



**NHSNYC**

**BRIDGING THE GAP**

**BRIDGING TUES  
THE GAP OCT 17  
ANNUAL GALA 2023**

**TRIBECA ROOFTOP**



# **EVENING PROGRAM**

## **WELCOMING REMARKS**

MIKE WOODS, WEATHER ANCHOR, FOX GOOD DAY NY  
MASTER OF CEREMONIES

## **SURPRISE PARTNERSHIP AWARD**

PRESENTED TO: REINALDO PEREZ, VICE PRESIDENT,  
NY REGION CRA OFFICER, NEW YORK COMMUNITY BANK  
PRESENTED BY: DERRICK GRIGGS, CEO, NHSNYC

## **PANEL DISCUSSION**

SHERRY WANG  
CO-HEAD, GOLDMAN SACHS URBAN INVESTMENT GROUP

OTIS ROLLEY  
PRESIDENT, WELLS FARGO FOUNDATION, HEAD OF  
PHILANTHROPY & COMMUNITY IMPACT, WELLS FARGO BANK

ADOLFO CARRIÓN, JR.  
COMMISSIONER, NEW YORK CITY DEPARTMENT OF HOUSING,  
PRESERVATION, AND DEVELOPMENT (NYC HPD)

## **COMMUNITY IMPACT AWARD**

PRESENTED TO: PATRICIA A. SWANN, PROGRAM DIRECTOR,  
THRIVING COMMUNITIES, NEW YORK COMMUNITY TRUST  
PRESENTED BY: DERRICK GRIGGS, CEO, NHSNYC

## **TESTIMONIAL**

BEATRIZ RIOS, COLDWELL BANKER AMERICAN HOMES

## **CLOSING REMARKS**

DERRICK GRIGGS, CEO OF NHSNYC



## GREETINGS FROM OUR CEO



**Greetings, Partners, Supporters, Board Members, Clients, and Friends,**

As we approach the end of another remarkable year, we reflect on the impact of our collective efforts to make a positive difference in the lives of individuals and families striving for the dream of lasting, affordable homeownership.

The past year has been a testament to the resilience of families facing economic challenges, and the need for affordable and sustainable housing solutions has never been more apparent. As we all know, economic conditions like inflation and rising interest rates impact us all, but most acutely, those at lower income levels, like our clients. NHSNYC continues to offer homeownership programs and lending services specifically tailored to assist low- and moderate-income New Yorkers in attaining and maintaining their homes and financial futures.

Tonight, we bring together industry experts to share their strategies for meeting these increasing and pressing needs, partners who support us in carrying out this critical work, and, most importantly, our clients, who deserve an affordable and reliable place to call home.

Thank you for being here this evening and demonstrating your commitment to our work. It has never been more important.

In partnership,

A handwritten signature in blue ink, appearing to read "Derrick Griggs".

Derrick Griggs  
Chief Executive Officer



## MASTER OF CEREMONIES



Mike Woods joined FOX 5 NY in June 2001 as the weekend meteorologist and "Good Day New York" feature reporter. He became the morning meteorologist for "Good Day" in October 2003. Mike has covered many major weather events in the tri-state area, including blizzards, Nor' Easters, hurricanes, and heatwaves. Most recently, he spent nearly 72 hours on-air covering Hurricane Irene.

Mike holds a degree in Rhetoric and Communications, with an emphasis on atmospheric science, from U.C. Davis. An AMS seal holder, Mike has received an Emmy nomination for best weather forecast by the NATAS, and in 2009, McDonald's presented him with the Black Media Legends award.

Mike's charitable works include a cause that's very near to his heart – cancer. Recently, he raised over \$10,000 for the Leukemia and Lymphoma Society through the program, Team in Training, which is dedicated to training runners, walkers, triathletes, cyclists, and hikers for events to raise money for cancer patients and their loved ones.

Mike is also a Patron of the Fox News Apprentice Program, a diversity program that assists students and young professionals interested in pursuing a career in broadcasting and journalism.

Mike is an active member and supporter of 100 Black Men Inc. of New York and its Eagle Academy, The Ronald McDonald House, Housing Works, AYUDA for the Arts, and Big Brothers Big Sisters.



# SURPRISE PARTNERSHIP AWARD



**PRESENTED TO: REINALDO PEREZ**  
VICE PRESIDENT, NY REGION CRA OFFICER,  
NEW YORK COMMUNITY BANK

Each year, NHSNYC recognizes an individual member of our community for their outstanding commitment to our mission and the communities we serve. The recipient of this year's Surprise Partnership Award is **Reinaldo Perez, Vice President, NY Region CRA Officer, Office of Corporate Affairs, New York Community Bank**, for his partnership, commitment to building relationships, and commitment to stabilizing communities in New York City.

The work we do is centered around relationships, and the relationship our organization's Executive Leadership has with Mr. Perez is invaluable. NHSNYC was honored to present this year's Surprise Partnership Award to Reinaldo Perez, Vice President, NY Region CRA Officer, New York Community Bank,

Thank you, Rei, for your partnership!



## PANELISTS



**Otis Rolley**  
President, Wells Fargo  
Foundation  
Head of Philanthropy &  
Community Impact,  
Wells Fargo



**Adolfo Carrión Jr.**  
Commissioner,  
New York City  
Housing Preservation &  
Development  
(NYCHPD)



**Sherry Wang**  
Co-Head,  
Urban Investment Group,  
Goldman Sachs

Representatives of select NHSNYC anchor funders and partners in mission joined CEO Derrick Griggs for a panel discussion, **Identifying Opportunities for Bridging the Gap in the Low- to Moderate-Income Community**.

Moderated by Mike Woods, the evening's Master of Ceremonies, the panel grappled with numerous topics, including the current economic environment, innovative strategies to support the low- to moderate-income community (particularly in one of the highest-cost markets in the world), equity and inclusion in policy-making, and how to leverage investments in our community to make the most significant impact.

Panelists shared their unique perspectives and expertise, offering insights from the private, public, and nonprofit sectors. A central theme was how we can work together across industries towards more equitable and inclusive financial practices through collaboration and innovation, specifically through the lens of securing affordable, sustainable homeownership for members of underserved communities across New York City and nationwide.



## COMMUNITY IMPACT AWARD



**PRESENTED TO: PATRICIA A. SWANN**  
PROGRAM DIRECTOR, THRIVING COMMUNITIES  
NEW YORK COMMUNITY TRUST

Patricia Swann anchored The New York Community Trust's grantmaking for community development, affordable housing, civic affairs, and nonprofit capacity-building for more than 20 years. Her dedication to making the city more just, democratic, affordable, and vibrant has made her one of New York's most well-respected philanthropic leaders. She began working at The Trust in 1999 and transitioned to a part-time role earlier this year. She is a co-chair of the GoVoteNYC donor collaborative, former chair of the New York State Census Equity Fund, and former co-chair of the Capital Change Fund. She is also a member of the advisory committee of Fair Representation in Redistricting, a coalition of national and local foundations concerned about the damage to our democracy resulting from gerrymandered voting districts.

Other board service work over the years has included Brooklyn Workforce Innovations, LISC-New York City Advisory Committee, Neighborhoods First Fund, and Central Brooklyn Partnership. Pat is a graduate of the University of Pennsylvania and received a Master of Science in City and Regional Planning from Pratt Institute's Graduate School of Architecture. She is also a recipient of a Charles H. Revson Foundation Fellowship at Columbia University.



# TESTIMONIAL



**BEATRIZ RIOS**  
SALESPERSON, COLDWELL BANKER AMERICAN HOMES

Ms. Rios worked closely with NHSNYC's Homeownership Department to help her clients purchase their home with a grant through the New York City Department of Housing Preservation & Development's (NYCHPD) HomeFirst Down Payment Assistance Program, which NHSNYC has been the primary administrator of since 2004. Ms. Rios shared a warm message about how helpful NHSNYC staff were when assisting her client, Mrs. Juana Lopez, in obtaining the American Dream.

"I stand here tonight to say that I was able to assist the Lopez Family. Mrs. Juana Lopez is a widow who raised three children after her husband passed away. Mr. Lopes never had the possibility of saving large quantities of money, making it difficult to buy a house. The program supported her with one hundred thousand dollars. How impressive! Finally, Mrs. Lopez and her family were able to have the American dream become a reality, which will provide her with lifelong wealth."





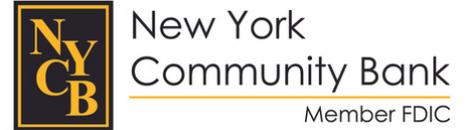






**WITH THANKS TO OUR PARTNERS  
WHO MADE OUR  
2023 BRIDGING THE GAP GALA  
POSSIBLE!**

## **DIAMOND**



## **PLATINUM**



# GOLD



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mr. cooper

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# BRONZE

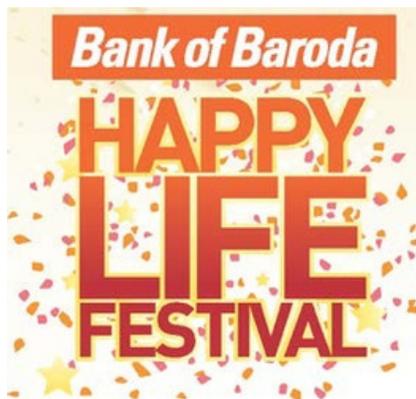


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New York Community Bank is pleased to support the important work of Neighborhood Housing Services of NYC in empowering disadvantaged low and moderate-income New Yorkers to purchase and preserve affordable housing opportunities.

NYCB is dedicated to the success of our clients, employees, and communities. Together we join in celebrating NHSNYC's **Annual Bridging the Gap Gala**.



New York  
Community Bank

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**Congratulations  
on the**

**Bridging  
the Gap Gala**

**Bank of India**



**Proudly supports Neighborhood  
Housing Services of New York  
City, Inc. and their outstanding  
contributions to the community.**

Each year NHSNYC team works extremely hard to bring awareness to those families in need and helping them build their family's legacy.

# PLATINUM



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## Creating vibrant communities

When we come together to build stronger communities, we give our time, energy, and ideas to help influence positive change. And as we watch progress take root, we grow as well.

**Neighborhood Housing Services of New York City, it's an honor to recognize your commitment and service to the community.**

[wellsfargo.com/impact](https://wellsfargo.com/impact)

**PLATINUM**

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## Leveraging Capital and Community Connection to Drive Outcomes

At Goldman Sachs, we deploy catalytic capital that helps level the playing field, and sparks economic growth for people and communities around the world.



### *One Million Black Women*

A commitment to invest **\$10 billion in direct capital** and **\$100 million in philanthropic support** to impact at least one million Black women by 2030.

### *10,000 Small Businesses*

A **\$750 million commitment** to help entrepreneurs create jobs and economic opportunity by providing access to business education, capital and support services to small business owners.



### *Community TeamWorks*

Our signature volunteer program that partners with non-profits around the globe, through which the people of Goldman Sachs contribute their ideas, time and expertise to drive tangible progress in communities where we work and live.



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SILVER





**Here's to  
empowering  
every New  
Yorker.**

We applaud  
NHSNYC for  
all the truly  
meaningful work  
you do in our  
community.



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*We are pleased to support the Neighborhood Housing Services of New York City.*

Every day, you help make our community a better place to live. We do our best to support you, your organization and the people you serve. We're always proud to help our neighbors.



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Interaudi Bank is a proud sponsor of the  
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## A great community is always striving for more.

Bringing the community together helps all of us move forward. At PNC, we proudly support the people, events and institutions that help to strengthen the places we call home and the world around us.

#### Contact: Yasmin Peña

[yasmin.pena@pnc.com](mailto:yasmin.pena@pnc.com)

[www.pnc.com/communitydevelopmentbanking](http://www.pnc.com/communitydevelopmentbanking)





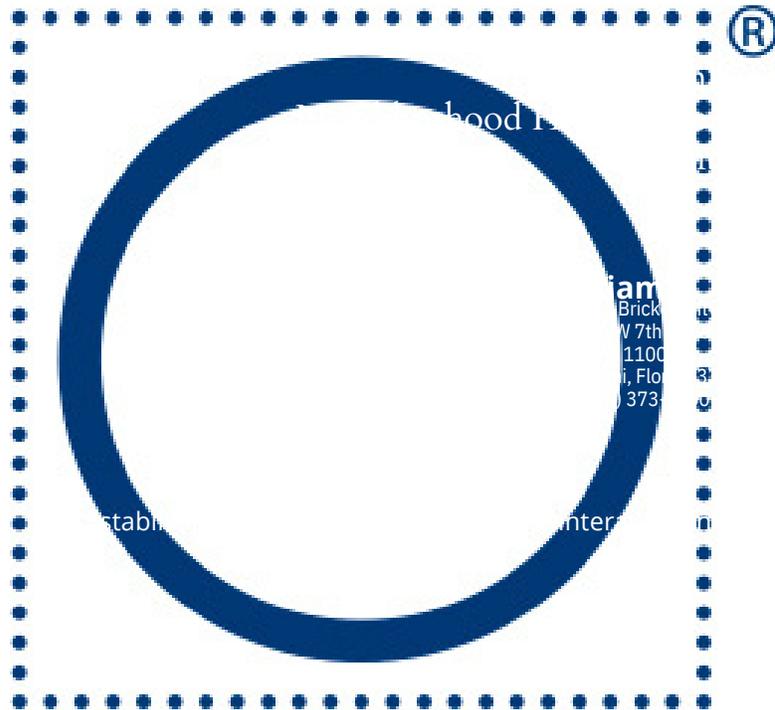
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## Neighborhood Housing Services of New York City

*Congratulations on your*  
**41<sup>st</sup> Anniversary**

Howard P. Milstein  
Chairman, President and Chief Executive Officer

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Congratulations to the honorees!

Your commitment to supporting and  
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home ownership has built an  
ecosystem of support for people of  
color in New York.



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**On 40+ Years of Bridging  
the Gap!**



SCHULTE AND BOARD MEMBER SCOTT GOLD JOIN IN CELEBRATING

# NHSNYC's vital accomplishments in expanding affordable homeownership opportunities to low- and moderate-income New Yorkers.

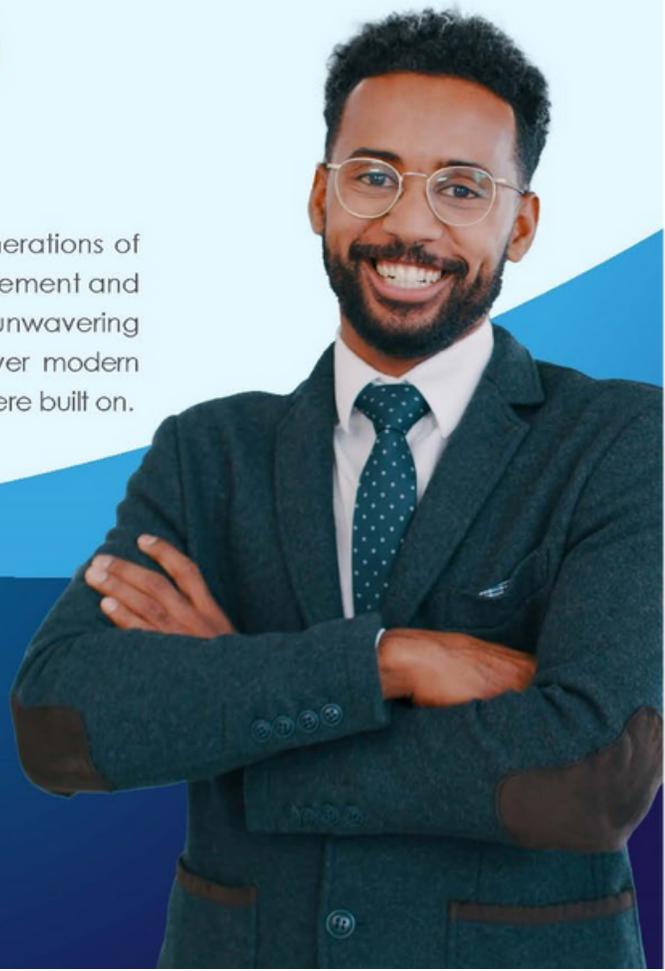
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Since Ridgewood Savings Bank was founded, we've helped generations of New Yorkers buy homes, raise families, start businesses, save for retirement and achieve financial security. By providing our customers with an unwavering commitment to outstanding service, Ridgewood continues to deliver modern financial solutions while staying true to the traditional values that we were built on.



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and all they do  
to foster equitable homeownership  
opportunities for New Yorkers**



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Law firm of Walsh & Gilad PLLC is focused on representing lenders and individuals in the purchase and sale of residential and commercial real estate. The firm represents clients in residential and commercial mortgage transactions sales, purchases, refinances, leasing of commercial and residential real estate properties. The firm also counsels individuals in the preparation of wills, and the sales and purchases of business interests in New York.

Ryan is a board member of Neighborhood Housing Services of Northern Queens, a not-for-profit organization that helps low to moderate income individuals purchase and sell property.

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Camille Salter, Marketing and Community Engagement Assistant

Traci Turner, Program Coordinator

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Justin George, Foreclosure Services

Francine Griffith, Homeownership Specialist

Ricardo Knight, Intake Specialist

Kisha Montesino, Homeownership Counselor

Dolores Pena, Intake Specialist, Program Coordinator

### LENDING

Bradley Browne, Mortgage Processor

Will Chan, Portfolio Manager

Muhammad Haidar, Mortgage Loan Processor

Ceotasha Joseph-Williams, Mortgage Underwriter

### ACCOUNTING

Yelena Maslova, Accountant

