

*New York Housing Conference*  
*and*  
*National Housing Conference*

*36<sup>th</sup>*

ANNUAL AWARDS LUNCHEON

DECEMBER 10, 2009

HILTON NEW YORK



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# Program

## *Greetings and Opening Remarks*

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Luncheon Committee Chairman*

**DANIEL A. NISSENBAUM**

*Chief Operating Officer/Urban Investment Group, Goldman Sachs Bank USA  
Chairman, National Housing Conference*

**JUDITH CALOGERO**

*CEO, New York Housing Conference*

**THE HONORABLE RAFAEL E. CESTERO**

*Commissioner, New York City Department of Housing Preservation and Development*

## *Presentation of Awards*

**NONPROFIT DEVELOPER OF THE YEAR**

**ADAM WEINSTEIN**

*President & CEO, Phipps Houses*

PRESENTED BY PATRICIA SAMPSON, BNY MELLON

**PRIVATE DEVELOPER OF THE YEAR**

**BFC PARTNERS**

*DONALD CAPOCCIA • JOSEPH FERRARA • BRANDON BARON*

PRESENTED BY BRIAN TRACEY, BANK OF AMERICA MERRILL LYNCH

**PUBLIC SERVICE AWARD**

(CO-RECIPIENTS)

**PRISCILLA ALMODOVAR**

*President and Chief Executive Officer, nyhomes*

**DEBORAH VANAMERONGEN**

*Commissioner, New York State Division of Housing and Community Renewal*

PRESENTED BY MICHAEL LAPPIN, COMMUNITY PRESERVATION CORPORATION

**CLARA FOX AWARD FOR OUTSTANDING ACHIEVEMENT**

**FELICE MICHETTI**

*Chairperson & CEO, Grenadier Realty Corp.*

PRESENTED BY RAFAEL E. CESTERO, NEW YORK CITY DEPARTMENT  
OF HOUSING PRESERVATION AND DEVELOPMENT

## *Keynote Speaker*

**THE HONORABLE SHAUN DONOVAN**

*Secretary, U.S. Department of Housing and Urban Development*

INTRODUCED BY ALAN H. WIENER, WELLS FARGO MULTIFAMILY CAPITAL



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At BNY Mellon, we are proud to honor those who inspire others to make a difference in our communities.

It is our great pleasure to support the **New York Housing Conference** and the **National Housing Conference**. We congratulate the honorees:

**Felice Michetti**, Chairwoman & CEO, Grenadier Realty Corporation

**Adam Weinstein**, President & CEO, Phipps Houses

**BFC Partners**, Donald Capoccia, Joseph Ferrara and Brandon Baron

**Priscilla Almodovar**, President & CEO, New York Homes

**Deborah VanAmerongen**, Commissioner, NYS Division of Housing and Community Renewal

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BNY MELLON

# *Keynote Speaker*

## THE HONORABLE SHAUN DONOVAN

SECRETARY, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

On January 26, 2009, Shaun Donovan was sworn in as the 15th United States Secretary for Housing and Urban Development. He has devoted his career to ensuring access to safe, decent, and affordable housing and he will continue that effort in the Obama Administration. Secretary Donovan believes that America's homes are the foundation for family, safe neighborhoods, good schools, and solid businesses. He has a strong commitment to make quality housing possible for every American.



Secretary Donovan previously served as Commissioner of the New York City Department of Housing Preservation and Development (HPD). He created and implemented HPD's New Housing Marketplace Plan to build and preserve 165,000 affordable homes, the largest municipal affordable housing plan in the nation's history. His work at HPD included the New York City Acquisition Fund, an award-winning collaboration with foundations and banks to finance affordable housing; an innovative inclusionary zoning program; an ambitious supportive housing plan; and the Center for New York City Neighborhoods, one of the earliest responses to the foreclosure crisis.

Before his service as HPD Commissioner, Secretary Donovan worked in the private sector on financing affordable housing, and was a visiting scholar at New York University, where he researched and wrote about the preservation of federally-assisted housing. He was also a consultant to the Millennial Housing Commission on strategies for increasing the production of multifamily housing. The Commission was created by the United States Congress to recommend ways to expand housing opportunities across the nation.

Secretary Donovan rejoins HUD after his previous service in the Clinton administration as Deputy Assistant Secretary for Multifamily Housing, where he was the primary federal official responsible for privately-owned multifamily housing. At that time, he ran housing programs that helped 1.7 million families access affordable housing. He also served as acting FHA Commissioner during the Clinton/Bush presidential transition.

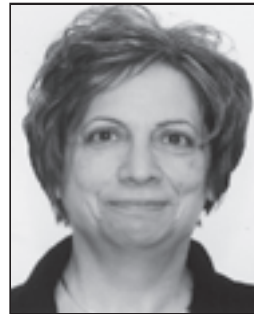
Prior to his first service at HUD, he worked at the Community Preservation Corporation (CPC) in New York City, a nonprofit lender and developer of affordable housing. He also researched and wrote about housing policy at the Joint Center for Housing Studies at Harvard University and worked as an architect. Secretary Donovan holds a B.A. and Masters degrees in Public Administration and Architecture from Harvard.

# Clara Fox Award for Outstanding Achievement

## FELICE MICHETTI, CHAIRPERSON & CEO

GRENADIER REALTY CORP.

Felice Michetti has been a champion of affordable housing throughout her career. She served as Commissioner of the New York City Department of Housing Preservation and Development under Mayor David Dinkins. In that position, she played a pivotal role in putting the Koch Administration's 10-year Housing Plan into action.



Shaun Donovan, Secretary of the U.S. Department of Housing and Urban Development, said, "Felice has been a mentor, wise counsel and friend. Her success in transforming New York through the Koch housing plan was an inspiration in shaping New York City's current housing plan. What's more, by rescuing the South Bronx from near death, she showed the world that our cities could be saved when few believed it was possible. Her commitment to affordable housing and the City of New York is unmatched. This award is richly deserved."

Ms. Michetti now heads Grenadier Realty Corp., which owns or manages tens of thousands of apartments, many subsidized under government affordable housing programs. Grenadier Realty was founded in 1976 and oversees such communities as government-assisted and public housing, fair-market housing, cooperatives, and condominiums. The company's service offerings include property maintenance, accounting administration, resident relations programs, and security.



Ms. Michetti also has worked tirelessly to find new financing in order to prevent properties from going market-rate. But just as importantly, she is respected for her strategic alliances with key decision makers in the affordable housing industry nationwide.

Rafael Cestero, Commissioner, New York City Department of Housing Preservation and Development, said, “There are few New Yorkers who know more about housing than Felice Michetti and even fewer who can claim an authorship role in creating the Koch Administration’s 10 Year Housing Plan that saved our city from almost certain disaster. Felice has earned a secure place in our city’s history and thus in the nation, as a visionary and strong leader in the field.”

In accepting the New York Housing Conference/National Housing Conference Clara Fox Award for Outstanding Achievement, she said, “I am honored and deeply touched to be the first recipient of the Clara Fox Award, if only to have my name attached to one of the most influential, pioneering advocates for affordable housing. Some of us who are devoted to the cause of housing have put in a few years so far, and some of us have completed a tenure that would qualify as a career. But when you think of Clara, whom most of us knew, you must think in terms of an entire lifetime of achievement. That should be an inspiration to us all.”

“Most Americans probably think of housing as a rather dry issue. If we could make an action movie of Felice Michetti’s career, we would turn that notion on its head. Like a general leading her troops into battle, she has been on the front lines and has personally influenced the outcome of some of the most historic, dramatic and pivotal development events in New York City’s history. One can only wonder what conditions in the city would be like today if she had been less successful.”

—Judith Calogero, CEO *New York Housing Conference*

“I accept this award as both a priceless gesture of recognition from my peers, and also as a challenge to live up to Clara Fox’s legacy.”

# *Nonprofit Developer of the Year*

## ADAM WEINSTEIN

PRESIDENT AND CEO, THE PHIPPS HOUSES GROUP

CHAIR, PHIPPS COMMUNITY DEVELOPMENT CORPORATION

The Phipps Houses Group is the nation's oldest and one of its largest nonprofit organizations committed to developing, acquiring, owning and managing affordable housing. Mr. Weinstein joined Phipps Houses in 1989 as Assistant to the President, becoming a Vice President in 1992, Chief Operating Officer in 1996, and its President and CEO in 2001.



During his career at Phipps Houses, Mr. Weinstein has at various times headed each of the organization's operating entities: real estate development and asset management, property management, and community development. He oversees more than 50 corporate entities employing a staff of approximately 850, an asset base nearing \$2 billion in value and stewardship of more than \$225 million in annual operating revenues.

In accepting the Nonprofit Developer of the Year award, Mr. Weinstein said, "This is a great honor, but this award really belongs to Phipps Houses, which has stood for providing and maintaining affordable housing for over a century. I am just the most recent person to be at the helm." He added, "The city relies heavily upon many nonprofit institutions like Phipps Houses to provide housing for our immigrants, the less advantaged, and lower income New Yorkers. These hard working residents are the backbone of our economy."

The Phipps Houses Group has developed more than 6,000 apartments, maintaining a controlling interest in 4,700 units, with another 1,300 currently in construction and 700 in its pipeline. Phipps Houses' Services, Inc., its property management subsidiary oversees more than 12,500 affordable and mixed-income apartments throughout New York City. Its affiliate Phipps Community Development Corporation serves over 8,000 lower-income New Yorkers annually through extensive educational, vocational, child care, and support programs for households of all ages.

Two new Phipps Houses developments — Hobbs Court and The Ciena — broke ground this summer and served as the site for an official announcement by Mayor Michael R. Bloomberg and Governor David Paterson that New York City was first in the nation to begin construction of new affordable housing using funds from the American Recovery and Reinvestment Act’s Tax Credit Assistance Program. One of the first New York City housing developments receiving these funds, Phipps’ Hobbs-Ciena will provide 340 affordable units in East Harlem.

The Phipps developments are located on two separate sites in Harlem, formerly known as Metro North. On an East 102nd Street site, 12 deteriorated walkup buildings will be demolished and replaced by a nine-story building to be known as Hobbs Court. The new building will offer 259 residential apartments, community facility space and underground parking. On an East 100th Street site, five vacant six-story buildings will be substantially rehabilitated and combined into a single building to be known as The Ciena. The building will contain 81 new residential apartments, elevators and landscaped open space for the residents.

The Phipps Houses Group also has in construction Courtlandt Corners and Roscoe C. Brown Jr. Apartments, two large projects that will revitalize entire blocks in the South Bronx, as well as meet criteria for sustainability and Energy Star certification.

# Private Developer of the Year

## BFC PARTNERS

DONALD CAPOCCIA, JOSEPH FERRARA AND BRANDON BARON

BFC Partners is owned and operated by Donald Capoccia, Joseph Ferrara and Brandon Baron, a trio of New Yorkers who understand the ins and outs of city real estate, government, and real estate tides and trends as only long-time natives can.

The company started in 1983, when Mr. Capoccia, newly graduated from Hunter College, teamed up with Peter Ferrara and Greg Baron (the fathers of his current partners) to pursue a variety of development opportunities in the East Village. Over the course of completing several rental and ownership projects in the area, the company earned a reputation for finishing building complexes on time and on budget, as well as for helping pioneer economic growth throughout the surrounding blocks.

Today, the partners continue to pursue projects, such as the Toren high-rise apartment building in Brooklyn, and a major new development in the Stapleton section of Staten Island. The latter, being built on land formerly owned by the New York City Housing Authority, will be 100% affordable, demonstrating the balance that BFC achieves in its work. Stapleton is an example of how public and private forces can combine to develop new residences, retail outlets and a waterfront esplanade that promises to transform a formerly “forgotten neighborhood” into a memorable destination. Overall, BFC Partners generates new housing for local residents and new arrivals, significant financial rewards for investors, and economic prosperity for communities.

## DONALD CAPOCCIA

MANAGING PRINCIPAL

Donald Capoccia is an urban developer in the fullest sense, combining his career of building in New York City with civic activities devoted to public arts and architecture initiatives. As the Managing Principal of BFC Partners, Mr. Capoccia spearheads the firm’s focus on constructing affordable housing in emerging neighborhoods. Under his guidance, BFC Partners was the first developer in New York City to mix low- and middle-income restricted apartments with marketplace rentals. To further encourage this market trend, Mr. Capoccia was a founding member in 1998 of the New York State Affordable Housing Association. Today, this association works to increase affordable housing programs and subsidies.



He said, “It’s an honor to be selected as the New York Housing Conference and National Housing Conference Developer of the Year. We’ve spent 25 years building housing in New York City, and it’s wonderful to have that recognized by our peers. Next to providing for our households, there’s nothing more important to me.”

He added, “The business plan that we have embarked upon is bearing fruit, and in a world that is in economic turmoil right now, it’s gratifying that we are able to continue our development efforts.”

When he is not on-site overseeing BFC Partners’ projects Mr. Capoccia is active on the boards and commissions of federal, state and private arts organizations.

## BRANDON BARON

In his 13 years with BFC Partners, Mr. Baron has reached out to community groups like the Harlem Congregation for Community development and the Crown Heights Jewish Community Council to establish relationships that assure that local residents benefit from both low- and middle-income rental or buying options BFC brings to a community. In the case of the firm's Riverbridge Court development, Mr. Baron worked with a 400-person congregation to build a new church within the residential complex. Among his other recent achievements, Mr. Baron oversaw the revitalization of a block on 148<sup>th</sup> Street that centered on BFC Partners' construction of a 104-unit limited equity co-op.



## JOSEPH FERRARA

Mr. Ferrara was introduced to his family's building business when he was a teen, employed during summer breaks on projects throughout the New York metropolitan area. Eventually the family business evolved into BFC Partners, with Mr. Ferrara leading the firm's expansion beyond construction into development planning and real estate management. While still involved in BFC Partners' construction process, Mr. Ferrara has focused on managing the firm's branding and marketing initiatives. He is the creative force behind the firm's award-winning sales galleries, and he recently sold through the entire high-profile Schaeffer Landing project in Williamsburg, Brooklyn.



# Public Service Award

## PRISCILLA ALMODOVAR

PRESIDENT AND CHIEF EXECUTIVE OFFICER, NYHOMES

Priscilla Almodovar was appointed president and chief executive officer of New York State's housing finance agencies in January 2007. The agencies known as nyhomes are responsible for the State's single family residential and multi-family rental lending programs, as well as mortgage insurance programs. They include the New York State Housing Finance Agency, the State of New York Mortgage Agency, the New York State Affordable Housing Corporation and their affiliated agencies and subsidiaries. Collectively, the agencies are responsible for a \$7.5 billion multi-family project portfolio, a \$3.3 billion single family mortgage portfolio, and a \$1.5 billion mortgage insurance program.



In accepting the Public Service Award, Ms. Almodovar said, "I want to thank the New York Housing Conference and the National Housing Conference for this high honor. I am humbled to be recognized for my public service and contribution to the affordable housing community, as well as to be able to join the impressive list of prior recipients of the Public Service Award. I am very proud of what we at nyhomes have accomplished during my tenure. We could not have done so without the counsel of so many members of the Conference."

Ms. Almodovar has transformed the way nyhomes does business by shifting resources, streamlining programs, developing new financing and marketing strategies, and establishing clear performance targets for the agencies. Under her leadership, nyhomes was the number one issuer of housing bonds in the country in 2007 and 2008, issuing \$1.6 billion and \$1.44 billion, respectively. Ms. Almodovar also increased three-fold the number of affordable rental units financed throughout the state, to almost 4,000 units a year. In addition, nyhomes made preservation and 100% affordable housing projects a priority, emphasized the importance of "green" construction, helped integrate hard-to-house populations into traditional housing projects, and reduced unnecessary paperwork to make nyhomes' programs more user-friendly.

Ms. Almodovar also has ensured that nyhomes played a key role in New York State's response to the housing crisis. It is spearheading the state's neighborhood stabilization initiative to buy, rehab and then resell foreclosed homes in an effort to preserve neighborhoods hard hit by the foreclosure crisis.

# Public Service Award

## DEBORAH VANAMERONGEN, COMMISSIONER

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

When she was appointed Commissioner of the State Division of Housing and Community Renewal, Deborah VanAmerongen already had nearly two decades of experience working on New York's complicated housing issues.

From 1998 to 2007, she served as the Director of Multi-family Housing for the Department of Housing and Urban Development in the New York City region. In this capacity, she was responsible for more than 1,300 federally-assisted multifamily developments in and around New York City.



Prior to joining HUD, Ms. VanAmerongen worked in the New York State Assembly as a Legislative Coordinator for the Program & Counsel staff. In that position she had jurisdiction over issues ranging from Housing to Consumer Affairs to Agriculture to Veterans Affairs.

At this year's award ceremony, Ms. VanAmerongen said, "I've spent my entire career in public service, and to receive this award for public service is a true honor. I have admired the accomplishments of the New York Housing Conference and the National Housing Conference throughout my career. To have all my current and former colleagues and collaborators in the same room to bestow this award and celebrate affordable housing is a once-in-a-lifetime experience."

As commissioner of DHCR, Ms. VanAmerongen also serves as chair of the Housing Trust Fund Corporation and of the Roosevelt Island Operating Corporation. She also is a member of the Board of Directors of the NYS Housing Finance Agency and the State of New York Mortgage Agency, the New York State Affordable Housing Corporation, Harlem Community Development Corporation and the Homeless Housing Assistance Corporation.

Ms. VanAmerongen received her B.S. from Utica College of Syracuse University and her M.A. of Public Administration from Rockefeller College of the State University of New York at Albany.

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Capital One	Omni New York, LLC
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## PATRONS

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Jones Day/Cannon Heyman & Weiss  
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MJM Construction Services, LLC  
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New York City Housing Development Corporation  
New York University Schack Institute  
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nyhomes  
The Orland Company, LLC  
Phillips Lytle LLP  
Phoenix Realty Group, LLC  
PJ Alizio Realty  
Prudential Mortgage Capital Company  
RBC Capital Markets  
Related  
Robinson & Cole LLP  
Roosevelt Island Operating Corporation  
Rose Associates, Inc.  
Settlement Housing Fund, Inc.  
SKA Marin  
SLCE Architects, LLP  
Sparrow Real Estate Group  
Starrett Corporation  
Sterling Equities, Inc.  
Urban Home Ownership Corporation  
The Wavecrest Management Team Ltd.

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*Lodestone Banking Consultancy Inc.*

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*JPMorgan Chase*

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*Goldman Sachs Bank USA*

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*Citi*

**Michael D. Lappin**  
*The Community Preservation  
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*Real Estate Board of New York, Inc.*

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*Federal Home Loan Bank  
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*Phipps Houses*

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*Wells Fargo Multifamily Capital*

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*New York Bankers Association*

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*Richman Housing Resources, LLC*

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*Housing Partnership Development  
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*Capital One Bank*

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*Citi Community Capital*

**Edward F. O'Brien**  
*Ridgewood Savings Bank*

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*Bank of America*

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*GGT Development LLC*

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*Neighborhood Housing Services of  
New York*

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*Settlement Housing Fund, Inc.*

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Albert A. Walsh, Partner, Seward & Kissel

*1975*

Roger Starr, New York City Housing Administrator

*1976*

John G. Heimann, New York State Superintendent of Banks

*1977*

John W. Larsen, President, Bowery Savings Bank  
Alfred S. Mills, New York Bank for Savings

*1978*

Reuben Glick, President, The Glick Organization

*1979*

Clara Fox, Executive Director, Settlement Housing Fund  
Frances Levenson, Director of Urban Housing  
and Vice President, New York Bank for Savings

*1980*

Lee Goodwin, Commissioner, New York State Division  
of Housing and Community Renewal

*1981*

Alan Wiener, Chairman, American Property Financing, Inc.

*1983 (Jan.)*

Francis X. Coleman, Partner, Goldman, Sachs & Co.  
Alexander Naclerio, Director of Housing, HUD New York Office

*1983 (Dec.)*

Senator Alfonse M. D'Amato (R-NY)

*1984*

Stanley Berman, Partner, Robinson Silverman Pearce Aronsohn & Berman LLP  
Wallace L. Ford, II, President and CEO, State of New York Mortgage Agency

*1985*

Carol Lamberg, Executive Director, Settlement Housing Fund  
Lance Wilson, President, New York City Housing Development Corporation

*1987 (Jan.)*

Congressman Charles Rangel (D-NY)  
Father Donald Sakano, Director, Department of Neighborhood Housing,  
Catholic Charities Archdiocese of New York

*1987 (Dec.)*

Alice Kornegay, Founder, Community Association of East Harlem Triangle, Inc.  
Robert C. Rosenberg, President, Grenadier Realty Corp.

*1988*

Aston Graves, Executive Director, Project FIND  
Joel I. Pickett, President, Gotham Construction Corporation

*1989*

Congressman Bill Green (R-NY)  
Congressman Charles E. Schumer (D-NY)

*1990*

Michael D. Lappin, President & CEO, The Community Preservation Corporation  
Leah Schneider, Executive Director, Manhattan Valley Development Corporation

*1991*

Harry W. Albright, Jr., Of Counsel, Patterson, Belknap, Webb & Tyler  
Raymond V. O'Brien, Jr., Chairman and CEO, Emigrant Savings Bank  
Reverend M. Moran Weston, Ph.D., Chairman of the Board,  
Carver Federal Savings Bank  
Fannie Mae

*1992*

Angelo J. Aponte, Commissioner, New York State Division  
of Housing and Community Renewal  
Jerrold I. Hirschen, Partner, Hirschen & Singer  
Robert O. Lehrman, President and CEO,  
Community Bankers Association of New York State  
The Northwest Bronx Community and Clergy Coalition Non-Profit Network

*1993*

Felice L. Michetti, Commissioner, New York City Department  
of Housing Preservation and Development  
Richard Parsons, Chairman and CEO, The Dime Savings  
Bank of New York, FSB  
Jack Rudin, President, Rudin Management Company, Inc.  
Lewis Rudin, Chairman, Rudin Management Company, Inc.  
The Partnership for the Homeless

*1994*

Jerome Belson, Chairman, Jerome Belson Associates, Inc.  
Charles J. Hamm, President and CEO, Independence Savings Bank  
John G. Martinez, President and CEO, New York State Housing Finance Agency  
Sybil Phillips  
Mark A. Willis, President, Chase Community Development Corporation

*1995*

Michael Hegarty, Vice Chairman, Chemical Bank Corporation  
Ana Pereira, Executive Director, Washington Heights-  
West Harlem-Inwood Mental Health Council  
Stephen M. Ross, President and CEO, The Related Companies, L.P.  
John M. Tsimbinos, Chairman and CEO, Roosevelt Savings Bank

## 1996

Daniel Brodsky, Partner, The Brodsky Organization  
Atwood Collins III, President and CEO, The East New York Savings Bank  
Frank Newman, Chairman and CEO, Bankers Trust Company  
Henry Street Settlement House and Urban Family Life Center  
New York City Housing Development Corporation  
New York State Housing Finance Agency

## 1997

George L. Engelke, Jr., Chairman, President and CEO,  
Astoria Federal Savings and Loan Association  
Irving R. Fischer, President and COO, Starratt Corporation  
Kenneth J. Witkin, Managing Director of Commercial  
Real Estate Finance Group, Fleet Financial Group  
Allen A.M.E. Church

## 1998

Pamela P. Flaherty, Senior Vice President, Citigroup  
Honorable Edward I. Koch, former Mayor of the City of New York  
Lawrence J. Toal, Chairman and CEO, The Dime Savings Bank of New York, FSB  
Battery Park City Authority  
West Side Federation for Senior Housing

## 1999

Ann F. Kaplan, Managing Director, Goldman, Sachs & Co.  
Elizabeth McCaul, New York State Superintendent of Banks  
William A. McKenna, Jr., Chairman, President and CEO,  
Ridgewood Savings Bank  
Edward Travaglianti, Chairman and CEO, EAB  
Cypress Hills Local Development Corporation  
New York City Partnership and Chamber of Commerce

## 2000

Joseph B. Lynch, Commissioner, New York State  
Division of Housing and Community Renewal  
Jeffrey E. Levine, President, Levine Builders  
New York Banking and Corporate Communities for the Rebirth of  
Parkchester under The Community Preservation Corporation sponsorship  
George L. Engelke, Jr., Chairman, President & CEO,  
Astoria Federal Savings and Loan Association  
Eugene R. McGrath, Chairman & CEO, Consolidated Edison  
Company of New York  
Kenneth J. Witkin, Managing Director, FleetBoston Financial Corporation  
Senator John J. Bonacic, Chairman, New York State Senate  
Housing, Construction and Community Development Committee  
Assemblyman Vito J. Lopez, Chairman, New York State Assembly  
Housing Committee

## 2001

Community Development Financial Institution Banks  
Carver Federal Savings Bank, President & CEO Deborah C. Wright  
Community Capital Bank, President & CEO Charles F. Koehler  
First American International Bank, President & CEO Alfonso Lau  
New York National Bank, President & CEO Serafin U. Mariel  
Alan H. Wiener, Chairman, American Property Financing, Inc.  
Gabriel P. Caprio, President & CEO, Amalgamated Bank of New York  
Lawrence J. Toal, Chairman, President & CEO, The Dime Savings  
Bank of New York, FSB  
William E. Rapfogel, Executive Director,  
Metropolitan Council on Jewish Poverty  
Stephen J. Hunt, President and CEO, New York State Housing  
Finance Agency

## 2002

Jeff T. Blau, President, The Related Companies, L.P.  
The LeFrak Organization on its 100th Anniversary  
Joseph L. Mancino, Chairman and CEO, The Roslyn Savings Bank  
Robert J. Mueller, Senior Executive Vice President, The Bank of New York  
Ridgewood-Bushwick Senior Citizens Council, Inc.,  
Angela Battaglia, Executive Director

## 2003

Henry Elghanayan, Chairman and CEO, Rockrose Development Corporation  
Joseph R. Ficalora, President and CEO, New York Community Bank  
Donald H. Layton, Vice Chairman, JP Morgan Chase  
Francine C. Justa, Ph.D., Executive Director, Neighborhood Housing  
Services of New York City  
Federal Home Loan Bank of New York, Alfred DelliBovi, President and CEO  
SEBCO Community Development, Inc., Father Louis Gigante,  
Executive Director

## 2004

John Zuccotti, Chairman, Brookfield Financial Properties  
Washington Mutual, Donna M. Wilson, Northeast President  
of Community and External Affairs Division  
Bank of America, Banc of America Securities, Phyllis R. Caldwell,  
President, Community Development Banking Group, Bank of America  
Harold DeRienzo, President, Parodneck Foundation  
for Self-Help Housing and Community Development

## 2005

Judith Calogero, Commissioner, NYS Division of Housing  
and Community Renewal  
Rosanne Haggerty, President, Common Ground Community HDPC, Inc.  
Sydelle M. Knepper, President and CEO, SKA Marin  
Carol Lamberg, Executive Director, Settlement Housing Fund, Inc.  
Ronay Menschel, Chairman of the Board of Trustees, Phipps Houses  
Joanne M. Minieri, Executive Vice President and COO,  
Forest City Ratner Companies  
Denise Notice-Scott, Managing Director, Local Initiatives Support  
Corporation New York City  
Amy Rose, Executive Vice President, Rose Associates, Inc.

## 2006

Richard Ravitch, Principal, Ravitch, Rice & Company  
Emily Youssouf, President, New York City Housing Development Corporation  
Amalgamated Bank, Derrick Cephas, President and Chief Executive Officer  
United Neighborhood Houses of New York, Inc., Sidney Lapidus, Chairman

## 2007

The Richman Group Affordable Housing Corporation,  
Richard P. Richman, Chairman  
Fordham Bedford Housing Corporation, John Reilly, Executive Director  
Apollo Real Estate Advisors, L.P., James H. Simmons, III, Partner  
Dominic Carter, Anchor, *Inside City Hall*, NY1 News  
Mark Willis, Executive Vice President for Community Development,  
JPMorgan Chase

## 2008

New York City Housing Authority, Tino Hernandez, Chairman  
and Douglas Apple, General Manager  
Peter Fine, Principal, Atlantic Development Group  
Shaun Donovan, Commissioner, New York City Department  
of Housing Preservation and Development

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BFC Partners would like to applaud the entire New York Housing Conference staff and committees for an excellent luncheon and their dedication to the cause of affordable housing.

Congratulations to all of this year's honorees!



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We Thank Keynote Speaker, **Shaun Donovan**, Secretary of the U.S. Department of Housing and Urban Development (HUD) & Esteemed CPC Partner and Friend, For His Positive Impact on Thousands of New Yorkers!

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