

## Ira Peppercorn

SCOR<sup>2</sup>E Team



### Years of Experience

25+ Years

### Education

#### Yale University

MBA, Masters of Public and Private Management/Masters of Business Administration

#### University Of Massachusetts

#### At Amherst

BA, Social Thought and Political Economy

### Professional Experience

#### Ira Peppercorn International

Strong leader with expertise developing and implementing strategies, building and leading teams and managing complex challenges. Extensive international experience in more than 30 countries, including ones that have experienced natural disasters.

- Devised methods for the Bangladesh Government to provide safer alternatives to slum housing, which included micro-finance, urban upgrading and community cooperation techniques.

#### American Red Cross, Senior Advisor (2005 – 2006)

- Led efforts on ways in which housing could be built, provided and financed after Hurricane Katrina.
- Provided recommendations for solutions to match evacuees with apartments.
- Worked with the Federal government and Fannie Mae to abate payments on mortgages for those affected by Hurricane Katrina.
- Provided information for the ARC to utilize in recommendations for changes in the Stafford Act.

A strong leader and excellent advisor with expertise all aspects of housing. The Former Deputy Federal Housing Commissioner of the United States, the Executive Director of the Indiana Housing Finance Authority and advisor to the Office of Public and Indian Housing with more than 25 years of experience in housing and urban development at national, state and local levels. Competencies include technical expertise, client focus, knowledge management/dissemination, and innovation.

#### Ira Peppercorn International, President (2002 – 2001, 2015 – Present)

- Trained HUD, PHA, Housing Finance Authority and other staff in innovations in housing development including the use of low income housing tax credits, capital fund finance, management and other areas
- Secured a grant and provided technical assistance in community rebuilding to the oldest order of African American nuns in the U.S.
- Evaluated the use of housing vouchers in post-disaster situations
- Provided guidance to HUD's Office of Public and Indian Housing in housing policy, physical assessment, financial management, maximizing leverage and other tools including:
- Trained HUD, PHA, Housing Finance Authority and other staff in innovations in housing development including the use of low income housing tax credits, capital fund finance, management and other areas
- Assisted numerous countries in housing policy, management and finance, including post-disaster assistance (Philippines, Nepal, Kenya and many others)
- Provided guidance to states, cities, non-governmental organizations and the federal government in ways in which to provide housing after disasters

#### World Bank, Senior Housing, Finance, + Urban Specialist (2011 – 2014)

- Co-authored "Rental Housing: Lessons from International Experience and Policies for Emerging Markets," a book published by World Bank
- Authored housing chapter in Kenya Urbanization Review
- Won a competitive grant to develop a rental housing voucher program in post-disaster situations and conflict situations.
- Authored a policy paper on the U.S. housing crisis, "The Tragedy of the Mortgage Commons," that was used by governments around the world in strengthening their housing finance systems.

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### **U. S. Department of Housing and Urban Development, Director, OMHAR (1998 – 2002)**

- Built subcabinet agency to preserve \$30 billion of low-income, multi-family properties.
- Established market system for setting rent in government assisted properties.
- Saved the U.S. Government more than \$3 billion.

### **GE Capital, Vice President (1997 – 1998)**

- Expanded GE's products and services in the affordable housing sector that received company award for new product design.
- Coordinated effort to improve and sell multifamily properties.

### **Indiana Housing Finance Authority, Executive Director**

#### **(1990 – 1997)**

- Created mortgage program named by national magazine as one of the best housing programs in the nation.
- Produced \$500,000 of mortgage products allowing 50,000 families to purchase their first home.
- Created partnerships key stakeholders resulting in the State's homeownership ranking moving from 26th to 4th in the nation
- Issued bonds for use in multi-family housing
- Ran the state's HOME program and a significant portion of the Community Development Block Grant Program.

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### **Indiana Department of Commerce (1989 – 1990)**

- Developed programs for micro-enterprise funding and for stimulation of asset accumulation for low-income people.
- Aided in the creation or retention of 30,000 jobs annually, while reducing the cost by 50%.
- Turned around the state's relationship with the US Department of Housing and Urban Development and managed the state's CDBG program.