

CHPC 63RD ANNUAL LUNCHEON

**POLICY
WITH A PURPOSE**

03.29.2023

HONORING 2023'S AWARDEES

IMPACT FOR HOUSING

MOLLY PARK | ACTING COMMISSIONER, DEPARTMENT OF SOCIAL SERVICES

IMPACT FOR COMMUNITY INVESTMENT

425 GRAND CONCOURSE | TRINITY FINANCIAL, MBD COMMUNITY HOUSING CORPORATION

INSIGHT AWARD

JERUSALEM DEMSAS | STAFF WRITER, THE ATLANTIC

IBO BALTON COMMUNITY PLANNER AWARD

LIZETTE CHAPARRO | DIRECTOR OF LAND USE, MANHATTAN BOROUGH PRESIDENT

TRINITY

DEVELOPMENT & MANAGEMENT



35 years

Celebrating 35 years, Trinity is a community-driven, diverse team of real estate professionals with a proven track record of developing urban sites from New York to Greater Boston.

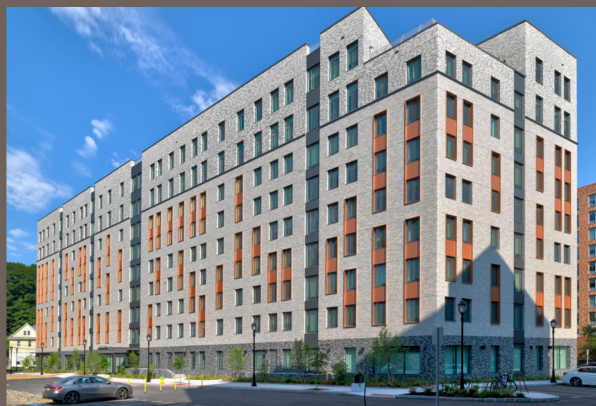
9,500 units

We have the unique ability to complete complex, mixed-use projects overseeing all aspects of real estate - from finance to development to property management - on urban sites, especially those challenged by politics, infrastructure, environment or market profile.

73 projects

With over \$3 billion in completed development work, we have a reputation for delivering high-quality multifamily projects resulting in a stronger urban fabric with a commitment to people, place and partners.

A Proud Supporter of
Citizens Housing and Planning Council
Congratulations to all fellow honorees!



7,738 units under
management

285 employees

Properties in
NY, CT, MA & RI

Our projects reflect a distinctive urban focus, combining community sensitivity with financial acumen to create truly transformative projects.

Our property management company was founded in 2012 and upholds the mission to meet the programmatic and financial goals of clients by providing exceptional, customer-focused property management services; and aids in the revitalization of communities, enhancing the lives of residents and neighbors, strengthening local commerce, and fostering opportunities for positive growth.

WELCOME TO CHPC'S 63RD ANNUAL LUNCHEON!

For over a century, New York has been known as the Big Apple. But perhaps a better symbol for our city and our aspirations for it is the everything bagel.

It's no one thing that sustains this magnificent city, but a bit of everything. The more than 8.5 million people who live here hail from just about every country in the world. They live in all types of buildings and configurations, and in neighborhoods each of which has its own distinctive flavor. The policies and programs to support them don't cover just a couple of varieties; they have to include everything.

And making housing and neighborhoods work requires the efforts of planners, architects, organizers, lawyers, financiers, engaged residents, elected officials – a bit of everyone.

CHPC's mission is to help pull everyone together to do a bit of everything. We are committed to the big picture – conveying a clear vision and objectives for policy – as well as sweating the details to make sure it all works. We aim to enhance government's ability to do everything it needs for housing and neighborhoods throughout the city.

Today we are honoring the exceptional contributions of people and projects that help New York City get both the big picture and the details right: the innovative community anchor developed at 425 Grand Concourse in the Bronx, civil servants who dedicate their careers to communities and populations in need, and journalism that builds an informed conversation to shape practical decision making.

We convey our thanks to all of CHPC's supporters, without whom our work would not be possible. It means everything to us.

With gratitude,



Howard Slatkin
Executive Director



Richard Roberts
Chairman



Mark Ginsberg
President

CHPC'S WORK – 2022, 2023, AND BEYOND

2022 was a year full of transitions for CHPC, with many of our initiatives advancing from concept toward implementation.

CHPC's years of work on legalizing basement apartments and in evaluating the regulatory challenges impeding the East New York pilot program shaped proposed legislation that would authorize the City to enact an effective legalization program.

Our research into UK best practices for the regeneration of public housing – and participatory property management - translated into policy innovation to incorporate resident decision-making programmatically within the PACT program.

Many reforms proposed in our Onward and Upward report have appeared in the City of Yes proposals the Department of City Planning continues to develop. And CHPC's Brutal Bureaucracy helped launch a series of City reforms to reduce administrative burden and deliver timely assistance to New Yorkers in need.

We were so successful at exporting our innovative ideas that we also exported our Executive Director, Jessica Katz, along with them to become City's Chief Housing Officer. Sarah Watson ably led the organization as Interim Executive Director until year's end, when we welcomed Howard Slatkin as our new Executive Director. Howard arrives with an abundance of ideas and expertise accumulated in more than 20 years with the Department of City Planning – an organization he likes to point out is one year CHPC's junior.

So what new is in store for CHPC in 2023?

An All-of-the-Above Housing Menu: It's not just how many units we need, but what kinds, how we can create them, and how can we weave them all into the fabric of neighborhoods.

Compliance Is the Client: Property management is the equity issue that no one is talking about. How can we ensure that all New Yorkers can rely on responsive property management centered on resident needs?

Old Buildings, New Standards: New York City has faced before the challenges of modernizing its housing stock. What lessons does history offer, and what new ideas can help all buildings meet new environmental standards, physically and financially?

Illusionary Housing: Regulations, incentives, and sources of financing can interact in counterintuitive and sometimes obscure ways to limit housing production. How can programs and decision making be better aligned?

A Fresh Approach to Community Engagement: The pandemic prompted experimentation with a range of new formats for public meetings. Which kinds of meetings lend themselves to which formats?

And much, much more!

FOR OUR 63RD ANNUAL LUNCHEON, WE ARE DEEPLY GRATEFUL TO OUR GENEROUS SPONSORS

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NYS HCR

Property Resources Corp.

Robinson + Cole LLP

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SKA Marin

SLCE Architects LLP

The Hudson Companies

Wells Fargo

Workforce Housing Group

WSFSSH

CHPC 2023 AWARDEES

IMPACT FOR HOUSING

MOLLY PARK | ACTING COMMISSIONER, DEPARTMENT OF SOCIAL SERVICES

IMPACT FOR COMMUNITY INVESTMENT

425 GRAND CONCOURSE | TRINITY FINANCIAL, MBD COMMUNITY HOUSING CORPORATION

INSIGHT AWARD

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IMPACT FOR HOUSING AWARD

MOLLY PARK

ACTING COMMISSIONER, DEPARTMENT OF SOCIAL SERVICES

As New York City grapples with complex and sensitive issues like homelessness and asylum, Molly Wasow Park has emerged as a compassionate leader and tireless advocate for the city's vulnerable. She doesn't shy away from the challenges presented by crises; she embraces them as part of her deep commitment to equity. Molly's leadership combines a macro policy vision with sensitivity and a human-to-human approach.

Though she initially envisioned a career fighting for justice as an outside advocate, it was an early moment as an analyst in the Independent Budget Office (IBO) that convinced her that government was precisely where she needed to be. Molly was sitting in on a meeting unveiling Mayor Bloomberg's inaugural housing plan when she realized that if she wanted to effect major policy change, she needed to be in the room where decisions were made. Her work analyzing the budgets of HPD, DHS, and DOB set her on a trajectory that would put her in the room for many of New York City's toughest housing policy decisions.

As the Acting Commissioner for the Department of Social Services (DSS), Molly is responsible for the country's largest social services agency administering not only homeless shelters but also Cash Assistance and SNAP benefits, Medicaid, domestic violence services, and many other programs protecting the wellbeing and dignity of New Yorkers. Before assuming her current role, Molly was the First Deputy Commissioner of the Department of Homeless Services (DHS) overseeing rehousing, capacity development, and agency planning and operations. While at DHS, she was instrumental in shaping the agency's response to the COVID-19 pandemic and the emerging influx of asylum seekers coming from the nation's southern border.

Molly is quick to praise her team and proudly shares a story about how DHS employees were able to turn a City-owned building into a COVID isolation facility equipped with beds, computers, staff, and necessities in the brief amount of time it took her to drive from the George Washington Bridge to her in-laws' upstate home. Similarly, she credits the partnership among government, non-profit, and for-profit organizations with the creation of New York City's unparalleled housing and social service infrastructure. Since her time at the Department of Housing Preservation and Development (HPD), she has considered building bridges between public and private sector partners as one of her core responsibilities.

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Before joining DHS in 2019, Molly spent three years as HPD's Deputy Commissioner for Development, where she was responsible for the housing production goals of the *Housing New York Plan* and related pre-development work. Her portfolio included the divisions of New Construction, Preservation Finance, Housing Incentives, Preservation Disposition Finance, Supportive Housing, Building and Land Development Services (BLDS), Storm Recovery, and Credit and Underwriting. This was her second stint at HPD, having left the agency in 2014 to become the Chief Operating Officer of Settlement Housing Fund. From 2010 to 2014, Molly served as HPD's Deputy Commissioner of Budget,

Fiscal, and Performance Management, which involved oversight of one of the nation's largest Section 8 programs. During this period, Molly navigated the Section 8 program through severe budget cuts brought on by federal sequestration.

Molly's career has been shaped by many of the challenges that have tested New York City—Hurricane Sandy, sequestration, COVID-19, national immigration policy—and with each of these challenges Molly has shown how committed and principled leadership in government can make a difference. Molly's dedication to the city, its people, and her staff make her not only a gifted problem solver and thoughtful policymaker, but also a respected and compassionate leader. She understands that high-impact work is never easy, but she is undeterred by the challenges ahead.

Molly is a graduate of Amherst College and holds a Master's in Public Policy from the University of California - Berkeley Goldman School of Public Policy.

IMPACT FOR COMMUNITY INVESTMENT AWARD

425 GRAND CONCOURSE DEVELOPMENT

TRINITY FINANCIAL, INC. OF NEW YORK & MBD COMMUNITY HOUSING CORPORATION

CHPC is so excited to be able to showcase this exemplary beacon of affordable housing by honoring 425 Grand Concourse with the Impact for Community Investment Award this year. Located in the Mott Haven neighborhood of the south Bronx, 425 Grand Concourse is a remarkable example of how underutilized sites can be transformed into healthy, low-carbon, mixed-use, affordable multi-family housing that contributes dramatically to a community's diverse needs.

Jointly developed by Trinity Financial and nonprofit MBD Community Housing Corporation ("MBD") in response to a Request for Proposals (RFP) issued by the NYC Department of Housing Preservation & Development (HPD), 425 Grand Concourse was built on a 30,000-square-foot site that used to contain the renowned but structurally unsound Public School 31. In an homage to this community fixture, the development team and HPD salvaged and re-displayed the historic limestone "P.S. 31" sign and other decorative facade elements of the public school.

Coined in the press as the "Everything Building," this transformative development provides 277 beautiful, healthy, affordable apartments for a wide range of households ranging from 30% to 130% of AMI, with 28 units designated for formerly homeless households. Resident amenities include laundry facilities, bicycle storage, a fitness center, an outdoor recreation deck, an outdoor rooftop garden, and community rooms. The project design and finishes show an attention to detail that would be expected of a luxury market-rate development. Elements like pervasive natural light, stunning artwork by local Bronx artists, and elegant, approachable, and consistent design throughout create a welcoming environment.

Through the community engagement process, Trinity Financial and MBD realized that they needed to prioritize health and education services within the project. Alongside the new affordable housing, 425 Grand Concourse brings a state-of-the-art community health center to the neighborhood. The development has created space

“This transformational project is the result of deeply collaborative efforts”

***- Thomas Brown, Vice President,
Trinity Financial***

in the building to bring critical community services back to the area by providing a cultural center and an onsite supermarket that will offer fresh, affordable produce and other key groceries. The project includes a 29,000-square-foot educational facility operated by CUNY's Hostos Community College hosting the nationally acclaimed Accelerated Study in Associate Programs (ASAP), which gives financial resources and academic support services for low income students. The development team also committed to housing public restrooms for the adjacent Evelina Antonetty Playground (formerly known as Garrison Playground), which had been closed and in disrepair, and provides ongoing funding toward maintenance of the park.

In addition to all these extraordinary features, 425 Grand Concourse is also environmentally transformative, as the largest Passive House (Phius) project in North America to date. Dattner Architects designed the 26-story building to meet Passive House certification. The building implements high efficiency heating- and cooling systems, along with an airtight and thermally well insulated building envelope, and energy recovery ventilation, to significantly reduce its energy and carbon footprint. The building will consume up to 70% less energy than a conventional residential building. Green features promote not only efficiency but resident health: each apartment's living rooms and bedrooms receive filtered, mechanically ventilated fresh air, increasing interior comfort and air quality – an enormous benefit in a neighborhood with among the highest rates of children's emergency room visits for asthma. The project's expansive windows provide abundant amounts of daylight into the apartments while balancing the window to wall ratio achieving Passive House performance levels. The building incorporates outdoor space on the 25th floor and the 3rd floor decks, with extensive landscaping to reduce urban heat island effect. The development has energy-efficient lighting systems, building mechanicals, and facilities as well as free building wide broadband Wi-Fi, security, and life safety systems. An oversized gas-fired emergency power generator feeding, in addition to standard emergency loads, elevators, domestic water pumps, WiFi and security allow for continued building operations even during prolonged power outages as an example for resilient high-rise design.

425 Grand Concourse is a testament to the importance of true collaboration between the public, private and non-profit sectors. With \$178 million in total development cost, 425 Grand Concourse was financed through a combination of tax-exempt bond proceeds, recycled bonds, conventional equity, low-income housing tax credit (LIHTC) equity, developer equity, and additional funds. TD Bank served as both the LIHTC investor and construction lender, Red Stone Equity Partners served as the LIHTC syndicator, and JPMorgan Chase participated in the project's construction financing. HDC provided the tax exempt and recycled bonds and HPD allocated the LIHTC credits - with both agencies



providing the project with capital funding. The Bronx Borough President's Office and the New York City Council supported the development with Reso A funds. In addition to the \$750,000 awarded through the Buildings of Excellence Competition, the New York State Energy & Research Development Authority also provided additional funding through its Multifamily New Construction Program.

The building was constructed by Monadnock Construction, who went above and beyond to build a superior building during a global pandemic on schedule and within budget.

425 Grand Concourse is truly an unparalleled example of community investment. The project has generated stable, healthy, affordable housing for a diverse population, helped address inadequacies in education, healthcare services, and the availability of nutritional food, provided job opportunities and access to open spaces, and helped create the conditions needed to attract further beneficial investment to the neighborhood. This extraordinary community hub will profoundly benefit thousands of individuals and families for decades to come.



(Top left) A landscaped roof terrace – one of two rooftop common spaces.

(Bottom left) Exterior view of the CUNY's Hostos Community College student center.



“What I’m most proud of is the team’s commitment to advancing quality of life for the residents here.”

***-Derrick Lovett,
President/CEO, MBD***

MBD Community Housing Corporation is a Bronx 501(c)(3) nonprofit organization founded in 1974 as a coalition of volunteers determined to save their community from the overwhelming incidence of arson, disinvestment, abandonment, and population loss that had decimated the Crotona Park East section of Bronx Community District 3. MBD's mission is to improve the quality of life of the South Bronx community through housing development, property management, economic development, and the delivery of human services. Over the years, the organization has successfully sponsored, constructed, and renovated over 5,000 residential units and the New Horizons Retail Center have been instrumental to the economic development of the neighborhood.

Trinity Financial, Inc. is a community-driven real estate development firm with a proven track record of redeveloping complex urban sites from New York to Greater Boston. The firm has a proven track record of completing complex, mixed-use projects overseeing all aspects of real estate – from finance to development to property management – on urban sites, especially those challenged by politics, infrastructure, environment or market profile. Trinity's work spans half a dozen residential and commercial specialties, from multi-family housing to transit-oriented development. With over \$3 billion in transformative development work, the firm prides itself in delivering high-quality multifamily projects resulting in a stronger urban fabric – with a commitment to people, place and partners.

DEVELOPMENT TEAM

Trinity Financial
MBD Community Housing Corporation
Dattner Architects
Monadnock Construction
Steven Winter Associates
Bright Power
Dagher Engineering
GACE Consulting Engineers
DeSimone Consulting Engineers
VHB
CohnReznick
Nixon Peabody
Trinity Management
Riggs Art Consulting

PROJECT PARTNERS

New York City Housing Preservation
and Development
New York City Housing Development
Corporation
New York State Energy and Research
Development Authority
New York City Department of Parks
and Recreation
City University of New York – Hostos
Community College
Damian Family Care Centers
Passive Housing Institute US (Phius)
TD Bank
JP Morgan Chase
Redstone Equity Partners
BronxWorks



INSIGHT AWARD

JERUSALEM DEMSAS

STAFF WRITER, THE ATLANTIC

Jerusalem Demsas writes about housing, infrastructure, and how political institutions stymie economic growth at the national level. But if you're active in the New York City housing world, it's certain that someone has forwarded you at least one of her pieces, possibly with a note attached reading, "If only everyone here understood this!"

On topics ranging from homelessness and homeownership to the effect new construction has on affordability – a sober reappraisal of the so-called “gentrification building” – Jerusalem’s work hones in on what public policy looks like in real life, and how it often plays out in ways that are misunderstood or misaligned with common-sense goals.

While her writing draws more from economics than from anecdote or biography, her personal history illustrates the potential of housing to help everyone to reach their full potential – and by contrast, the social costs of allowing this system to fail.

Jerusalem arrived in the U.S. at age three along with her parents, Eritrean asylum seekers escaping civil war in Ethiopia. The family settled in the Maryland suburbs, renting a townhouse in what Jerusalem describes in policy terms as a “high opportunity area” – a safe community with good schools and services. When her parents eventually divorced, she was able to continue to attend her high school because her father was able to find an apartment to rent within walking distance of her high school. She credits her educational path in part to the availability of multifamily rental housing.

Her experience has shaped her commitment to the importance of affordable housing options to help families achieve stability in their communities, and the importance of freedom of movement to both political and economic freedom.

Her focus on the failure of institutions...can be seen as a wake-up call from a new generation.

THE OBVIOUS ANSWER TO HOMELESSNESS

And why everyone's ignoring it

BY JERUSALEM DEMSAS

THE PEOPLE WHO HATE PEOPLE

Of all the objections NIMBY's raise to new housing and infrastructure, perhaps the most risible is that their community is already too crowded.

BY JERUSALEM DEMSAS

Housing Breaks People's Brains

Supply skepticism and shortage denialism are pushing against the actual solution to the housing crisis: building enough homes.

By Jerusalem Demsas

The Real Villain in the Gentrification Story

It's not young, upwardly mobile college grads.

By Jerusalem Demsas

(Above) A selection of headlines from Jerusalem's work in *The Atlantic* – available at theatlantic.com

Reading a paper from Yale Law professor David Schleicher during a college class on labor market economics activated these ideas for her in a more organized manner. This led her to begin unpacking the extensive economic and political science literature about housing, local politics, and cultural norms that had shaped her life (and all of ours). As her career progressed, Jerusalem continued to dig into the macroeconomic and individual-scale consequences of economically successful regions' failure to provide enough housing for everyone seeking it. This area of investigation has only become more relevant as our housing crisis has deepened.

Jerusalem combines the analytical chops of a policy researcher with the dogged attention of a journalist. In an environment where conflicts over housing and development too often draw attention as political scimmages rather than as public policy debates, she foregrounds the broader significance of these conflicts. Her focus on the failure of institutions to address mounting crises in housing, climate, and other arenas can be seen as a wake-up call from a new generation. If she seems impatient for change, you need only read further to understand why.

IBO BALTON COMMUNITY PLANNER AWARD

LIZETTE CHAPARRO

DIRECTOR OF LAND USE, MANHATTAN BOROUGH PRESIDENT

In just a short time, Lizette Chaparro has built an impressive career as a planner in New York City, rising to become the Director of Land Use and Planning for the Manhattan Borough President's Office, a role she has served since 2020.

The origins of Lizette's interest in urban planning, and her work experience so far, have made her an ideal recipient of the Ibo Balton Community Planner Award. Following in the legacy of Ibo, Lizette is dedicated to the pursuit of uplifting communities through the development of affordable housing, local businesses, and other community improvements that enhance people's lives. Her approach to planning is centered around working with diverse communities, relationship-building, respecting the individual resident as well as understanding the big picture goals for the neighborhood, and a deep commitment to the painstaking work necessary to direct neighborhood improvements to reap the most equitable outcomes.

Though born in the Bronx, Lizette grew up in Union City and is proud of her New Jersey roots. Her childhood in Union City provided an inspiration for urban planning. She built an intuitive understanding of how the city offered opportunity for communities, while at the same time witnessing structural inequities. With support from a high school teacher, Lizette attended the Governor's School of New Jersey on Public Issues at Monmouth University, a tuition-free, residential summer program for high-achieving high school juniors. She went to the summer school expecting to learn a great deal about urban planning. Instead, she left with a growing confidence that her lived experience had brought her to the same conclusions that others had found from textbooks. She realized that she wanted to go to college to acquire the tools, labels, structures, and processes to ground her own experience of the interaction of a city and its communities. The first in her family to graduate from college, Lizette majored in urban studies at Brown University and completed a master's degree in urban planning at Rutgers University.

In her first jobs in NYC, Lizette worked at two prominent community-based non-profits: Ascendant Neighborhood Development and Clinton Housing Development Company (CHDC). She built experience working directly with residents; from helping seniors build personal resiliency plans with Ascendant to working with the artist population at 545 West 52nd Street for CHDC. Originally hired by CHDC as a project manager, she developed a skillset for undertaking granular work with communities to truly understand their experiences of their buildings and their neighborhoods. She also became a go-to

“Genuine relationship building is the foundation of good community planning.”
- Lizette Chaparro



for coalescing multifaceted planning strategies, building relationships with a broad array of stakeholders, organizing town halls, and doing in-house mapping to make the case for the right planning approaches.

Lizette’s next rational career step was to move into government to apply her skills on a larger scale, and to work with more Community Boards – which she had become passionate about through her work with CB4. She would even invite friends to come with her to Community Board meetings (only one did)!

She joined the Manhattan Borough President’s Office and became the Director of Land Use and Planning just as the city shut down in 2020; her work suddenly becoming focused on PPE need and supervising remote staff. Through her tenure as Director of Land Use and Planning, Lizette has worked on such projects as the SoHo/NoHo Neighborhood Plan and the recent report *Housing Manhattanites: A Report on Where and How to Build the Housing We Need*.

NYC is incredibly lucky to have planners like Lizette. They are often unsung heroes, and the purpose of the Ibo Balton Community Planner Award is to sing about them. We are delighted to honor Lizette with this award today and very excited to see her continued contributions to the city’s future throughout her career.

Lizette will also be joining a new panel to support the Ibo Balton Committee in the future selection of community planners for this award.

PAST IBO BALTON AWARDEES

SIMON KAWITZKY, 2022

SYLVIA XIAOMENG LI, 2022

JOE SALVO, 2020

LEILA BOZORG, 2019

JIM BUCKLEY, 2018

NICOLE FERREIRA, 2017

LOUISE CARROLL, 2016

JESSICA KATZ, 2015

ISMENE SPELIOTIS, 2014

BILL CARBINE, 2013

JOHN GEARRITY, 2012

MARIAN ZUCKER, 2011

JOAN TALLY, 2010

ERIC ENDERLIN, 2009

BRIAN CHEIGH, 2008

MICHAEL POLO, 2007



IBO BALTON COMMUNITY PLANNER AWARD

IBO BALTON (1954-2007) WAS AN URBAN PLANNER WHOSE CAREER IMPROVED THE LIVES OF PEOPLE THROUGH THE PLANNED REHABILITATION AND NEW CONSTRUCTION OF AFFORDABLE HOUSING, AND THE CREATION OF LOCAL RETAIL AND MUCH NEEDED COMMUNITY FACILITIES.



Ibo's work at the NYC Department of Housing Preservation and Development from 1986 through 2007 took him to deprived communities in the South Bronx and Brooklyn, but he is best remembered for his groundbreaking work in Harlem where he lived and worked.

Facing the massive abandonment of Harlem's housing stock, Ibo's careful planning and advocacy brought millions of dollars of government and private funds to help rebuild tens of thousands of units of affordable housing. The renaissance evident everywhere in Harlem today is largely attributable to Ibo's painstaking work on behalf of the community that he lived in, devoted his career to, and loved so much. We believe that Ibo would be most pleased that Harlem is no longer a community from which large numbers of families become homeless as it once was. From new supermarkets, to local banking, vibrant shopping, and bustling streets, Harlem today is a far cry from

where it was in the 1980s when the city was its largest landlord, the housing stock was largely abandoned, and residents had to travel outside of their community for basic services like fresh food, dry cleaners, banking, and shops.

Ibo's friends and colleagues Ron Moelis, Robert Ezrapour, Lucille McEwen, Jerilyn Perine, Richard Roberts, William Traylor, and Christopher Cirillo present the award to an exceptional up and coming planner who is making a significant contribution toward the restoration of communities through the development of affordable housing, local businesses, and other community improvements that enhance people's lives.

This year's honoree will ensure that Ibo's legacy is shared with the next generation of urban planners by joining a recently established panel of prior award recipients to support the Ibo Balton Committee in the selection of future community planners for this award. Our goal is not just to remember Ibo, but to inspire others to connect their work to the improvement of communities.

2023 IBO BALTON AWARD COMMITTEE

FOR MORE THAN TEN YEARS, THE COMMITTEE OF THIS AWARD HAVE COME TOGETHER TO RECOGNIZE A COLLEAGUE WHOSE CONTRIBUTIONS TO THE FIELD EMBODY THE SPIRIT AND WORK OF IBO BALTON, AN EXCEPTIONAL URBAN PLANNER AND PUBLIC SERVANT.

The committee members had all worked with Ibo, who passed away in 2007, and in that time, he made a lasting impression of the power of one person's contribution. They now honor others who continue to remind us that individuals can transform communities.



CHRIS CIRILLO became the Executive Director of Lott Community Development Corporation in 2012. Based in East Harlem, Lott has developed and continues to manage approximately 700 affordable rental apartments in Northern Manhattan. Before joining Lott, Chris spent 6½ years as Vice President for Development at The Richman Group Development Corporation. Prior to joining Richman, Chris held several positions at the New York City Department of Housing Preservation & Development (HPD) over a ten-year period. Chris is a 1995 graduate of Brown University, where he received a Bachelor of Arts with honors in Urban Studies, and a 2016 graduate of Pratt Institute's Master of Science in Historic Preservation with distinction.



ROBERT EZRAPOUR is the President of K&R Realty Management and Vice President of the Artimus Development team, where he has worked for 28 years developing affordable housing using both traditional and creative financing structures. Before that, he worked at American Express International, reaching the level of assistant treasurer. Robert is a charter board member of NYSFAFH. He received his M.B.A. from the University of Chicago.



LUCILLE L. MCEWEN is Vice President for Real Estate at Communilife. In her previous position as Executive Director of Manhattan Valley Development Corporation, she strengthened Northern Manhattan's affordable housing community for more than three years. From 2002 to 2011 she served as President and CEO of Harlem Congregations for Community Improvement ("HCCI"), a community development organization dedicated to the preservation and development of affordable housing. Lucille also served as the General Counsel and Chief of Staff of the Upper Manhattan Empowerment Zone and as Assistant Commissioner at the NYC Department of Housing Preservation and Development, where she implemented programs that contract with neighborhood based entities.



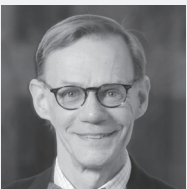
RON L. MOELIS is the Chairman and Co-founder of L+M Development Partners Inc., a New York real estate development company specializing in the financing and development of affordable housing in the New York City metropolitan area. As well as being an industry leader in New York City, Mr. Moelis plays an influential role by serving on the boards of a number of trade associations as well as the New York University School of Law Real Estate Institute and the University of Pennsylvania Center for Community Partnership. He teaches Urban Real Estate Development at the University of Pennsylvania's School of Design.



JERILYN PERINE built a talented team during her tenure at CHPC that focused on driving a high impact agenda to improve the quality of public debate, inform public policy, promote new ideas, and engage a wide audience. Ms. Perine is an urban planner with 30 years of experience in housing and community development. She was appointed Commissioner of the Department of Housing Preservation and Development by both Mayor Rudolph Giuliani and Mayor Michael Bloomberg to lead America's largest municipal housing agency with more than 3000 employees and an annual operating and capital budget of \$800 million.



RICHARD ROBERTS is a Principal and Chief Business Development Officer for Red Stone Equity Partners, LLC. He has worked in affordable housing and urban market investments for over 18 years. Prior to joining Red Stone, he worked in the government and in for-profit and nonprofit sectors. He served as the Commissioner of the New York City Department of Housing Preservation and Development, one of the largest allocators of Low Income Housing Tax Credits in the country, where he was responsible for the investment of more than \$1 billion into New York City's neighborhoods and the creation of over 30,000 units of affordable housing. He was also the founding Managing Director of the Goldman Sachs Urban Investment Group. Richard is active on a number of civic, philanthropic, and industry organizations and serves on the boards of Citizen's Housing and Planning Council (Chair), the New York State Association for Affordable Housing (executive committee), Habitat for Humanity-New York City, and Global Kids (Chair).



WILLIAM W. TRAYLOR is the President of Richman Housing Resources, LLC. Prior to joining the firm, Mr. Traylor was the Managing Director of the New York office of the Local Initiatives Support Corporation (LISC). During his 30 year career in New York, Mr. Traylor has held various positions with several affordable housing developers and within the public sector including President of the NYC Housing Development Corporation and Deputy Commissioner for Development at the Department of Housing Preservation and Development. He received his Master's degree from the University of Notre Dame in 1985 and his Bachelor's degree from Stonehill College in 1982.

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NEW CHPC BOARD MEMBERS

FOR 80 YEARS, OUR ORGANIZATION'S BOARD OF DIRECTORS HAS BEEN THE SOURCE OF ITS IDEAS AND THE REASON THAT OURS IS A TRUSTED VOICE. REPRESENTING ALL PARTS OF THE HOUSING AND PLANNING COMMUNITY IN NYC, IT IS THE BOARD MEMBERS WHO DEBATE IDEAS, OFFER INNOVATIVE SOLUTIONS, PROVIDE THEIR EXPERTISE AND TIME GENEROUSLY, AND HELP TO SHAPE OUR WORK SO THAT THE ORGANIZATION ALWAYS MAY FIND ITS WAY TO PRACTICAL CHANGES THAT WILL IMPROVE OUR CITY.

CHPC has maintained this system by always adding to its board new members who bring commitment, vitality, and new perspectives to our ongoing work.

Our newest board members are...



BRET COLLAZZI, Partner, HR&A Advisors

Bret leads projects at HR&A Advisors that revitalize neighborhoods, strengthen local economies, and broaden economic opportunity. With a background in public and private sectors spanning real estate, land use, policy, and communications, Bret helps clients determine project feasibility, demonstrate project impacts, align public, private, and community interests, and manage projects in their early phases. His work includes public-private development, open space projects, affordable housing strategies, workforce and entrepreneurship programs, regional investment strategies, and citywide plans. He has worked in all corners of New York City and State, and across the country in markets including New Orleans, Detroit, and Miami.

Prior to joining HR&A, Bret was legislative and communications director for a New York City Council Member and a community journalist. He holds an MBA from Cornell University's Samuel Curtis Johnson Graduate School of Management and a BA in Journalism from New York University. He is a proud Bronx native.



MONICA DEAN, Director of Housing, LISC NYC

As Director of Housing at LISC NYC, Monica develops and implements programs to build capacity and expand opportunities for underrepresented firms owned by people of color and nonprofit mission-based institutions in the real estate industry. In her role she has developed housing policies and goals, established impactful programs in the affordable housing industry, and positioned LISC as a premier lender in the affordable housing space statewide.

Monica began her professional career in mental health counseling and very quickly transitioned to politics where she served as Chief of Staff to a Massachusetts State Senator. Over the ten years she worked in the state legislature, she helped hundreds access crucial resources and opportunities, and assisted many constituents with finding affordable housing or avoiding foreclosure. She helped broker agreements to build new affordable housing, revitalize commercial properties, and address many other community issues. Prior to joining LISC NYC, Monica served as Senior Vice President of Resident Services at Opportunity Communities in Boston, MA, and before she was the Director of Resident Services for Nuestra Comunidad Development Corporation, a community development corporation in Roxbury, MA.

Monica holds a bachelor's degree in psychology from Johnson C. Smith University, a Master of Education degree in Mental Health Counseling from the University of Massachusetts Boston, and a master's degree in public policy from Tufts University.



JESSICA SHERMAN, Senior Vice President, Affordable Development
Douglaston Development

Jessica Sherman is Senior Vice President of Affordable Development at Douglaston Development. Jessica runs Douglaston's preservation portfolio, which includes 2,400 units tenant in place rehabilitation at Linden Houses, Pennsylvania Wortman, and Sack Wern Houses. She also leads new construction and preservation business development. In her development roles, Jessica has overseen the preservation or new construction of over 3,000 units and budgets over \$800 million. Prior to joining Douglaston Development, Jessica worked as a leadership fellow at the Port Authority of New York and New Jersey, focusing on regional infrastructure management and development. Additionally, she serves as the Chair of the Advisory Council for the Fund for Public Housing and as a committee member for Rebuilding Together's She Builds.

Jessica holds her M.B.A. from Columbia Business School, an M.Sc. in Social Policy from the University of Oxford, and a B.A. from the University of Pennsylvania.



BRIAN SMALLEY, Senior Vice President, Apple Bank for Savings

Brian recently joined Apple Bank as Senior Vice President in the Commercial Mortgage Department. Bringing almost 24 years of commercial real estate lending experience, his responsibilities as a senior account officer include the origination and management of a portfolio of multifamily and commercial loans.

Prior to joining Apple Bank, Brian was a senior vice president and director of Amalgamated Bank's Commercial Real Estate (CRE) Finance Division, where his responsibilities included all aspects of managing the department and growing the bank's CRE loan portfolio. Before joining Amalgamated in 2010, Brian worked as a commercial real estate vice president at M&T Bank in New York City. During his tenure at the bank, he managed a portfolio of loans of over \$650 million in multifamily buildings, cooperative underlying mortgages, bulk cooperative and condominium apartments, mixed-use properties, office buildings, and shopping centers. Brian began his career at the NYC Housing Partnership promoting the development of affordable housing in New York City.

Brian received an M.B.A. in real estate finance from Columbia Business School and a B.A. in history from Hamilton College.

JERILYN PERINE STRATEGIC IMPACT FUND

THE JERILYN PERINE STRATEGIC IMPACT FUND, LAUNCHED IN 2013, IS A MULTI-YEAR FUNDING COMMITMENT TO CHPC BY A GROUP OF INDUSTRY LEADERS THAT HAS SERVED TO SIGNIFICANTLY EXPAND THE CAPACITY, SCOPE, AND IMPACT OF OUR WORK.

Strategic Impact Fund contributions have allowed us to expand more efficiently and have enabled us to undertake complex multi-year projects. We have been able to reach a far wider audience with our cutting-edge analysis and engaging events. We are deeply grateful for the support and guidance of the contributors to this fund, who serve as the Strategic Impact Fund Advisory Group, shaping and guiding the enhanced research agenda.

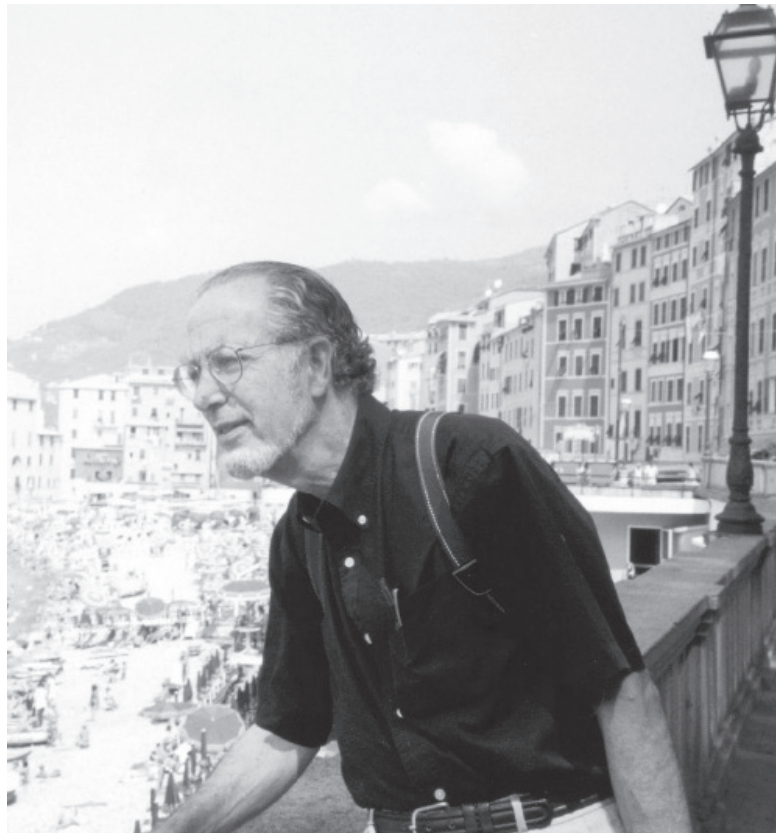
In 2022, the fund was renamed the Jerilyn Perine Strategic Impact Fund to honor CHPC's previous Executive Director, who during her tenure from 2006 through 2017 made enormous, lasting contributions to the organization's relevance and stability.

JERILYN PERINE STRATEGIC IMPACT FUND ADVISORY GROUP

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SIMON BACCHUS, Arker Companies
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JESSICA SHERMAN, Douglaston Development
MAT WAMBUA, Merchants Capital

WILLIAM R. GINSBERG FELLOWSHIP PROGRAM

**WE ARE ESPECIALLY
PROUD OF OUR
CONTRIBUTION TO
PREPARING A NEW
GENERATION OF
PROFESSIONALS WHO
WILL SHAPE THE
HOUSING INDUSTRY IN
ALL ITS FACETS FOR
YEARS TO COME.**



THE WILLIAM R. GINSBERG FELLOWSHIP PROGRAM supports recent graduates starting off their careers as well as professionals with years of experience. Over 20 alumni have participated in the program since its inception in 2007. Alumni have gone on to work in exciting careers in law, government, planning, development, public policy research, and more. Most alumni have stayed right here in New York City, but some have gone as far afield as Argentina, China, and Germany!

The William R. Ginsberg Fellowship Program honors the legacy of Bill Ginsberg, who served on CHPC's board for more than four decades. Bill was a pioneering environmental lawyer and New York City Parks Commissioner who cared deeply about urban planning and environmental law. The William R. Ginsberg Fellowship Program is supported thanks to a generous gift from Bill and his family.

“The knowledge and experience I gained at CHPC has been invaluable, and I’m excited to continue pursuing opportunities in the housing field as I graduate this spring.”

- Sonali Govind, 2022 Summer Fellow

GINSBERG FELLOW ALUMNI

SONALI GOVIND

SUMMER 2022
Student, Occidental College
Los Angeles, California

WIDELEINE DESIR

SPRING 2022
Policy Analyst, CHPC
New York, NY

FIONNUALA SEIFERTH

SUMMER 2019
Director of Housing Policy and Operations,
Housing for Health, NYC Health + Hospitals
New York, NY

VIKTORIA BARBANIUK

SUMMER 2018 - SPRING 2019
Policy Analyst, CHPC
New York, NY

CAMILA JORDAN

SUMMER 2018
Executive Director, TETO Brasil
São Paulo, Brazil

YASHESH PANCHAL

FALL 2017
Senior Manager, Planning and Strategy,
RECITY Network Private
Mumbai, India

KATHERINE LEITCH

SUMMER 2015 – SPRING 2016 FELLOW
Senior Policy Analyst, CHPC
New York, NY

DILLON MASSEY

SUMMER - WINTER 2015 FELLOW
Senior Product Designer, Botkeeper
Brooklyn, NY

DELFINA LOPEZ FREIJIDO

SUMMER 2013-SPRING 2014 FELLOW
Co Lead, Finance for Nature, International Union for
Conservation of Nature (IUCN)
Lausanne, Switzerland

THOMAS LOVATT MARTIN

SUMMER 2013 FELLOW
Engagement Manager, McKinsey & Company
New York, NY

JOSEPH PUPELLO

SUMMER 2013 FELLOW
Principal, PupelloWorks
New York, NY

JINGQIANG (JD) DU

WINTER 2013 FELLOW
Assistant to President/Senior Manager-Investment
and Asset Management, Sinobo Group
Beijing, China

MEGAN HOUSTON

SUMMER 2012 FELLOW
Program Manager, Institute
for MarketTransformation
Washington, DC

HANNAH GONZALEZ

SPRING 2012 FELLOW
Urban Planning Consultant
Manila, Philippines

JINNY KHANDUJA

SPRING 2012 FELLOW
Executive Director, CUE Art Foundation
New York, NY

BEN ANDERSON

WINTER 2012 FELLOW

Low-Income Housing Tax Credit Portfolio Manager,
Morgan Stanley,
New York, NY

NEELIMA PANOLI

SUMMER 2011 FELLOW

Senior Project Manager, Public-Private Development
and Investments, RXR
New York, NY

ANNA CAVA GROSSO

FALL-WINTER 2010 FELLOW

GIS Specialist, City of Philadelphia
Philadelphia, PA

DANIELA FEIBUSCH

SUMMER 2010 FELLOW

Partner, Hirschen Singer & Epstein LLP
New York, NY

KASIMIR HAGENDOORN

SUMMER 2010 FELLOW

Strategic Environmental Manager, TenneT
Arnhem, Netherlands

STEFANIE MARAZZI

FALL 2009-FALL 2010 FELLOW

Partner, Hirschen Singer & Epstein LLP
New York, NY

ALNISHA MANIACI

FALL 2009-SPRING 2010 FELLOW

Chief Growth Officer, Pathway Partners
Washington D.C.

HANNAH HESSE

SUMMER 2009 FELLOW

Architect, Konstruktivwerk GmbH
Munich, Germany

SULIN CARLING

SPRING 2009 FELLOW

Partner, HR&A Advisors
New York, NY

KERCENA DOZIER

FALL 2008-WINTER 2009 FELLOW

Executive Director, Children's Defense Fund
New York, NY

CAROL CLARK

WINTER 2008-SPRING 2009 FELLOW

Director, Office of the Chief Architect, Dept. of
Design & Construction
New York, NY

SAADIA CHOWDHURY

SUMMER-FALL 2008 FELLOW

Head of Buyer Recruitment, Connections
London, England

ANDREA BENSON

WINTER 2007-SPRING 2008 FELLOW

Business Development Manager, Michigan Economic
Development Corporation
Detroit, MI

SILVETT GARCIA-TSUANG

WINTER 2007 FELLOW

Event Coordinator, New Life Fellowship Church
Queens, NY

DENALI DASGUPTA

SPRING-SUMMER 2007 FELLOW

Principal & Founder, Higher Ground Data
Chicago, IL

MARIAN SAMETH & RUTH DICKLER ARCHIVES AND LIBRARY

Since its founding in 1937, CHPC has amassed an unparalleled collection of publications, working files and manuscript materials documenting the major housing and planning debates of New York City throughout the 20th century.

The archives and library represent not only the history of the residential built environment in New York City, but also an astonishingly vivid history of the work of CHPC.

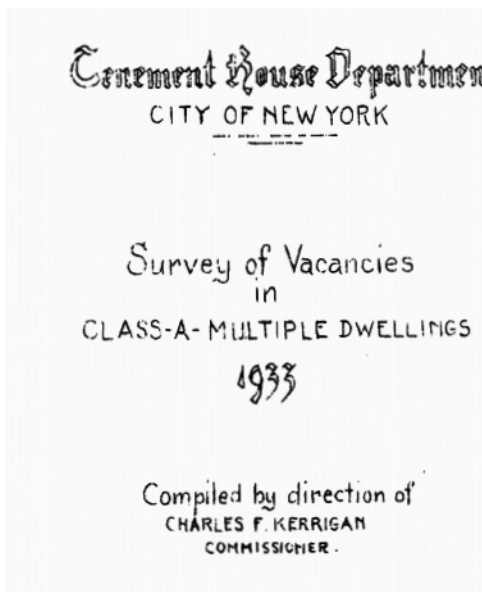
The archives include documents such as: early drafts of FDR's New Deal housing programs; personal correspondence between CHPC board members and prominent public figures such as Eleanor Roosevelt, Robert Moses, Jane Jacobs, Fiorello LaGuardia, Al Smith, and William O'Dwyer; rare government reports and memoranda; legislative debates; original site planning and neighborhood analysis for housing developments from the 1930s to the 1960s, particularly public housing; surveys detailing New York City neighborhood populations; original marketing brochures for developments; and the first tenant application forms for a variety of public housing sites and subsequent tenant opinion surveys.

CHPC's archive contains many fascinating and rare pieces, but the collection taken as a whole is much more valuable than the sum of its individual publications and documents. Finding in one place the arc of the development of housing policy in the city is of incalculable value to the researchers who visit our collection. A guide to the holdings of the archives can be found at www.chpcny.org/archival-library.

The following pages contain a small sample of the documents found within CHPC's archival collections.

1933 VACANCIES SURVEY

In March and April of 1933, the NYC Tenement House Department hired 800 emergency workers including unemployed architects, engineers, and real estate professionals. Over the course of two months, the team surveyed an astounding 128,344 Class A Multiple Dwelling Units.



What they found was shocking. City vacancy rates were an incredible 14.4 percent— thousands of apartments literally sat empty. Meanwhile, the ranks of the homeless on New York City's streets continued to grow, unable to afford the rent for these vacant units.

This study, found in our archives and available at the link below, was the first to lay the groundwork for the Pack Law which was passed as an amendment to the Multiple Dwelling Law (§248) to permit the conversion of Class A Multiple Dwellings to SRO units in 1939.

JUSTIFYING TAX EXEMPTIONS FOR HOUSING — IN 1933



Policymakers perennially debate the merit of tax incentives for housing and whether incentives should be reformed. CHPC's archive contains documents exploring the debate over whether government should investing in the creation of housing decades before 421-a drew criticism. But these documents—one an explainer, the other a fully impassioned argument—despite their close parallels with the 421-a debate, recall a much different New York City. The year was 1933, a couple years into the Great Depression, and slum clearance was on the minds of city planners.

“On June 22, 1927, the Municipal Assembly of New York City enacted Local Law No. 9 providing for tax exemption of the improvements of State Board of Housing projects for a period of twenty years,” explains a memo from the NYC Welfare Council's Housing Information Bureau.

Its companion document, dated February 24, 1933, frames the discussion by pointing out that “at various times, in various places the government has” subsidized public transit; utility installation; condemned property under eminent domain; and reduced the tax obligations of “housing corporations which limit dividends, their rents, or both.” Building the foundation of an argument in support of the tax benefits, the memo continues, “Under present conditions it is financially impossible to build for the lower income groups without the aid of tax exemption.”

Still, the authors of the initial explanatory memo were realistic: “Once the state and municipality are committed to a program of stimulating the improvement of the housing of its inhabitants, they must be prepared to pay the price. We cannot embrace a policy and refuse to accept its consequences.” Their research includes a case study presenting the effect of the tax exemptions on nine residential buildings. The chart from their report is seen below. Interestingly, this

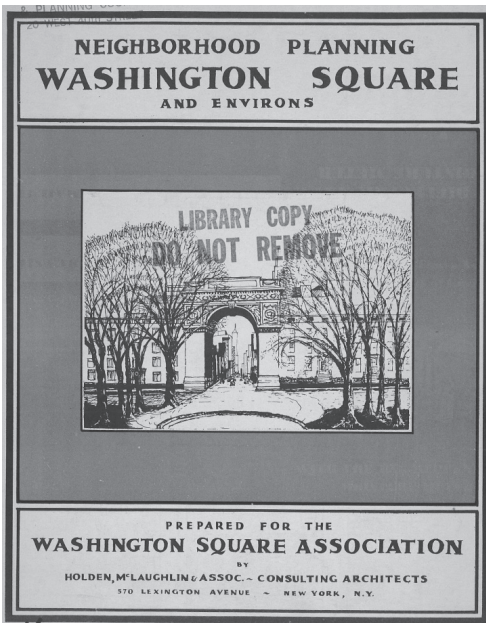
memo points out that “the principal factor producing the variations shown in the room rental increases is the difference in the average room sizes. Buildings with smaller rooms experience the lowest savings and those with the larger rooms the greatest savings.” This, the authors write, suggests that developers who provide more to their residents (in terms of living space) receive a greater benefit (in reduced taxes) for doing so.

TABLE XIII.
 AMOUNT BY WHICH PAYMENT OF TAXES ON IMPROVEMENTS WOULD INCREASE
 MONTHLY ROOM RENTS IN STATE BOARD OF HOUSING PROJECTS.

Project	Amount of Rental Increase Per Room Per Month
Amalgamated Housing Corporation	
Units 1-6	\$2.09
Units 7-8	3.00
Amalgamated Dwellings, Inc.	2.49
Academy Housing Corporation	1.61
Brooklyn Garden Apartments, Inc.	
Fourth Avenue	1.94
Navy Yard	1.27
Farband Housing Corporation	2.47
Manhattan Housing Corporation	2.59
Stanton Homes Corporation	3.16
Average for 9 Projects	2.29

The Welfare Council memo concludes, “The municipality has a great responsibility for the kind of dwellings confined within its jurisdiction. When it fails to widen narrow streets, to develop new playgrounds and parks, to build modern schools, provide adequate means of transportation and to zone blocks so that factory and residential buildings are not alongside one another, there results such deteriorated neighborhoods as the Lower East Side. The hundreds of millions of dollars which the city has lost from such short-sighted policies can easily be computed. The losses from disease and crime caused by bad housing cannot be measured in monetary terms.”

WASHINGTON SQUARE PARK REZONING

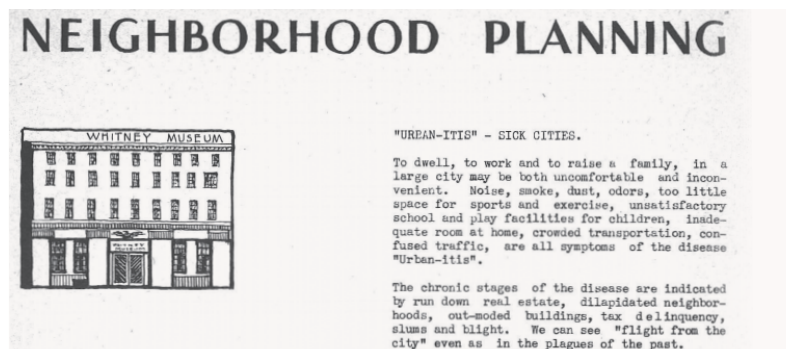


In 1945, the Washington Square Association, a group of neighborhood residents, organized a fiery campaign against the impending redevelopment of the area around the park. They feared that a “thirty-story apartment building planned for post-war erection on Washington Square North” would be just the beginning of a complete inundation of the park by tall buildings (Herald Tribune, April 26, 1945). The anti-development advocates found an ally in Robert Moses, who advanced a rule to downzone the area “bounded by Hudson and West Eleventh Streets, Broadway, a line 100 feet south of East Eight Street, Greene, Spring, Varick, and Clarkson Streets.” (New York Times, May 10, 1945). In addition, Moses planned to

cap the height of buildings around most of the city’s parks, but “would not affect commercial buildings erected in areas not zoned for residence, such as Battery Park, City Hall Park, and Bryant Park.” (Herald Tribune)

At a City Planning Commission hearing on the plans, “only one of the twenty-two persons who spoke at the hearing, for themselves individually or as spokesmen for civic groups or realty owners, expressed unqualified opposition to the proposed rezoning.” (New York Times, May 24, 1945) This person represented the Chalfonte Syndicate, developers of the proposed apartment building that spurred the controversy. The application for rezoning, on the other hand, was filed by 67 private homeowners who feared for the property values. He “contended that [the proposed

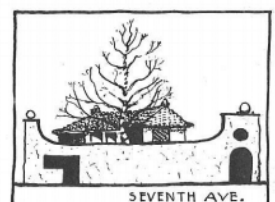
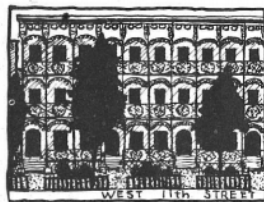
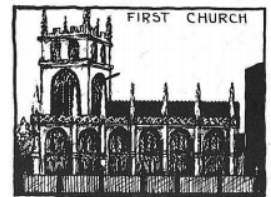
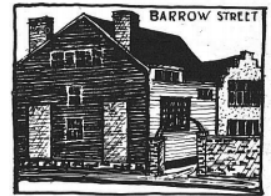
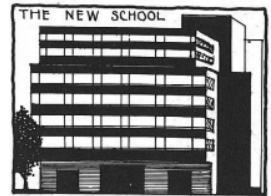
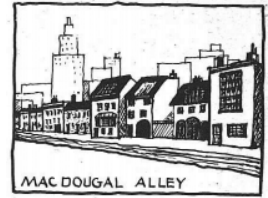
contended that [the proposed



restrictions] were confiscatory and hinted that a court fight would be made should the commission approve them." Moses, in rebuttal, argued that "the city's parks were all becoming too small and had to be protected from the damage that population congestion was causing." (New York Times)

The CHPC archives contain clippings of these news reports as well as primary documents chronicling the rezoning of Washington Square Park's borders. These include impassioned letters from local advocates seeking support for their petition to the City Planning Commission, and between prominent planners and CHPC members.

Among the documents found in CHPC's archive are a poster and the petition that the Washington Square Association distributed for signatures. In addition to the petition, the group hired an architectural consulting firm in 1944 to produce a pamphlet detailing neighborhood planning concepts for the park "and environs." The pamphlet describes what it calls "urbanitis," an ailment that city dwellers suffer from as a result of poor planning whose remedy is neighborhood planning. The pamphlet and other primary sources, can be seen in their entirety in the CHPC archives.



FIGHTING HOUSING DISCRIMINATION BY EXECUTIVE ORDER

In 1962, President John F. Kennedy recognized the need to expand the role of the federal government in protecting the rights of Americans to access housing. Citing the Housing Act of 1949, the last major federal law related to housing, Kennedy issued Executive Order 11063 for “the realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family.” In it, he ordered every federal department to take action to protect Americans of all races, religions, and nations of birth from discrimination.



The executive order was framed with a finely written preamble that stated, among other things, that “discriminatory policies and practices based upon race, color, creed, or national origin now operate to deny many Americans the benefits of housing financed through Federal assistance and as a consequence prevent such assistance from providing them with an alternative to substandard, unsafe, unsanitary, and overcrowded housing.”

The order consisted of four substantive parts:

1. Prevention of discrimination both in the sale and the lending of residential property and land;
2. Implementation by federal departments and agencies, including submitting plans to the President within 30 days;
3. Enforcement, including termination of federal contracts, withholding of future federal aid, withholding of approval of lending institutions, and civil or criminal prosecution; and
4. Creation of the President’s Committee on Equal Opportunity in Housing, with members from the President’s cabinet, White House staff, and members of the public.

The executive order became effective upon Kennedy’s signing, on November 20,

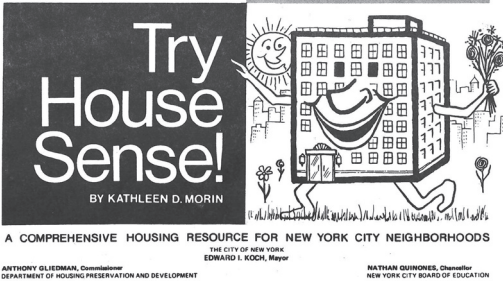
1962. A press release accompanied the order, in which the president declared, “Our national policy is equal opportunity for all and the Federal Government will continue to take such legal and proper steps as it may to achieve the realization of that goal.”

The following day, the federal Housing and Home Finance Agency released a Q-&-A that effectively summarized the goals and details of the order (taken verbatim):

- By what means does the Order seek to achieve this purpose [freedom of choice in housing for all Americans]?
- What forms of housing assistance are covered by the Order?
- Does the Order apply to existing housing as well as housing yet to be provided?
- Are builders or developers of housing subject to the Order?
- If a person buys a dwelling that is subject to the Order, at the time of purchase, will he be prohibited thereafter from discriminating in its resale or rental?
- Does the Order apply to the rental of a unit in a two-family residence where the owner occupies the other unit?
- Is housing in urban renewal areas covered?
- How will home financing institutions be affected by the Order?
- What will be the impact of the Executive Order on the housing market and the national economy?



A HOUSING CURRICULUM FOR PUBLIC SCHOOLS



In the 1980's housing in New York City was, in many ways, sick. Tens of thousands of units had been abandoned, New York City was still near the brink of bankruptcy and the federal government was backing away from its historical commitment to housing. HPD was a relatively new agency at the time and it had few tools in its toolbox to tackle the huge housing problems it faced. The agency, however, had a philosophical underpinning that healthy buildings made healthy neighborhoods and its staff had the creativity to experiment with new ideas. If tenants

could be taught how to take charge of the buildings they lived in and address deteriorating conditions this would be a huge step towards preserving the fabric of neighborhoods across the City.

HPD and the Board of Education developed House sick? Try house sense!, a housing curriculum for the City's public schools which was intended to help children "understand how to keep good housing good and make poor housing better." By teaching the children, the City hoped that it could also instruct their parents on the ABC's of housing in order to help them improve their living conditions, their buildings and, ultimately, their neighborhoods.

The curriculum was first taught in PS 145 and JHS 54 (both in Manhattan) as part of a pilot program. CHPC's archives contain Volumes I and II of the second

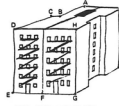


iv

ART WORK BY KEVIN PEREZ, P.S.145 MANHATTAN

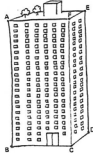


SINGLE-FAMILY HOUSE

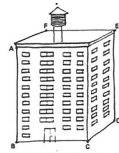


OLD-LAW TENEMENT

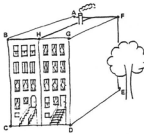
CONSTRUCTS HOUSING



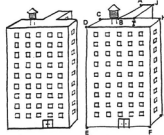
HIGH-RISE APARTMENT HOUSE



TRADITIONAL ELEVATOR APARTMENT BUILDING



BROWNSTONES



HOUSING PROJECTS

A Place of Their Own!

DIRECTIONS: Read the following poem or ask your teacher to read it to you. Discuss its meaning. Enjoy it!

Have You Seen Houses? *
by Joanne Oppenheim

Have you seen houses?
Tall or small
High or low
In a row
or in a row
alone...
A city
in town
side by side
on up and down.

Apartment
compartments
apart and complete
with spaces to sleep
and places to eat.

One room
two rooms
sometimes many more
people crisscross on every floor.

Good neighbors
and neighbors
some you only greet
nobody neighbors
nobody neighbors
nobody neighbors
some you never meet.

Upstairs neighbors
downstairs neighbors
neighbors close the hall
but the all share the door
and the outside walls.

Holiday or quiet
busy or dull
the people trade make each house unique
the outside
the inside
the look-alike houses in row
the look-alike
Have you ever seen those?

Most people gather together to live
to buy
to sell
to get
Together for work
together for play
I'll run your class at the end of each day
Then everyone rushes to get to their home
a house or apartment
a place of their own!

How look at these look-alike houses in row
or look-alike streets?
Have you ever seen those?
Guess the true names
except for the same
one outside of each is exactly the same!

But inside
each house has a look of its own
the own kind of outdoor and color and trees.

* An excerpt, reprinted from *HAVE YOU SEEN HOUSES?*, © 1973, by Joanne Oppenheim, by permission of Altman-Wesley Building Company, Inc.

CONCLUSION: On this worksheet, or on a separate piece of paper, draw pictures which capture the meaning of the individual verses or of the entire poem. Display them in the classroom. Try to write another verse to this poem, in which you describe your own house and home.

SKAZING:

Take this worksheet home. Share it with your family. Ask them to read the poem aloud. Enjoy it! Discuss its meaning! Ask each member of your family to help to write another verse for the poem. Make your own "family poem" about your house and home.

printing of House Sick? Try House Sense! from 1985 (the first printing was in 1981), which was used in more schools across the city. These volumes contain dozens of classroom materials and activities focusing on housing, including games, poems, songs and photographs as well as drawing, reading and writing exercises. Also included are extensive resources for teachers: from background information on New York City's history and development to teaching objectives, lesson plans and grading rubrics. These different materials could be adapted for children in kindergarten through the ninth grade.

House sick? Try house sense! was used in New York City's public schools for several years but over time housing needs evolved, HPD's priorities shifted and the curriculum was no longer updated. Gradually the initiative faded away.

If we were to devise a housing curriculum for our public schools today, it would surely look very different. What would you want to teach young children about housing today?

Rent Roulette

141

START

- You have collected \$200 in pennies.
- Your water tower fell off! Repairsmen are needed for equipment. Pay \$1.80.
- Your tenants say their rent on time. So you can face your bills on time. Move ahead three places.
- You have to pay the people who help you run the building. Pay \$6.20.
- Your tenants do not pay their rent on time. You cannot pay your bills on time and must skip 3 turns.
- Salary costs go up! Pay \$7.00!
- Your water tower fell off! Repairsmen are needed for equipment. Pay \$1.80.
- You have to pay the people who help you run the building. Pay \$6.20.
- Your tenants do not pay their rent on time. You cannot pay your bills on time and must skip 3 turns.
- Salary costs go up! Pay \$7.00!
- You must pay your taxes, fees, and permits. Pay the city \$12.10.
- Whoopee! You have \$35 left over for profit! On dear, wait one minute! You must pay your financing costs out of this. Pull the dice. If it rolls 1 or 2, keep it for profit. If it rolls 3, 4, 5, pay the bank the \$35.
- You are on the way to the Bank and stop for a cup of tea. But hope for two turns.
- Your boiler breaks. The contractor says it must be repaired. Pay \$7.60.

BANK

RETURN TO START IF YOU HAVE MORE BILLS TO PAY! Continue to circle the board until you are ready to go to the BANK!

Pay Bills And Profits

CHPC'S ARCHIVE

ARCHIVE NAMESAKE

WE ARE INDEBTED TO THE WORK OF MARIAN SAMETH AND RUTH DICKLER, STAFF MEMBERS OF CHPC, WHOSE DECADES OF DEVOTION TO THE ARCHIVAL LIBRARY ENSURED ITS SURVIVAL.



Marian Sameth is longest serving member in CHPC's history, having joined the organization in 1946, drawn by its commitment to NYC's neighborhoods and civic advocacy. Marian, along with her colleagues Frances Magee and Ruth Dickler, established CHPC's remarkable library and archival collection. Through her six decades with the Council, Sameth was the heart and soul of the archive. Evidence of her thoughtfulness and absolute commitment to preserving the historical record is found throughout the archives in her neat handwritten annotations, careful conservation of all CHPC's precious documents, and numerous attributions in academic journals and publications. Ms. Sameth served as

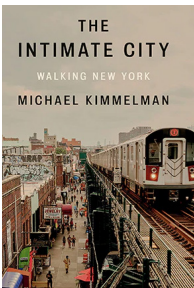
Associate Director of CHPC until she retired in 2000 and assumed a position on CHPC's Board of Directors. She remained connected to the organization until she passed away in 2017 at 98 years old.

Born and raised in New York City, Mrs. Ruth Dickler first joined CHPC as a volunteer in 1962, where she began to build CHPC's archival library. Recognizing that resources to expand the collection were scarce, she worked with the City's publishers to obtain book donations and established and edited CHPC's BookNews, which provided reviews on books related to New York City housing and planning.



She created the library's first card catalogue and became an important resource for many of New York's researchers, academics, and students. Her volunteer work grew into a staff position (the salary for which she donated back to the organization). A talented writer and editor, her research and organizational skills helped to shape CHPC's work and its effectiveness for nearly five decades. Upon her "retirement" she became a member of CHPC's Board of Directors, where she served for decades. Mrs. Dickler passed away in 2015 at the age of 102. Her imprint on CHPC's history, work, and future will remain alongside her autobiography, *In My Mind's Eye*, which sits on the shelf of the archival library she created.

CHPC'S 2023 BOOK CLUB

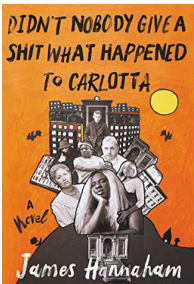


THE INTIMATE CITY: WALKING NEW YORK

By Michael Kimmelman

“As an urban planner, my favorite way to get to know a city has always been by foot. *The Intimate City* is for anyone who loves New York City and taking in all of its glory one step at a time.”

– Wideleine, Policy Analyst

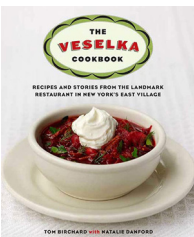


DIDN'T NOBODY GIVE A SHIT WHAT HAPPENED TO CARLOTTA

By James Hannaham

“While change is inevitable, stories like these help us see the way home forms our perception of the world, and how vital it is to hear from voices history has long ignored.”

– Camille, Policy Analyst



THE VESELKA COOKBOOK

By Tom Birchard and Natalie Danford

“I am Ukrainian and food is essential to my life, especially Ukrainian cuisine. I encourage you to learn to cook a legendary borscht recognized by UNESCO in the List of Intangible Cultural Heritage in Need of Urgent Safeguarding from a cookbook by Veselka.”

– Viktoria, Policy Analyst

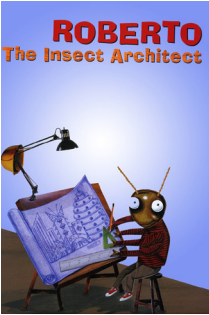


IF YOU WERE A CITY

By Kyo Maclear and Sanna Francesca

“This vividly illustrated book lures readers to explore and express their identities through the different cities and people who live in them.”

– Viktoria, Policy Analyst

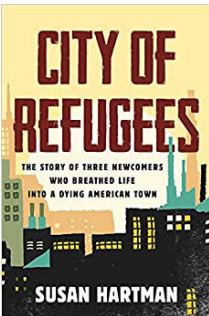


ROBERTO: INSECT ARCHITECT

By Nina Laden

“Witty puns and references will delight adult readers while the Roberto’s perseverance and generosity will inspire young and old alike.”

– Katherine, Senior Policy Analyst

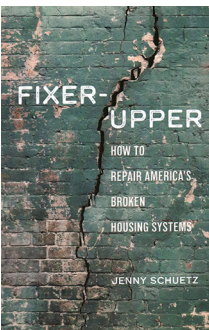


CITY OF REFUGEES: THE STORY OF THREE NEWCOMERS WHO BREATHED LIFE INTO A DYING AMERICAN TOWN

By Susan Hartman

“Journalist Susan Hartman gives readers a moving portrait of the immigrant experience in America and a compelling study of how refugees restored vibrancy to a city in decline.”

– Katherine, Senior Policy Analyst



FIXER-UPPER: HOW TO REPAIR AMERICA’S BROKEN HOUSING SYSTEMS

By Jenny Schuetz

“Need to understand necessary structural reforms for our national, state, and local systems for creating housing, but only have a few hours? Jenny Schuetz provides a clear-eyed diagnosis of what’s not working, and an easily digestible prescription for sensible housing policy. Required reading for students and practitioners alike.”

– Howard, Executive Director

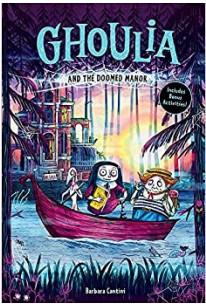


THIS MUST BE THE PLACE: AN ORAL HISTORY OF LATIN AMERICAN ARTISTS IN NEW YORK, 1965–1975

By Aimé Iglesias Lukin

“New York City is a city of immigrants and a magnet for the arts. This collection captures visually stunning contributions, both ephemeral and lasting, made by Latin American artists to the city’s life and culture during a tumultuous period.”

– Howard, Executive Director

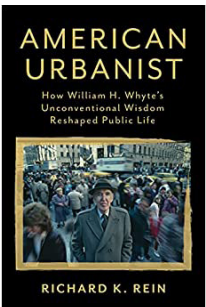


GHOULIA AND THE DOOMED MANOR

By Lauren Castillo

“Ghoulia is a young zombie girl who lives with her zombie family in a haunted, crumbling manor where they are very happy. City planners, building inspectors, and bureaucrats want the standards of their doomed manor to be brought up to code. A delightful story for kids 5-10yrs about housing regulations seen through the eyes of zombies.”

– Sarah, Deputy Director



AMERICAN URBANIST: HOW WILLIAM H. WHYTE'S UNCONVENTIONAL WISDOM RESHAPED PUBLIC LIFE

By Richard K. Rein

“You may not instantly recognize the name William H. Whyte, but you will definitely recognize his groundbreaking 1980’s documentary the *Social Life of Small Urban Spaces*. When you’re done pretending to read *The Power Broker*, pick up *American Urbanist* and learn about how William H. Whyte reinvented public life.”

– Wideleine, Policy Analyst



NEW YORK, NEW YORK, NEW YORK: FOUR DECADES OF SUCCESS, EXCESS, AND TRANSFORMATION

By Thomas Dyja

“Tom Dyja weaves together forty years of politics, policy, culture, and zeitgeist into a narrative that has both the epic sweep of a high-minded history and the grittiness of a rolled-up copy of the *Post*.”

– Howard, Executive Director

**THANKS TO THE SUPPORT OF BOARD MEMBERS,
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AND SUPPORTERS OF OUR STRATEGIC IMPACT FUND, WE
HAVE BEEN ABLE TO SUSTAIN OUR MOST ROBUST STAFF
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and
Howard Slatkin



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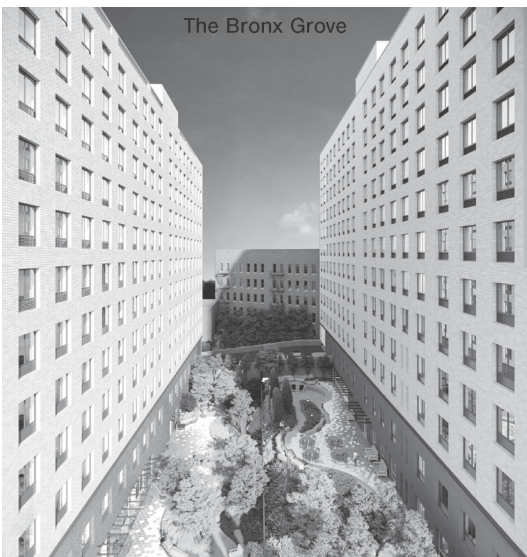
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Insight Award



Rendering of The Hart: Marvel Architects



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MOLLY PARK, 425 GRAND CONCOURSE,
JERUSALEM DEMSAS, AND LIZETTE CHAPARRO

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The Durst Organization proudly supports the Citizens Housing and Planning Council and extends its congratulations to tonight's awardees:

**Lizette Chaparro
Jerusalem Demsas
Molly Park**
and

**425 Grand Concourse, Trinity Financial &
MBD Community Housing Corporation**





*We are proud to support
Citizens Housing & Planning Council for their commitment to affordable housing across
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Congratulations to

IMPACT FOR HOUSING

Molly Park, Acting Commissioner, DSS

IMPACT FOR COMMUNITY INVESTMENT

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Trinity Financial & MBD Community Housing Corporation

INSIGHT AWARD

Jerusalem Demsas, Staff Writer, The Atlantic

IBO BALTON COMMUNITY PLANNER AWARD

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Katten is proud to support the Citizens Housing Planning Council
in its efforts to develop innovative solutions to
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Congratulations to the 63rd Annual Luncheon honorees.

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MBD Community Housing Corp.

congratulates

Citizens Housing Planning Council

on their 63rd Annual Luncheon

and all fellow honorees.

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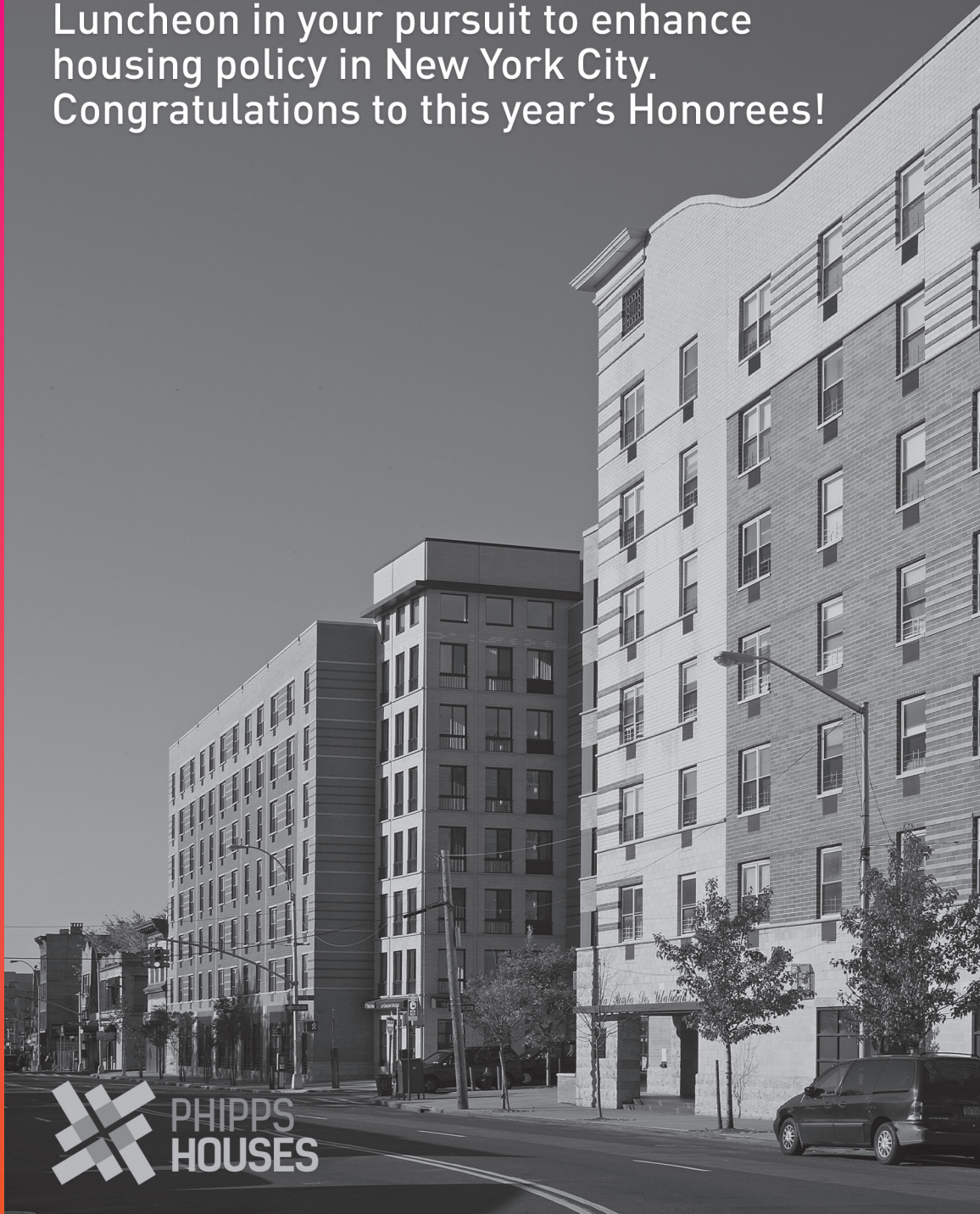


425 Grand Concourse, The Bronx



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63RD ANNUAL LUNCHEON**

Phipps Houses is proud to support Citizens Housing Planning Council's 63rd Annual Luncheon in your pursuit to enhance housing policy in New York City. Congratulations to this year's Honorees!





RDC Development is a proud sponsor of the CHPC 63rd Annual Luncheon. We congratulate all award winners and thank them for their contributions to NYC's housing and planning community.

Because our work wouldn't be possible without collaboration from residents, we'd like to honor our Resident Associations. Listed below are the Resident Associations from each of our three RDC projects. Each Resident Association is critical in developing high functioning communities--places that residents are proud to call home.



Ocean Bay

Thanks to our strong relationship with residents at Ocean Bay, a 24-building, 1,395-unit development in Far Rockaway, Queens, we were able to complete all in-apartment repairs extremely efficiently, making critical repairs after the site was devastated by Hurricane Sandy.



Betances Houses



At Betances Houses, 1,088 units across 40 buildings in the Bronx, we worked with the Resident Association to improve the quality of life for their at-risk community and to empower residents to live fuller and healthier lives.



Williamsburg Houses



This completely renovated bathroom at Williamsburg Houses, a 1,620-unit public housing complex in Brooklyn, is part of RAD renovations to comprehensively improve the site. Upgrades are ongoing, and residents are playing an active role in the rehabilitation.



RDC Development is a joint venture between MDG Design + Construction and Wavecrest Management



RDC Development is proud to partner with many social service providers who share our passion and commitment to residents.



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can transform people's lives and the communities in which they live.

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Congratulations to Molly Park, Acting
Commissioner, DSS, and other 2023 honorees.



Some
set the bar.
Others
raise it.



Thanks for always going above and beyond to make our community a better place.



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Congratulations to CHPC
and the 2023 honorees

Lizette Chaparro

Jerusalem Demsas

Molly Park

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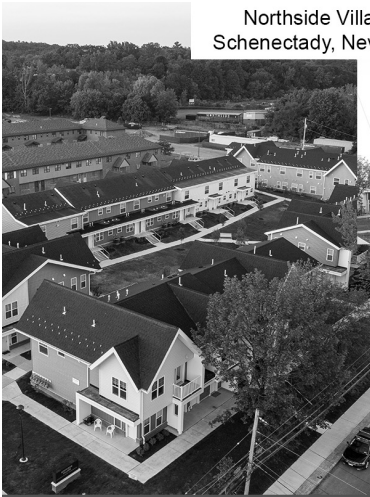
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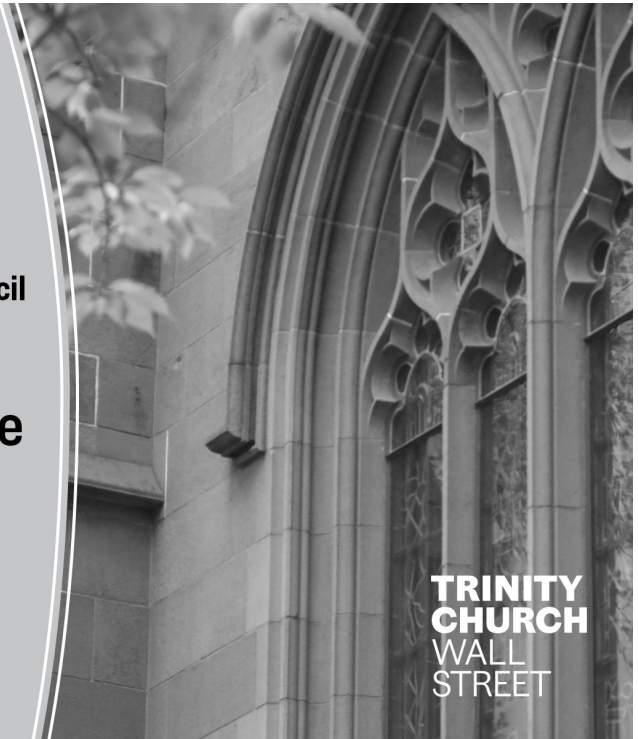
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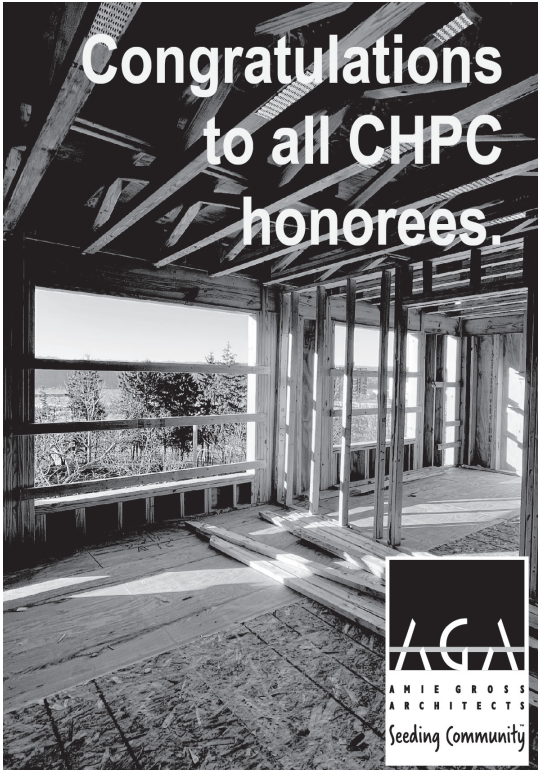
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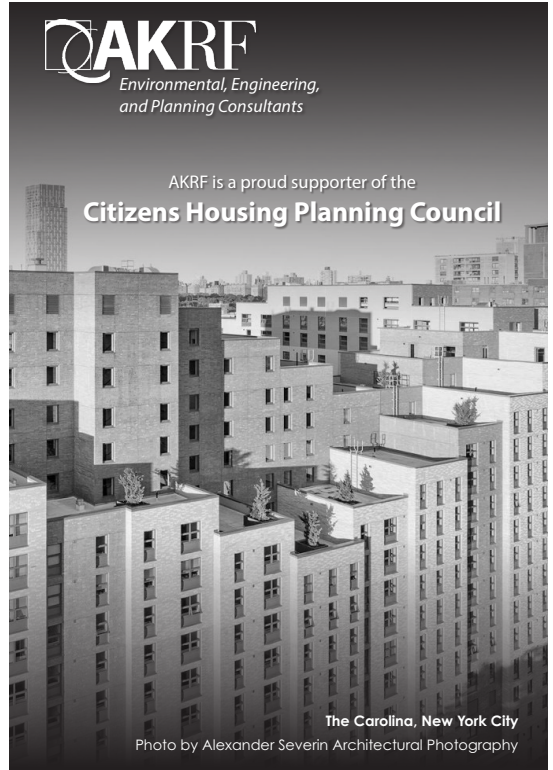
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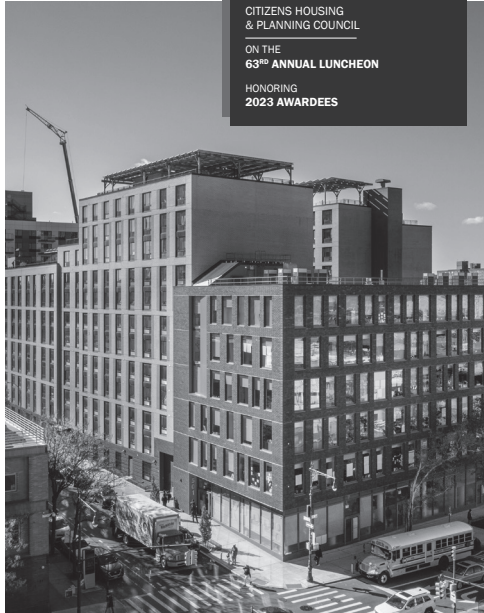
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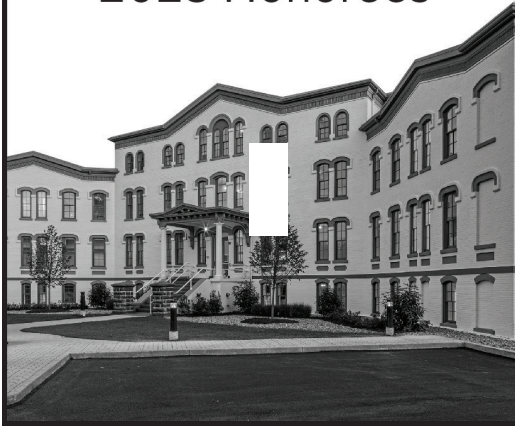
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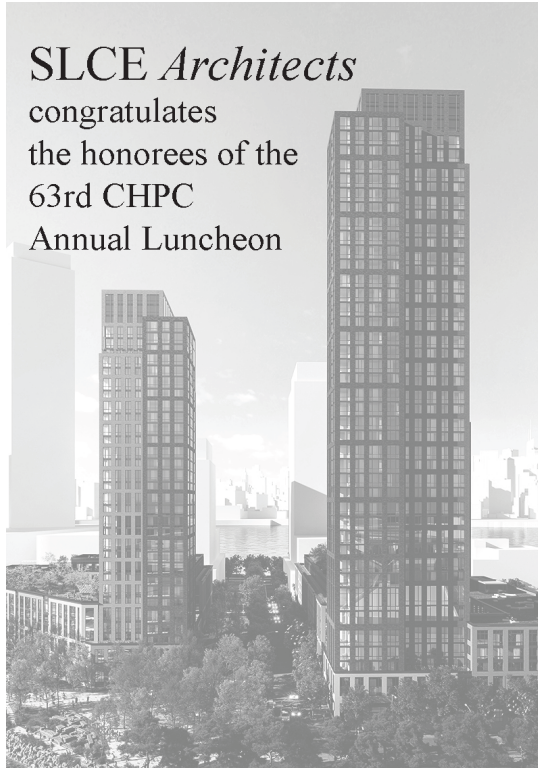
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MOLLY PARK

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