

Bruce Redman Becker, FAIA, AICP, LEED AP

President

Becker and Becker Associates, Inc.

95 Reef Road, Fairfield, CT 06824

www.beckerandbecker.com

Education

Yale University, School of Management, MBA, 1985

Yale School of Architecture, Master of Architecture, 1985

Amherst College, Bachelor of Arts, *magna cum laude*, 1980

Institute for Architecture and Urban Studies, Undergraduate Program, 1978

Professional Practice

Bruce Becker is President of Becker and Becker Associates, Inc. (Becker + Becker). Bruce uses a fully integrated approach to sustainable design, planning, financing and development of buildings to meet the social, economic and environmental needs of communities. His firm focuses on green supportive, affordable, and mixed-income housing, community centers, child and senior day care, and urban and historic revitalization projects. Becker + Becker has planned designed and developed over 10,000 units of multi-family rental housing, and a wide variety of commercial, retail, educational and mixed-use facilities. Bruce founded two non-profit housing organizations to sponsor innovative mixed-use affordable housing projects, *Common Ground HDFC* and *Under One Roof*. He has served as development consultant and architect to dozens of not-for-profit organizations and municipalities to create supportive and affordable housing and educational and community facilities. He initiated the 2004 "Energy Efficient Housing Technical Correction Act" with Congresswoman Carolyn Maloney which modified FHA multifamily underwriting standards to include financing of energy efficiency technologies, and designed and initiated the Connecticut State Green Buildings Tax Credit program. As a LEED accredited professional, Bruce designed and developed The Octagon, a LEED NC Silver 500-unit mixed-use development to use 35% less energy than the State energy code standard, and 360 State Street, a LEED ND Platinum 500-unit mixed-use development which uses 60% less energy than the energy code benchmark. These buildings were the first two apartment buildings in the world to be powered and heated by a fuel cell. Bruce is currently developing 777 Main Street in Hartford, the adaptive re-use of the former Hartford National Bank, to become the largest apartment building in the city.

Bruce planned and designed six urban multifamily developments for AvalonBay Communities with over 1200 apartments in Massachusetts, Connecticut and New Jersey, as well as Urban Horizons, the redevelopment of the historic Morrisania Hospital in the Bronx, creating a mixed-use project of 132 units of affordable housing, job training facilities, and community day care. Other notable projects include The Marvin intergenerational childcare and senior congregate housing in Norwalk, Connecticut, and the 652-unit Times Square Hotel supportive housing project in Manhattan. Mr.

Becker also served as master planner to Amherst College and was planner and architect for the New York City Housing Authority development creating a new prototype for public housing in the Lower East Side of Manhattan.

Prior to joining Becker + Becker, Bruce was a manager for the Prudential Property Company's development operations in Northern California. His responsibilities included all phases of architectural programming, planning, design, construction and leasing for over \$800 million of mixed-use development.

Professional Affiliations

- US Green Building Council, LEED Accredited Professional (LEED AP)
- National Association of Architectural Registration Boards (NCARB)
- American Institute of Architects (AIA), Connecticut and New York Chapters
- Licensed Architect in Connecticut and New York
- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Urban Land Institute (ULI)
- National Trust for Historic Preservation

Awards & Honors

- 2019 Elevated to Fellowship of the American Institute of Architects
- 2019 Sustainable Westport Green Building Award for 3 Quentin Road
- 2017 Connecticut Trust for Historic Preservation Preservation Award for 777 Main
- 2017 State of Connecticut DEEP Green Circle Sustainability Award for 777 Main
- 2015 Energize Connecticut Environmental Stewardship Award
- 2015 Blue Ribbon Award, Commercial Women in Real Estate CREW for 777 Main
- 2014 Hartford Business Journal, Becker named "5 to Watch in 2014"
- 2011 CT Chapter, American Planning Association Special Chapter Award 360 State
- 2011 Becker named "Businessperson of the Year" by *Business New Haven Magazine*
- 2011 Connecticut Green Building Council - Multi-use Building Award of Honor
- 2010 1000 Friends of Connecticut, "Smartie" Award for 360 State Street
- 2010 Connecticut Fund for the Environment, Sustainability Award
- 2008 Named Energy Efficiency Partner by CT Dept. of Public Utility Control
- 2008 1000 Friends of CT "Smart Growth" Endorsement for 360 State Street
- 2008 CT Main Street Award of Excellence for The Wauregan
- 2008 LEED Silver Certification, US Green Building Council for The Octagon
- 2008 Excellence Award, American Council Engineering Companies of CT
- 2007 Harlan Griswold Preservation Award for The Wauregan
- 2006 Lucy Moses Award from NY Landmarks Conservancy for The Octagon
- 2006 Restore America, Nat'l Trust for Historic Preservation for The Wauregan

2006 Eddy Award from CT Economic Development Association – Wauregan Hotel
2004 US EPA and NYC DEP “Green Apple” Award for The Octagon
2001 AIA CT Design Award - Crescent Building Supportive Housing
2000 HUD Secretary Opportunity & Empowerment Award for Urban Horizons
1998 Fannie Mae Maxwell Award of Excellence for Urban Horizons
1998 Best Mid-rise/High-rise, National Association Home Builders for Avalon Grove
1998 Gold Medal, Rudy Bruner Award for Urban Excellence for The Times Square
1996 Best Affordable Urban Apartment Project in US for The Times Square
1996 Architecture Magazine publication of public housing prototype for LES III
1995 AIA Special Citation for Times Square Supportive Housing
1995 Bard Award for Excellence for Times Square Supportive Housing

Community Service

Bruce is active in community organizations, was formerly the Chairman of the Harlem School of the Arts, and The Institute for Architecture and Urban Studies and currently is Chair of The Elm City Food Cooperative and President of the Electric Vehicle Club of Connecticut. He has served on the American Institute of Architects Affordable Housing Task Force and on juries for architectural awards and at architectural schools. He has lectured at industry conferences as well as at the Harvard Business School, Yale School of Management, Yale School of Architecture, Connecticut College, and the University of Maryland about historic preservation, real estate finance, and sustainable design. He founded several non-profit organizations including, Common Ground Community, Under One Roof, Elm City Food Cooperative, Elm Electrical Cooperative and the Renewable Energy and Efficiency Business Association.

Project Press Coverage

5/19 [Bruce Becker: Zero Energy Home Is 100% Worth It](#) **06880**

11/16 [Downtown Hartford Apartments Earn Highest Energy Conservation Rating](#), **Hartford Courant**

6/13 [Elevating Sustainability](#) **Hartford Business Journal** cover story featuring Becker’s sustainable design and development practice

10/11 *Groundbreakers: Paul Goldberger tours Sustainable Architecture in the Big (Green) Apple*, **The New Yorker Magazine**, Interview with Bruce Becker at The Octagon.

02/11 “Powering Up With New Fuel Cells” **Wall Street Journal**, about buildings designed and developed by Becker to become the first large-scale residential projects powered by fuel cells.

07/10 [“Near Yale, a 32-Story Gamble Rises in New Haven”](#) **New York Times** article, in Square Feet real estate column, about the progress and challenges of the 360 State street project.

04/10 [“Becker + Becker Constructs Connecticut’s First LEED Platinum Residential Project”](#) **New England Real Estate Journal**.

03/10 "[360 State Hailed as National Model](#)", **New Haven Independent's** report on Senator Chris Dodd and HUD Deputy Secretary Ron Sim's tour of 360 State Street which they praised as a "green, living model" for sustainable and livable communities across the state and the nation.

03/09 "[The Yale Effect Spreads Out](#)" **New York Times** national edition featuring Becker + Becker's 360 State Street transit-oriented development in New Haven, CT.

05/07 "[Redefining Downtown](#)" in **CT Business** about B+B's transformation of a long-vacant 1.5 acre surface parking lot in New Haven into market rate and low-income housing, retail, and parking using green design to blends with the historic character of the neighborhood.

02/07 "[Low-Income Housing Revives Downtown](#)" in **Affordable Housing Finance**.

01/07 "[From Mad House to Green House - Making History](#)" in **Multihousing Professional** on B+B's transformation of the former Blackwell Lunatic Asylum in the The Octagon as a "green" residential community.

10/06 "[Roosevelt Island Goes Upscale - 1970's Utopian Village Fills with Luxury Units](#)" in **Apartment Finance Today** on B+B's redevelopment of The Octagon.

08/06 **New York Times** "Its Getting Easier to be Green" featuring The Octagon.

08/06 "Perfect Shape," from **MultiFamily Executive** magazine, on B+B's restoration of the historic Octagon Building on Roosevelt Island.

06/06 **Hartford Courant** commentary, "Saving Norwich: Back From The Brink," about B+B's preservation and re-use of the Wauregan Hotel.

12/05 **The Real Deal** "Roosevelt Island Headed Upscale" on B+B's design and redevelopment of The Octagon.

12/05 **New York Times**, "The Changing Landscape of Roosevelt Island."

12/05 **New York Daily News** "Rentals rise on Roosevelt."

01/05 **New York Times** "Once-Grand 1939 Tower is Given a New Life" by Christopher Gray, discussing the history of The Octagon and its redevelopment by Bruce Becker.

4/04 **Shelterforce** cover story "[Beauty in the Bronx](#)" on the high standards of architecture embodied in B+B's adaptive re-use of the Morrisania Hospital for affordable housing.

04/04 **Northeast Preservation News** "[Saving the Wauregan Hotel](#)" on B+B's adaptive re-use plan for the historic Wauregan Hotel in Norwich, CT.

04/03 *National Trust's* **Preservation Online** - Restoring Roosevelt Island's Ruins.

03/02 **New York Times** article featuring Octagon Park Apartments.

04/00 **Planning Magazine**, Feature on Urban Horizons Economic Development Center.

09/97 **60 Minutes** feature on The Times Square Supportive Housing.

06/96 **New York Times** article on B+B's Lower East Side prototype for the NYC Housing Authority.

03/96 **Architecture Magazine** on B+B's Lower East Side prototype for the NYC Housing Authority.

01/96 Case Study in **The Affordable Seniors Housing Handbook** on The Marvin.

12/91 **New York Times**, "Housing the Dependent: Times Square Hotel as the Biggest SRO" on non-profit founded by Becker, Common Ground's, work to create 652 units of supportive housing.

American Institute of Architects Conference Presentations and Tours

- 11/27/18 AIA CT COTE Program Presentation: Energy Sustainability and Advanced Energy Technologies, Case Study Presentations
- 10/18/17 AIA CT Special Program Presentation: Distributed Generation with Fuel Cells in Mixed-use Buildings
- Fuel Cells and the Fuel Cell Industry in Connecticut
- 5/17/12 AIA National Convention, Washington DC "Connecting Architecture, Law and Public Policy"
- A LEED-Platinum Case Study in Sustainable Urban Design
- 10/21/10 AIA Westchester/Mid-Hudson - LEED ND Neighborhood Development Program Case Study Presenter
- 12/10/09 AIA CT - Tour of 360 State, Presentation and Reception
- 10/24/05 AIA CT - Tour of the Wauregan, Presentation and Reception

Juries and University, College and School Lectures

- 12/15/18 Connecticut College, Architecture Design Studio Final Reviews, Juror
- 10/2/18 Yale School of Architecture, Planning and Development Studio, Juror
- 2/13/18 Greens Farms Academy Sustainability Seminary Presentation and Tour
- 10/2/17 Connecticut Green Building Council Awards Program, Juror
- 2/15/17 Yale Law School, Sustainable Development: An Architect's Perspective
- 11/14/16 Yale School of Management, Real Estate Association, Development Proforma Basics
- 12/7/15 Yale College, Science of Modern Technology, Professor Dan Prober, Guest Lecturer
- 6/2/15 Danish American Sustainable Design Workshop, NYC, Presenter

2/21/14 Yale School of Management, Economic Development Conference

12/3/13 Yale College, Science of Modern Technology, Professor Dan Prober, Guest Lecturer

8/21/13 Yale School of Management, First Year Orientation Team Development Project Competition, Juror

1/29/13 Yale College, Science of Modern Technology, Professor Dan Prober, Guest Lecturer

11/27/12 Yale School of Architect and Yale School of Management, Lecture: Architect as Developer?

8/13/12 Yale School of Management, First Year Orientation Team Development Project Competition, Juror

1/30/12 Yale School of Management, Presenter, 360 State Street Case Study

10/21/10 Yale School of Architecture, 25th Year Reunion Presenter and Tour Leader

8/16/10 Yale School of Management, First Year Orientation Team Development Project Competition, Juror

3/25/10 University of Connecticut School of Law, 17th Gallivan Conference, Presenter

2/9/10 Yale University, M.Arch. Program, Professional Practice Professor Bernstein, Presenter

6/16/09 Yale Urban Fellows Lecture, Dwight Hall, Yale University

6/16/09 Yale College, Department of Architecture, Professor Kent Bloomer, Guest Lecturer, American Grid

6/16/09 Greens Farms Academy, Presentation on Photovoltaics in Architecture

Professional Organization Presentations and Lectures

4/2/19 Westport Rotary Club, Luncheon Speaker, Energy Efficient Net Zero Housing

2/22/19 Greenwich Energy Committee, Greenwich Boys & Girls Club, Forum Presenter

2/28/18 Partnership for Strong Communities, Transit Oriented Development, Presenter
Environmental and Public Benefits of Transit Oriented Development

12/1/17 United Nations - NGA Sustainability Conference Presenter
Integrating Renewable Distributed Generation and Electric Vehicles

4/17/17 Congress for New Urbanism, New England Chapter Conference, Presenter,
3/8/17 Profitable Real Estate Development in a Climate Change Focused City
Connecticut Green Building Council Presentation, Economic and Environmental
benefits of On-site Renewable Energy

2/28/17 Real Estate Finance Association of Connecticut
Fuel Cells and Solar Panels - Economic and Environmental Benefits of on-site
renewable energy

10/19/16 Electric Vehicle Policy Discussion with State Office Candidates, Organizer and
Moderator, EarthPlace, Westport, CT

7/28/16 Connecticut Center for Advanced Technology, Presenter
Powering the first 1000 Homes with Fuel Cells

6/23/16 Federal Home Loan Bank of Boston, Economic Development Presentation,
Hartford

9/24/14 Connecticut Power and Energy Society, Rocky Hill, CT, Presenter

2/10/14 Fuel Cell and Hydrogen Energy Conference, Washington DC, Presenter

1/23/14 Urban Land Institute, Kroon Hall, Yale University - Financing Energy
Improvements

11/20/13 GreenBuild 2013, Philadelphia, Presenter, Building Related Renewable Energy

11/19/13 GreenBuild 2013, Philadelphia Presentation, Affordable Housing Summit Speaker

2/26/13 Real Estate Finance Association of Connecticut (REFA),

4/17/12 Congress for New Urbanism, New England Chapter Conference, Presenter,
Hartford, CT

- 4/4/12 Northern Metro Multifamily Mixed-Use Commercial Real Estate Summit, White Plains, NY
- 2/29/12 NAOIP Maryland/DC Chapter, Presenter "Fuel Cells in Action"
- 10/6/11 Urban Land Institute, 360 State, New Haven, CT
On-track: Emerging Development Opportunities along New England's Rail Corridors
- 5/11/11 6th Annual Responsible Property Investing Conference, Vancouver
- 4/27/11 Connecticut Green Building Council, Presenter and Tour Guide, 360 State Street, New Haven, CT
- 10/6/10 1000 Friends of Connecticut Annual Meeting Presenter, New Haven, CT
- 10/4/10 Connecticut Business and Industry Association (CBIA) Business Energy Conference, Presenter
- 9/21/10 International Downtown Association (IDA), Presenter on creation of Elm City Market, Minneapolis
- 3/10/09 Greater New Haven Community Loan Fund, New Haven
- 7/20/07 Institute for Professional and Executive Development (IPED), Philadelphia
- 6/26/07 Connecticut Economic Development Association (CEDAS), Guest Speaker, Wauregan Case Study
- 7/13/06 Institute for Professional and Executive Development (IPED), San Francisco
A green Housing Case Study - Redevelopment of the Octagon
- 2/10/06 Institute for Professional and Executive Development (IPED), Miami - Rebirth of the Wauregan
- 8/30/05 Norwich Rotary Club, Norwich, CT - Rebirth of the Wauregan