

CHPC'S 60TH ANNUAL LUNCHEON

**POLICY** WITH  
**PURPOSE**

**INSIGHT AWARD:  
REVEREND  
REGINALD L. BACHUS  
THE 400 FOUNDATION**

**ROGER STARR PUBLIC  
SERVICE AWARD:  
JOSEPH B. ROSE  
ROSE URBAN STRATEGIES**

**IMPACT AWARD  
FOR PLANNING:  
MARCIE KESNER  
KRAMER LEVIN**

**IBO BALTON AWARD:  
LEILA BOZORG  
NYC HPD**

**IMPACT AWARD FOR  
COMMUNITY INVESTMENT:  
CITI COMMUNITY CAPITAL**

Kramer Levin

is proud to support the

CHPC

and its advocacy for

good housing for all New Yorkers.



We congratulate this year's award recipients,

including our former colleague

Marcie Kesner

and

Reverend Reginald L. Bachus

Joe Rose

Leila Bozorg

Citi Community Capital

# WELCOME TO CHPC'S LUNCHEON

Thank you for joining us today to celebrate and advance independent, practical, and innovative housing policy. By supporting CHPC, you support research that begins with questions and leads to fundamental change.

When CHPC started in 1937, we were a group of housing practitioners banding together to advance social justice through housing policy. Especially in New York City, where land is so scarce and housing so expensive, housing policy and urban planning can and should be used to advance social justice.

CHPC was an early supporter of the creation of public housing, a leader in the fight against housing segregation, and worked to ensure that the middle class had a foothold in New York City through the creation of the Mitchell-Lama program.

Today, the landscape has changed, but the need to continue this work is more essential than ever. Together, we must:

**ENSURE QUALITY AND SAFETY** of the existing housing stock: Especially for NYCHA developments and tenants living in basement apartments.

**CREATE OPPORTUNITIES** for those left behind by the current housing market, and remember that segregation, homelessness, inequality persist.

**STREAMLINE** and smooth the way for new affordable housing development by making processes and regulations more efficient.

**COMMUNICATE** the benefits and goals of affordable housing to policy-makers and the public.

CHPC's mission is to develop and advance practical public policies to support the housing stock of the city. Our research brings clarity to NYC's housing issues, we do this by presenting our research in relatable and engaging mediums, and by providing policy-makers with a better understanding of housing and planning issues. Our agenda is practical. Our work always begins with questions, not answers. It is the data, our analysis, and its relevance to the real world that drive our conclusions. Our goal is to help decision-makers, inside and outside of government by providing technical, practical and data driven research. **Public policy should be clear about the problem it intends to solve, and how it will address the problem - with data to back it up.**

Your support is critical to this mission, and we extend our deepest thanks to all of our supporters who make this work possible.

With gratitude,



Jessica Katz  
Executive Director



Richard Roberts  
Chairman



Mark Ginsberg  
President

## CHPC'S WORK

In 2018, CHPC published ***New Partners in Public Housing: Evaluation of NYCHA's Triborough Pilot Project***, an interim report of our program evaluation, underscoring our historical commitment to advancements in public housing.

***Making Neighborhoods: A Look at New York City's Regional Housing Marketplace***, provides a rich and innovative cluster analysis of regional demographic change.

CHPC continues to expand our educational impact through our CHPC Connect program. This past year, CHPC hosted a group of planners from **Israel** to learn from housing experts about successful housing solutions in NYC. CHPC also hosted a housing and planning focused trip to **Cuba** for some of NYC's government officials and policy-makers.

***Making Room: Housing for a Changing America***, CHPC's exhibition at the National Building Museum in Washington D.C. was extended into 2019, bringing our research, analysis and voice to a larger, national audience. Almost 100,000 visitors learned about CHPC's approach to demographic analysis and considered new ideas about how to solve the fact that our housing stock is not as diverse as we are.

**Lyra McKie-Krisberg** was born on August 7, 2018 and she is an absolute delight who loves a good Community Board Meeting but believes that any changes to the ULURP process should be made with caution.

CHPC launched our ***Policy Innovation Network (PIN)***, for up-and-coming housing practitioners and government agency staff. PIN members attend events to network, contribute to the development of CHPC research projects and to help shape New York City's housing and planning policy for decades to come.

## CHPC'S WORK

**Look for these initiatives in 2019, along with many more:**

**Prevailing Wage Analysis:** Prevailing wages are once again a central topic in New York City and New York State. CHPC is taking another look at the latest policy thinking on this topic, launching a data portal to provide clarity about the impact and trade-offs of prevailing wages on affordable housing.

**New Lens on New York City's Housing Plan:** CHPC will lead a multi-year strategic visioning process to reframe the next New York City housing plan; looking beyond a unit goal. The project will be comprised of a series of stakeholder convenings, research, public events, and publications.

**Basement Conversions:** To help make basement apartments safer and more habitable in NYC, CHPC seeks to highlight new technologies and systems; to streamline processes to help homeowners improve their basements, and to clarify and improve the thicket of regulations that govern these highly contested spaces.

**City Charter Reform:** The New York City Charter is currently under review by the City Council's Charter Revision Commission. This process could fundamentally change the way land use decisions are made in NYC. CHPC has been front and center in this debate, working to ensure that NYC's land use process remains predictable, transparent, and balanced. Land use policy should balance local and city wide needs, address the needs of both current and future residents, incorporate accurate data, be decision-driven, and provide better ways for neighbors and communities to participate and stay informed.

**Shared Housing:** HPD is taking another look at shared housing, and issued an RFEI that contemplates allowing experimentation with new shared housing models, which CHPC has been a leader on for many years.

**NYCHA:** CHPC is exploring different ideas for how to improve housing conditions. Our work this year will include hosting an event in May to explore how London's public housing was radically improved by putting tenants at the center of the change.

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# IBO BALTON COMMUNITY PLANNER AWARD

## ABOUT IBO BALTON

Ibo Balton (1954-2007) was an urban planner whose career improved the lives of New Yorkers 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. 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 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. Our goal is not just to remember Ibo, but to inspire others to connect their work to the improvement of communities.



## IBO BALTON AWARD RECIPIENT - LEILA BOZORG

Leila is honored for her accomplishments at HPD & HUD, helping to devise and implement the Rental Assistance Demonstration (RAD) program, and for her work at HPD as the Deputy Commissioner of Neighborhood Strategies.

Leila Bozorg is the Deputy Commissioner for Neighborhood Strategies at the New York City Department of Housing Preservation and Development. Leila leads the work of HPD's Planning, Predevelopment, and Neighborhood Stabilization teams, which works to ensure that HPD investments contribute to broad community objectives and strengthen the social, economic, and physical health of neighborhoods, anchored by affordable housing. She also works to ensure the agency's development and preservation efforts are guided by meaningful community engagement.



Leila grew up in Amherst, Massachusetts in a tight-knit immigrant community, which her parents, who were former activists that moved to the U.S. from Iran, were an active part of. She developed an interest in community development early on and was instilled with a sense of the importance of home. After earning her B.A. in Government Studies at Wesleyan University, Leila spent three years in San Francisco working with the Global Philanthropy Forum at the World Affairs Council of Northern California. She received a William J. Clinton fellowship from the American India Foundation in 2007, and traveled to Ahmedabad, India, where she spent the next year working on a livelihood improvement program in informal settlements.

While abroad, Leila developed a keen interest in housing and city planning and was inspired to pursue an M.S. in City Planning at MIT. After graduating, Leila became a Presidential Management Fellow and Special Assistant in the Office of the Secretary at the U.S. Department of Housing and Urban Development. Over the next four years at HUD, Leila worked on a range of urban policy initiatives. She served as an integral part of the team that developed and launched the Rental Assistance Demonstration (RAD) program, the Obama Administration's signature program to preserve public housing programs, and later served as Senior Policy Advisor in the Office of Affordable Housing Preservation.

Since starting at HPD in 2014, Leila has served as Chief of Staff to the Office of Development and to the Commissioner and advanced a range of policy initiatives.

**Leila brings to HPD acute skills for stakeholder engagement and coalition building, which she honed while working at HUD with advocates and tenant groups nationwide, to solicit input on and build consensus around RAD.**

As Deputy Commissioner, Leila's strengths have helped to facilitate collaboration between HPD and local advocacy groups. She has contributed to the development and implementation of initiatives such as the Certificate of No Harassment pilot and the Partners in Preservation program.

Currently, Leila is leading the stakeholder and public engagement process for Where We Live NYC, the City's collaborative planning effort to better understand and confront the effects of segregation and discrimination and how to build more accessible and inclusive neighborhoods.

## 2019 IBO BALTON AWARD COMMITTEE

For more than ten years, the presenters 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 presenters 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 a single individual can transform a community.



**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 Chief Executive Officer 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. He is also the Chief Executive Officer of L+M Builders Group LLC, a construction company operating in the same 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 is 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. She also cultivated a diverse and active Board Membership dedicated to improving NYC neighborhoods. 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 Managing Director of Acquisitions 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** joined The Richman Group of Companies in 2001 and is the Chairman of Richman Housing Resources, LLC. Under his leadership, Richman has invested more than \$2 billion of private equity into affordable housing developments in New York City consisting of nearly 15,000 apartments. 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.

## PAST IBO BALTON AWARDEES



**Michael Polo**  
2007



**Brian Cheigh**  
2008



**Eric Enderlin**  
2009



**Joan Tally**  
2010



**Marian Zucker**  
2011



**John Gearrity**  
2012



**Bill Carbine**  
2013



**Ismene Speliotis**  
2014



**Jessica Katz**  
2015



**Louise Carroll**  
2016



**Nicole Ferreira**  
2017



**Jim Buckley**  
2018

# CHPC 2019 AWARDEES

## IMPACT AWARD FOR COMMUNITY INVESTMENT RECIPIENT - CITI COMMUNITY CAPITAL

Citi Community Capital is honored for their financial commitment to preserving New York City's public housing.



Citi Community Capital is the bank unit through which Citi works to finance all types of affordable housing and community development projects. Citi provides products and resources to finance underserved areas across the U.S., including transactions in the affordable housing, healthcare, education, urban renewal, and small business sectors.

In 2018, Citi provided \$213 million in debt financing through NYSHCR to renovate the Ocean Bay Apartment complex. The project was the first conversion of NYCHA housing through HUD's Section 8 Rental Assistance Demonstration (RAD) program, as well as the largest single-site RAD transaction in the country.

The Ocean Bay Apartments are comprised of 1,395 units in 24 buildings and are home to nearly 4,000 New Yorkers. Located in Far Rockaway, Queens, the public housing development sits in one of the city's most vulnerable areas to flooding and storm surge. Ocean Bay suffered devastating damage during Hurricane Sandy, worsening the conditions of the apartments, which were already in poor condition due to years of unmet capital needs. Hurricane Sandy left residents living in deteriorating, unsafe buildings, exposed to health risks like asbestos and mold and without access to basic needs.

Citi's investment in the renovation of Ocean Bay helped to transform quality of life for some of NYC's most vulnerable residents by contributing nearly fifty percent of the total funds required for the project. This included full unit renovations and campus-wide infrastructure upgrades such as improved security and elevator systems. Flood protection infrastructure was installed to protect the development from future storms. Landscaped floodwalls were constructed to keep surge out and the development's boiler system was decentralized and raised so that each building now has its own rooftop hydronic boiler.

In addition to physical improvements, the investment is driving the creation of a social service program for tenants and has employed local hiring practices to create community jobs. Under the RAD conversion, Ocean Bay is now managed and maintained by RDC Development, ensuring the execution of project initiatives and the continued upkeep of development.

**Citi's critical contribution to the Ocean Bay development will have a lasting impact not just on Ocean Bay tenants but on NYCHA's portfolio and residents citywide.**

The successful RAD conversion at Ocean Bay demonstrated the program as a viable solution for improving conditions in NYCHA communities.



## ROGER STARR PUBLIC SERVICE AWARD - JOSEPH B. ROSE

Joseph B. Rose is honored for his years of public service in New York City as chair of the City Planning Commission and for his tenure as Executive Director here at CHPC.

Joseph B. Rose is a leader in planning and real estate development in the public, private, and non-profit sectors. Mr. Rose is President of Rose Urban Strategies and a leader in NYC planning, development, and civic affairs and a former Executive Director of Citizens Housing and Planning Council.



Mr. Rose was raised on Manhattan's Upper West by parents who were deeply engaged in civic affairs. In fact, his father sat on the CHPC Board during Roger Starr's tenure as Executive Director, leading Roger to become a family friend and an idol of a young Joe Rose. Joe made his own foray into urban affairs with a high school senior project focused on NYC's municipal water supply system. While an undergraduate at Yale, his interest was increasingly piqued by housing and planning issues after taking a seminar led by Roger Starr and a class in which Professor Alex Garvin assigned Starr's Housing and the Money Market text.

Following graduation, Mr. Rose worked first for the Democratic National Committee and as Special Assistant for Urban Affairs to U.S. Senator Daniel Patrick Moynihan (D-NY). As chairman of the Community Board for Midtown Manhattan (CB#5), he led the board through a period of major change. During his tenure as Executive Director of CHPC from 1989-1993, he led a study which charted a pathway forward to address the City's In Rem housing stock, which helped to free up millions of dollars in Federal funding for affordable housing production.

In 1993, Mr. Rose was appointed by Mayor Giuliani to be Chair of the City Planning Commission where he served for 8 years.

### **Mr. Rose led the tripling of the city's annual housing construction and helped establish a growth-oriented planning agenda which continues to this day.**

Among many achievements at City Planning, he also introduced the concept of funding major infrastructure projects with revenues from future adjacent development, created the comprehensive plan for the redevelopment of the Broadway Theater district, and implemented the redevelopment of Columbus Circle.

As a private sector real estate developer, Mr. Rose has partnered in a vast range of properties nationwide, including the iconic IAC building in NYC. Mr. Rose's numerous civic endeavors include co-founding the Rose Center for Public Leadership and helping to create multiple other non-profits. Mr. Rose sits on the boards of the Madison Square Park Conservancy, the Flatiron/Chelsea BID, and the Hudson



*Andrew Cuomo, Roger Starr, and Joseph Rose at CHPC siting forum.*

River Park Trust, among others. He has taught graduate-level courses at Columbia, NYU, Harvard, and Princeton, and has published articles in The New York Times, The New Republic, The City Journal, and the Journal of the American Planning Association.

## IMPACT AWARD FOR PLANNING - MARCIE KESNER

Marcie Kesner is honored for her lifelong career in planning at the Board of Estimate, the Office of the Queens Borough President, and in honor of her recent retirement from Kramer Levin.



Marcie has held a broad range of position in the public, private, and civic realms. She recently retired from Kramer Levin, where she was Planning and Development Specialist in their Land Use Department.

Marcie was born and raised in Queens, where she still resides today. Her love for the city and her constant desire to understand its functions and forms led her to study planning at Barnard College and obtain her Masters degree in Urban Planning from

the Wagner School of Public Administration at NYU. She spent two years as a planner for the City of Mt. Vernon, NY, before returning NYC to work as Special Assistant to then City Council President Carol Bellamy. Marcie reviewed all housing, real estate and land use items that came before the Board of Estimate as Ms. Bellamy's deputized representative and conducted studies and plans in the years in which New York City began to rebound from the fiscal crisis of the 1970s.

In 1988, Marcie began a private consulting practice specializing in land use, environmental impact analysis, board development, and grantwriting. Her primary clients included the Empire State Development (ESD) and the Queens West Development Corporation, an ESD subsidiary formed to redevelop the Hunters Point waterfront in Queens. Marcie played an integral role in the implementation of plans that led to the area's future. She continued to focus on the execution of these plans in her role as Director of Planning for then Queens Borough President, Claire Shulman. She also advised Ms. Shulman on the redevelopment of the Long Island City core, the downtown Jamaica rezoning, the conversion of Fort Totten to a city park and Fire Department training center, and the creation of housing and a public school campus on excess land at a state psychiatric facility. Marcie played an integral role in the vibrant growth of Queens neighborhoods.

In 2000, Marcie left public service to practice planning and zoning as a professional in a major law firm; the last 13 years of her career were spent as a member of the land use team at Kramer Levin. In the private sector, Marcie's understanding of land use from the City government perspective provided her clients and colleagues with valuable insights as they navigated the city's land use processes, helping to effectuate development ranging from hundreds of new market rate and affordable housing units near Hudson Yards to supportive housing for formerly incarcerated women in Queens.

**Marcie is an active member of the civic realm who has offered her expertise to the betterment of the city in many ways.**

She was co-chair of New York New Visions, the collaborative civic planning and design initiative regarding the redevelopment of the World Trade Center site after 9/11; is an active member of the CHPC board and its Zoning Committee; has been an officer of the New York Metro Chapter of the American Planning Association; and offers pro bono services to the Queens-based non-profit organization, Hour Children.

Marcie is a dedicated amateur potter. Marcie and her husband Gary are the proud parents of Adam and Josh, who are married to Julie and Shana, and they are also the proud grandparents of their one-year-old grandson, Lio.



## INSIGHT AWARD - REV. REGINALD L. BACHUS

Reverend Reginald L. Bachus is honored for his work co-founding The 400 Foundation, an organization that raises the voices of communities of color to achieve economic equality in NYC's development and construction industries.

Reverend Reginald Lee Bachus is Associate Pastor of the landmark Abyssinian Baptist Church in Harlem and a founding member of The 400 Foundation, a faith-based effort to advance economic quality in NYC's development and construction industry. Rev. Bachus has a diverse background in religion, community development and organizing, real estate, and law. He is an active contributor to the current debate around prevailing wage and has called for further investigation of how increased prevailing wage requirements would impact minorities, women, and the affordable housing stock.



Rev. Bachus is a third-generation Baptist Pastor who has been involved in the faith community since childhood. He grew up in Kansas City, where his excellence in school and sports earned him a scholarship to Prairieview A&M University in Texas. In college, Rev. Bachus created a mentor program for black males and started his own media and marketing company. In 2006, following a vision that came to him in a dream, he moved to New Haven to attend Yale Divinity School. During this time, he also commuted on the weekends to preach at churches in New York and New Jersey.

Following graduation, Rev. Bachus joined his father as a pastor at Friendship Baptist Church in Chicago. There, he helped catalyze Austin Coming Together, a collective impact initiative for social change on Chicago's Westside. In 2011, Rev. Bachus moved to Brooklyn to be the Senior Pastor of Mt. Ollie Baptist Church. He led Mt. Ollie to triple its membership and to establish programs to assist local youth and deter crime.

During this time, Reverend Dr. Calvin O. Butts III, Senior Pastor at the Abyssinian Church, took notice of Rev. Bachus' diverse skill set and leadership promise. Dr. Butts invited Rev. Bachus to join him at Abyssinian, where Rev. Bachus became Associate Pastor in 2015. Soon after, he assumed the additional role of CEO of Abyssinian Development Corporation (ADC), which was in severe financial and legal distress. Under Rev. Bachus' leadership, ADC has since been stabilized and put back on the path as a national model for faith-based community development.

Through his work at ADC, Rev. Bachus discovered Real Estate Development and Construction as a solution for creating sustained change and economic uplift for minority communities. These industries are permanent economies that provide opportunities for employment and economic mobility to persons of all skill levels, educations, and backgrounds. Rev. Bachus attended law school so that he could better advocate for the sector's inclusion of minorities and founded the 400 Foundation to advance this goal.

**The 400 Foundation aims to change the current lexicon of career aspirations for children of color and advocates for policy changes to allow minorities more access to jobs, contracts, and capital in development and construction.**



# CHPC BOARD

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**Sandra Acosta**, *AIM Development Group*, **Mark Alexander**, *Alexander Development Group*, **Eva Alligood**, *Local Initiatives Support Corporation*, **Margaret Anadu**, *Goldman Sachs Bank USA*, **Hercules Argyriou**, *Mega Contracting*, **Richard Barth**, *Capalino+Company*, **Simon Bacchus**, *Arker Companies*, **Stuart Beckerman**, *Slater & Beckerman*, **Carmi Bee**, *FAIA, RKT Architects*, **Alan Bell**, *B&B Urban*, **Robert Berne**, *Berne Realty*, **Anthony Borelli**, *Edison Properties*, **Shirley Bresler**, *Consultant*, **Thomas Campbell**, *Thorobird Companies*, **Rafael Cestero**, *Community Preservation Corporation*, **Emily Chen**, *National Equity Fund*, **Lorraine Collins**, *Enterprise Community Partners*, **James Davidson**, *AIA, SLCE Architects*, **Linh Do**, *AKRF*, **Martin Dunn**, *Dunn Development*, **Douglas Durst**, *Durst Organization*, **Neil Falcone**, *Chicago Title Insurance Company*, **Erica Forman**, *Bryan Cave Leighton Paisner*, **Paul Freitag**, *WSFSSH*, **Danny Fuchs**, *HR & A Advisors*, **Deborah Gans**, *Gans Studio*, **Richard Gerwitz**, *Citi Community Capital*, **Jim Gillespie**, *Bellwether Enterprise Real Estate Capital*, **Sally Gilliland**, *Hudson Companies*, **Elliott Glass**, *AIA, Glass & Glass Architects*, **Alexander Gorlin**, *Alexander Gorlin Architects*, **Rick Gropper**, *Camber Property Group*, **Amie Gross**, *AIA, Amie Gross Architects*, **David E. Gross**, *AIA, GF55 Partners*, **Rosanne Haggerty**, *Community Solutions*, **Larry Hirschfield**, *ELH Management*, **Kevin Hoffman**, *Richman Housing Resources*, **William Hubbard**, *Center Development Corporation*, **Karim Hutson**, *Genesis Partners*, **Marcie Kesner**, *Consultant*, **Carol Lamberg**, *Consultant*, **Deborah Clark Lamm**, *Consultant*, **Phil Lavoie**, *Gotham Organization*, **Robert Lehrman**, *Lodestone Banking Consultancy*, **Nick Lettire**, *Lettire Construction*, **Jeffrey Levine**, *Douglaston Development*, **Kenneth Lowenstein**, *Holland & Knight*, **Meredith Marshall**, *BRP Development*, **John McCarthy**, *Consultant*, **Ron Moelis**, *L+M Development Partners*, **Niall Murray**, *Rockabill*, **Perry Notias**, *Notias Construction*, **Robert Rosenberg**, *Rosenberg Housing Group*, **Carol Rosenthal**, *Fried, Frank, Harris, Shriver & Jacobson*, **David Rowe**, *CAMBA Housing Ventures*, **Matthew Schatz**, *TD Bank*, **David Schwartz**, *Slate Property Group*, **Avery Seavey**, *Seavey Organization*, **Paul Selver**, *Kramer Levin*, **Ethel Sheffer**, *AICP, Insight Associates*, **Abby Jo Sigal**, *Here to Here*, **Jane Silverman**, *JPMorgan Chase*, **Carole S. Slater**, *Slater & Beckerman*, **Mark Strauss**, *FAIA, AICP, FXCollaborative Architects*, **Tracy Sullivan**, *Bank of America Merrill Lynch*, **Robin Thomson**, *Apple Bank for Savings*, **Beatriz De la Torre**, *Trinity Wall Street*, **David Walsh**, *JPMorgan Chase*, **Adam Weinstein**, *Phipps Houses*, **Alan Wiener**, *Wells Fargo*, **Mark Willis**, *NYU Furman Center*, **Emily Youssef**, *Consultant*, **Howard Zipser**, *Akerman*

## EMERITI

**Frances Magee, Peter Salins**



# NEW CHPC BOARD MEMBERS

**Stuart Beckerman, Principal  
Slater & Beckerman**

Stuart is the principal in the Law Office of Slater & Beckerman P.C., where he specializes in zoning and land use in New York City. Stuart previously served as Deputy Counsel to the Land Use Division of the New York City Council and, prior to that, as Deputy Counsel to the New York City Board of Standards and Appeals, the City's zoning board.

Stuart has been an active member of the Land Use Zoning and Planning Committee of the New York City Bar Association. Since 2006, he has been Co-Chair and Speaker in an annual continuing legal education seminar on the transfer of development rights. Stuart received a J.D. degree from the Cardozo School Law of Yeshiva University and a B.A. degree from the University of Pennsylvania.

Stuart was recognized as a leading zoning and land use attorney in New York City by Chambers Guide USA for 2017. He is also listed as a New York Super Lawyer for Land Use and Zoning in Super Lawyers Magazine for 2016.



**Anthony Borelli, Senior Vice President of Planning & Development  
Edison Properties**

Mr. Borelli leads strategic planning and entitlement efforts for high visibility development sites in New York City; Newark and Secaucus, New Jersey; and Baltimore, Maryland. Prior to joining Edison, he served as director of the Manhattan Borough President's planning office. Previously, Mr. Borelli was District Manager of Community Planning Board 4, which represents the Manhattan neighborhoods of Chelsea, Hudson Yards and Hell's Kitchen.

Anthony is currently an Adjunct Associate Professor of Urban Planning at Columbia University's Graduate School of Architecture, Planning and Preservation; and he is a board member of the Regional Plan Association, Newark Alliance, Newark Downtown District (BID.) Downtown Brooklyn Partnership, Friends of Hudson River Park and Hudson Square Connection (BID.)

Mr. Borelli holds a Bachelor of Arts Degree in Policy Studies from Syracuse University and a Master of Science Degree in Urban Planning from Columbia University.



**Thomas Campbell, Managing Member  
Thorobird Companies**

Thomas Campbell is a founder and principal of Thorobird Companies LLC, leading development, acquisitions and operational strategy. He also serves on the Albany Budget and the New York City Budget Committees of the New York State Association for Affordable Housing. Prior to founding Thorobird, Mr. Campbell worked in Finance for Merrill Lynch managing a \$300,000,000 portfolio of investments and later for Morgan Stanley as an institutional advisor to corporations. He received his BA in Economics from Colgate University and an MBA in Real Estate Finance from Columbia Business School.

**Lorraine Collins, Director of Public Policy & External Affairs  
Enterprise Community Partners**

Lorraine is responsible for working with the office's Executive Team and Program Leaders to build and effectively execute a public-policy strategy to address affordable housing and community development issues across the New York market. Lorraine also oversees the Office's advocacy and lobbying activities, as well as its communications function. Prior to joining Enterprise, Lorraine spent over a decade in New York State government working on affordable housing policy at Homes and Community Renewal (HCR) and the Division of Budget. Lorraine played a critical role in the State's fair housing planning efforts by launching HCR's Fair and Equitable Housing Office. Additionally, at HCR Lorraine served as a Regional Director and Policy Advisor, leading efforts to address affordable housing and community development needs in areas such as health and housing, resilience, education and employment inequalities. Lorraine also had a five-year career in the private sector, working as a financial analyst at Carrier Corporation. Lorraine received her BBA in Accounting from Howard University and her MBA and MPA from Syracuse University.



### **Danny Fuchs, Managing Partner NY City Office HR & A Advisors**

Danny Fuchs is the Managing Partner of the New York office of HR & A Advisors. Danny is the former Founding Director of the Capital Planning Division of the New York City Department of City Planning, where he was responsible for integrating new technologies and data-driven approaches into the City's capital planning and budget-making process across nearly two dozen agencies. He helped create and manage a new \$1 billion Neighborhood Development Fund for the City, investing in projects that foster comprehensive community development to complement neighborhood rezonings; developed new datasets and software for city planners, and launched NYC Planning Labs; and jointly developed the City's Ten-Year Capital Strategy with the Office of Management and Budget. Danny's consulting practice has included strategies for public-private real estate developments and infrastructure deployments, broad-based civic engagement initiatives like Talking Transition, universal broadband planning, and work for technology companies seeking to improve the urban experience. Danny holds a bachelor's degree in architecture and urban studies from Yale University.



### **Phil Lavoie, Chief Operating Officer Gotham Organization**

Phil joined Gotham in 2018, after overseeing asset management and property operations for a number of private equity firms and developers including Madison Realty Capital, WinnResidential, and the Arker Companies. Phil has overseen investment portfolios in excess of 75,000 apartments, and management portfolios in excess of 8,000 apartments / 3 million square feet of commercial property. He has overseen several energy retrofit projects, including one for which he received Con Edison's Property Manager of the Year award in 2012.



Phil currently serves on the boards of several nonprofit organizations, including the NYSAFHA, the Downtown Brooklyn Partnership, CHPC, the Garment District Alliance, and the New York Housing Conference. He is an Adjunct Instructor at the Stephen L. Newman Real Estate Institute of Baruch College, as well as an instructor in NYC HPD's Minority & Women-Owned Business Enterprise Development Program. Phil holds a BS from Bard College and an MS from NYU's Schack Institute of Real Estate.



### **Niall Murray, Managing Director & Founder Rockabill Consulting and Development**

Rockabill Founder & President, Niall Murray, has advised on the development and financing of over 10,000 units of affordable housing during his career, raising in excess of \$1.30 Billion in capital. He is a current member of the New York Housing Conference Advisory Board, Flax Trust America and the Hoboken Historical Museum. Niall has been on the vanguard in using the capital markets for such programs as Affordable Assisted Living, Qualified Zone Academy Bonds, Public Housing Authority Revitalization, Supportive Housing and Preservation Projects. Prior to Rockabill, Niall was Managing Director of O'Connor Davies Munns & Dobbins Housing Advisory Group and Allied Irish Bank's Housing Group. He oversaw the development and financing of over 3,000 units of affordable housing. Niall is a qualified accountant and spent five years at a public practice in Dublin, Ireland.

### **David Rowe, Executive Vice President CAMBA Housing Ventures**

David A. Rowe is an Executive Vice President for CAMBA/CAMBA Housing Ventures, Inc. Founded in 1977, CAMBA annually provides services to more than 45,000 individuals and families in six core areas: Economic Development; Education and Youth Development; Family Support; Health; Housing; and Legal Services. Responding to a pressing need for permanent, affordable housing, CAMBA Housing Ventures, Inc. – a nonprofit development corporation affiliate was established in 2005 to create sustainable and energy-efficient housing for low-income and chronically homeless families and individuals.



Since joining CHV in 2008, David has significantly expanded the organization's portfolio to include a total of 2,026 completed and in-progress affordable housing units located throughout NYC. David has over 20 years of experience in affordable housing, as a developer, and a lender in both public and private sectors.

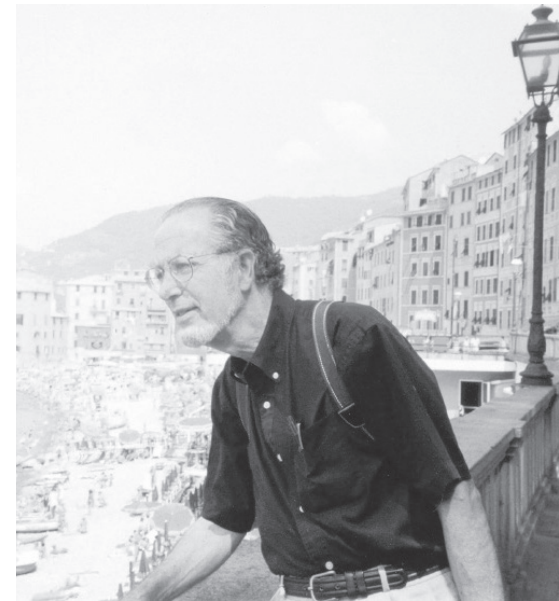
### **Beatriz De la Torre, Managing Director, Housing & Homelessness, Trinity Wall Street**

Beatriz (Bea) de la Torre is the Managing Director for Housing and Homelessness at Trinity Church Wall Street. Bea is responsible for establishing and implementing a comprehensive strategy for the faith-based institution to address the homelessness crisis in New York City which includes the deployment of grants and investments. Before joining Trinity, Bea was the Managing Director of Housing at Robin Hood for five years. For the last 1.5 years, Bea also splits her time helping her homeland of Puerto Rico recover from the devastation caused by Hurricane Maria with a focus on finding better energy solutions for the island.



Bea worked for the NYC Department of Housing and Preservation and Small Business Services for close to 10 years combined, working on innovative pilot programs including micro units and green design. Bea received her BA in Communications from the University of Pennsylvania and her Master's degree in Urban Planning from the Massachusetts Institute of Technology.

# WILLIAM R. GINSBERG FELLOWSHIP PROGRAM



"I was fortunate to have begun my career in development through the Ginsberg Fellowship. At a time when technology, economic and cultural shifts are increasingly redefining traditional forms of living and affordability, CHPC fostered in me a deep interest in how public policy can effectively support these new ideas, and helped me engage as a more thoughtful and creative professional."

**Neelima Panoli**, 2011 Fellow  
Project Manager  
Denham Wolf Real Estate Services

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.

## CHPC FELLOWS



**Viktoria Barbaniuk**  
Summer 2018  
MPA candidate,  
Columbia SIPA  
New York, NY



**Camila Jordan**  
Summer 2018  
Program Director ENY  
Basement Pilot,  
Cypress Hills LDC  
New York, NY



**Yashesh Panchal**  
Fall 2017  
Studio DY  
New York, NY



**Katherine Leitch**  
Summer 2015 - Spring 2016  
Senior Policy Analyst, CHPC  
New York, NY



**Dillon Massey**  
Summer - Winter 2015 Fellow  
UX/UI Designer @ What Goes  
Around Comes Around  
New York, NY



**Delfina Lopez Freijido**  
Summer 2013-Spring 2014 Fellow  
Project Manager,  
City of Buenos Aires  
Buenos Aires, Argentina



**Thomas Lovatt Martin**  
Summer 2013 Fellow  
Engagement Manager  
McKinsey & Company  
New York, NY



**Joseph Pupello**  
Summer 2013 Fellow  
President & CEO,  
Zone A New York  
New York, NY



**Du Jingqiang (JD)**  
Winter 2013 Fellow  
Economist,  
Comprehensive Transportation  
Research Institute of China,  
Center for Urban Development  
of NDRC  
Beijing, China

## CHPC FELLOWS



**Megan Houston**  
Summer 2012 Fellow  
Program Manager,  
Institute for Market  
Transformation  
Washington, DC



**Hannah Gonzalez**  
Spring 2012 Fellow  
Urban Planner  
Manila, Philippines



**Jinny Khanduja**  
Spring 2012 Fellow  
Director of Development and  
Outreach, Storefront for Art  
and Architecture  
New York, NY



**Ben Anderson**  
Winter 2012 Fellow  
Senior Portfolio Manager,  
Local Initiatives Support  
Corporation (LISC)  
New York, NY



**Neelima Panoli**  
Summer 2011 Fellow  
Senior Project Manager,  
Denham Wolf Real Estate  
Services  
New York, NY



**Anna Grosso**  
Fall-Winter 2010 Fellow  
Senior Planner, City of DeLand  
DeLand, FL



**Daniela Feibusch**  
Summer 2010 Fellow  
Associate, Hirschen Singer &  
Epstein LLP  
New York, NY



**Kasimir Hagendoorn**  
Summer 2010 Fellow  
Project and Stakeholder  
Manager, Procap  
Utrecht, Netherlands



**Stefanie Marazzi**  
Fall 2009-Fall 2010 Fellow  
Member, Slater & Beckerman PC  
New York, NY

## CHPC FELLOWS



**Anisha Maniaci**  
Fall 2009-Spring 2010 Fellow  
Director of Finance,  
Office of Asset and Property  
Management  
NYC Dept. of Housing  
Preservation & Development  
New York, NY



**Hannah Hesse**  
Summer 2009 Fellow  
Architect, Konstruktivwerk  
GmbH  
Munich, Germany



**Sulin Carling**  
Spring 2009 Fellow  
Senior Program Manager,  
NYC Dept. of City Planning  
New York, NY



**Kercena Dozier**  
Fall 2008-Winter 2009 Fellow  
Associate,  
Assistant Vice President,  
Carver CDC  
New York, NY



**Carol Clark**  
Winter 2008-Spring 2009 Fellow  
Director,  
Office of the Chief Architect,  
NYC Dept. of Design &  
Construction  
New York, NY



**Saadia Chowdhury**  
Summer-Fall 2008 Fellow  
Supplier and Benefits Manager,  
Quintessentially Lifestyle  
Dubai, UAE



**Andrea Perkins**  
Winter 2007-Spring 2008 Fellow  
Community Planner &  
Engagement Specialist,  
Black Family Development Inc.  
Detroit, MI



**Silvett Garcia-Tsuang**  
Winter 2007 Fellow  
Community Life Coordinator,  
New Life Fellowship Church  
Queens, NY



**Denali Dasgupta**  
Spring-Summer 2007 Fellow  
Researcher,  
University of Chicago  
Chicago, IL

# CHPC HISTORY

CHPC was founded in 1937 — as the Citizens Housing Council — inspiring a national movement to improve the living conditions in our cities.

In the final few strokes of Franklin Roosevelt's New Deal, the United States began its fledgling effort to establish permanent federally funded housing. Capitalizing on the momentum of a national housing movement, Senator Robert F. Wagner co-sponsored a bill that created the US Housing Authority (USHA), which had the power to make loans to states and communities for the construction of low-cost housing.



Harold Buttenheim, CHPC's founder, made his career in publishing, most notably the influential American City magazine. Inspired by an era of government reform, the magazine grew into an immensely successful publication focused on "... constructive ideas for making cities and towns more attractive, happier, and generally more worthwhile places to live and do business." Buttenheim translated his columns into actions, spearheading the formation of CHC. Joined by Loula Lasker, a social worker and associate editor of Survey and Survey Graphic, and real estate executives Peter Grimm,

Lawrence Elliman, and James Felt, he created a coalition of citizens with diverse interests and areas expertise to collectively identify and solve municipal issues.

We made impact right away. Our first major initiative was to promote a state constitutional amendment in 1938 allowing the state to borrow funds and make loans and grants to local housing authorities for constructing housing and undertaking slum clearance. CHC's work helped make New York the first state to provide such funds. This type of authority is still critical today and remains at the core of State and City housing programs. CHC helped blaze the trail. Both Mayor Fiorello LaGuardia and First Lady Eleanor Roosevelt were supporters of CHC's early efforts.

With a post-war housing crisis looming, CHC turned its attention to constructing huge amounts of safe, modern apartments for New Yorkers. Critical to this was the development of public housing around the city. Many CHC reports from this period that advocated a strong government role in building public housing were the work of Ira Robbins, our longtime Vice President who later



Members of the executive board of the Citizens Housing and Planning Council look over the site of the proposed low-income project at 100th St. and Lewis Ave., in Corona. From left are Roger Starr, council president Frederick Frost, David Tishman and Mrs. Ida Webster, executive members.



served as a NYCHA commissioner under Mayors Wagner, Lindsay, and Beame. Also prominent during this period was the lawyer and writer Charles Abrams, who helped found NYCHA.

CHC Board members visited, analyzed, and advised the City about every proposed site for public housing. Our reports and feedback helped shape the City's progressive public housing campaign.

CHC was an early proponent of racially integrated housing. We supported the NAACP's lawsuit challenging the use of public condemnation at the planned segregated development of Stuyvesant Town. Charles Abrams, in fact, served as the head of state and federal commissions against housing discrimination for over a decade. CHPC Board member Stanley Isaacs penned a letter in support of CHPC's stance that is as beautiful as it is legally cogent. Referring to the MetLife president at the time, he wrote, "Ecker's attitude is the talk of a Bourbon who thinks in terms of the 18th Century and not in terms of 1943." These efforts were just one manifestation of the Council's commitment to integrated housing.

It was in the late 1940s that we added "Planning" to our name.

In the 1950s, CHPC continued its support for public housing and also helped the City improve the regulation of private housing. A particularly cutting memo regarding a City Council proposal to relax the Housing Maintenance Code's regulations of heating, CHPC Board member L.O. Rothschild wrote, "The dwelling laws are difficult enough without complicating them with legislation of this kind. If the whole of the dwelling laws were drawn like this, they would extend to thousands of pages." We enthusiastically supported the creation of a new Zoning Resolution by the City Planning Commission—especially

the concepts of density controls and mandatory open space. James Felt, a real estate developer, served on CHPC's Board in the 1940s before chairing the City Planning Commission, lending huge influence to the formation of the 1961 Zoning Resolution.

Throughout the 1960s, CHPC was a trusted source of support and ideas as the City grappled with urban renewal. CHPC contributed both technical studies and public reviews to the City and State as tens of thousands of new apartments were created. Key to CHPC efforts in this period were Clarence Stein, now most closely associated with the Garden Cities and Settlement House movements, and I.D. Robbins, a writer who went on to spearhead the Nehemiah Houses initiative in East New York. Our commitment to non-partisanship earned us angry letters from both Robert Moses and Jane Jacobs—some of our most prized archival documents!

From public housing to private buildings to the Mitchell-Lama program, CHPC helped the City confront the significant problems it faced. Among the prominent CHPC Board members to champion Mitchell-Lama housing were Daniel Nelson, who oversaw the housing program at HPD, and Lee Goodwin, CHPC Chair in the 1980s, who drafted the legislation that created Mitchell-Lama.

As the federal government continued to retreat from funding housing programs and the City's population—and tax roll—began to shrink, CHPC shifted its focus to how effective the City and State can be in targeting their scarce resources on the populations who most need assistance. This

translated to co-emphasis on construction of new housing and preserving the existing stock, and

# CITIZENS HOUSING & PLANNING COUNCIL

the subsidy programs that make them possible.

With the large in rem housing stock, the City was in need for ideas and analysis regarding tax foreclosure and privatization—and turned to CHPC for help. We also voiced a call to reform the regulation of single-room occupancy buildings and advocated developing an affirmative approach to landmarking.

With the City's redevelopment landscape changing around the turn of the 21st Century, CHPC undertook analyses focused on the transformation of the old industrial landscape into mixed-use areas. Recognizing a once-again growing population, CHPC would then turn its attention to Making Room to shape the housing stock to better adapt to our modern households.

Much of the history contained above has been preserved in the retrospective report, *The Challenge and the Change*, which CHPC published in 1989. You can read the full report at <http://chpcny.org/assets/Challenge-and-Change.pdf>.

Nearly 600 activists, experts, and intellectuals have served on CHPC's board or in an executive capacity over our 80 year history.

Each has made an extraordinary contribution in his or her field, shaped New York's housing landscape, and magnified CHPC's impact. In celebration of their diverse interests and contributions, we highlight a few of our many exceptional board members below.

Many more have not been included, reflecting our lack of space, not their lack of importance. A more comprehensive list of notable council members will be posted on our website.

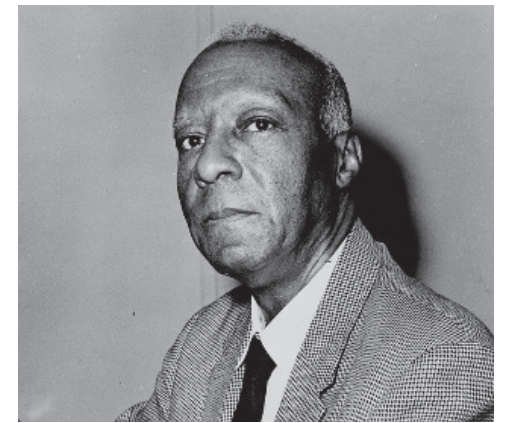


One of CHPC's earliest board members was **Alicia Guggenheim**, the second daughter of Joseph Medill Patterson, who founded the *New York Daily News*. Described as "active and very audacious," she traveled the world "adventuring," a lifestyle that at the time was only enjoyed by men of privilege. Before settling in New York, she became one of the first women pilots, setting several land and speed records.

In 1939, the year she joined CHPC, she purchased the plant and equipment of the Long island-based *Nassau County Journal* jointly with her new husband, Harry F. Guggenheim. Within a year, she launched a new daily paper called *Newsday*. *Newsday* earned journalistic credibility with its support for and reporting on the need for low-cost, efficient housing

for veterans returning home from World War II. Post-war housing was one of CHPC's earliest initiatives, one that clearly resonated with Ms. Guggenheim during her tenure on the board. Like many of her CHPC contemporaries, she was politically engaged and a supporter of investigative journalism. While she helmed *Newsday* as its editor and publisher the paper flourished—circulation soared, the publication won a Pulitzer, and she and *Newsday* graced the cover of *Time* magazine.

During his 1940s campaign pushing President Roosevelt to end racial discrimination in employment and the armed forces, prominent civil rights leader,



**A. Philip Randolph**, served on CHPC's board. CHPC was actively engaged in the fight against racial discrimination in housing. It helped organize the Committee to Outlaw Racial Covenants and was at the forefront of legislative efforts to eliminate discrimination in real estate activities. In 1943 and again in 1947, CHPC submitted legal briefs in protest of the racially discriminatory practices of the Metropolitan Life Insurance Company, which excluded black tenants from its new Stuyvesant Town apartment complex. In 1957, CHPC board member and City Council minority leader, Stanley Isaacs, fought for the Sharkey-Brown-Isaacs Bill, which barred racial discrimination in New York's private housing stock. Randolph went on to lead the famous 1963 March



first rehabilitation development under the Mitchell-Lama law. He built thousands of low-income, affordable, and conventional rental, cooperative, and condominium units across the city. He was an early leader in the rejuvenation of Harlem, building the first affordable housing cooperative in Harlem and the landmark apartment complex, Esplanade Gardens. His portfolio of work spanned periods of significant social and economic change in New York. Seavey served on CHPC's board for three decades and more than half his term was spent as vice president or Chairman of the board.



**Daniel Nelson**, was an innovator in both the public and private sectors and cared deeply about New York's housing, schools and neighborhoods. As COO of the New York City Education Construction Fund, he oversaw the development of multiple schools including the Norman Thomas

He would pass away on September 10, 2001 never witnessing the terrible attacks on his city. CHPC commemorates his life with the annual Roger Starr Public Service Award.

Instead of immediately joining his family's real estate business, **Richard Ravitch**, earned his law degree and went to work for the House Government Operations Committee in Washington, D.C., and the New York State Commission of Governmental Operations for the City of New York. Returning to New York to join his father's firm, Ravitch threw himself into developing affordable housing projects that included Riverbend Housing and the award-winning Waterside Plaza complex. Ravitch teamed with like-minded socially progressive architects, Lew David and Sam Brody, to undertake both Mitchell Lama projects.

The national economic downturn in the 1970s was particularly acute in New York City as middle-class residents fled for the suburbs, depleting the City's tax base. In 1975, Governor Hugh Carey drafted Ravitch who was then CHPC board president, to chair the New York State Urban Development Corporation (UDC). The UDC was responsible for financing and developing tens of thousands of units across the state and was facing the first municipal bankruptcy since the 1930s. Ravitch is credited for saving the agency which was nearly insolvent. Following his success in turning around the fate of the UDC, he was drafted in 1979 to lead another major agency facing structural issues, the Metropolitan Transportation Authority (MTA). In his many public and private rolls, he has become a legend for resuscitating failing institutions and his budget wizardry.

**Robert Seavey**, an affordable housing pioneer, had a long and varied career in the housing sector as a lawyer, real estate developer, and public servant. Building on the work of fellow CHPC board member **Lee Goodwin**, who drafted the State's Mitchell-Lama legislation, Seavey undertook the

and Peter Cooper Village. He shared his real estate expertise as a member and officer of CHPC's board for nearly 35 years, beginning in the late 1960s.

Before joining his family real estate company, Rose served as a military intelligence analyst and Russian language specialist with the U.S. Air Force during the Korean War. Having built a reputation as a civic-minded businessman and philanthropist with an interest in foreign affairs, he was called upon by President Clinton to serve on the Baltic-American Enterprise Fund, a U.S. government organization that encourages free market activity in Latvia, Lithuania, and Estonia. His foreign and domestic experience made him an invaluable advisor to officers of federal, state, and municipal agencies. He was an "Expert Advisor" to the U.S. Secretary of Housing and Urban Development and participated on numerous panels dedicated to taxation, housing, and urban development over the course of his memorable career.

In the 1960s, New York City was undergoing an expanding urban renewal program ideologically helmed by Robert Moses. The foil to Moses was Jane Jacobs, a vocal neighborhood preservationist. People interested in planning tended identify with either the Moses or Jacobs camp, but CHPC's executive director throughout the period flouted both schools of thought. **Roger Starr**, who lead CHPC from 1958 to 1971, was known for his prolific and insightful writing and public quips. He famously feuded with Jacobs saying, "What a dear, sweet character she isn't."

Starr left CHPC in the 1970s to serve Mayor Beame as the Commissioner of Development and administrator of the Housing and Development Administration as the city's crisis unfolded. It was during this period of neighborhood disinvestment that he coined the idea of "planned shrinkage," an unpopular concept that dogged him professionally. He ultimately left public service to put his unique perspective and sharp wit to use as an editorial writer for the New York Times. He wrote extensively and his book *Housing and the Money Market* is still a key resource for those who want to gain a full understanding of housing finance. It was written without a single footnote—the entire book contained within Starr's own extensive knowledge.

on Washington, which was organized by Bayard Rustin. Rustin served on CHPC's board around 1967—the period leading up to the passage of the federal Fair Housing Act that banned housing discrimination on the basis of race, color, religion, sex, familial status, or national origin.

One of CHPC's longest serving members was **Louis Winnick**, an economist who spent nearly 50 years active on the board. When he joined CHPC in 1958, he was the director of research at the New York City Planning Commission and the Housing Redevelopment Board. Winnick moved into philanthropy in 1962 joining the Ford Foundation to guide its community development funding. It was at his urging that Ford began making "program related investments" instead of pure grants. In this role, the Ford Foundation made investments and loans to a number of organizations that provide services to low-income areas including hospitals, schools, and housing organizations.

Housing was of particular interest to Winnick, which was clear from his commitment to CHPC. For example, he helped to create a secondary market to purchase housing loans and funded a pilot project in Pittsburgh that demonstrated that low-income homebuyers could be reliable borrowers. He wrote prolifically on housing issues, including a notable book entitled *New People in Old Neighborhoods*, which stemmed from his research on Brooklyn's Sunset Park. He and Mayor John Lindsay's administration launched the Fund for the City of New York with a \$1 million grant from the Ford Foundation, one of his great and lasting public achievements.

At Rose Associates, **Daniel Rose** led the development of many large and complex projects including Pentagon City in Alexandria, Virginia and One Financial Center in downtown Boston, and managed over 31,000 apartments in New York City, including Stuyvesant Town



Since 1937, CHPC has amassed an unparalleled collection of publications, working files and manuscript materials due to our prominent position in the major housing and planning debates of New York City throughout the 20th Century.

Our 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.

We have 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](http://www.chpcny.org/archival-library).

This year the library was used by a variety of researchers including: Robert M. Fogelson in writing the book *The Great Rent War*; and the curators of the "Affordable New York" exhibition at the Museum of the City of New York.

We are indebted to the work of Marian Sameth and Ruth Dickler, staff members of CHPC, who over decades, safeguarded our working files and library.



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.



Berne was attracted to real estate through his family's business. Taking his father's advice to experience a development project from beginning to end, he began working for a contractor. After completing an MBA, Berne went to work for the U.S. Department of Housing and Urban Development. He carried the expertise he gained in the Federal Housing Administration process in his next position as an associate at Milstein Properties. During his tenure at Milstein, he developed over 5,000 residential units. He continues to be an integral member of CHPC's board, which he joined in the mid-1980s, spending most of those years as an executive officer.

As a graduate student of urban planning, **Marvin Markus** joined CHPC as a research associate. He evolved into a long-serving board member still active today, taking on executive roles that include President and Chair of the board for over ten years. As a young researcher, Markus was under the guidance of long-time Associate Director, Marian Sameth, archival librarian, Ruth Dickler, and outspoken Executive Director, Roger Starr. Markus became Starr's protégée, but unlike Starr, he diligently endured controversy in the name of housing policy rather than courting it.

In his indefatigable commitment to New York housing, Markus served two stints as chairman of the City's powerful yet ever-contentious Rent Guidelines Board. He was appointed by Mayor Ed Koch for his first term and by Mayor Bloomberg for his second, all the while buoyed by what the *New York Times* called his ultimate goal, "helping to preserve the city's stock of apartments for low- and middle-income residents." He continued his public service as Deputy Commissioner at the City's Department of Housing Preservation and Development in charge of policy and intergovernmental functions. Markus transitioned into the private sector, focusing on municipal finance for Goldman Sachs, where he is a Managing Director today.

High School for Commercial Education, Public School 169, and the Robert F. Kennedy School in Manhattan.

As well as his passion for and influence on the city's schools, Nelson was the Deputy Coordinator for Housing and Development at HPD where he supervised the management of 60,000 units of middle-income housing and the development of 10,000 units of new and rehabilitated middle-income apartments as part of New York City's Mitchell-Lama Housing Program, one of the most successful middle-income housing programs in the country.

Nelson also built more than \$500 million of hospital buildings for Maimonides Medical Center in Brooklyn.



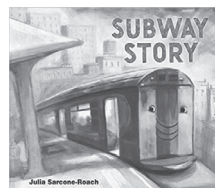
**Bob Berne** is a long-serving Board member who provided the inspiration for our recent basement conversion study. Pragmatic but not constrained by convention, Berne unflinchingly offers a novel approach to a policy problem and can extemporaneously debate myriad housing topics from fire suppression technology to the economic merits of a given concept. He intimidates and impresses with his seemingly photographic memory for numbers and details—even the price of steel on a project that may date back 30 or more years.

## CHPC BOOK CLUB

At previous luncheons, we created flower arrangements for the centerpieces of the tables purchased by our top sponsors and donors. Every year, they look pretty but then get left behind and thrown away.

In 2018, CHPC decided to try something different and created centerpieces from books for Sponsors, Diamond, and Platinum table buyers.

The change was enthusiastically embraced, so this year we are happy to bring you the second edition of **CHPC's Book Club**. The books are all relevant to our industry—themes of housing, planning, and New York City. We have been able to include books by board members and friends of CHPC. Please take them home as a gift from CHPC to thank you for your support. **For those of you not sitting at the top tables, more CHPC Book Club goodies are available on your way out of the door as you leave the event.**

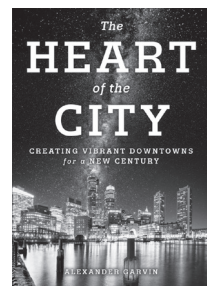
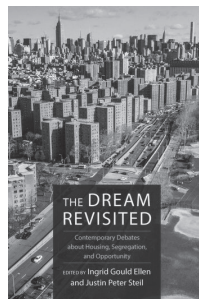


### Subway Story

By: Julia Sarcone-Roach  
Random House Press

### The Dream Revisited

Edited By: Ingrid Gould Ellen and Justin Peter Seil  
Columbia University



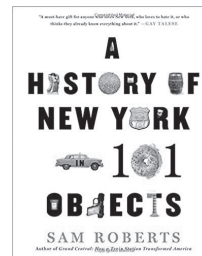
### Heart of the City

By: Alexander Garvin  
Island Press



### New York's Fabulous Luxury Apartments

By: Andrew Alpern  
Dover Publications



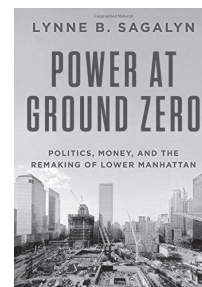
### A History of New York in 101 Objects

By: Sam Roberts  
Simon & Schuster



### Open City

By: Teju Cole  
Random House Trades



### Power at Ground Zero

By: Lynne Sagalyn  
Oxford University

### 97 Orchard

By: Jane Ziegelman  
Harper Paperbacks



### Just Kids from the Bronx: Telling it the Way it Was

By: Arlene Alda  
Henry Holt and Co Publisher



### The Amazing Adventures of Cavalier and Clay

By: Michael Chabon  
Random House Trades



# THANK YOU

CHPC's Board and staff plan, organize, and manage our annual luncheon, which welcomes nearly 1,000 guests, each year.

We would like to especially thank our Board Chair, Richard Roberts, our Board President, Mark Ginsberg, our Luncheon Committee Chair and Board Vice President, Samantha Magistro, our Secretary Lisa Blecker, Treasurer Matthew Petrula, and all of our Executive Committee, Luncheon Committee and Board members, who work tirelessly to bring the luncheon to life each year.

Our luncheon is produced each year by CHPC staff and board members. We also rely on the following partners whose creative talents help bring our vision for the event to life:

**Joanna Arnow**, award-winning filmmaker and editor extraordinaire, who tells the stories of our awardees with her video shorts:  
[www.thefilmshop.org/joanna-arnow](http://www.thefilmshop.org/joanna-arnow)

**Monica Jorge**, who captures the spirit of our events with her photography: [www.monicajorgephoto.com](http://www.monicajorgephoto.com)

**MESH Design and Development**, who created this year's invitation design as well as many of CHPC's GIFs and graphics over the past year: [www.meshfresh.com](http://www.meshfresh.com)

**Quad Graphics**, who printed and mailed our luncheon invite, this program, and our recent annual appeal Q&A postcards: [www.quad.com](http://www.quad.com)

Our staff works double duty for months, carrying out their normal work load while adding luncheon planning to their day-to-day tasks. We take all of this on to create an engaging event that brings together a roomful of people united by their passion for housing. Thank you to all CHPC staff for putting together this luncheon.

**Jessica Katz**  
Executive  
Director

**Kate Leitch**  
Senior Policy  
Analyst

**Sheena Kang**  
Policy Analyst

**Harold Shultz**  
Consultant

**Sarah Watson**  
Deputy Director

**Heather Beck**  
Policy Analyst

**Vivienne Davis**  
Administrator/  
Program  
Associate



Artimus congratulates CHPC on its 60<sup>th</sup> Luncheon, along with this year's honorees for their diligent work in advocating and advancing public policy to create and preserve affordable housing throughout New York City. A special acknowledgment to Leila Bozorg for her service in community planning. We look forward to another successful year.

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Heartfelt congratulations to our friends and honorees

Reverend Reginald L. Bachus – Insight Award

Joseph B. Rose – Roger Starr Public Service Award

Marcie Kesner – Impact Award for Planning

Leila Bozorg – Impact Award for Community Planning

CITI Community Capital – Impact Award for Community Investment

For their many years of outstanding contributions to our community



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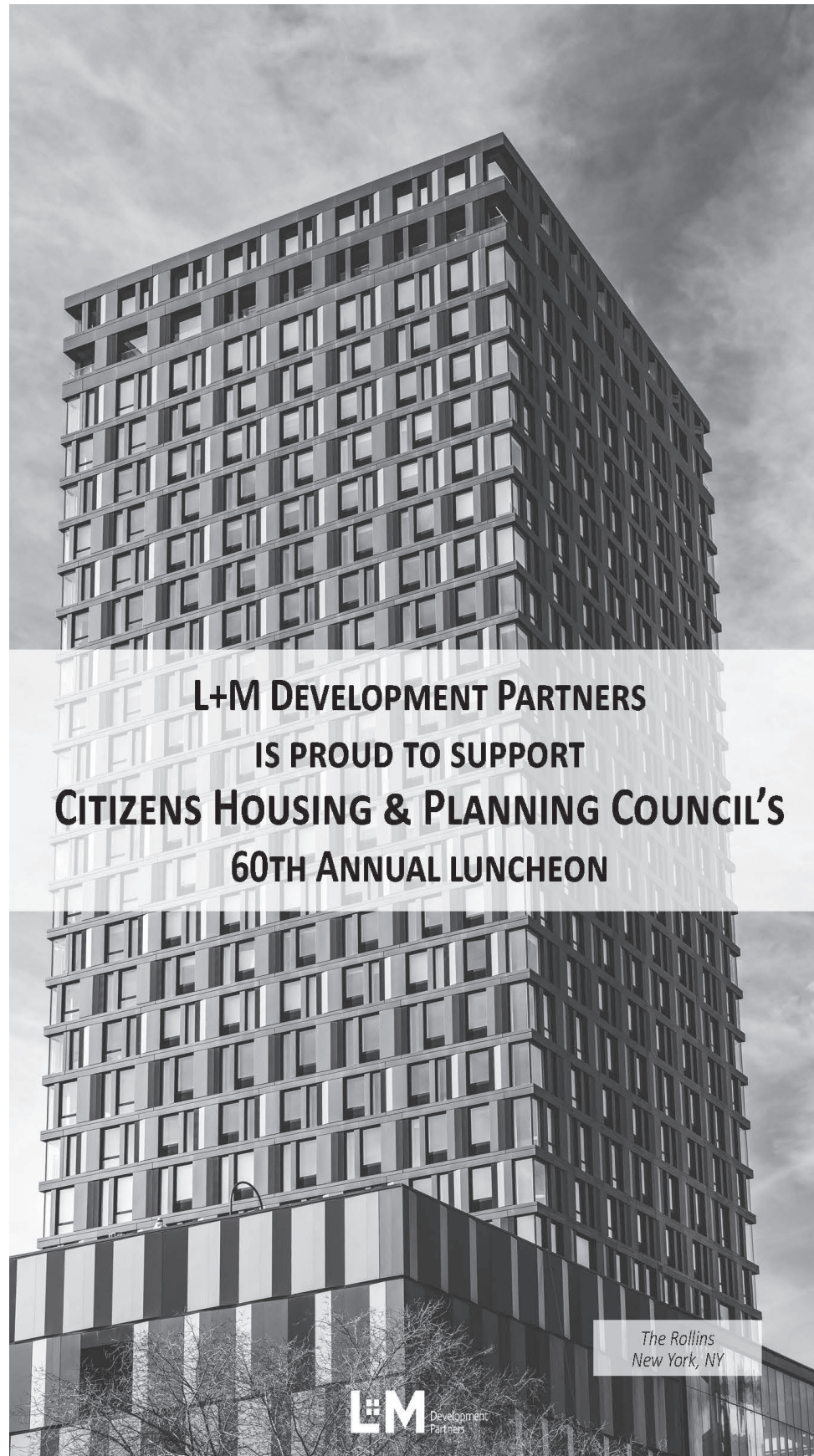


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- JOSEPH B. ROSE - ROGER STARR AWARD FOR PUBLIC SERVICE
- LEILA BOZORG - IBO BALTON COMMUNITY PLANNER AWARD
- CITI COMMUNITY CAPITAL - IMPACT AWARD
- MARCIE KESNER - IMPACT AWARD FOR PLANNING

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Chase is proud to sponsor the Citizens Housing and Planning Council's 60th Annual Luncheon and we applaud its leadership in advancing public policies to support New York City's housing.

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CONNECTING CAPITAL AND COMMUNITIES

We salute CHPC as they celebrate Policy with a Purpose at their 60<sup>th</sup> Anniversary Luncheon, as well as all the awardees: Rev. Reginald L. Bachus, Joseph B. Rose, Leila Bozorg, Marcie Kesner and Citi Community Capital for well-deserved recognition of their outstanding work in improving the life of all New Yorkers.



For more information contact  
Mathew Wambua, President @ 347-821-4778

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Congratulations to CHPC on the occasion of their 60th Annual Luncheon and to their honorees: Rev. Reginald Bachus, Joseph Rose, Leila Bozorg, Marcie Kesner and Citi Community Capital. Many thanks to all of you for your enduring commitment and innovative solutions for creating affordable housing for New York's communities.

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 President

Moshe McKie-Krisberg  
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We are proud to celebrate CHPC's continued commitment to better the lives of families across our city. Phipps Neighborhoods salutes CHPC's awardees and their accomplishments serving our community.



Rendering of our future Far Rockaway Village development



Phipps Houses is proud to support an organization and awardees that strive towards a stronger connection between people and the housing they need. Congratulations to the Citizens Housing Planning Council and this year's awardees.



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Congratulations to all the 2019 award recipients –  
 well-done, and well-deserved.



Photo courtesy of Simon Baron/Ollie

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**Leila Bozorg, NYC HPD**

**INSIGHT AWARD**  
**Reverend Reginald L. Bachus, The 400 Foundation**

**ROGER STARR PUBLIC SERVICE AWARD**  
**Joseph B. Rose, Rose Urban Strategies**

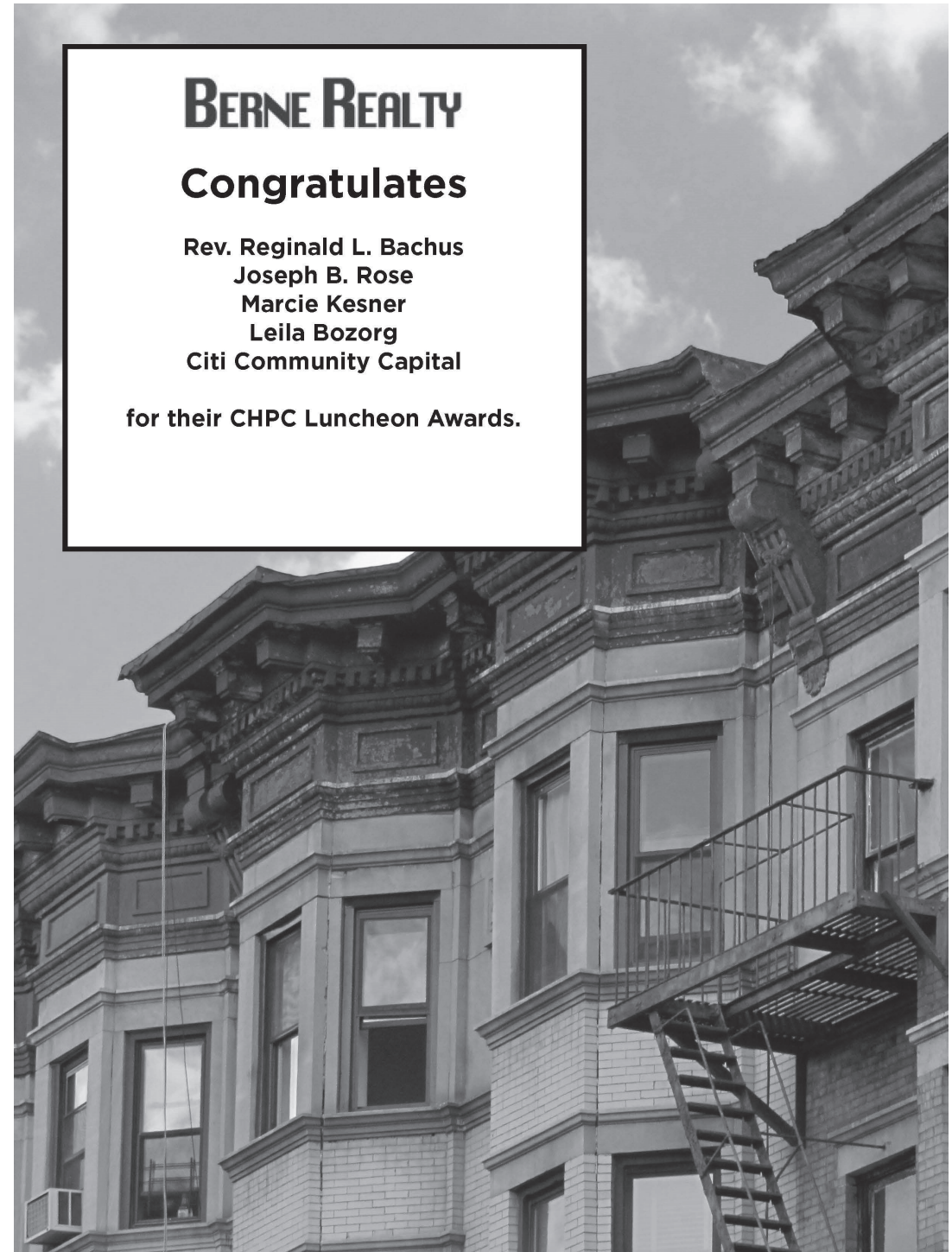
**IMPACT AWARD FOR PLANNING**  
**Marcie Kesner, Kramer Levin**

**IMPACT AWARD FOR COMMUNITY INVESTMENT**  
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CPC IS PROUD TO SUPPORT  
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 AND TO CONGRATULATE THIS YEAR'S HONOREES:

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**Reverend Reginald L. Bachus, The 400 Foundation**

**IMPACT AWARD FOR COMMUNITY INVESTMENT:**

**Citi Community Capital**

**IMPACT AWARD FOR PLANNING:**

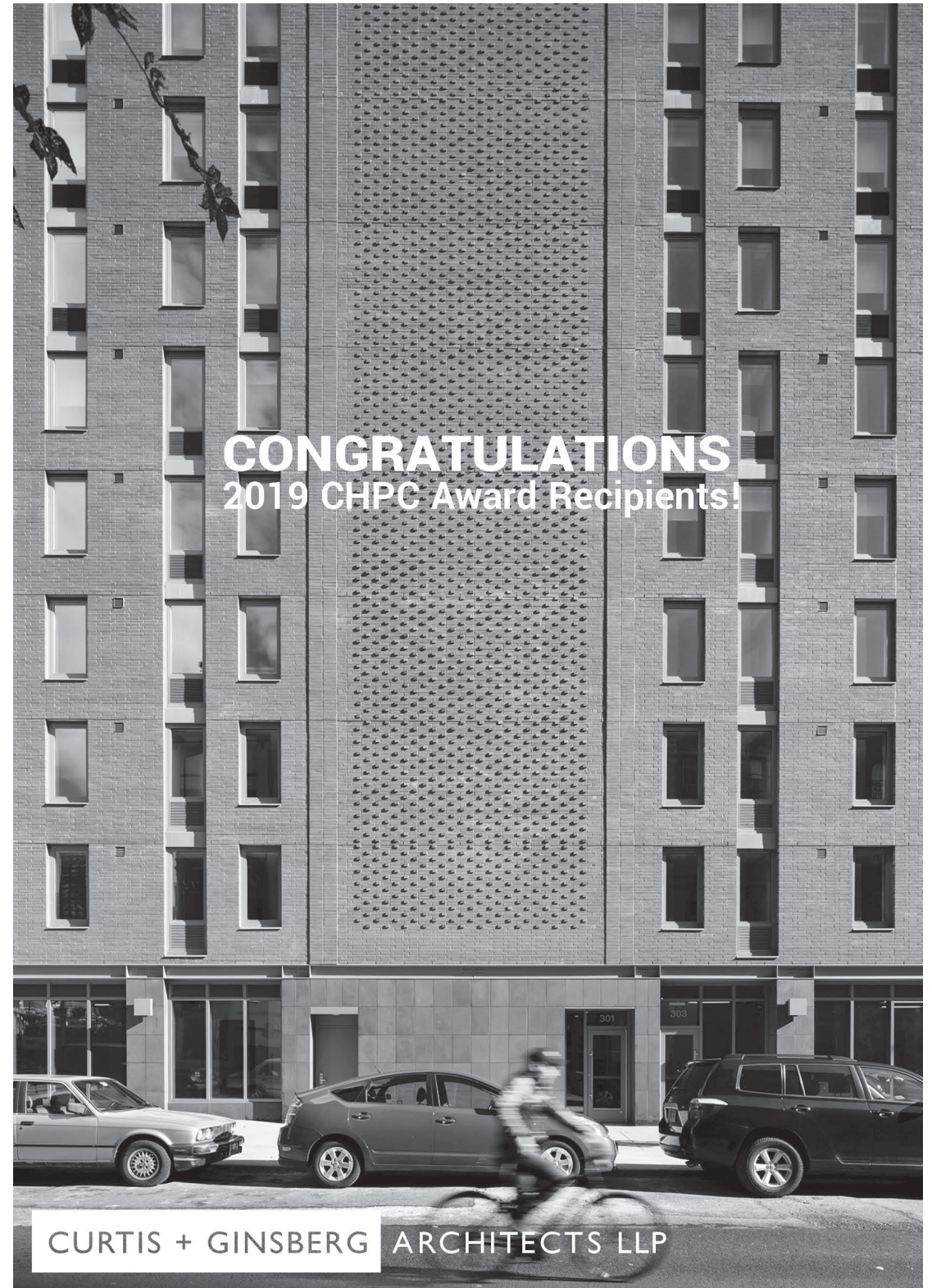
**Marcie Kesner, Kramer Levin**

**ROGER STARR PUBLIC SERVICE AWARD:**

**Joseph B. Rose, Rose Urban Strategies**

**IBO BALTON AWARD:**

**Leila Bozorg, HPD**



**CONGRATULATIONS**  
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Congratulations to Leila Bozorg and all the honorees of the 60th Annual CHPC Luncheon



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 Leila Bozorg  
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 and  
 Marcie Kesner

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**CONGRATULATIONS  
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We are proud to support

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Congratulations to Reverend Reginald L. Bachus, Joseph B. Rose, Leila Bozorg, Citi Community Capital, and Marcie Kesner.

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We are proud to join the Citizens Housing & Planning Council in celebrating Reverend Reginald L. Bachus, Joe Rose, Leila Bozorg, Marcie Kesner and Citi Community Capital for their achievements in New York affordable housing.



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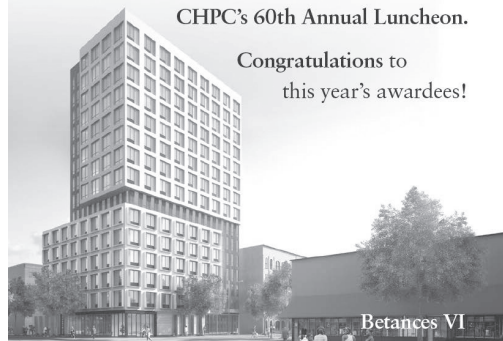


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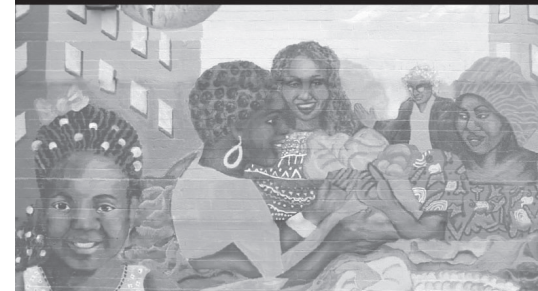


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Joanna Arnow is a freelance cinematographer and editor who provides full film production services to a wide range of artists and companies including the CHPC. Joanna produces high quality documentaries, fiction and web content that are creatively conceived and strongly visual.

Joanna recently directed and edited *BAD AT DANCING* a narrative short that received the Berlinale Silver Bear Jury Prize and screened at New York Film Festival. Her other films include documentary shorts about acclaimed avant-garde dancers Eiko & Koma, activism in New York, and an award-winning personal documentary feature.

Over the past seven years, Joanna has worked with the CHPC on many projects including a documentary about their Making Room exhibit at the Museum of the City of New York, a video tribute to Ibo Balton, a documentary about My Micro NY that is currently in production.

For more information about working with Joanna, please email [joanna.arnow@gmail.com](mailto:joanna.arnow@gmail.com)

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