

NAHMA Analysis

News and Analysis of Breaking Issues in Affordable Housing



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HUD Organization and Personnel Changes

Secretary Martinez has been making some changes in the HUD organizational structure, and continues to fill vacant slots in the organization. The old regional structure has been revived in part, all the new Regional Directors have been named. We anticipate that other changes not yet announced will occur as well.

In summary form here are the structural changes that have occurred since early November

- A return to the Regional structure with Regional Directors being appointed in 9 of 10 regions.
- The Real Estate Assessment Center has been moved into the Public and Indian Housing Division
- The Office of Multifamily Housing Assistance Restructuring will be moved into the Office of Housing for reporting purposes, and beginning sometime in late 2004 will be integrated into Housing.

George's Spin - We would love to be more specific about the changes being made, but we have not had access to Secretary Martinez. On November 7, 2001 seven industry groups including NAHMA, AAHSA, NAA, IREM, NLHA, CARH and NMHC sent the Secretary a letter requesting a meeting to discuss the changes. We have received no response from the Secretary or his staff in the two months since we initially contacted them.

Just prior to Christmas REAC Director; D. J. LaVoy and Deputy; Barbara Burkhalter were abruptly reassigned to other duties in Public Housing. Elizabeth Hanson has been named to replace DJ on an acting basis. Assistant Secretary of PHI Michael Liu has promised us a meeting to understand his plans for REAC going forward. The logic of putting a division which has 70% of its business with the Office of Housing into the Office of Public and Indian Housing completely eludes us. We hope our meeting with Mr. Liu will shed some light on this issue.

Immediately following the Holiday's Ira Peppercorn resigned as Director of OMHAR. On a temporary basis the Director will be Barbara Chiapella the current Deputy Director of Operations at OMHAR. Ira's departure was not unexpected since he was the last major appointee of the Clinton Administration still at HUD.

Nearly a year into the Bush Administration there remain a significant number of positions to be

filled at the most senior levels. As this is written the Assistant Secretaries of FH&EO and PD&R remain to be nominated. December 18th the Senate Banking Committee held confirmation hearings for Vickers Meadows to be Assistant Secretary for Administration, and Diane Tomb to be Assistant Secretary for Public Affairs. Both will be confirmed in due course. There are a number of vacant positions at the senior program levels in many divisions of HUD.

In the new regional structure we know that the Regional Directors are all political appointees, and the Deputy Regional Director slots will be filled with career civil service staff. As you would expect all the Regional Directors have very substantial Republican credentials and most were very active in the Bush Campaign last year.

Here is the line up of Regional Directors as of today:

New England - Kevin Keough has been named Regional Administrator for New England, and will be responsible for the Boston HUB. Mr. Keough is a longtime broadcast executive, he recently sold the Downeast Broadcast Group of which WHTH in Portland was the principal outlet. He has served as Chairman of the Maine Republican party for two terms as well. Mr. Keough has no experience in housing that we know of.

New York/New Jersey - Marisel Morales Ms. Morales has been Chief of Staff for the Sheriff of New York City. She was a senior executive with the New York City Housing Authority in 1996-97. This region will include the New York and Buffalo HUB's as well as New Jersey. We understand that the Newark office will continue to be supervised as to Housing division matters by Connie Loukatos in Philadelphia. She will report to both Ms. Morales and Mr Pratt for the offices in their respective regions.

Mid Atlantic - Milton Pratt Mr. Pratt is a veteran multifamily developer and manager from Philadelphia. He has most recently been VP of Apollo Housing Capital. Milton is a long time Director of NAHB, and is a member of both NAHB and NAHRO. The Mid Atlantic region includes both the Philadelphia and Baltimore HUB's. As noted above Newark will continue to work through the Philadelphia HUB, but ultimately Newark matters will go to Marisel Morales in New York.

Southeast and Caribbean - Jim Chaplin Mr. Chaplin is a longtime HUD staffer, he has most recently been working here in Washington at HUD, and prior to that was in Jacksonville. He is a veteran manager and understands our issues well. This region will include the Greensboro, Atlanta and Jacksonville HUB's.

Mid West - Joseph Galvan Mr. Galvan is an urban planner and long time city Development Director in several of the collar suburbs surrounding Chicago. In recent years he has headed his own planning firm. He has considerable expertise in codes having served as a member of the BOCA code writing organization. This region contains four HUB's; Minneapolis, Chicago, Detroit and Columbus.

Great Plains - Macie Houston Ms. Houston has been on the staff of Kansas Senator Sam Brownback. She was most recently Regional Director for the Overland Park (Kansas City) office of the Senator. The Great Plains region includes the Kansas City HUB. Oklahoma has been assigned to the Southwest Region but will remain in the Kansas City HUB as regards Housing

Division matters. Herman Ransome will have a split reporting relationship with both Macie Houston and Cynthia Leon.

Rocky Mountain - John Carson Mr. Carson is well known to us. Many of you have met John at the past several NAHMA meetings. John has been both Majority and Minority Staff Director for the Housing and Community Development subcommittee of the Senate Banking Committee. Of the various regional director nominees John has the broadest background in HUD's operations and issues. He will be responsible for the Denver HUB.

Southwest - A. Cynthia Leon Mrs. Leon is well known to our Texas members. For the past ten years she has headed the San Antonio office of HUD. She has substantial property management experience and is a CPM. She comes to the job with the substantial advantage of knowing most all issues that affect assisted housing in the southwest very well. She will be responsible for the Fort Worth HUB.

Northwest / Alaska - John Meyers Mr. Myers is a political consultant in Washington State and former Executive Director of the Washington Republican Party. He has worked in a number of staff positions in the California legislature and as a staff assistant to Senator Jennifer Dunn. He will be responsible for the Seattle HUB.

Pacific Hawaii - Richard Mallory Mr. Mallory is a performance consultant working most recently for Citygate Associates in Sacramento. He has substantial Housing experience having been State Director of California and Nevada for USDA's Rural Housing Service in the second Reagan Administration and the first Bush Administration. He also served a two year term as Director of the California Department of Housing and Community Development. He has been on the boards of both CHAFA and TCAC so he knows multifamily housing and tax credits first hand in considerable detail. He worked in the offices of Pete Wilson while he was in the Senate. This region includes the Los Angeles and San Francisco HUB's as well as the ever popular Pacific Trust Territories of Guam and American Samoa.