



HUD Innovation in Affordable Housing

student design & planning competition



The Jurors

Julie DeGraaf Velazquez

Vice President/Project Manager, McCormack Baron Salazar

Ms. DeGraaf Velazquez has diverse experience in urban community-based redevelopment projects, ranging from large-scale, mixed-income, mixed-finance residential developments to impactful, mixed-use projects developed in partnership with community non-profits. As Vice President and Project Manager, Ms. DeGraaf Velazquez manages an interdisciplinary team of finance, design, legal, and construction experts and coordinates with external partners and community stakeholders. Her projects often involve the creative combination of local, state and federal resources (including HUD, Low-Income Housing Tax Credits, New Markets Tax Credits, and Historic Tax Credits), private debt, private equity, and philanthropic funds to support long-term, sustainable, successful communities. She has a B.A. in Sociology from Calvin College and an M.A. in Urban Planning and Policy from the University of Illinois at Chicago.



David Eisen

Principal, Abacus Architects + Planners

David Eisen is a principal at Abacus Architects + Planners, an award winning design firm that is focused on the creation of innovative housing, community facilities and urban redevelopment. With degrees from the University of Illinois and Harvard Graduate School of Design, he has been a studio critic at architecture schools through New England and written for a variety of publications. He is currently Vice President for Communication at the Boston Society of Architects and serves on the Back Bay Architectural Commission.



Katie Swenson

VP, National Design Initiatives, Enterprise Community Partners

Katie Swenson the Vice President of Design at Enterprise Community Partners and is a national leader in sustainable design for low-income **communities. Katie directs Enterprise's Rose Architectural Fellowship**, uniquely designed to nurture a new generation of community architects. Katie founded the Charlottesville Community Design Center and led them to establish an influential and acclaimed international design competition recounted in Growing Urban Habitats: Seeking a New Housing Development Model, which Katie co-authored with William Morrish and Susanne Schindler. Katie holds a B.A. from UC-Berkeley and a M.Arch. from UVA.



Deborah De Santis

President/CEO, Corporation for Supportive Housing

Deborah De Santis joined CSH in 2003 as director of its New Jersey program. CSH is the only national intermediary organization dedicated to supportive housing developments. CSH helps communities create permanent affordable housing with services that prevent and end **homelessness. While acting as director of CSH's New Jersey program, Ms. De Santis tripled the state program's lending portfolio, successfully advocated for the creation of New Jersey's \$200 million Special Needs Housing Trust Fund**, and helped launch a statewide grassroots organization to advance the development of 100,000 units of affordable housing over 10 years, including 10,000 units of supportive housing. Under her leadership as president, CSH created the Consulting Group, a flexible and mobile group of experts who travel the country assisting communities with supportive housing development. During her tenure, CSH surpassed the halfway mark in its goal to create 150,000 new units of supportive housing throughout the United States. Ms. De Santis has guided the development of initiatives that bring the benefits of supportive housing to many more people at risk of chronic homelessness including veterans, those reentering society from hospitals and correctional facilities, youth, and the elderly. Ms. De Santis received a BS in Business Administration from Babson College.



Nina Janopaul

President and CEO, Arlington Partnership for Affordable Housing

Nina Janopaul has led the Arlington Partnership for Affordable Housing (APAH), as CEO since 2007. APAH owns 1100 units valued at \$200 million. APAH has skillfully led numerous innovative real estate projects, including mixed income, high rise, historic tax credit, a church redevelopment and a public/private partnership alongside a County-owned community center.

Prior to joining APAH, Ms. Janopaul was co-founder and principal of Capital Strategies Consulting, working nationally with Enterprise Community Partners, along with local housing developers across the country. Ms. Janopaul served as Director of Development for American Youth Hostels (now Hostelling International), leading acquisitions, financing and construction of major hostels nationwide, including award winning properties in New York City, Chicago, San Francisco, Santa Monica and Washington DC.

Ms. Janopaul received a Bachelor of Arts, Magna Cum Laude from Harvard University and has been an Arlington resident since 1983. She **serves on the Virginia Housing Development Authority's Northern Virginia Advisory Committee; the Leadership Steering Committee of Arlington's Ten Year Plan to End Homelessness; and the Arlington School Health Advisory Board.** She has been a member of the group **developing and now implementing Arlington's Community Energy Plan** and served on the leadership team for the Columbia Pike Neighborhoods Plan. Ms. Janopaul is a board member and immediate past President of HAND, a regional housing association.

