

## **Michael Bodaken**

### **PROFESSIONAL SUMMARY**

For the past 20 years, Michael Bodaken has served as the President of the National Housing Trust. The Trust engages in preservation policy, affordable housing development and lending. He has been responsible for growing the organization in becoming a nationwide leader in the field of affordable housing preservation policy and practice. The Trust urges state and federal governments to devote sufficient resources to save existing housing, with a particular emphasis on preserving housing in “communities of opportunity,” where poor residents have a better chance to reach their potential. The Trust also promotes “Green Preservation,” involving the energy retrofitting of existing housing and saving affordable housing proximate and accessible to mass transit.

Mr. Bodaken also serves as President of NHT/Enterprise, an organization founded by the Trust which owns and operates 3,400 affordable apartments in nine states and the District of Columbia. The Trust’s U.S. Treasury Certified Development Financial Institution, the NHT Community Development Fund, provides low interest loans to preservation developers across the U.S. During his tenure, the Trust has financed and preserved over 20,000 apartments throughout the nation, involving over \$1 billion in financing.

Prior to joining the Trust, Mr. Bodaken worked as Deputy Mayor for Housing for the City of Los Angeles. Before joining the City of L.A., Mr. Bodaken practiced public interest law for over a decade, specializing in class action homeless litigation, tenants’ rights and affordable housing policy.

Mr. Bodaken is the convener of the National Preservation Working Group, a member of the Advisory Board of the Housing Development Reporter and the Board of Governors of the National Housing Conference. He serves on the board of directors of Homes for America, Housing Justice Center, the Montgomery County Housing Tax Force, and Stewards for Affordable Housing (SAHF). He is a frequent guest lecturer and panelist at affordable housing industry events and Congress. He has guest lectured on affordable housing policy and sustainability at the University of Maryland and University of Virginia.

Attached is a partial list of his writings

## PROFESSIONAL EXPERIENCE

### NATIONAL HOUSING TRUST, President (1994 - Present)

- Head of national nonprofit organization devoted to preservation of housing;
- Responsible for federal and state and local policy teams.
- Dramatically expanded Trust activities beyond public policy, making Trust sustainable over long haul;
- Developed and executed business plans that led to nonprofit lending and ownership affiliates of National Housing Trust
- Public policy expert frequently called upon to provide Congressional testimony regarding affordable housing matters.
- Serves board of directors comprised of nationally recognized authorities and practitioners in the field of housing and community development.

### OFFICE OF THE MAYOR, CITY HALL, LOS ANGELES, CALIFORNIA

Deputy Mayor, Housing/Community Reinvestment Coordinator (1990-1993)

- On behalf of Mayor Tom Bradley, established citywide Housing Commission and Housing Preservation and Production Department focusing on community development and affordable housing lending for city residents in distressed neighborhoods.
- Provided budgetary direction to city housing and community development organizations with annual budgets of more than \$140 million; responsible for creation and maintenance of over 15,000 affordable rental and homeowner housing units. Authored Mayor's Community Housing Expedite Executive Order, placing neighborhood affordable housing on "fast track" via city discretionary approval process. Supervised staff which structured affordable housing programs and analyzed housing policy for Mayor's office.

- Developed Community Reinvestment Act policy and programs for City of Los Angeles. Coordinated City's response to mergers of financial institutions; delivered testimony on reinvestment to Congress, state and local legislative bodies.
- Authored and reviewed city's linked banking program directing city's investment portfolio of over \$4 billion to various lending institutions.

#### LEGAL AID FOUNDATION OF LOS ANGELES/LEGAL SERVICES

Senior Attorney (1980 - 1990)

- Conducted litigation-principally housing authority, redevelopment, homeless, environmental and civil actions against slumlord. Obtained substantial private attorney general fees for this work.
- Tried and negotiated settlement of landlord/tenant damage case for \$2.5 million, highest settlement recorded for this type of civil litigation.
- Advocated for poor renters in City Council legislative hearings.

#### EDUCATION

**J.D.** Public Interest Specialization  
1979 Peoples College of Law

**Bachelor of Arts.** U.S. Social History  
*High Honors w/ Distinction*  
1973 University of Iowa

#### PUBLICATIONS

1. "A Million Families at Risk: We Must Preserve Our Nation's Supply of Affordable Housing," (Shelterforce, 1995).
2. "A Critique: The Housing Disaster That's Not Being Fixed," ( Housing Law Bulletin, August, 1996)(co-author)
3. "Saving America's Affordable Housing Stock," (Office of Comptroller of the Currency, Community Development: Spring 2000)
4. "The Increasing Shortage of Affordable Housing in the U.S.," (Housing Facts and Findings, Fannie Mae Foundation, 2002).
5. "A Tale of Conflicting Circumstance," (Shelterforce: Fall, 2009).
6. "The Stimulus: Making Sense of It All," (Shelterforce Nov. 2009).
7. "Newman, Sandra Ph.D. "A Selective Agenda for Affordable Housing and Special Needs Policy (Johns Hopkins Institute for Policy Studies, Fall, 2009)(contributor).
8. An Open Letter to a Young Public Interest Attorney, LA Public Interest Law Journal, Vol. 2, (2010).
9. "Reconnecting Jobs and Housing-A Conversation," (Shelterforce, May, 2011).
10. "Energy Renovations to Help Preserve Rental Housing," (Federal Reserve of Philadelphia, Cascade Review, 2011) (co-author).
11. "A Balanced, Innovative Federal Budget Plan"(Shelterforce Rooflines, August, 2013 (co-author)
12. Preserving Affordable Transit Oriented Development , Shelterforce (2014) (co-author)
13. "Scaling Social Enterprise: Flexible Responses for Neighborhood Stabilization," (Federal Reserve Bank of San Francisco, Community Development, Feb. 2014).
14. "Reaching Energy Efficiency Goals Through Affordable Housing Retrofits" (State& Local Energy Report, May, 2014) (co-author).
15. "Utilities and Community Developers Partner to Improve the Energy Efficiency of Affordable Rental Housing Nationwide,"( Federal Reserve Bank of San Francisco, Community Dev. Review: 2014)(co-author)
16. "Marshall Heights, the Ups and Downs of a Neighborhood" (Interview, WAMU, September, 2014).
17. "A Fair Approach to Affordable Housing," Shelterforce, 2015 (co-author).

18. "Energy Efficiency for All: Partnership Key to Making Multifamily Homes Healthier," (Healthy Homes, Happy Families, Vol. III, Issue II, 2015)(co-author).

19. "NHT Renewable: Here Comes the Sun for Affordable Housing, (Affordable Housing Finance (July, 2015)

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