



# **TERWILLIGER CENTER SUMMIT ON HOUSING SUPPLY SOLUTIONS**

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**THURSDAY, JUNE 22, 2023 | 9:30 a.m. to 5 p.m. ET  
MARTIN LUTHER KING JR. MEMORIAL LIBRARY  
901 G STREET NW, WASHINGTON, DC 20001**

# ABOUT THE J. RONALD TERWILLIGER CENTER FOR HOUSING POLICY

## OUR VISION

An America where every family, regardless of wealth or background, can live in a decent, safe and affordable home.

## OUR MISSION

To advance public policies that support broad access to affordable housing. Achieving this goal requires comprehensive, sustained action at all levels of government to address the severe shortage of affordable homes for both rent and sale, while ensuring that America's lowest-income families can obtain the housing assistance they need.

## ADVISORY COMMITTEE



### **Scott Brown**

Former U.S. Ambassador to New Zealand and the Independent State of Samoa;  
Former U.S. Senator



### **Henry Cisneros**

Chair, BPC Board of Directors;  
Former Secretary, U.S. Department of Housing and Urban Development



### **Carlos Curbelo**

Co-founder of Vocero;  
Former U.S. Representative



### **Shaun Donovan**

Senior Fellow, Ford Foundation;  
Former Secretary, U.S. Department of Housing and Urban Development; Former Director, White House Office of Management and Budget



### **Renee Lewis Glover**

Founder and Managing Member, The Catalyst Group, LLC;  
Former President & CEO, Atlanta Housing Authority



**Jeb Mason**

Partner, Mindset;  
Former Deputy Assistant Secretary, U.S. Department of the  
Treasury



**Terri Ludwig**

President of Ballmer Group Philanthropy



**Pamela Hughes Patenaude**

Member, BPC Board of Directors;  
Former Deputy Secretary, U.S. Department of  
Housing and Urban Development



**Egbert L. J. Perry**

Chairman and CEO,  
The Integral Group, LLC



**Erika Poethig**

Former Special Assistant to the President for Housing and  
Urban Policy, White House Domestic Policy Council



**Steve Stivers**

President & CEO, Ohio Chamber of Commerce;  
Former U.S. Representative



**Ron Terwilliger**

Board Member, BPC;  
Chairman Emeritus, Trammell Crow Residential Company

# **AGENDA**

# Terwilliger Center Summit on Housing Supply Solutions

Thursday, June 22, 2023 | 9:30 a.m. – 5 p.m. ET

Martin Luther King Jr. Memorial Library

901 G Street, NW, Washington, DC 20001

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**9:00 – 9:30 a.m.:**

**Registration and Breakfast**

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**9:30 – 9:40 a.m.:**

**Opening Remarks**

**Dennis Shea**

Executive Director,

J. Ronald Terwilliger Center for Housing Policy, BPC

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**9:40 – 10:10 a.m.:**

**Home Matters: A Fireside Chat on Housing Affordability**

Over the past 15 years, the United States has underbuilt housing by millions of homes, leading to a mismatch between demand and available supply that has contributed to today's high housing costs. This structural deficit is negatively impacting communities of all types across the country and affects both the rental and homeownership segments of the housing market. Former HUD Secretary and OMB Director Shaun Donovan moderates a discussion between housing philanthropist Ron Terwilliger and HUD Deputy Secretary Adrienne Todman where they will explore the root causes of today's affordable housing shortage and the actions that can be taken to help increase housing supply and preserve our nation's existing stock of affordable homes.

**Discussion with:**

**Ron Terwilliger**

Board Member, BPC; Chairman Emeritus, Trammell Crow Residential Company

**Adrienne Todman**

Deputy Secretary, U.S. Department of Housing and Urban Development

**Moderated by:**

**Shaun Donovan**

Senior Fellow, Ford Foundation; Former Secretary, U.S. Department of Housing and Urban Development; Former Director, White House Office of Management and Budget

**(10-MINUTE BREAK)**

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**10:20 – 11:05 a.m.:**

**The Future of Housing: Innovating Construction to Reduce Costs**

The high cost of development is a major factor driving high housing prices. Throughout the housing development process, from planning to construction to inspection, costs layer on top of one another to the point where affordable homes are no longer profitable. Yet a host of recent innovations—relating to off-site construction, 3D printing, as well as green design innovations and the use of novel building materials—could help unlock housing production at all levels of affordability and at scale, while enhancing sustainability and resilience. During this panel, three industry leaders will present on new technological developments in the housing industry, followed by a discussion on the opportunities they provide for housing supply in America.

**Discussion with:**

**Peter Cooperman**

Interim CMO, Black Buffalo 3D Corporation

**Hugh Frater**

Chairman, Vessel Technologies; Former CEO, Fannie Mae

**Dan Hardcastle**

Special Policy Advisor, U.S. Department of Housing and Urban Development

**Moderated by:**

**Alyia Gaskins**

Senior Program Officer, Melville Charitable Trust

**(10-MINUTE BREAK)**

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**11:15 – 11:50 a.m.:**

**Expanding Affordable Housing Opportunities: Prospects for Bipartisan Action (Perspectives from the U.S. House of Representatives)**

In the 117th Congress, comprehensive legislation to address our nation's housing affordability crisis failed to make it across the finish line. Now, with divided control of Congress, any major housing bills in the 118th Congress will require bipartisan support. In this panel, members of the House of Representatives will discuss the state of housing policy in Congress, their housing legislative priorities, and what it will take to advance housing legislation with robust bipartisan support.

**Discussion with:**

**Blake Moore**

U.S. Representative (R-UT)

**Scott Peters**

U.S. Representative (D-CA)

**Moderated by:**

**Pamela Hughes Patenaude**

Member, BPC Board of Directors; Former Deputy Secretary, U.S. Department of Housing and Urban Development

**(15-MINUTE BREAK)**

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**12:05 – 12:50 p.m.:**

**Expanding Affordable Housing Opportunities: Prospects for Bipartisan Action (Perspectives from the U.S. Senate)**

Housing supply and affordability challenges impact Americans in red states and blue states, and in both rural and urban areas. In recent years, members of the Senate have reached across the aisle to highlight and address the nation's spiraling housing costs, though work remains to pass major investments and reforms to meaningfully improve housing affordability. This panel will explore the potential for bipartisan collaboration in the Senate on housing policy as well as the highest priority legislative proposals to serve those with the greatest housing needs.

**Discussion with:**

**Tina Smith**

U.S. Senator (D-MN)

**Cynthia Lummis**

U.S. Senator (R-WY)

**Moderated by:**

**Nick Timiraos**

Chief Economics Correspondent, Wall Street Journal

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**12:50 – 1:35 p.m.:**

**Lunch**

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**1:35 – 2:20 p.m.:**

**Federal Tax Policy: A Key Driver of Affordable Housing Supply**

By incentivizing much-needed private investment in the construction and preservation of affordable homes, federal tax policy can be a powerful ally in the effort to increase affordable housing supply. This panel will examine how to strengthen the impact of the existing incentives in the federal tax code, while exploring new opportunities to encourage greater private investment in affordable homes that would be available both for rent and sale. The panel will also assess what is politically achievable in a deeply divided 118th Congress.

## **Panelists:**

### **Peter Lawrence**

Director, Public Policy and Government Relations, Novogradac Consulting LLP

### **Liz Osborn**

Vice President, Policy, Enterprise Community Partners

### **Sharon Wilson Géno**

President, National Multifamily Housing Council

### **Buzz Roberts**

President, National Association of Affordable Housing Lenders

## **Moderated by:**

### **Neal Rackleff**

Attorney at Law, Rackleff LLP

## **(10-MINUTE BREAK)**

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## **2:30 – 3:15 p.m.:**

### **Housing Market and Economic Outlook**

Despite our country's structural deficit of homes for both sale and rent, home construction declined in the first quarter of 2023, and confidence in the future path of the housing market is mixed. Broader uncertainty about the direction of the economy, whether inflation has really turned a corner, and the lasting impact of higher interest rates on the housing market all further complicate this picture. With some of our nation's leading economists, this panel will help decipher recent economic and housing market trends and forecast where we are heading.

## **Discussion with:**

### **Mark Zandi**

Chief Economist, Moody's Analytics

### **Skylar Olsen**

Chief Economist, Zillow

### **Douglas Holtz-Eakin**

President, American Action Forum

## **Moderated by:**

### **Liz Hoffman**

Business and Finance Editor, Semafor

## **(10-MINUTE BREAK)**



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### **3:25 – 4:10 p.m.:**

#### **Homelessness and Housing Supply**

According to the most recent federal count, over half a million people experienced homelessness in the United States last year. While differing approaches and views on how to address homelessness have emerged as the issue gains greater visibility, the interplay between homelessness and housing supply remains a central consideration for decision makers as they look to craft effective solutions and meet the needs of unhoused populations. This expert panel will discuss the root causes of homelessness, share insights from recent policy interventions, and identify common-sense solutions that can help inform federal action.

#### **Opening Presentation by:**

**Francis Torres**

Senior Policy Analyst, BPC

#### **Discussion with:**

**Stephen Eide**

Senior Fellow, Manhattan Institute

**Rosanne Haggerty**

President, Community Solutions

**Philip Mangano**

President and CEO, The American Round Table to Abolish Homelessness

**Kathryn Mone**

CEO, National Coalition for Homeless Veterans

#### **Moderated by:**

**Seyron Foo**

Senior Program Officer, Homelessness, Hilton Foundation

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### **4:10 – 4:15 p.m.:**

#### **Concluding Remarks**

**Kelly Veney Darnell**

Interim CEO, BPC

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### **4:15 – 5:00 p.m.:**

#### **Networking Reception**

**SPEAKER  
BIOGRAPHIES**



### **Peter Cooperman**

**Interim CMO, Black Buffalo 3D Corporation**

Peter Cooperman is the Chief Marketing Officer (CMO) at Black Buffalo 3D Corporation, a company specializing in manufacture of innovative large scale 3D construction printing machines and materials for residential and commercial applications that meet criteria for printing structural walls. As the fourth hire, he has witnessed the growth of the industry and is responsible for developing and executing Black Buffalo

3D's marketing strategy, building brand awareness, and driving adoption of 3D construction.

Peter is recognized globally as an expert in 3D construction technology and its applications. He serves on the ASTM Steering Committee: Advanced Technologies for Digitalization of Construction Industry and has presented to global audiences including industry leaders, government, and regulatory officials.



### **Shaun Donovan**

**Senior Fellow, Ford Foundation; Former Secretary, U.S. Department of Housing and Urban Development; Former Director, White House Office of Management and Budget**

Shaun Donovan served in President Obama's Cabinet as the 15th Secretary of the U.S. Department of Housing and Urban Development, where he led the fight against the nation's unprecedented foreclosure crisis. Under his leadership, HUD helped families rent or buy affordable homes, revitalized distressed communities, fought

discrimination and dramatically reduced homelessness. After Hurricane Sandy hit his hometown, President Obama asked him to lead the Hurricane Sandy Rebuilding Task Force.

In July 2014, he was sworn in as the 40th Director of the U.S. Office of Management and Budget. At OMB, Shaun increased investment in key domestic and national security priorities that grew the economy, protected our country and increased opportunity. And he oversaw regulations that reduced inequality, expanded health care, improved education and fought climate change. Prior to joining the Obama Administration, Donovan served as Commissioner of the New York City Department of Housing Preservation and Development. He also served in the Clinton administration as Deputy

Assistant Secretary for Multi-family Housing at HUD and as acting FHA Commissioner. Deeply affected by the crisis he saw around him growing up, he volunteered in a homeless shelter during college and interned for the National Coalition for the Homeless when he graduated. After studying housing in graduate school, he returned to work for the nonprofit Community Preservation Corporation in the Bronx and across New York City.

Shaun serves as a Trustee of the Urban Institute and on the Advisory Board of Opportunity Insights. He will serve as the next Chief Executive Officer for Enterprise Community Partners, starting this September.



### **Stephen Eide**

**Senior Fellow, Manhattan Institute**

[@stephendeide](https://twitter.com/stephendeide)

Stephen Eide is a Senior Fellow at the Manhattan Institute and contributing editor of City Journal. He researches social policy questions such as homelessness and mental illness. He is the author of the book *Homelessness in America: The History and Tragedy of an Intractable Social Problem*, which was published in June 2022 by Rowman & Littlefield. He was previously a senior

research associate at the Worcester Regional Research Bureau and holds a B.A. from St. John's College in Santa Fe, New Mexico, and a Ph.D. in political philosophy from Boston College.



### **Seyron Foo**

**Senior Program Officer, Homelessness,  
Conrad N. Hilton Foundation**

Seyron Foo leads the Conrad N. Hilton Foundation's programmatic and advocacy goals on realizing a Los Angeles where homelessness can and should be rare, brief and non-reoccurring. Previously, Foo served as senior advocacy officer for the Foundation, managing advocacy strategies for the Homelessness, Foster Youth, and Opportunity Youth Initiatives.

Prior to joining the Foundation, he oversaw public policy and government relations at Southern California Grantmakers and Philanthropy California, where he led initiatives that strengthened philanthropy's partnerships with state and local governments. He has experience working in various government sectors, including the California Senate Majority Leader's Office and the City of Long Beach.



## **Hugh Frater**

**Chairman, Vessel Technologies, Inc.; Former CEO, Fannie Mae**

Hugh Frater has a long and distinguished career in financial services. He was a founding partner of BlackRock and has since been the chief executive officer of several companies including Berkadia, a commercial real estate services firm jointly owned by Berkshire Hathaway and Leucadia, and most recently Fannie Mae, one of the world's largest companies and a leader in residential and

multifamily housing finance. He guided the company through the pandemic, providing record amounts of liquidity to the mortgage market and was a champion of numerous innovations designed to help keep people in their homes and reduce inequity in the housing finance system.

His passion for housing continues through his current work as Chairman of Vessel Technologies, Inc. a New York-based start-up dedicated to producing unsubsidized affordable housing. He also serves on the board of directors of Hippo Analytics, a fintech home insurance company and Shift Capital, a neighborhood redevelopment company. Prior to graduation from Columbia Business School in 1985, he was Director of Programming for the Learning Channel, an educational cable television network.



## **Alyia Gaskins**

**Senior Program Officer, Melville Charitable Trusts**

[@a\\_gaskins412](#)

Alyia Gaskins joined the Trust as Senior Program Officer in November 2020.

Alyia's work primarily focuses on housing affordability and housing stability as key components of preventing and ending homelessness for Black, Indigenous, and People of Color (BIPOC).

A public health strategist and urban planner, Alyia has more than a decade of experience developing and executing large-scale initiatives and partnerships. Previously, Alyia served as Assistant Director for Networks and Programs – Health at the Center for Community Investment (CCI). In that role she led Accelerating Investments for Healthy Communities, which helps hospitals and health systems invest in affordable housing.

Prior to CCI, Alyia was a Senior Associate at the National League of Cities where she helped hundreds of municipalities pass over 3,000 policies to promote health equity through First Lady Michelle Obama's Let's Move! Cities, Towns, and Counties initiative. As a Policy and Program Associate at D.C. Hunger Solutions, an initiative of the Food Research and Action Center, Alyia partnered with municipal leaders to implement the D.C. Healthy Schools Act and the D.C. Healthy Tots Act – comprehensive legislation to improve the health and wellness of children. She also founded CitiesRX, a consulting firm focused on advancing innovative models of cross-sector partnerships.

Alyia is a graduate of Vanderbilt University and has earned a master's degree in public health from University of Pittsburgh and a master's degree in urban planning from Georgetown University. She also holds a Professional Certificate in Municipal Finance from the University of Chicago. Recognized for her leadership, Alyia was honored as one of the Alexandria Chamber of Commerce's 40 Under 40 honorees.



## **Rosanne Haggerty**

### **President, Community Solutions**

Rosanne Haggerty is the President and Chief Executive Officer of Community Solutions. She is an internationally recognized leader in developing innovative strategies to end homelessness and strengthen communities. Community Solutions assists communities throughout the U.S and internationally in solving the complex housing problems facing their most vulnerable residents.

Their large scale change initiatives include the 100,000 Homes and Built for Zero Campaigns to end chronic and veteran homelessness, and neighborhood partnerships that bring together local residents and institutions to change the conditions that produce homelessness. Earlier, she founded Common Ground Community, a pioneer in the design and development of supportive housing and research-based practices that end homelessness.

Haggerty was a Japan Society Public Policy Fellow, and is a MacArthur Foundation Fellow, Ashoka Senior Fellow, Hunt Alternative Fund Prime Mover and the recipient of honors including the Jane Jacobs Medal for New Ideas and Activism from the Rockefeller Foundation, Social Entrepreneur of the year from the Schwab Foundation, Cooper Hewitt/Smithsonian Design Museum's National Design Award and Independent Sector's John W. Gardner Leadership Award.



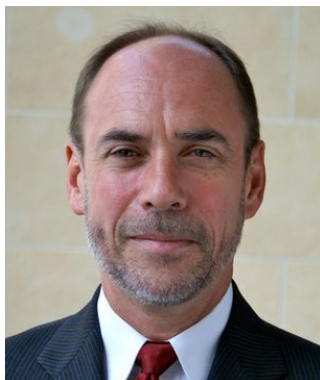
### **Dan Hardcastle**

**Special Policy Advisor, U.S. Department of Housing and Urban Development**

[@DanHardcastle](#)

Dan Hardcastle's work in HUD's Office of Housing and Federal Housing Administration is focused on innovative solutions for housing affordability and homeownership. Prior to joining HUD, Dan founded a platform to help homeowners develop Accessory Dwelling Units (ADUs) and served in leadership roles on political campaigns across the country.

A Florida native, Dan holds a J.D. from the George Washington University School of Law and a B.A. from the University of Florida.



### **Douglas Holtz-Eakin**

**President, American Action Forum; Former Director,**

**Congressional Budget Office**

[@djheakin](#)

Before founding American Action Forum (AAF) in 2009, Dr. Douglas Holtz-Eakin served in a variety of influential policy positions. During 2001-2002, he was the Chief Economist of the President's Council of Economic Advisers (CEA), where he also served during 1989-1990 as a Senior Staff Economist. At CEA he helped to formulate

policies addressing the 2000-2001 recession and the aftermath of the terrorist attacks of September 11. From 2003-2005 he served as director of the Congressional Budget Office (CBO), which provides budgetary and policy analysis to the U.S. Congress. During his tenure, CBO assisted Congress as they addressed numerous policies — notably the 2003 tax cuts (the Jobs and Growth Tax Relief Reconciliation Act), the 2003 Medicare prescription drug bill (the Medicare Modernization Act), and the 2005 push for Social Security reform.

During 2007 and 2008, he was Director of Domestic and Economic Policy for the John McCain presidential campaign. After that, he was a Commissioner on the congressionally chartered Financial Crisis Inquiry Commission.

Dr. Holtz-Eakin built an international reputation as a scholar doing research in areas of applied economic policy, econometric methods, and entrepreneurship.





### **Liz Hoffman**

**Business and Finance Editor, Semafor**  
[@lizhoffman](#)

Liz Hoffman is the business and finance editor at Semafor, a global news organization that launched last fall. Before that, she spent nine years at The Wall Street Journal, covering financial markets, corporate dealmaking, and the machinations of Wall Street. Her book, “Crash Landing: The Inside Story of How the World’s Biggest Companies Survived an Economy on the Brink,” was published earlier

this month by Penguin Random House. A native of central Pennsylvania, Hoffman graduated from Tufts University and the Medill School of Journalism at Northwestern University. She lives in Brooklyn, New York.



### **Pamela Hughes Patenaude**

**Former Deputy Secretary, U.S. Department of Housing and Urban Development**

Pam Hughes Patenaude is an accomplished real estate, housing policy, and disaster recovery expert with a four-decade record of success as an executive in government, the nonprofit sector, and the private industry. She is an Independent Director of loanDepot, Inc. and Target Hospitality Corp. and serves on the Board of Directors for Habitat for Humanity International and the Bipartisan Policy Center.

Patenaude is a Trustee and Vice Chairman of the Home Builders Institute (HBI), and a Social Impact Advisory Board member for the Center Creek Housing Funds. Additionally, she is the Principal of Granite Housing Strategies, LLC, serving as a strategic advisor for clients engaged in real estate development, affordable housing, and disaster recovery management. Patenaude is the recipient of the 2022 Housing Visionary Award for the National Housing Conference.

Patenaude served as the Deputy Secretary of HUD from 2005 to 2007. As HUD’s Chief Operating Officer, Patenaude managed the day-to-day operations of the \$52 billion cabinet-level agency with a diverse portfolio of federal housing and community development programs. Patenaude oversaw 7,000 employees located in sixty-five offices nationwide. During her time at HUD, Patenaude provided oversight for an unprecedented \$37 billion in disaster funding for the long-term recovery efforts.



Prior to rejoining HUD, Patenaude served as the President of the J. Ronald Terwilliger Foundation for Housing America's Families, a national nonprofit, education, and research organization dedicated to illuminating America's affordable housing crisis. Previously, Patenaude was the Director of Housing Policy for the Bipartisan Policy Center, where she successfully led a 21-person commission to present a new direction for national housing policy. Patenaude also served as Executive Vice President of the Urban Land Institute (ULI) and Founding Executive Director of the ULI Terwilliger Center for Housing.



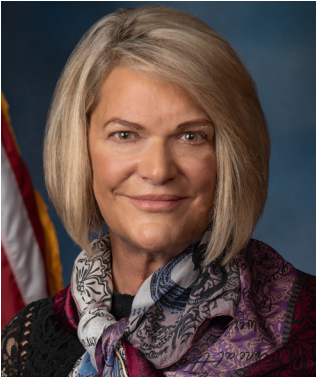
### **Peter Lawrence**

**Director, Public Policy & Government Relations, Novogradac Consulting LLP**

Peter Lawrence is Director of Public Policy & Government Relations for Novogradac. In this role, he coordinates the company's public policy and government relations work on low-income housing tax credit (LIHTC), the new markets tax credit (NMTC), the historic rehabilitation tax credit, renewable energy tax credits, and HUD programs.

Before joining Novogradac, Lawrence was the Senior Director of Public Policy and Government Affairs for Enterprise Community Partners, where he led the execution of Enterprise's policy and advocacy agenda. His primary issue responsibilities were tax (including LIHTC and NMTC advocacy as well as tax incentives to promote green and sustainable building), affordable housing preservation and rental housing policy. While at Enterprise, he helped found the Affordable Rental Housing A.C.T.I.O.N. (A Call To Invest in Our Neighborhoods) campaign. He was the secretary of the board of directors of the Affordable Housing Tax Credit Coalition and a member of the board of directors of the New Markets Tax Credit Coalition.

Lawrence was also a legislative and policy associate at the National Council of State Housing Agencies. Lawrence also was a Housing Policy Analyst for the Center on Budget Policies and Priorities, a Congressional Fellow for Sen. Jack Reed (D-RI) in Reed's capacity as the Ranking Member of the Senate Housing and Transportation Subcommittee, and a presidential management fellow for the Office of Policy Development & Research at the U.S. Department of Housing and Urban Development. In addition to his federal experience, he served as an analyst for the affordable housing group of Chicago Metropolis 2020, and as an appointed member of the Interagency Taskforce on Homelessness of the city of Berkeley, Calif.



**Cynthia Lummis**  
**U.S. Senator (R-WY)**  
[@SenLummis](#)

Cynthia Lummis was sworn into the United States Senate on January 3, 2021, becoming the first woman to serve as United States Senator from the great State of Wyoming.

Born on a cattle ranch in Laramie County, Senator Lummis has spent her entire career fighting for Wyoming families, communities, businesses and values. From the halls of the Wyoming House to the halls of the U.S.

House, her time in public service has always been focused on advocating for Wyoming's future.

First elected to the U.S. House in 2008, Senator Lummis quickly earned her reputation as a no-nonsense conservative and principled policymaker. She was a founding member of the House Freedom Caucus, a group consisting of the most unflinching conservative Members of the House of Representatives. She fought throughout her tenure in Congress to rein in spending and reduce the federal deficit, working with the bipartisan Committee for a Responsible Federal Budget and ultimately co-sponsoring several bipartisan budget proposals.

In the House of Representatives, Senator Lummis effectively elevated western issues, pushing through the first Interior and Environment (EPA) Appropriations bill to pass the House in seven years under her chairmanship. This marked a significant milestone for the Western Caucus and the rural communities across the West they represent. She also worked to keep public lands open to the public and available for multiple use. She successfully passed the National Forest System Trails Stewardship Act in 2016, a bipartisan effort led by Cynthia to maintain over 157,000 miles of trails within our national forests.

Prior to serving in the House of Representatives, Senator Lummis spent eight years as Wyoming State Treasurer and 14 years as a member of the Wyoming State House and Senate. She also worked as general counsel to Wyoming Governor Jim Geringer and Director of the Office of State Lands and Investments, as well as a law clerk at the Wyoming Supreme Court.



## **Philip Mangano**

### **President and CEO, American Round Table to Abolish Homelessness**

Philip Mangano established the American Round Table to Abolish Homelessness in 2009 and currently serves as President and CEO. The Round Table works with jurisdictions across the country to upgrade their strategic response to homelessness, focusing on scaling the solution of housing for individuals through public and private sector partnership and investment, including in

California, Florida, Tennessee, and other states. In 2019, California Governor Newsom named Mangano to the Governor's Council of Regional Homeless Advisors, jurisdictional leaders and experts focused on strategic solutions to homelessness in California, including the HomeKey hotel/motel conversion strategy. Mangano also serves as the Vice Chair of the VA Secretary's Advisory Board on homeless veterans in Los Angeles.

In 2002, Mangano was appointed by President Bush as the Executive Director of the White House United States Interagency Council on Homelessness. In that role, he shaped and led the national strategy to prevent and end homelessness from 2002 - 2009, including in the transitional phase of the Obama Administration. During that time, the first documented decreases in homelessness, including a 37% decrease in street and chronic homelessness and a 17% overall decrease in homelessness, were achieved (2005-2009).

Mangano has been recognized for his work with numerous awards and honors from a variety of public and private sector entities, including the U.S. Conference of Mayors, TIME magazine, International Downtown Association, and the first International Homelessness Research Conference.



## **Kathryn Monet**

**CEO, National Coalition for Homeless Veterans**

[@Kat\\_Monet](#)

Kathryn C. Monet is the Chief Executive Officer of the National Coalition for Homeless Veterans (NCHV). In this role, she focuses on the execution of NCHV's strategic policy and technical assistance agenda and on expanding NCHV's strategic partnerships to more effectively end Veteran homelessness.

Monet has spent over a decade in the public and nonprofit sectors working to address housing instability and homelessness among Veterans. Before joining NCHV, she was with the National Alliance to End Homelessness focusing on the promotion of data-driven, evidence-based interventions to end homelessness, particularly among Veterans. Monet also was involved in Veteran homelessness in a legislative capacity during her time at the Senate Committee on Veterans Affairs.

Monet currently serves on the VA Advisory Committee for Homeless Veterans, the U.S. VETS DC Advisory Council, the Board of Directors for the National Low Income Housing Coalition and the Board of Governors for the National Housing Conference.



## **Blake Moore**

**U.S. Representative (R-UT)**

[@RepBlakeMoore](#)

Before being elected to Congress, Blake Moore worked for small businesses and in the foreign service, experiences that now guide his work on domestic and foreign policy. As a Principal at Cicero Group, Blake worked primarily in the social impact, marketing research, and strategy practice areas leading projects and serving clients throughout Utah and the nation. He has expertise in education,

financial services, public policy, healthcare, transportation, supply chain, and waste industries, and this work informs his customer service and problem solver approach in Washington, D.C., as he identifies ways to help the federal government better work for Northern Utah. His passion for helping organizations manage the change process drives his ambition to overcome partisan gridlock, improve federal agencies, and smartly streamline the nation's bureaucracy.

Previously, Blake worked abroad in business development in the healthcare and financial services industries, which led him to understand the challenges that small businesses grapple with daily. Blake was also honored to serve in the Foreign Service for the U.S. Department of State, where he gained first-hand knowledge of America's international threats. This experience taught him to take seriously the United States' diplomatic apparatus, the readiness of the Armed Forces, and the nation's commitment to strengthening partnerships and alliances across the globe.

Blake joined Congress in 2021 and served on the Armed Services, Natural Resources, and Budget committees during his first term. On these committees, he advocated for Hill Air Force Base and Utah's defense community, promoted domestic energy production, worked on addressing our debt and deficit crises, among several other efforts. Congressman Moore convened a Debt and Deficit Task Force in Ogden to create a framework of solutions with local leaders for how the federal government can grow the economy, save and strengthen vital programs, focus America's spending, and fix Congress's budgeting process. For these efforts, he was named a 2022 Fiscal Hero by the Committee for a Responsible Federal Budget. He also successfully pushed for provisions in the National Defense Authorization Act packages for FY22 and FY23 that support Hill Air Force Base's modernization efforts, Sentinel program, housing availability, and more.

Blake was the most successful freshman Republican member in terms of legislation passed, with four bills signed into law by President Biden and several more passed through committee. His bills that became law are the Saline Lake Ecosystems in the Great Basin States Program Act, the Better Cybercrime Metrics Act, the National Medal of Honor Act, the Modernizing Access to our Public Land Act, and provisions in the Afghanistan Accountability Act.

Blake is an active and valued team player within the House Republican Conference, chosen to serve as an Assistant Whip on the Republican Whip Team, the House Armed Services Committee conferee on the China legislation conference committee, and co-chair of the bipartisan Depot, Air Force, and Future caucuses.



## **Skylar Olsen**

**Chief Economist, Zillow**

[@skylarolsen9](#)

Dr. Skylar Olsen is a Chief Economist at Zillow. She was a foundational member of Zillow Economic Research, and her return to Zillow in 2022 strengthens the team of economists and analysts who provide unbiased data and analyses about the housing market to inform policymakers, journalists, academics and consumers.

Dr. Olsen was at Zillow from 2012 to 2020, most recently as senior principal economist. In the past two years, she's built and supported public-facing economic and data programs in Prop/FinTech through Reimagine Economics, a consultancy she founded, and was head of economics at Tomo, a digital mortgage startup.



## **Liz Osborn**

**Vice President, Policy, Enterprise Community Partners**

[@Liz\\_Osborn](#)

Liz Osborn is the vice president of policy at Enterprise, where she oversees the organization's federal, state, and local advocacy efforts. A versatile public affairs and communications professional, Liz has spent 20 years shaping policy and media strategy on Capitol Hill, in the executive branch and in the international non-profit

sector. Prior to joining Enterprise's public policy team, Liz served as the manager of external affairs and policy advisor at the U.S. Interagency Council on Homelessness, where she led the agency's legislative affairs and media relations efforts and directed a policy portfolio that included health care and criminal justice. Liz received her bachelor's degree in music and communications from UNC Chapel Hill and holds a master's degree in international public policy and management from NYU.



## **Scott Peters**

**U.S. Representative (D-CA)@**

[RepScottPeters](#)

Scott Peters serves California's 50th Congressional District, which includes the cities of Coronado, San Marcos, Escondido and most of San Diego. First elected in 2012, Scott commits to working with anyone in good faith to fix a broken Congress. Scott Peters currently serves on the House Budget Committee and Energy and Commerce Committee.

After a 15-year career as an environmental lawyer, Scott was elected to the San Diego City Council, where he later became the City's first City Council President. On the Council, Scott helped lead the \$2 billion redevelopment of downtown San Diego, the cleanup of the city's beaches and bays, and the completion of a number of major infrastructure projects. He also pursued greater accountability and efficiency through the creation of a new Council/Mayor form of local government with an independent budget review function.

In 2001, the governor appointed Scott to the Commission on Tax Policy in the New Economy, and in 2002, the Speaker of the Assembly appointed Scott to the California Coastal Commission.

Scott later served as chairman of the San Diego Unified Port District – a major economic engine that supports over 40,000 high-skill, high-wage jobs for San Diegans, with \$3.3 billion in direct regional economic impact.

During his time in Congress, Scott has passed legislation to give the military the advanced technology it needs to fight terrorism, to level the playing field for small businesses competing for government contracts, has succeeded in getting the federal government to make changes to the homelessness funding formula that disadvantages San Diego, and has spearheaded some of the greatest climate legislation passed in American history.

Ranked the 4th most independent Democrat in Congress by the National Journal, Scott understands that business problems have bipartisan solutions, and is never afraid to work across party lines to build consensus and get things done.





## **Neal Rackleff**

**Attorney at Law, Rackleff LLP**

Neal Rackleff has helped private and public sector developers, non-profits and governmental entities successfully develop affordable housing and revitalize communities for over 25 years.

In his legal practice, he has helped clients produce thousands of affordable homes--funded with hundreds of millions of private debt and equity combined with federal and local dollars. After serving as a Partner in

one of the premier affordable housing law firm practices in the country, he started his own firm Rackleff LLP.

Rackleff served as the HUD Assistant Secretary for Community Planning and Development. There he was responsible for all HUD CDBG, CDBG Disaster Recovery and CDBG Mitigation funding throughout the country.

Additionally, he served as the Director of Housing and Community Development for the City of Houston. During his tenure, chronic homelessness decreased over 70% and Houston became the first major city to effectively end Veteran's homelessness.

Rackleff had the unique experience of serving as the HUD Assistant Secretary responsible for oversight of the national HUD CDBG Disaster Recovery program after turning around a troubled local program.



## **Buzz Roberts**

**President and CEO, National Association of Affordable Housing Lenders**

[@BrobertsBuzz](#)

Benson F. "Buzz" Roberts is the President and CEO of the National Association of Affordable Housing Lenders (NAAHL).

Buzz was the Director of the Office of Small Business, Community Development and Housing Policy at the U.S. Treasury Department from 2011 to 2015. He was previously Senior Vice President for Policy and

Program Development at the Local Initiatives Support Corporation (LISC), a leading nonprofit investor in low-income community development. Buzz has helped to create the Low Income Housing Tax Credit; the New Markets Tax Credit; the HOME housing partnerships program; regulatory changes to the Community Reinvestment Act; the Capital Magnet Fund; Treasury funding for



FHA multifamily risk-sharing loans to finance affordable rental housing; and bond guarantees for CDFIs.

He has been a board member of several national nonprofit organizations and coalitions and has written extensively about affordable housing and neighborhood revitalization.



**Dennis Shea**

**Executive Director, J. Ronald Terwilliger  
Center for Housing Policy, BPC**

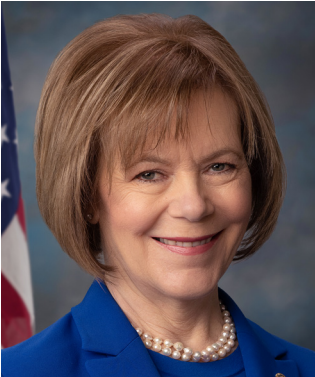
[@DennisCShea](#)

Dennis C. Shea is the Executive Director of the J. Ronald Terwilliger Center for Housing Policy. His past work with the Bipartisan Center (BPC) includes serving as a consultant to the BPC’s blue-ribbon Housing Commission and its Senior Health and Housing Task Force. In these roles, he contributed to two landmark reports, *Housing America’s Future: New*

*Directions for National Policy* and *Healthy Aging Begins at Home*. During the Administration of President George W. Bush, Shea served as Assistant Secretary for Policy Development and Research at HUD.

Immediately prior to joining the BPC, Shea served as Deputy U.S. Trade Representative and U.S. Ambassador to the World Trade Organization (WTO) in Geneva, Switzerland. At the WTO, Shea led an interagency team charged with advancing U.S. interests on issues ranging from trade in goods and services to e-commerce, intellectual property protection and agriculture. He also spearheaded U.S. efforts to achieve meaningful WTO reform. Earlier in his career, Shea served as deputy chief of staff and counsel to Senate Majority Leader Bob Dole and as policy director for the 1996 Dole for President campaign.

Shea has a strong record of working with colleagues from both sides of the aisle to achieve positive results. In 2003, he was named as Executive Director of the bipartisan President’s Commission on the United States Postal Service. Many of the Commission’s recommendations were later reflected in the 2006 postal reform law. For more than 10 years, Shea was a member of the bipartisan and influential U.S.–China Economic and Security Review Commission and served as either Chairman or Vice Chairman of the Commission from 2012 to 2017.



**Tina Smith**  
U.S. Senator (D-MN)  
[@SenTinaSmith](#)

Tina Smith serves as United States Senator for Minnesota. With more than 50 bills and provisions signed into law in just over three years, her successful bipartisan record has benefited working families, farmers, veterans, businesses, and Tribal communities.

Senator Smith serves on four Senate committees: Agriculture, Nutrition and Forestry; Banking, Housing and Urban Affairs;

Health, Education, Labor and Pensions; and Indian Affairs. In 2021, she was named Chair of two Senate subcommittees.

Prior to coming to the Senate, she served as Minnesota's Lieutenant Governor under Governor Mark Dayton, after previously serving as Dayton's Chief of Staff. She also served as Chief of Staff to Minneapolis Mayor R.T. Rybak.

Prior to her public service, she worked at General Mills, started her own business, and worked as a vice president at Planned Parenthood. In the 1990s, she got involved in state and local politics. When Senator Paul Wellstone died in a plane crash weeks before the 2002 election, Smith managed former Vice President Walter Mondale's abbreviated campaign for the seat.



**Ron Terwilliger**  
Board Member, BPC; Chairman Emeritus,  
Trammell Crow Residential Company

Ron Terwilliger is Chairman Emeritus of Trammell Crow Residential Company, a national residential real estate company and the largest developer of multifamily housing in the U.S. for several decades during his tenure as CEO.

Ron is an honors graduate of the United States Naval Academy. After serving five years in the Navy, he received his MBA degree

with High Distinction from the Harvard Graduate School of Business where he was elected a Baker Scholar.

Ron is past Chairman of the Urban Land Institute and currently serves as a Trustee. Ron is also past Chairman of the International Board of Directors of Habitat for Humanity and the Board of Trustees of Enterprise Community Partners. Currently, he serves as Chairman of the Board of the U. S. Naval Academy Foundation.

Ron has contributed millions of dollars to support affordable housing globally, including a \$100 million legacy gift to Habitat for Humanity International. His philanthropy has helped establish Habitat's Terwilliger Center for Innovation and Shelter, which brings market-based solutions to low-income families worldwide to improve their housing conditions, as well as the ULI Terwilliger Center for Housing and BPC's J. Ronald Terwilliger Center for Housing Policy.

Ron was inducted into the National Association of Home Builders Hall of Fame in 2008. In 2009, he was honored by the National Housing Conference with the Housing Leader of the Year Award. Ron was also honored in 2009 by the United States Naval Academy as a Distinguished Graduate for his lifetime commitment to service, personal character, and distinguished contributions to our nation. In 2012, Ron received the National Patriotism Award by the National Foundation of Patriotism. Ron was the recipient of the 2013 ULI J.C. Nichols Prize for Visionaries in Urban Development.

Ron was selected for the Prestigious Horatio Alger Award – Class of 2014, bestowed upon individuals who have succeeded in spite of adversity and who are committed to supporting young people in pursuit of increased opportunities through higher education. He received the 2017 Edward W. Brooke Housing Leadership Award for his outstanding contributions to elevating the national discussion on rebalancing federal housing policy to better serve the needs of low-income households. Ron was honored in 2021 by the Navy Supply Corps Foundation as a Distinguished Alumnus.



### **Nick Timiraos**

**Chief Economics Correspondent, The Wall Street Journal**  
[@NickTimiraos](#)

Nick Timiraos is Chief Economics Correspondent for The Wall Street Journal and is based in Washington, D.C. He is responsible for covering the Federal Reserve and other major developments in U.S. economic policy.

Previously, Nick covered the Treasury Department and U.S. housing and mortgage markets, including the government's response to the foreclosure crisis and its control of finance companies Fannie Mae and Freddie Mac. He contributed to the Journal's presidential election coverage in 2008 and joined the Journal in 2006.

Nick is the author of "Trillion Dollar Triage" (Little Brown, 2022), which chronicles the U.S. economic-policy response to the Covid pandemic.



## **Adrienne Todman**

**Deputy Secretary, U.S. Department of  
Housing and Urban Development**  
[@DepSecTodman](#)

Adrienne Todman is the 12th Deputy Secretary of the U.S. Department of Housing and Urban Development. Deputy Secretary Todman has dedicated her career to improving people's lives and strengthening communities through housing.

Deputy Secretary Todman served as the CEO of the National Association of Housing and Redevelopment Officials (NAHRO) from 2017 to 2021. During her tenure, she improved the association's financial standing and business operations, created a member-centric culture, and advocated for funding and policies to preserve and develop affordable housing and help communities thrive.

Before joining NAHRO, she served as the Executive Director of the District of Columbia Housing Authority (DCHA) from 2009 to 2017. At DCHA, Todman implemented a national award-winning model to house veterans experiencing homelessness, increased homeownership opportunities by 50% for low- and moderate-income families served by DCHA, increased the number of affordable units available in sub-markets experiencing rapid growth, and oversaw 12 concurrent large redevelopment efforts. She prioritized youth empowerment programs and workforce development, and commissioned the first citywide needs assessment of public housing residents.

Deputy Secretary Todman also served in several career positions at HUD. Todman believes that we have a responsibility to confront housing insecurity and help ensure access to good homes, to eliminate all forms of housing discrimination, and to build our nation's housing infrastructure in a way that expands equitable access to housing for all people.

Deputy Secretary Todman's career in public service began in the office of then-Congressman Ron de Lugo, a long-serving delegate representing the U.S. Virgin Islands, where Todman was born and raised.



## **Francis Torres**

**Senior Policy Analyst**

[@francis\\_to\\_go](#)

Francis Torres is a Senior Policy Analyst on BPC's housing team, where his research work has focused on homelessness, housing tax credits, and federal disaster recovery policy. Prior to joining BPC, he was a Senior Policy Analyst at the Puerto-Rico based think tank Center for a New Economy, where he focused his research and advocacy on federal policies impacting housing and disaster recovery in

the U.S. territory. Torres also has experience in international human rights and foreign policy from his time at the Washington Office on Latin America, and previously worked as a policy research analyst at the National Journal.

Torres has a B.A. in International Relations from Brown University and a Master's in Public Affairs from Princeton University's School of Public and International Affairs, where he served as Editor-in-Chief of the Princeton Journal of Public and International Affairs.



## **Kelly Veney Darnell**

**Interim CEO, BPC**

Kelly Veney Darnell is currently the Interim Chief Executive Officer for the Bipartisan Policy Center. She has extensive experience across several sectors including positions in nonprofit, banking, government, legal and politics.

Darnell has served in the capacity of Chief Operating Officer (COO) for several organizations including The Executive Leadership Council, United Way of the

National Capital Area, and for the Washington, D.C. Office of the State Superintendent of Education.

Prior to her operations positions, she served on the transition team for the Bank of America/Merrill Lynch merger and in Capital Markets Structured Finance, focusing on mortgage finance and derivatives. She also practiced corporate law at Saul Ewing, LLP.

She is a Woodrow Wilson Fellow and has received numerous awards, including the 2019 Washington Business Journal's Women Who Mean Business Award.



## **Sharon Wilson Géno**

### **President, National Multifamily Housing Council**

Sharon Wilson Géno is the president of NMHC. She is a 30-year veteran of the housing industry, during which she has helped guide numerous for-profit, nonprofit and governmental entities around housing affordability, community development and other housing policy challenges.

Sharon most recently served as Executive Vice President and Chief Operating Officer of Volunteers of America National Services (VOANS), the housing and healthcare affiliate of the Volunteers of America parent organization and one of the largest nonprofit affordable and mixed-income/mixed-use housing operators in the nation. VOANS operated 240 properties and nearly 13,000 units in over 40 states during her tenure.

She originally joined the organization as its Senior Vice President of Legal Affairs and provided advice and counsel to the organization on a wide variety of legal matters, including housing operations and housing development issues.

Before joining Volunteers of America, Sharon was a partner in a private practice in Washington DC, where she advised on housing and community development projects, government contracting, corporate structure, internal governance, and compliance with federal, state and local laws.

During her career, Sharon has served as both in-house counsel and outside General Counsel for various types of organizations. Her legal experience includes providing advice regarding government and non-government contracts, nonprofit organizations, corporate formation, litigation, employment law, tax law, and other topics. She has also taught courses on housing law and policy at The George Washington School of Law and Georgetown University. She has also worked on legislation and advocacy efforts related to affordable housing programs on both the local and national levels.



## **Mark Zandi**

**Chief Economist, Moody's Analytics**

[@Markzandi](#)

Dr. Mark M. Zandi is Chief Economist of Moody's Analytics, where he directs economic research. Moody's Analytics, a subsidiary of Moody's Corp., is a leading provider of economic research, data and analytical tools. Dr. Zandi is a cofounder of Economy.com, which Moody's purchased in 2005.

Dr. Zandi is on the board of directors of MGIC, the nation's largest private mortgage insurance company, and is the lead director of Reinvestment Fund, one of the nation's largest community development financial institutions, which makes investments in underserved communities.

He is a trusted adviser to policymakers and an influential source of economic analysis for businesses, journalists and the public. Dr. Zandi frequently testifies before Congress and conducts regular briefings on the economy for corporate boards, trade associations, and policymakers at all levels.

Dr. Zandi is the author of *Paying the Price: Ending the Great Recession and Beginning a New American Century*, which provides an assessment of the monetary and fiscal policy response to the Great Recession. His other book, *Financial Shock: A 360° Look at the Subprime Mortgage Implosion, and How to Avoid the Next Financial Crisis*, is described by the New York Times as the "clearest guide" to the financial crisis. Dr. Zandi is host of the *Inside Economics* podcast.

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