

Ensuring NAHMA Members Receive the Latest News and Analysis of Breaking Issues in Affordable Housing

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August 25, 2009

NAHMAanalysis 2009-0825

Affordable Housing Agency Personnel Changes

President Obama has spent the last several months filling various political appointments within HUD, IRS-Treasury, and USDA. The senior leadership of agencies serve at the pleasure of the President (often requiring confirmation by the Senate) and generally changes when a new President takes office. While most of the spots have been filled, the Administration continues to fill vacant slots in the organization.

This NAHMAanalysis gives a comprehensive list of agency officials and staff relevant to the operation of affordable housing programs.

Key HUD HQ Staff

Many members of the Obama Administration leadership were housing practitioners before coming to HUD. The Administration has set a new tone for HUD, focusing on re-establishing rental housing as a part of a national housing policy. Challenges currently facing HUD include modernizing the agency's technology and operations, streamlining the federal housing programs so they work in a consistent and efficient manner, improving transparency in HUD procedures, preserving affordable housing, and obtaining funding from Congress to effectively meet these issues.

The placement of HUD officials on the list below reflects their day-to-day interaction with multifamily housing programs.

Secretary: Shaun Donovan

The Secretary is chief officer of the HUD and a member of the President's Cabinet. He acts as one of the principle advisors to the President on housing and urban matters. He administers and oversees the execution of HUD's mission to increase homeownership, support community development and increase access to affordable housing free from discrimination.

Before becoming Secretary, Donovan served as Commissioner of the New York City Department of Housing Preservation and Development and he has worked in the private sector on affordable housing portfolios. He is a former Deputy Assistant Secretary for Multifamily Housing.

Donovan has committed to restoring a sense of partnership between HUD and the affordable housing industry, as well as restoring a proper balance between rental housing and home ownership. His priorities at HUD include making the Section 8 rental subsidy program more cost effective and efficient, and modernizing the housing agency's outdated tools and practices for managing and monitoring its wide-ranging programs. He also wants to increase the flexibility of the Department and use the LIHTC program more efficiently in conjunction with local efforts to provide and preserve affordable housing. He has commented on HUD's history of not being a good partner to Congress by not providing accurate budgetary information and promised to make that a top priority in the new Administration.

Deputy Secretary: Ronald Sims

The Deputy Secretary is the chief operating officer of HUD and is responsible for managing the Department's day-to-day operations, a \$32 billion budget, and the Department's employees. The Deputy Secretary is the first-in-line for the office of Secretary if the Secretary dies, resigns, or is otherwise unable to perform his duties.

Sims is the former County Executive of King County, Washington. His background is in large urban government management.

Assistant Secretary for Housing and FHA Commissioner: David Stevens

The FHA Commissioner administers, under the supervision and direction of the Secretary, HUD programs relating to the private mortgage market, including multifamily mortgages. HUD's Multifamily programs provide mortgage insurance to HUD-approved lenders to facilitate the construction, substantial rehabilitation, purchase and refinancing of multifamily housing projects and healthcare facilities.

Stevens was the president and chief operating officer of the Long & Foster Companies before coming to HUD. His housing experience is in the single-family mortgage market.

Because Commissioner Stevens's experience lies in the single family mortgage market and the Administration has included an experienced affordable multifamily housing practitioner as

Deputy Assistant Secretary for Multifamily Housing: Carol Galante

HUD's Office of Multifamily Housing Programs is responsible for the overall management, development, direction and administration of HUD's Multifamily Housing Programs, including: Project Based Section 8, Section 202, and Section 811. The processing of HUD's housing programs is done within HUD's Multifamily Hubs and Program Centers.

Ms. Galante is former the President of BRIDGE Housing Corporation, the largest nonprofit developer of affordable apartments and homes in California. She has many years of experience both developing and managing affordable rental housing properties.

Deputy Assistant Secretary for Affordable Housing Preservation: Ted Toon

The Office of Affordable Housing Preservation oversees the Mark to Market program (M2M) and provides assistance to affordable housing areas in the form of oversight and preservation for a wide spectrum of affordable housing programs.

HUD Regional Directors

The Regional Directors oversee and administer the Multifamily HUBs and Program Centers.

Northeast-Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont: Kristine Foye

Northeast-New Jersey, New York: JoAnna Aniello

Mid-Atlantic-Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia: Brenda Laroche

Southeast-Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Puerto Rico, South Carolina, and Tennessee: Pat Hoban-Moore

Mid-West- Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin: Beverly Bishop

South-Arkansas, Louisiana, New Mexico, Oklahoma, and Texas: C. Donald Babers

Heartland-Iowa, Kansas, Missouri, and Nebraska: Gene Lipscomb

Rocky Mountain- Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming: Deborah Griswold

Southwest- Arizona, California, Hawaii, and Nevada: Caroline H. Krewson

Northwest- Alaska, Idaho, Oregon, and Washington: Martha Dilts

Assistant Secretary for Public and Indian Housing (PIH): Sandra Henriquez

The aim of PIH is to ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants. They administer and oversee many public housing programs, as well as the housing choice voucher (tenant-based rental assistance) program. PIH also contains the Real Estate Assessment Center (REAC).

Before coming to HUD, Henriquez was the Administrator and Chief Executive Officer of the Boston Housing Authority and the Chief of Public Housing for the City of Boston.

Deputy Assistant Secretary for REAC Management: James David Reeves

REAC evaluates the physical and financial soundness of federally assisted housing, including affordable multifamily rental housing.

General Counsel: Helen R. Kanovsky

The Office of the General Counsel provides legal review of proposed delegations drafted by the program offices, and arranges for publication of notices, delegations, or regulations in the Federal Register.

Ms. Kanovsky was the chief Operating Officer of the AFL-CIO Housing Investment Trust, which invests in multifamily housing securities to create affordable housing.

Assistant Secretary for Fair Housing and Equal Opportunity (FHEO): John D. Trasviña

FHEO administers federal laws and establishes national policies that are intended to ensure all Americans have equal access to the housing of their choice. Particular activities carried out by the Office of Fair Housing and Equal Opportunity include implementing and enforcing the Fair Housing Act and other civil rights laws, including Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Title IX of the Education Amendments Act of 1972, and the Architectural Barriers Act of 1968. More recently, FHEO released translated documents to assist persons with limited English proficiency.

Mr. Trasviña's background is in civil rights and immigration policy.

Assistant Secretary for Congressional and Intergovernmental Affairs: Peter Kovar

The Assistant Secretary for Congressional and Intergovernmental Relations is the principal advisor to the Secretary, Deputy Secretary and senior staff with respect to legislative affairs, Congressional relations, and policy matters affecting Federal, state and local governments, and public and private interest groups. The office coordinates Congressional and intergovernmental relations activities, including the presentation of the Department's legislative and budget program to the Congress.

Kovar is the former Chief of Staff to House Financial Services Committee Chairman Barney Frank, whose Committee has jurisdiction over federal housing issues.

Inspector General (IG): Ken Donohue

The IG conducts and supervises audits and investigations relating to programs and operations of the Department. The IG must report to and be under the general supervision of the Secretary, or if delegated, to the Deputy Secretary. The IG also reports to the Attorney General and Congress. In accordance with the statute, neither the Secretary nor the Deputy Secretary may prevent or prohibit the IG from initiating, carrying out or completing any audit or investigation or from issuing a subpoena.

Assistant Secretary for Community Planning and Development (CPD): Mercedes Marquez

CPD promotes integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. CPD administers CDBG, HOME, and disaster assistance grants.

Assistant Secretary Marquez was the General Manager of the City of Los Angeles Housing Department (LAHD) until taking her position with HUD. Her background is in housing development and fair housing.

Assistant Secretary for Policy Development and Research (PD&R): Raphael Bostic

PD&R is responsible for maintaining current information on housing needs, market conditions, and existing programs, as well as conducting research on priority housing and community development issues. PD&R provides data and analysis to help inform policy decisions. They also maintain HUD USER, the primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning, and other housing-related topics.

Dr. Bostic is an academic expert on housing and homeownership and has extensively studied the roles that credit markets, financing, and policy play in enhancing household access to economic and social amenities. Before coming to HUD, he was a Professor at the University of Southern California's School of Policy, Planning, and Development.

Key IRS/Treasury Staff

The LIHTC program is a small competent of IRS-Treasury. In light of the current economic and housing crisis, it is imperative that the agency elevate the importance of the LIHTC program to a higher level. NAHMA will be working with IRS/Treasury to streamline and improve the use of tax credits with other housing programs, gain access to the Enterprise Income Verification system, and address increasing living and operational costs to tax credit properties.

Secretary: Timothy Geithner

The Secretary is the principal economic advisor to the President and plays a critical role in policy-making by bringing an economic and financial perspective to issues facing the government. The Secretary is responsible for formulating and recommending domestic and international financial, economic, and tax policy, participating in the formulation of broad fiscal policies that have general significance for the economy, and managing the public debt. The Secretary oversees the activities of IRS/Treasury in carrying out its major law enforcement responsibilities; in serving as the financial agent for the United States Government; and in manufacturing coins and currency. IRS/Treasury is also responsible for overseeing the LIHTC and multifamily mortgage revenue bonds.

Before his nomination to the Treasury, Secretary Geithner served as the president and chief executive officer of the Federal Reserve Bank of New York.

IRS Commissioner: Douglas Shulman

The IRS Commissioner administers, manages, conducts, directs, and supervises "the execution and application of the internal revenue laws or related statutes and tax conventions to which the United States is a party." Specifically, he oversees tax collection and issues all regulations and guidance on internal revenue. He reports to the Secretary.

IRS Chief Council: William J. Wilkins

The Chief Counsel's Office plays a central role in the administration of the Federal tax laws. Its attorneys provide guidance on the legal interpretation of the tax laws (including LIHTCs), represent the IRS in litigation, and provide all other legal support the IRS needs to carry out its mission of serving American taxpayers. For example, the Chief Counsel's Office drafts regulations, rulings, and other published legal guidance; handles tens of thousands of cases per year in the U.S. Tax Court and bankruptcy courts; works closely with the Department of Justice on other tax litigation in other Federal courts; and provides specific legal advice and determinations to taxpayers and to various IRS offices both before and after taxes are filed.

Inspector General (IG): Eric Thorson

The IG reports to the Secretary of the Treasury through the Deputy Secretary and provides the Secretary with independent, objective reviews of the department's operations. The IG is required to keep both the Secretary and the Congress fully informed about the problems relating to the administration of department operations and the necessity for corrective action.

Assistant Secretary for Tax Policy Designate: Elizabeth Garrett

The Assistant Secretary directs the Office of Tax Policy in developing, recommending, and implementing Federal tax policy on behalf of the Department. LIHTCs fall under the Office of Tax Policy's jurisdiction.

Ms. Garrett is currently the University of Southern California Vice President for Academic Planning and Budget and a Sydney M. Irmas Professor of Public Interest Law, Legal Ethics, Political Science, and Policy, Planning, and Development. The Senate not approved her nomination yet.

Deputy Assistant Secretary, Tax Policy: Emily S. McMahon

The Deputy Assistant Secretary is the reporting authority for the Office's legal staffs: the Office of the Tax Legislative Counsel, the Office of the Benefits Tax Counsel, and the Office of the International Tax Counsel, and assists in establishing and implementing the legislative goals of the Office. LIHTCs fall under the Office of Tax Policy's jurisdiction.

Ms. McMahon is the former Deputy Chief of Staff for the Congressional Joint Committee on Taxation.

Key USDA HQ Staff

RHS is an extremely small component of USDA. It has been a difficult challenge to maintain funding levels and programs at their current level, especially with no Section 538 interest subsidy. RHS staff has supported calls to improve the program, including access to the Enterprise Income Verification system, but must fight with larger, more public programs like Women, Infants, and Children (WIC), to obtain additional funding.

Secretary: Tom Vilsack

The Secretary administers and oversees the Department of Agriculture (USDA), which includes the Rural Housing Service (RHS). He is also a member of the President's cabinet.

The Secretary's background is in politics and public services. His priorities for the agency include improving the economic position of rural America, cutting waste, and reducing fraud in USDA programs.

Undersecretary of Agriculture for Rural Development: Dallas P. Tonsager

The Undersecretary is responsible for oversight of the Department's rural development programs and policies, including the Rural Housing Service.

Deputy Undersecretary of Agriculture for Rural Development: Cheryl Cook

The Deputy Undersecretary is responsible for managing the Department's rural development programs and policies, including the Rural Housing Service. The Deputy Undersecretary reports to the Undersecretary.

RHS Administrator: Tammye Treviño

The Administrator manages and oversees all RHS programs, including Section 515, Section 538, the Multifamily Housing Revitalization Program, and rural rental assistance.

Before coming to USDA-RHS, Ms. Treviño was the chief executive officer for Families United to Utilize Regional Opportunities, Inc (FUTURO), a Texas based non-profit organization that provides housing, business and community development assistance to rural residents. She is also a certified Economic Development and Housing Development Finance professional.

Deputy Administrator for Multifamily Housing: Tom Hannah

The Deputy Administrator is the second in command and helps manage and oversee all RHS programs, including Section 515, Section 538, the Multifamily Housing Revitalization Program, and rural rental assistance.