



HUD Innovation in Affordable Housing

student design & planning competition
2016



The Jurors

Michael Ruane

Executive VP, National Community Renaissance®

As Executive Vice President, Mr. Ruane is responsible for overseeing the operations of National CORE, one of the nation’s largest nonprofit affordable housing developers. He leads the development of National CORE’s program and business strategies as well as oversees the communication of National CORE’s mission to internal and external stakeholders. Prior to this position, Mr. Ruane served as Interim Chief Operating Officer and Chief of Strategy and Public Affairs for CalOptima, the community health plan for Orange County. He has more than 20 years of experience working for the County of Orange in various positions, including as Assistant County Executive Officer for Strategic and Intergovernmental Affairs, and as Executive Director of the Children and Families Commission of Orange County. Mr. Ruane is the immediate past Chair of the Orange County/Inland Empire District Council of the Urban Land Institute. He holds a Masters Degree in Architecture and Urban Planning from UCLA and is an Adjunct Lecturer in the Department of Policy, Planning and Design at UC Irvine. Mr. Ruane will serve as Head Juror.



Eliza Edelsberg Datta

VP of Development, The Community Builders, Inc.

Eliza Datta serves as Vice President of Development for New England for The Community Builders, Inc. (TCB), a national non-profit developer, owner, and manager of affordable and mixed-income housing. Eliza joined the company in 2013 and oversees TCB’s project management staff and development pipeline for the region, which currently includes 1,500 units of housing across 15 new construction and preservation projects in Massachusetts and Connecticut. Previously, she was a vice president for development with New Boston Fund, a private real estate investment firm, where she managed several large-scale mixed-income development projects in the Boston area. Prior to that, she was a vice president for real estate development with Phipps Houses, New York City’s largest nonprofit owner and developer of affordable housing. Eliza holds Master of City Planning and Master of Science in Real Estate Development degrees from the Massachusetts Institute of Technology and a Bachelor of Arts degree in architecture from Yale University.



James Bowman

President and CEO, National Affordable Housing Trust, Inc.

Mr. Bowman has served as National Affordable Housing Trust's CEO since 1998. Under his leadership, NAHT, a non-profit tax credit syndicator, has grown from its three original non-profit members (National Church Residences, Volunteers of America, and Retirement Housing Foundation) to include the members of Stewards of Affordable Housing for the Future: Bridge Housing, Mercy Housing, The Evangelical Lutheran Good Samaritan Society, Homes for America, The Community Builders, Preservation of Affordable Housing, The NHP Foundation and NHT Enterprise. NAHT has raised over \$1 Billion of private equity for the financing of affordable housing developed by its members. Prior to joining NAHT, Mr. Bowman worked over 20 years as a public finance professional in both the public and private sector. He currently serves on various boards and advisory committees for the City of Columbus and Franklin County, Ohio. He holds a B.A. degree in Economics, as well as an M.A. degree in Public Administration, both from The Ohio State University.



Anne M. Torney

Partner, Mithun | Solomon

Anne Torney is an architect who has made affordable multi-family housing and transit-oriented urban infill the focus of her work for more than 20 years. Her affordable housing experience includes award-winning projects in San Francisco as well as San Jose, Los Angeles, and Seattle. Anne brings a deep commitment to community outreach and sustainable design to all her projects, which range from supportive studios for formerly homeless seniors, to the revitalization of isolated public housing sites into walkable, mixed use, and mixed-income communities. Her sensitivity to client and user objectives animates her leadership of complex projects with multi-layered client and consultant teams. Through her volunteer work for organizations such as SPUR and the AIA, Anne is an active advocate for mixed-income, transit-oriented development.



Thomas G. Vaccaro

Senior VP/Secretary, The NHP Foundation

Thomas Vaccaro joined The Foundation in 2004 and created the Office of Institutional Advancement. His primary responsibilities are fundraising and communications. Prior to working with The Foundation, Mr. Vaccaro was founding principal and executive director of the non-profit organization, The Resource Group Foundation, providing management, consulting, and support services to nonprofit agencies. Earlier in his career, Mr. Vaccaro worked for The Salvation Army—Western Division for six years, directing the housing programs. He was awarded the Leota G. Norton Community Service Award by the United Way of the Midlands for efforts in establishing Omaha Area Housing Continuum of Care and received HUD’s National Blue Ribbon Best Practice award for creating and chairing Omaha Area Continuum of Care. Mr. Vaccaro received his B.A. from Saint Louis University.

