of financing sources-Historic Credits, Low Income Housing Credits, State concessionary financing, IDA tax benefits, and City financing.

2. Journal Responsibility

In November 1994, the American Bar Association Forum on Affordable Housing and Community Development Law chose the University at Buffalo Law School to host its Journal. I served as faculty advisor to the Journal for the first two years it was lodged at the UB Law School.

OTHER EXPERIENCE:

JUDGE, Town of Aurora, New York 1998 to January 30, 2009

In 1997, I was elected to a four-year term, beginning January 1998, as Town Justice. In 2001 and 2005, I was reelected to a second and third four-year term.

JUDGE, Village of East Aurora, New York - 1985 to 1997

I was elected and then reelected to two additional terms as the Village Justice. The Village Court, called the "court closest to the people," is a court of limited jurisdiction which handles an array of civil cases and misdemeanor criminal cases.

Beginning in 1996, I began to plan for the merger of the Village of East Aurora Court with the Town of Aurora Court. At the end of my last term as Village Justice, the Village Court was abolished and the activities of that Court were merged with those of the Town of Aurora Court.

DIRECTOR, DIVISION OF HOUSING, Catholic Charities of Buffalo - July 1982 to June 1987

I directed and performed research and policy analysis on housing and economic development issues affecting low and moderate income families. As a member of the Housing Committee of the New York State Catholic Conference, I drafted and promoted legislation, administrative rules and public policy in support of low and moderate income family housing needs. Three New York State housing development initiatives emerged from this policy

effort - the Homeless Housing and Assistance Program, the Housing Trust Fund, and the Affordable Housing Program.

LECTURER, Canisius College, Buffalo, New York - Fall Semester 1982, 1984

I was invited by the Chair of the Urban Studies Program, Dr. Ronald Coan, to teach a course entitled "Urban Law."

MANAGING ATTORNEY, Neighborhood Legal Services, Inc., Buffalo, New York - January 1979 to July 1982

I managed the staff and work of the Housing Unit of Neighborhood Legal Services, Inc. Comprised then of a staff of four attorneys, two paralegals and two secretaries, the Unit represented poor persons in Erie County in a broad array of shelter-related cases.

MANAGING ATTORNEY, Prisoners' Legal Services of New York - August 1976 to December 1978

I was hired to establish and manage the six-person Buffalo office of Prisoners' Legal Services of New York. One of seven local offices in the statewide system, the Buffalo office served the legal needs of persons held at Attica and Albion Correctional Facilities.

STAFF ATTORNEY, Legal Aid Bureau of Buffalo in the Lackawanna Neighborhood Office - August 1973 to August 1976

Working from a storefront office several blocks from Bethlehem Steel, I represented poor persons in the ethnically and racially diverse First Ward of Lackawanna.

VOLUNTEER SERVICE:

Housing Opportunities Made Equal, Inc. I serve as Co-Chair of the Capital Campaign to raise \$500,000 for a new headquarters of this fair housing agency. August 2008- December 2009.

Episcopal Community Housing, Inc. I serve as a member of the Board of Directors of this not-for-profit, affordable housing development corporation, which has as its mission the development and management of affordable housing for families of the Diocese of Western New York. Elected to Board 2008.

Housing Opportunities Made Equal, Inc. HOME is a not-for-profit fair housing enforcement agency in existence for more forty years. Its primary role is to ensure equal

housing opportunities for Western New York's citizens. I have been a member of the Board of Directors for twenty-three years, Chairman of the Board for four years, and was awarded the James A. Crawford Award for distinguished service in 1985 and the Metzger Human Rights Award in 1998.

Delta Development of Western New York, Inc. Delta is a not-for-profit housing development company, sponsored by the Diocese of Buffalo, whose role is to develop decent, safe and sanitary housing for low and moderate income families in Western New York. I was a founding member of Delta's Board of Directors and secretary to the corporation. Delta has been instrumental in developing housing for working families in Buffalo and Hamburg, New York. Delta has also produced housing for persons with special needs, such as persons with AIDS (Benedict House) and elderly persons with handicapping conditions (St. Ann's Apartments)

Erie County Affordable Housing Committee. I served on this committee of elected officials and housing professionals whose role was to prepare an affordable housing plan for the Erie County Department of Planning.

Erie County Bar Association Volunteers Lawyers Project. VLP is a not-for-profit corporation whose role is to link the legal needs of the poor with the assistance provided by a host of volunteer lawyers in Erie County. I have served as a member of the Board of Directors since 1988.

Canisius High School. I served as a member of the Board of Trustees of Canisius for six years from 1980-1986 and chaired the Academic Affairs Committee of the Board.

East Aurora Union Free School District. From 1977-1983 I was elected to two terms as a trustee of the Board of Education of this district.