



Preserving Subsidized Affordable Housing in High-Opportunity Neighborhoods

Monday, November 3rd, 2014 | 8:30 - 10:00 a.m. | New York University School of Law | #NYChousing

PANELISTS: **Michael Bodaken**
President, National Housing Trust

Lisa Gomez
Chief Operating Officer/Partner, L+M Development Partners

Gary Rodney
President, New York City Housing Development Corporation

Deborah VanAmerongen
Strategic Policy Advisor, Nixon Peabody

MODERATOR: **Ingrid Gould Ellen (Moderator)**
Faculty Director, NYU Furman Center; Professor of Urban Planning and Public Policy, NYU Robert F. Wagner Graduate School of Public Service

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ABOUT THE PANELISTS

MICHAEL BODAKEN

President, National Housing Trust

Michael Bodaken serves as President of the National Housing Trust (NHT). He has served the Trust in that capacity for over 20 years and has been largely responsible for growing the organization in becoming a nationwide leader in the field of affordable housing preservation. The Trust is a multi-faceted organization, performing a path-finding role in the housing preservation field through a unique mix of public policy development, lending, and real estate transactional activities. Members of Congress, state and local officials and their staff frequently call upon the Trust for advice on housing finance legislation and programs. The Trust's policy engagement with federal, state, and local governments has led to the allocation of billions of dollars of funding to conserve existing rental housing. More recently, the Trust has conceptualized and advocated for "Green Preservation," creating programs and policies that provide resources for the energy retrofitting of existing housing and preserving affordable housing near mass transit. The Trust is collaborating with the National Resource Defense Council and the Energy Foundation to urge utilities across the U.S. to devote more investment in the energy retrofitting of existing, affordable housing. Recently, the Trust established NHT Renewable, dedicating resources to the largest multisite solar installation on affordable housing on the East Coast. Mr. Bodaken serves as President of NHT/Enterprise, an organization which owns and operates over 3,000 affordable apartments in nine states and the District of Columbia. The Trust's CDFI, NHT Community Development Fund, provides low interest loans to preservation developers. During Mr. Bodaken's tenure, the Trust has financed and preserved over 25,000 apartments throughout the nation totaling over \$2 billion in financing.

LISA GOMEZ

Chief Operating Officer/Partner, L+M Development Partners

Lisa Gomez is responsible for day to day operations of L+M and its affiliated companies. Ms. Gomez has more than 25 years of experience in real estate finance and development. Prior to joining L+M, she was Senior Vice President of Development at the New York City Housing Development Corporation (HDC), overseeing \$1 billion annually in housing finance and mortgage insurance. At HDC, she was also responsible for developing and executing policy and financing programs to stimulate the creation of affordable housing for Mayor Bloomberg's successful New Housing Marketplace plan. Ms. Gomez also held various positions at JP Morgan Chase Bank, the New York City Economic Development Corporation, and Silverstein Properties, among others. She serves as the Chair of New York State Association for Affordable Housing and is a board member of Center for the Urban Future. She was a Commissioner of the New York City Planning Commission from 2004-2007.

GARY RODNEY

President, New York City Housing Development Corporation

Nominated by Mayor Bill de Blasio to head the New York City Housing Development Corporation (HDC), Gary D. Rodney's appointment was approved by the Corporation's Board of Directors on March 3, 2014. As President of HDC, Mr. Rodney brings to the position a deep understanding of the affordable housing industry and its importance in fostering healthy and economically diverse communities. His extensive experience in affordable housing finance and development includes managing the acquisition, preservation, and development of multifamily and mixed-use properties, and securing over \$2 billion in loan proceeds for those developments. Most recently, he served as Executive Vice President for Development at Omni New York LLC, a real estate development company known for focusing on the preservation and development of affordable housing properties. While at Omni, Mr. Rodney was responsible for acquiring and preserving more than 5,500 units of affordable housing in New York and Massachusetts, including turning around some of the most troubled properties in the New York Metropolitan Area. Prior to joining Omni, Mr. Rodney was the Director of Development for BFC Partners, a New York City-based real estate development company that specializes in green, mixed-income and mixed-use developments in neighborhoods around the city. His appointment to HDC President marks a return to the agency by

ABOUT THE PANELISTS (cont'd)

Mr. Rodney: he first joined the Corporation in 2001 as a development project manager, rising by 2005 to Vice President for Development, responsible for supervising transactions worth more than \$1 billion annually in tax-exempt and taxable bonds. HDC is one of the nation's most active and successful Housing Finance Agencies and the only one devoted to serving a single municipality. He received his B.A. from the University of Rochester and a Masters of Urban Planning from New York University's Robert F. Wagner Graduate School of Public Service.

DEBORAH VANAMERONGEN

Strategic Policy Advisor, Nixon Peabody

Deborah VanAmerongen joined Nixon Peabody as a strategic policy adviser in February 2010. She works closely with attorneys in the firm's Affordable Housing practice to provide advice to developers, owners, and managers of affordable housing, as well as their financing partners, in the preservation and production of affordable housing nationwide. Prior to joining the firm, she was Commissioner of the New York State Division of Housing and Community Renewal, where she managed an agency with 1,000 employees. She was responsible for the administration of New York State's complex rent regulation system and for the supervision of state-financed Mitchell-Lama and other affordable housing portfolios. Prior to serving as Commissioner, Ms. VanAmerongen served as Director of Multifamily Housing for the U.S. Department of Housing and Urban Development's New York City region. In that position she was responsible for the oversight of more than 1,300 HUD-assisted multifamily housing developments in New York City and the surrounding counties, as well as the provision of Federal Housing Administration mortgage insurance for housing and health care facilities. Ms. VanAmerongen began her career in public service and affordable housing as a Legislative Coordinator for the New York State Assembly, where she had jurisdiction over the work of the Housing, Consumer Affairs, Agriculture, and Veterans committees, overseeing committee activity. She is a member of the board of editors for Affordable Housing Finance magazine, and served as the co-chair of the Low-Income Housing Tax Credit Task Force, National Council of State Housing Agencies. She serves on the boards of the New York State Association for Affordable Housing and the Supportive Housing Network of New York. She received her B.S. from Syracuse University, Utica College, and a Masters of Public Administration from the State University of New York, Rockefeller College.

INGRID GOULD ELLEN (Moderator)

Faculty Director, NYU Furman Center; Professor of Urban Planning and Public Policy, NYU Robert F. Wagner Graduate School of Public Service

Ingrid Gould Ellen is the Paulette Goddard Professor of Urban Policy and Planning at NYU's Robert F. Wagner Graduate School of Public Service and Faculty Director of the NYU Furman Center. Her research centers on neighborhoods, housing, and residential segregation. Ellen is author of *Sharing America's Neighborhoods: The Prospects for Stable Racial Integration* (Harvard University Press, 2000) and editor of *How to House the Homeless* (Russell Sage Foundation, 2010) and has published articles in such journals as the *Journal of Urban Economics*, the *Journal of Policy Analysis and Management*, the *Journal of the American Planning Association*, and *Housing Policy Debate*. Ellen teaches courses in microeconomics, urban economics, and urban policy research. Before coming to NYU, Ingrid held visiting positions at the Urban Institute and the Brookings Institution. She attended Harvard University, where she received a Bachelor's degree in Applied Mathematics, a Masters of Public Policy, and a Ph.D. in Public Policy.

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The NYU Furman Center advances research and debate on housing, neighborhoods, and urban policy. It is a joint center of the New York University School of Law and the Wagner Graduate School of Public Service.

The Moelis Institute for Affordable Housing Policy works to improve the effectiveness of affordable housing policies and programs by providing housing practitioners and policymakers with information about what's working and what isn't, and about promising new ideas and innovative practices.

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