National Council of State Housing Agencies
2025 Executive Directors Workshop
Sunday, July 20 – Wednesday, July 23
Graduate by Hilton Annapolis | Annapolis, MD

WiFi Access | Network: **Graduate_Meeting**; Password: **Enter your email when prompted.**

Sunday | July 20

2:00 p.m. – 11:00 p.m.
Hospitality Suite
Stevedore's Meeting Room | Lobby Level
Please note: The Hospitality Suite is closed during NCSHA-scheduled events.

5:30 p.m. – 7:00 p.m.
Meet & Greet for Attendees & Registered Guests
Stevedore's Meeting Room | Lobby Level
Come as you are from travel or sightseeing!

Monday | July 21

7:30 a.m. – 8:30 a.m.
Breakfast for Attendees & Registered Guests
Annapolis Atrium | Lobby Level

8:30 a.m. – 8:45 a.m.
Welcome and Workshop Overview
Regatta Ballroom | Lobby Level

SPEAKERS:
Julia Glanz, *Deputy Secretary* | Maryland Department of Housing and Community Development
Stockton Williams, *Executive Director* | NCSHA

8:45 a.m. – 9:30 a.m.
Lightning Round Executive Director Updates . . . . A
Regatta Ballroom | Lobby Level

MODERATOR:
Maura Collins, *Executive Director* | Vermont Housing Finance Agency

9:30 a.m. – 10:45 a.m.
Housing Finance Reform, Part I: Fannie Mae and Freddie Mac . . . . . . B
Regatta Ballroom | Lobby Level

SPEAKER
Laurie Goodman, *Institute Fellow and Founder* | Housing Finance Policy Center at the Urban Institute

10:45 a.m. – 11:00 a.m.
Break

11:00 a.m. – 12:15 p.m.
Housing Finance Reform, Part II: FHA and Ginnie Mae C
Regatta Ballroom | Lobby Level

SPEAKER
Julienne Joseph, *Founder and Principal* | JYJ Consulting, LLC

12:30 p.m. – 1:30 p.m.
Lunch for Attendees & Registered Guests
Annapolis Atrium | Lobby Level

1:30 p.m. – 5:30 p.m.
Self-Guided Group Activities
Attendees are on their own. See the Annapolis guide provided by Maryland Department of Housing Community Development for recommendations.

2:00 p.m. – 11:00 p.m.
Hospitality Suite
Stevedore's Meeting Room | Lobby Level
Please note: The Hospitality Suite is closed during NCSHA-scheduled events.

6:00 p.m. – 7:30 p.m.
Reception for Attendees & Registered Guests
Stevedore's Meeting Room | Lobby Level

Tuesday | July 22

7:30 a.m. – 8:30 a.m.
Breakfast for Attendees & Registered Guests
Annapolis Atrium | Lobby Level

8:30 a.m. – 10:00 a.m.
Executive Directors Forum . . . . D
Regatta Ballroom | Lobby Level

MODERATOR:
Jennifer Ho, *Commissioner* | Minnesota Housing

10:00 a.m. – 10:15 a.m.
Break

10:15 a.m. – 11:30 a.m.
Optimizing the New Housing Tax Provisions . . . . E
Regatta Ballroom | Lobby Level

SPEAKER:
Michael Novogradac, *Managing Partner* | Novogradac & Company, LLP

11:30 a.m. – 11:45 a.m.
Break

11:45 a.m. – 12:30 p.m.
Legislative and Regulatory Update . . . . F
Regatta Ballroom | Lobby Level

SPEAKERS:
Garth Rieman, *Director of Housing Advocacy and Strategic Initiatives* | NCSHA
Jennifer Schwartz, *Director of Tax and Housing Advocacy* | NCSHA

12:30 p.m. – 1:30 p.m.
Lunch for Attendees & Registered Guests
Annapolis Atrium | Lobby Level

1:30 p.m. – 5:30 p.m.
Self-Guided Group Activities
Attendees are on their own. See the Annapolis Destination Guide provided by Maryland Department of Housing and Community Development for recommendations.

2:00 p.m. – 11:00 p.m.
Hospitality Suite
Please note: The Hospitality Suite is closed during NCSHA-scheduled events.

5:30 p.m. – 8:30 p.m.
Reception & Dinner for Attendees & Registered Guests
The Choptank | 110 Compromise Street

The restaurant is a 15-minute walk from the hotel or hop on the free Magenta Shuttle at The Graduate garage; it makes several stops on the way to the city dock. Dress Code: Business casual.

Wednesday | July 23

7:30 a.m. – 8:30 a.m.
Breakfast for Attendees & Registered Guests
Annapolis Atrium | Lobby Level

8:30 a.m. – 10:00 a.m.
Workshop Exercise: Future Federal Housing Policy Ideas . . . . . G
Regatta Ballroom, Lobby Level

MODERATOR
Jennifer Ho, *Commissioner* | Minnesota Housing

10:00 a.m. – 10:30 a.m.
Break

10:30 a.m. – 11:30 a.m.
Workshop Exercise: Future Federal Housing Policy Ideas (cont.)
Regatta Ballroom | Lobby Level

MODERATOR
Jennifer Ho, *Commissioner* | Minnesota Housing

11:30 a.m. – 12:30 p.m.
Boxed Lunch for Attendees & Registered Guests
Stevedore's Meeting Room | Lobby Level

Miscellaneous

Attendee List . . . . H

Lightning Round Executive Director Updates
Monday | July 21, 2025
8:45 a.m. – 9:30 a.m.
Regatta Ballroom | Lobby Level
Graduate by Hilton Annapolis

Moderator: Maura Collins, *Executive Director* | Vermont Housing Finance Agency

Each Executive Director Has 45 Seconds to Answer One of the Following

- What are you most proud of your agency accomplishing in the past year?

  OR

- What are you most optimistic about in the coming year?

Housing Finance Reform, Part I: Fannie Mae and Freddie Mac
Monday | July 21, 2025
9:30 a.m. – 10:45 a.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Speaker: Laurie Goodman, *Institute Fellow and Founder* | Housing Finance Policy Center at the Urban Institute

Laurie Goodman is an Institute fellow and the founder of the Housing Finance Policy Center at the Urban Institute. The center provides policymakers data-driven analyses of housing finance policy issues they can depend on for relevance, accuracy, and independence. Before joining Urban, Goodman spent 30 years as an analyst and research department manager at several Wall Street firms. From 2008 to 2013, she was a senior managing director at Amherst Securities Group LP, a boutique broker-dealer specializing in securitized products, where her strategy effort became known for its analysis of housing policy issues. From 1993 to 2008, Goodman was head of global fixed income research and manager of US securitized products research at UBS and predecessor firms, which were ranked first by Institutional Investor for 11 straight years. Before that, she held research and portfolio management positions at several Wall Street firms. She began her career as a senior economist at the Federal Reserve Bank of New York. Goodman was inducted into the Fixed Income Analysts Hall of Fame in 2009.

Goodman serves on the board of directors of MFA Financial and Arch Capital Group Ltd. and is a consultant to the Amherst Group. Goodman has published more than 200 journal articles and has coauthored and coedited five books. She has a BA in mathematics from the University of Pennsylvania and an AM and PhD in economics from Stanford University.

Housing Finance Reform, Part II: FHA and Ginnie Mae
Monday | July 21, 2025
11:00 a.m. – 12:15 p.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Speaker: Julienne Joseph, *Founder and Principal* | JYJ Consulting, LLC

Julienne Y. Joseph is the Founder and Principal of JYJ Consulting, LLC– a housing policy and finance advisory firm. With extensive leadership experience in the federal government, financial services, and nonprofit sectors, Ms. Joseph brings unparalleled expertise in expanding homeownership, crafting sustainable housing strategies, and driving economic development.

She served as Chief of Staff to the 18th Secretary of the U.S. Department of Housing and Urban Development (HUD), Marcia L. Fudge, where she led cross-agency strategic initiatives and managed an 8,000-person workforce. She also held roles as Senior Advisor for Homeownership to the HUD Secretary and Deputy Assistant Secretary for the Office of Single Family Housing, where she advanced equitable access to FHA-insured mortgage financing. Her earlier service includes positions as Associate Director of Government Housing Programs, Senior Housing Counselor, and Mortgage Originator—experiences that grounded her policy work in real-world impact.

Through JYJ Consulting, she partners with mortgage companies, philanthropic institutions, trade associations, and mission-driven organizations to:
- Deliver strategic policy and regulatory guidance
- Provide housing finance advisory services
- Lead public speaking engagements, keynotes, and moderated panels

She holds a Bachelor's of Arts degree in English Literature from the University of Virginia and an MBA in Real Estate Management from Marylhurst University. Her academic foundation and career trajectory reflect a lifelong dedication to strengthening communities through housing.

HFA Executive Director Forum
Tuesday | July 22, 2025
8:30 a.m. – 10:00 a.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Moderator: NCSHA Board Chair Jennifer Ho, *Commissioner* | Minnesota Housing

DISCUSSION ITEMS

- State-level issues: new housing legislation, governmental re-organizations, budget cuts -- including implications of forthcoming Medicaid and SNAP reductions
- Planning for and messaging on potential federal funding cuts
- Impacts of federal immigration policies on HFAs and their partners
- Responding to executive order-driven requirements in federal grant agreements
- Learning from and dealing with natural disasters
- Mid-year outlook for annual homeownership and rental housing production
- The latest in HFA efforts to serve the most vulnerable populations
- H.R. topics: attracting and retaining talent, succession planning
- Technology topics: AI, cyber security, crypto
- Working with Boards and Board Members

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

June 5, 2025

Ms. Tess Hembree
Executive Director
Council of State Community Development Agencies
630 I Street, NW
Washington, DC 20001-3736

Ms. Vicki Watson
Executive Director
National Community Development Association (NCDA)
1775 Eye Street NW, Suite 1150
Washington, DC 20006

Dear Ms. Hembree & Ms. Watson:

On behalf of Secretary Scott Turner, thank you for your letter regarding the Department of Housing and Urban Development's (HUD) Office of Community Planning and Development's (CPD) grantee consolidated plan and annual action plan submissions for Fiscal Year (FY) 2025. Your letter states that Council of State Community Development Agencies (COSCDA) and National Community Development Association (NCDA) members are concerned that their submissions may be flagged for noncompliance with the Administration's executive orders. As a result, both agencies are requesting that HUD issue a memorandum like the guidance provided to Community Development Block Grant – Disaster Recovery (CDBG-DR) grantees under the Universal Notice.

CPD administers the CDBG-DR program through *Federal Register* Notice each time it receives a Congressional appropriation. This approach has been taken because the CDBG-DR program does not have its own authorization and corresponding regulations. As a result, CPD must describe the processes, procedures, timelines, waivers, and alternative requirements that HUD intends to implement with each allocation of CDBG-DR funding after a qualifying Presidential disaster declaration. Specifically, following the most recent appropriation of CDBG-DR funds for qualifying disasters, the Department published an Allocation Announcement Notice (AAN) in the *Federal Register* that incorporates, via cross-reference, the waivers and alternative requirements provided in the Universal Notice, as appropriate, along with any other new requirements imposed by the specific appropriation.

In contrast, the consolidated plan and annual action plan submission process for CPD formula grantees is governed by the regulations at 24 CFR Part 91. The January 14, 2025, notice entitled CPD-25-02, Guidance on Submitting Consolidated Plans and Annual Action Plans for FY 2025 remains in effect, including the requirements at 24 CFR 91.500(b) located on page 5. HUD has no plans at this time to update this notice as it continues to accurately document when HUD may disapprove a plan according to the regulations. 24 CFR 91.500(b) states that HUD may disapprove a plan or a portion of a plan if it is inconsistent with the purpose of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12703), if it is substantially incomplete, or, in the case of a CDBG certification under §91.225(a) and (b) or §91.325(a) and (b), if it is not satisfactory to the Secretary in accordance with §570.304, §570.429(g), or §570.485(c). The following are examples provided in §91.500(b) of substantially incomplete plans:

1. A plan that was developed without the required citizen participation or the required consultation;

2. A plan that fails to satisfy all the required elements in this part; and

3. A plan for which a certification is rejected by HUD as inaccurate, after HUD has inspected the evidence and provided due notice and opportunity to the jurisdiction for comment; and

4. A plan that does not include a description of the manner in which the unit of general local government or state will provide financial or other assistance to a public housing agency if the public housing agency is designated as "troubled" by HUD.

Grantees are also encouraged to review the White House Executive Orders as they develop their consolidated plan and annual action plans. After submission and HUD's review of these plans, the FY2025 grant agreement will also emphasize conformity with applicable Administration priorities and executive orders. Under the FY 2025 grant agreement, conformity means that a grantee:

1. shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that

5. notwithstanding anything in the grant or application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or requirements implementing Executive Orders that have been revoked.

6. The Grantee must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable

requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. If applicable, no state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation.

8. Unless excepted by PRWORA, the Grantee must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Grantees may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

Grantees should be reminded that they must also continue to use their CPD funding in a manner that complies with applicable statutes, which include:

- Section 109 of the HCDA, 42 U.S.C. 5309;
- Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d *et seq.*;
- Title VII of the Civil Rights Act of 1964, 42 U.S.C. 2000d *et seq.*;
- Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act), 42 U.S.C. 3601 – 19;
- Section 504 and 508 of the Rehabilitation Act of 1973, 29 U.S.C. 794;
- The Americans with Disabilities Act of 1990,42 U.S.C. 12131 *et seq.*; and
- Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Public Law 104-193) (PRWORA).

Your letter also requests a 60-day extension to allow grantees time to comply with any Administration requested changes. Under 24 CFR 91.15, each jurisdiction should submit its consolidated plan to HUD at least 45 days before the start of its program year. The majority of CPD's grantees have a program year start date of July 1st, which means those grantees would submit their plan on or before May 15th. As you are aware, the Department is required to release its formula allocations within 60 days of appropriation. For FY 2025, HUD posted these allocations on May 13, 2025. Given the timing of most annual appropriations, it is not unusual for a grantee to be able to submit its plan as soon as allocations are announced and completes its citizen participation process. We are aware that many grantees begin their planning process well in advance of an allocation announcement and provide guidance on this in CPD Notice 25-02. Additionally, §91.15(a) provides HUD the ability to grant a jurisdiction an extension of the submission deadline for good cause, with the exception of the deadline of August 16. **The Department's failure to receive the plan by August 16, 2025, will automatically result in a loss of CDBG funds for the program year.**

We value our partnership with NCDA and COSCDA and the broader CDBG Coalition's efforts to assist grantees across the nation perform and achieve program outcomes. Thank you for the collaboration in guiding grantees and reminding them of the value of aligning with applicable statutes, regulations, and executive orders in developing and preparing to submit their respective consolidated plan and/or annual action plan. CPD staff, as always, are available to provide technical assistance.

We look forward to continuing our partnership with you. If you should have any questions, please reach out to me via email at Claudette.Fernandez1@hud.gov.

Sincerely,

Claudette Fernandez

Digitally signed by Claudette Fernandez
Date: 2025.06.05 12:13:50 -04'00'

Claudette Fernandez
General Deputy Assistant Secretary

Optimizing the New Housing Tax Provisions
Tuesday | July 22, 2025
10:15 a.m. – 11:30 a.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Speaker: Michael Novogradac, *Managing Partner* | Novogradac & Company, LLP

Michael Novogradac is the managing partner of Novogradac, which has been in business since 1989. He specializes in affordable housing, community development, historic preservation and renewable energy. Mr. Novogradac's focus is on real estate taxation and accounting. He is the author of numerous real estate-related tax and accounting articles and books, including the Novogradac Opportunity Zones Handbook, the New Markets Tax Credit Handbook and the Low-Income Housing Tax Credit Handbook. A frequent speaker at tax incentive conferences and forums throughout the country, Mr. Novogradac also hosts a weekly podcast, Tax Credit Tuesday. As a leading industry expert, he is frequently quoted in national media, such as The Wall Street Journal, The New York Times, Politico, Bloomberg, Forbes, CNBC News, NBC News, National Public Radio and Crain's New York Business.

Mr. Novogradac is active in advocating for the inclusion of affordable housing, historic preservation, community development and renewable energy incentives in federal and state tax policy and serves as advisor on industry and governmental affairs for the NMTC Working Group, LIHTC Working Group, Neighborhood Homes Tax Credit Working Group, Income Limits Working Group, Renewable Energy Working Group and the Opportunity Zones Working Group. Mr. Novogradac also serves on the executive committee of the Housing Advisory Group and the Affordable Housing Tax Credit Coalition, the boards of directors of the National Housing Conference, the NMTC Coalition and the Historic Tax Credit Coalition. In 2016, Mr. Novogradac was inducted into the Affordable Housing Hall of Fame. Mr. Novogradac graduated from the University of California, Los Angeles, with a bachelor's degree in economics. He received an MBA from the University of California, Berkeley. He is licensed in California, Oregon, Maryland and Texas as a certified public accountant. You can follow Mr. Novogradac on X (formerly known as Twitter) @Novogradac and on his blog at www.novoco.com/blog or listen to his weekly podcast at www.novoco.com/podcast.

Legislative and Regulatory Update
Tuesday | July 22, 2025
11:45 a.m. – 12:30 p.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Speakers: Garth Rieman, *Director of Housing Advocacy and Strategic Initiatives* | NCSHA
Jennifer Schwartz, *Director of Tax and Housing Advocacy* | NCSHA

AGENDA

- FY26 Appropriations
  - HOME Investment Partnerships program
  - Other HUD and USDA housing programs
  - Project-Based Rental Assistance contract administration
- HOME Reform Act of 2025 and other House housing legislation
- ROAD to Housing Act and other Senate housing legislation
- Executive orders
- Regulatory actions

Workshop Exercise: Future Federal Housing Policy Ideas
Wednesday | July 23, 2025
8:30 a.m. – 11:30 a.m.
Regatta Ballroom
Graduate by Hilton Annapolis

Moderator: Jennifer Ho, *Commissioner* | Minnesota Housing

Executive directors will be assigned to a group to discuss one of the four topic areas, based on a set of framing questions developed by NCSHA staff. A discussion facilitator for each group will be determined at random. A member of the staff will serve as notetaker. Group members will designate someone to share the summary of their discussion with the broader group.

Please see the attached memo for more information on the topic areas, your assigned group, and suggested reading.

NCSHA

July 16, 2025

MEMORANDUM

TO: HFA Executive Directors

FR: Stockton Williams

RE: Workshop Exercise: Future Federal Housing Policy Ideas

Background

Three developments suggest the need for new thinking about federal housing policy. First is aggressive budget, regulatory, and administrative moves by the Trump Administration, which are shaking pillars of current policy. Second is growing frustration among many Democrats and Republicans about what they see as significant shortcomings in some core programs. Third is the seemingly inexorable deepening of housing affordability problems, for renters and owners, almost everywhere in the country, and the broad sense that the current set of tools is simply insufficient to fix them.

While common sense may seem to suggest that times like these are the wrong ones for thinking outside the box, because every ounce of energy should be focused on saving what exists, history has a different lesson: Most of what works best today in federal affordable housing policy was conceived during periods of political disruption, economic stress, and threats to existing programs.

The federal government's retrenchment from direct involvement in housing production during the 1980s ushered in totally new approaches like the Low-Income Housing Tax Credit. Efforts by Republicans, with some support from the Clinton Administration, to dismantle HUD during the 1990s set the stage for a bipartisan devolution of major federal housing responsibilities to the states. The Great Financial Crisis led to the creation of new policies that transformed affordable housing financing, including HFAs' roles. Covid resulted in experimental approaches to emergency housing relief in various forms.

Even while NCSHA and its members were consumed during each of those periods with protecting and preserving the policies most relevant to HFAs as they existed at the time — which will always be "job one" — we were also deeply engaged in debates about additional resources that needed to emerge. As a result, when the crisis dynamics gave way to the "next normal," as they will again, perhaps sooner than later, HFAs were well positioned to operate in it because they had helped shape the changed landscape.

To be clear, we do not see obvious opportunities to advance major new housing policy ideas in Washington, DC at the moment. The Trump Administration and Republican Congress are focused on many other things, and Democrats remain a largely demoralized and disorganized opposition. While rumors of bipartisanship's death are grossly exaggerated, it's hard to achieve it on big initiatives.

There's also no consensus among the constellation of housing advocacy and interest groups around DC about what areas of policy represent the most viable opportunities. Yet below the surface are a wide range of discussions, proposals, and analyses (some from newer players on the policy scene) that we believe may be influential when the policymaking tide starts to shift. Four areas of conversation seem ripe for HFA input:

- Spurring affordable starter home construction;
- Stimulating development of middle-income/mixed-income housing;
- Revamping rental assistance; and
- Improving the financial stability of low-income homeowners.

HFAs are already tackling these issues, in some cases with innovative approaches. Our exercise at the Executive Directors Workshop will be to reflect on that experience and start to sketch out what a complementary federal role, if one should exist, could look like. The goal is to start a process of thinking and dialogue, which if deemed productive, NCSHA will continue to support in the months ahead.

Executive directors will be assigned to a group to discuss one of the four topic areas, based on — but not limited to — a set of framing questions developed by NCSHA staff. A discussion facilitator for each group will be determined at random (e.g., out of a hat). A member of the staff will serve as notetaker. Group members will designate someone to share the summary of their discussion with the broader group.

Spurring Affordable Starter Home Construction

Discussion Group

Steve Aichroth (NV), Dan Brennan (ME), Cheryl Cohen (MT), David Damschen (UT), Donna Maestas-De Vries (NM), Scott Hoversland (WY), Dean Minakami (HI), Christopher Nunn (GA), and Ralph Perrey (TN)

Framing Questions

- What have your agencies or states done in this area and how well has it worked?
- How would you like to see your (or your state's) program improved?
- Would some form of federal support make a meaningful difference, such as:
    - Funding or other equivalent benefit for infrastructure improvements?
    - A tax credit to defray a portion of construction costs?
    - R and D funding for scalable methods in offsite construction?
    - Improvements in manufactured housing regulations and incentives?

- A facility to provide lower-cost acquisition, development, and/or construction lending?
  - Do you see a role for HFAs in delivering such financing?
- What other issues should be considered?

Stimulating Development of Middle-Income/Mixed-Income Housing

Discussion Group

Thomas Bryan (CO), Rob Dapice (NH), Rebecca Franklin (CA), Julia Glanz (MD), Amy Hovey (MI), Chrystal Kornegay (MA), Ruth Moreira (NYC), Nandini Natarajan (CT), Angie Sellers (FL), and Ryan Vincent (KS)

Framing Questions

- What have your agencies or states done in this area and how well has it worked?
- How would you like to see your (or your state's) program improved?
- Would some form of federal support make a meaningful difference, such as:
  - Funding or other equivalent benefit for infrastructure improvements?
  - A tax credit to defray a portion of construction costs?
  - Credit enhancement or insurance to reduce the cost of financing?
  - R and D funding for breakthroughs in offsite construction?
  - A facility to provide lower-cost acquisition, development, and/or construction lending?
    - Do you see a role for HFAs in delivering such financing?
- What other issues should be considered?
- How should NCSHA support further exploration of potential federal policies in this area?

Revamping Rental Assistance

Discussion Group

Bryan Butcher (AK), Christopher Donald (DC), Kristin Faust (IL), Matt Heckles (DE), Jennifer Ho (MN), Winston Miller (KY), Scott Spivey (MS), Steve Walker (WA), and Bobby Wilkinson (TX)

Framing Questions

- How could federal assistance for low-income renters — through any one or some group of programs — work better?
- *Assuming funding remained at current levels*, what advantages and disadvantages do you see in some or all rental assistance being block granted to the states?
  - Do you see a role for HFAs in administering such block-granted assistance?
- What were the main takeaways for your agency/state from the Emergency Rental Assistance

Program as they relate to a potential future emergency program?
- Is there a need for some kind of federal support for distressed or highly at-risk affordable rental properties and, if so, how should it be structured?
- Is there a need for a broader set of federal policies oriented towards reducing evictions and eviction risk, and do you see a role for HFAs?

Improving Financial Stability for Low-Income Homeowners

Discussion Group

Maura Collins (VT), Mark Conine (AR), Brandon Dettlaff (ND), Shannon Harner (NE), Elmer Moore, Jr. (WI), Tammy Neale (VA), Tom Pearson (IN), Melanie Walter (NJ), Robin Wiessmann (PA)

Framing Questions

- How concerned are you about and what is your agency doing to address homeowner stability?
- Could your agency use more tax-exempt bond authority to deliver affordable home mortgage loans?
- In an ideal world, what could Fannie and Freddie do to help you serve more borrowers on a financially sustainable basis?
- What were the main takeaways for your agency/state from the Homeowner Assistance Fund program as they relate to a potential future emergency program?
- Is there a need for additional federal support for, or an entirely new approach to, low-income home repairs, and if so what should it look like?

Optional Background Reading

Spurring Affordable Starter Home Construction

- "The Starter Home: A Forgotten Path to Affordable Housing," Strong Towns. https://www.strongtowns.org/journal/2025/3/10/the-starter-home-a-forgotten-path-to-affordable-housing

- "Using Economies of Scale to Produce Starter Homes," Bipartisan Policy Center, Terwilliger Center for Housing Policy, and Abt Associates. https://bipartisanpolicy.org/download/?file=/wp-content/uploads/2022/11/BPC_ABT-Report_RV3.pdf

Stimulating Development of Middle-Income/Mixed-Income Housing

- "Subsidizing the Middle: Policies, Tradeoffs, and Costs of Addressing Middle-Income Affordability Challenges," Harvard Joint Center for Housing Studies.

https://www.jchs.harvard.edu/research-areas/working-papers/subsidizing-middle-policies-tradeoffs-and-costs-addressing-middle

- "Capital >>> Mixed-Income Public Development Model: Local Housing Finance Agency Innovation," National Housing Crisis Task Force. https://www.ncsha.org/wp-content/uploads/NAHCTF-PIECE.pdf

Revamping Rental Assistance

- "Consolidating housing rental assistance Better customer service, greater efficiency, lower net costs," Gregory A. Byrne and David A. Smith. https://www.ncsha.org/wp-content/uploads/SMITH-PIECE.pdf

- "Direct Rental Assistance: Returning to the Roots of Housing Allowances," HUD & New York University. https://www.huduser.gov/portal/periodicals/cityscape/vol26num2/ch15.pdf

Improving Financial Stability for Low-Income Homeowners

- "The Rising Costs of Homeownership Are Increasing Burdens," Harvard Joint Center for Housing Studies. https://www.jchs.harvard.edu/blog/rising-costs-homeownership-are-increasing-burdens

- "Current Financing Options for Home Renovations Don't Meet the Needs of the Nation's Aging Housing Stock," The Urban Institute. https://www.urban.org/urban-wire/current-financing-options-home-renovations-dont-meet-needs-nations-aging-housing-stock

NCSHA

National Council *of* State Housing Agencies
Executive Directors Workshop
July 20 – 23, 2025
Annapolis, MD

Attendee List as of 07.16.25
(*denotes guest attendee)

Alaska Housing Finance Corporation
Bryan Butcher
Beth Butcher*

Arkansas Development Finance Authority
Mark Conine

California Housing Finance Agency
Rebecca Franklin

Colorado Housing and Finance Authority
Thomas Bryan

Connecticut Housing Finance Authority
Nandini Natarajan

Delaware State Housing Authority
Matthew Heckles

District of Columbia Housing Finance Agency
Christopher Donald

Florida Housing Finance Corporation
Angie Sellers
Robert Sellers*

Georgia Department of Community Affairs/Georgia Housing and Finance Authority
Christopher Nunn

Hawai'i Housing Finance and Development Corporation
Dean Minakami

Illinois Housing Development Authority
Kristin Faust

Indiana Housing and Community Development Authority
Thomas Pearson

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