

# Policies to Expand Equity-Oriented Affordable Housing: Opportunities and Cautions from Recent Research

## Speaker Biographies

### Opening remarks

**Solomon Greene** leads HUD's Office of Policy Development and Research, which informs policy development and implementation to improve life in American communities through conducting, supporting, and sharing research, surveys, demonstrations, program evaluations, and best practices. Mr. Greene has dedicated his career to improving people's lives and strengthening communities through evidence-based and community-driven housing and urban development policies. Prior to joining HUD, Mr. Greene held leadership positions in research institutions, affordable housing and community development organizations, local and federal governments, and philanthropy. For over seven years, he was a senior fellow at the Urban Institute, where he led research on fair and affordable housing, land use, technology and inclusive growth and recovery in cities. Before joining the Urban Institute, Greene served a senior adviser at HUD, where he helped develop policies to reduce segregation and expand neighborhood choice and he served as HUD's principal adviser on the United Nations' Sustainable Development Goals. Mr. Greene has also served as a senior program officer at the Open Society Foundations, an adjunct professor at NYU Wagner Graduate School of Public Service, a law fellow at NYU Furman Center for Real Estate and Urban Policy, a litigation associate at Munger, Tolles & Olson, and a law clerk on the US Court of Appeals for the Ninth Circuit. He served on the board of directors for the National Housing Law Project, the American Bar Association COVID-19 Task Force Committee on Evictions, and the advisory board for Up for Growth. Mr. Greene received his BA from Stanford University, his MCP from the University of California, Berkeley, and his JD from Yale Law School. He grew up in Ulster County, New York and currently lives in Washington DC.

**Janneke Ratcliffe** is vice president for housing finance policy and leads the Housing Finance Policy Center at the Urban Institute. Over a career that spans industry, the nonprofit sector, academic research, and the federal government, her work focuses on increasing access to financial systems that foster economic security and prosperity. Ratcliffe came to Urban from the Consumer Financial Protection Bureau, where she served as assistant director, leading its Office of Financial Education. Previously, she was the executive director of the University of North Carolina Center for Community Capital, leading "transformative research on how mortgage markets and financial services can better promote financial security and economic opportunity." Ratcliffe has also served at GE Capital Mortgage, the Center for American Progress, and Self-Help, where she was instrumental in high-impact programs in affordable and Community Reinvestment Act mortgages and community development finance. Ratcliffe serves on the National Advisory Council of the National Housing Council (for a three-year term beginning 2024) and on the Consumer Affairs Advisory Council of the Mortgage Bankers Association. She is a member of Fannie Mae's Affordable Housing Advisory Council for 2024–25 and of the National Community Stabilization Trust Board of Managers. She is a graduate of the University of North Carolina at Chapel Hill, where she studied economics and French.

### Panel 1: Evidence on State and Local Planning Policies

**Aaron Barrall** is a data analyst at the Randall Lewis Housing Initiative for the UCLA Lewis Center for Regional Policy Studies where he researches land use and housing policy in California. His projects are principally concerned with understanding how local jurisdictions respond to state mandates around fair housing and environmental justice, with an emphasis on identifying policy recommendations for government regulators. Before joining the Lewis

Center, he worked as a private-sector urban planner, where he developed comprehensive land-use and housing plans, and held environmental management roles at state and local government agencies in California.

**Noah Kazis** is an assistant professor of law at Michigan Law. His research focuses on land use, housing, and local government law. He studies legal and policy mechanisms to make cities and suburbs more affordable, equitable, and integrated, as well as the internal institutional structures of local governments. Kazis's work has been published in journals including the Harvard Law Review, Yale Law Journal, and Michigan Law Review. Before joining the Michigan Law faculty, he was a legal fellow at New York University's Furman Center for Real Estate and Urban Policy. He also was an attorney for the City of New York, where he represented the city in matters including the development of legislation limiting greenhouse gas emissions from buildings, the defense and implementation of the sanctuary city policies, and two rounds of charter revision.

**Noémie Sportiche** is a Researcher at Mathematica and an Associate in the Department of Economics at Harvard University. Her research, which is rooted in several years as a practicing urban planner for the state of Massachusetts, examines the dynamic interactions between housing policies, housing markets, and health in order to provide policymakers with the information necessary to build a healthier, more equitable society. Much of her recent work has focused on the housing and health equity implications of Massachusetts Chapter 40B, a major civil rights-era policy that seeks to desegregate housing by race and income, as well as housing for older adults and people with disabilities, and solutions to the homelessness crisis in California. In addition to receiving support from the Robert Wood Johnson Foundation, Dr. Sportiche's work has received funding support from the Horowitz Foundation for Social Policy, and the National Institutes of Mental Health.

**Corianne Payton Scally** is a senior fellow in the Metropolitan Housing and Communities Policy Center at the Urban Institute where she explores affordable housing and community development policy and practice from large cities to rural towns. From evaluating federal programs to assessing philanthropic investments, Scally's research focuses on multiple social determinants of health—from the affordable housing supply to quality drinking water to access to health and human services—and the policy environments and stakeholder capacities that affect community opportunity and well-being. Scally leads mixed method research projects, directing extensive primary data collection via site visits, interviews, focus groups, and surveys, and analysis of secondary and administrative data to evaluate program processes, performance, and outcomes. Recent studies have focused on how technical assistance is provided to housing organizations, how service coordination works for residents of public housing, how to preserve and increase affordable rental housing supply through innovative finance and collaboration, and how to improve rural data and support asset-based development via a national typology of rural census tracts. Her work has been published in books, research reports, policy briefs, and refereed journals and featured on NPR, Marketplace, the Washington Post, and USA Today. She started her career as a housing and community economic developer and earned tenure as an associate professor of urban planning. From 2015-2016, she led data and research initiatives at the U.S. Department of Agriculture's Rural Housing Service under contract with the Urban Institute. She received her PhD in urban planning and policy development from Rutgers University.

## Panel 2: Evidence on Outcomes for Households and Residents

**Lisa Bates** is Professor in the Toulan School of Urban Studies and Planning and in Black Studies at Portland State University. She is a Portland Professor in Innovative Housing Policy, which supports translating her research into action. Her scholarship focuses on housing and community development policy and planning that advances racial justice and housing rights. Currently Dr. Bates is P.I. of Evicted in Oregon, a multi-year project tracking eviction court proceedings, evaluating landlord-tenant policies, and proposing legal and programmatic responses to housing displacement. She is co-P.I. of the evaluation of Portland's ground-breaking North/Northeast Preference Policy, which prioritizes a right to place for people pushed out of their historic neighborhoods by urban renewal and gentrification. Her body of research was recognized with the 2019 UAA-SAGE Marilyn J. Gittell Activist Scholar

Award. She earned a Ph.D. in City and Regional Planning (2006) from the University of North Carolina at Chapel Hill and a B.A. in Political Science from The George Washington University (1999).

**Christopher Donald** was sworn-in as the Executive Director/CEO of the District of Columbia Housing Finance Agency (DCHFA) in March 2021. Mr. Donald served the Agency as the Interim and Acting Executive Director/CEO from January 2020-March 2021. He is responsible for the overall supervision, coordination, and strategic direction of the District of Columbia Housing Finance Agency. Mr. Donald joined the Agency in October 2016 as the Senior Vice President of Multifamily Lending and Neighborhood Investments where he served as part of DCHFA's senior management team. His primary responsibility was to manage the day-to-day operations of the Multifamily Lending and Neighborhood Investments (formerly Public Finance) department and assist the Executive Director & CEO with the development of multifamily programs, products, policies and strategic planning. Mr. Donald has over 15 years of experience in real estate finance, community building, development, land entitlement and construction. He's entitled over 1MM square feet of mixed-income, transit-oriented, amenity-rich housing. Mr. Donald specializes in acquisitions, entitlement, community visioning and deal structuring. He has completed over \$1 billion in real estate financing over the course of his career and renovated over 1,000 multifamily units and entitled and underwritten almost 3,500 multifamily units throughout Northern Virginia, Maryland and the District of Columbia. Mr. Donald has also acquired and programmed commercial space for small local businesses and retailers. As the Director of Development at the Arlington Partnership for Affordable Housing (APAH), Mr. Donald underwrote and structured \$60MM in Low Income Housing Tax Credit transactions. Over the last several years he has provided underwriting services to the Office of State Superintendent for Education for the District of Columbia and financed over \$300 million in improvements for public charter schools using New Markets Tax Credits, tax exempt bonds and other tools. Mr. Donald began his career in finance at Lehman Brothers in the Municipal Finance Group and underwrote \$200MM in revenue bonds for the District of Columbia. Prior to his tenure at DCHFA, Mr. Donald served as the Principal and Co-Founder of The Leidesdorff Group. The Leidesdorff Group (TLG) is a diversified real estate advisory firm focused on the regeneration of urban communities within the Mid-Atlantic region. As a principal of TLG, Mr. Donald focused on distressed and disinvested urban communities. Mr. Donald serves as the secretary on the Board of Directors of the National Association of Local Housing Finance Agencies (NALHFA) and DCHFA. From 2018-2020 he served on the boards of the African American Real Estate Professionals of D.C. and the Housing Association of Nonprofit Developers (HAND) boards. Mr. Donald is a member of the Urban Land Institute. He is a graduate of Stanford University, where he earned a Bachelor of Arts in Political Science.

**Haydar Kurban** is Professor of Economics in the Department of Economics and Director of Center of Excellence in Housing and Urban Research and Policy (CHURP) and Howard University Center on Race and Wealth (CRW). Dr. Kurban has worked on research projects in the areas of payday loans, financial security, retirement, family stability, gentrification, vulnerable populations and climate change, education property taxes, valuation of weather forecast products and urban renewal programs. His research projects received funding from NSF, HHS, HUD, RWJF, NOAA, SSA and DHS through awards and subcontracts. Dr. Kurban published articles in *Regional Science Urban Economics*, *National Tax Journal*, *Review of Black Political Economy*, *Cityscape*, *Economic Development Quarterly*, *Journal of Housing Economics*, *Economics of Education Review*, *Review of Public Finance*, and other academic journals. In a recent project funded by RWJF Dr. Kurban has partnered with DC government to study racial equity and income integration aspects of three housing programs administered by District. These programs are designed to offer affordable housing opportunities to lower income residents through inclusionary zoning regulation and direct assistance in terms of loans and grants. Having access to detailed information on program participants, eligibility criteria and location of affordable units allowed Dr. Kurban and his research team to study racial equity and income integration aspects of these programs. Dr. Kurban served on the Economic and Policy Impact Statement Research Advisory Board of DC Council's Office of the Budget Director and provided technical support for Universal Paid Leave Amendment Act of 2016 (B21-415) in 2026 ([B21-0415-Economic-and-Policy-Impact-Statement-UPLAA3.pdf \(dccouncil.gov\)](#)). Dr. Kurban provided technical support to DC Mayor's Black Homeownership Strike Force in 2022 ([BHSE Report FINAL 0.pdf \(dc.gov\)](#)). Recently Dr. Kurban has led CHURP research team in research on High-Net-

Worth Black Americans, funded by MassMutual, and Rent Control in DC, funded by DC & Greater Capital Area Association of Realtors.”

**Tina Stacy** is a principal research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute, where she specializes in urban economics, housing, and transportation. Stacy’s research includes a national study on land-use reforms and their impact on housing affordability, a randomized controlled trial of an unconditional and conditional cash transfer program aimed at reducing youth violence exposure, and evaluations of the Economic Development Administration and the New Markets Tax Credit. Stacy’s work examines how rent control and inclusionary zoning affect the affordable housing supply and access to opportunity for people of color. She is also part of a team building a housing market forecasting model to study how public policies, combined with demographic change, could influence the housing market. In the transportation realm, Stacy’s work examines how autonomous vehicles can best be regulated to increase equity, and she and a team are creating tools to simulate the local-level impacts of transit modifications on equity. Finally, Stacy is collaborating with partners nationwide to provide data and evidence to help local leaders use federal recovery dollars in an inclusive and equitable manner. Stacy is vice chair of the board for Housing Alexandria and an advisory board member for the University of Pittsburgh’s master of quantitative economics program. Before joining Urban, Stacy earned her bachelor’s degree from Boston College, her master’s degree from the University of Pittsburgh, and her doctoral degree in agricultural, food, and resource economics from Michigan State University.

### Panel 3: Key Insights and Reflections from the Real World

**Colleen Green** was appointed Director of the DC Department of Housing and Community Development (DHCD) on January 3, 2023. Prior to her appointment, Ms. Green was the Vice President of Business Development and Strategic Initiatives at CORE DC and Managing Partner for Ashleys Builders. Ms. Green has extensive experience in finance, real estate, advisory services, operations, strategic planning, and business development. Throughout her career, Ms. Green has developed over 2000 units of housing and overseen the acquisitions and dispositions for a \$60 million national real estate investment fund. Prior to her role as Vice President of Business Development and Strategic Initiatives, Ms. Green managed CORE’s business portfolio which included community reentry, homeless shelters, and transitional housing for marginalized communities. In addition, Ms. Green has previously worked at several prolific financial institutions, operated her own property management and construction management firm, and served as Chief of Staff for the Department of Housing and Community Development. Ms. Green received a Bachelor of Arts in Urban Studies from the University of Pennsylvania and a Master of Science in Real Estate from New York University.

**Helen McIlvaine** has been Alexandria’s Housing Director since 2015 and was Deputy Director from 2006-2014. As Director, Helen leads implementation of Alexandria’s 2013 Housing Master Plan and the COG Regional Housing Initiative, including a cumulative target of 4,250 new units of affordable housing by 2030. Both efforts are “on track” to meet their goals. Helen supports citywide planning and engagement initiatives to increase the preservation and production of affordable housing and protect tenants from displacement, and works with nonprofit and private developers, as well as with the Alexandria Redevelopment and Housing Authority (ARHA), to structure and finance mixed-use, mixed-income, and mixed-ability rental and ownership projects. Recently Helen and Housing staff supported the Arlandria Chirilagua Plan Update and the Zoning for Housing/Housing for All Initiative which were both unanimously approved by City Council; Housing staff are currently supporting the Alexandria West Small Area Plan which is underway, as well as preparing for the Housing Master Plan Update which will commence community outreach in Fall 2024. In 2018, Helen received the Phyllis Campbell Newsome Public Policy Leadership Award from the Center for Nonprofit Advancement for her commitment to Alexandria nonprofits. In 2019, Helen’s work leading the Northern Virginia Housing and Economic Stakeholders’ Collaboration (formed to develop a regional response to

Amazon's selection of National Landing for HQ2) was awarded the Virginia Housing Award for Best Regional Partnership at the Governor's Housing Conference. Helen received a 2020 Regional Housing Leader award from the Northern Virginia Affordable Housing Alliance. The Alexandria Office of Housing and the Department of Planning and Zoning were awarded ULI's 2021 Best Housing Policy Award for the Residential Multifamily Zone, a land use tool which enables substantial density in exchange for the preservation or production of deeply affordable housing. So far, five projects proposing use of the "RMF Zone" have been approved which collectively will yield more than 1,000 deeply affordable rental units in the City. Most recently, in December 2023, Helen was recognized by the Metropolitan Washington Council of Governments (COG) with its Ronald F. Kirby Award for Collaborative Leadership.

**Ingris Moran** was born and raised in Alexandria, Virginia, the daughter of Salvadoran parents. She joined the youth chapter of Tenants and Workers United (TWU) as a freshman in high school. A first-generation college graduate, Ingris earned her Bachelor's in Sociology from Virginia Commonwealth University, the culmination of an academic journey that started at Northern Virginia Community College. After college, Ingris became a youth organizer at TWU, and now, nearly 10 years later, has since transitioned into Lead Organizer, overseeing all the organizing work that happens in Alexandria City, including the housing campaign. Ingris has lived experience and a deep understanding of community organizing, recognizing the critical importance of empowering working class families of color in order to change systems.

**Angie Rodgers** is the Deputy Chief Administrative Officer for Economic Development in the Office of Prince George's County Executive Angela Alsobrooks. She provides leadership and oversight to 10 County-chartered, quasi- and independent agencies focused on business development and corporate attraction, affordable housing, parks, planning, tourism, small business growth and support, workforce development, and the arts. As DCAO, she has led the creation of a new holistic, equity-focused economic development platform that not only includes goals to grow jobs and the commercial tax base, but also includes the County's first ever goals for affordable housing production and preservation. She leads the County's pitch teams on large-scale business development/corporate retention and attraction efforts, including efforts to attract new federal agency leases. She also leads the County's participation, including the deployment of public incentives, on large-scale real estate development projects. With a track record of executing mixed finance transactions and large-scale development projects, Rodgers joined Prince George's County from the District of Columbia where she most recently served as the Chief of Staff to the Deputy Mayor for Planning and Economic Development (DMPED). Previously, she was the Director of the New Communities Initiative (NCI) in DMPED where she was responsible for the redevelopment of four public housing neighborhoods with a development potential up to 6,000 residential units and 100,000 square feet of commercial space. Possessing a diverse background in affordable housing, real estate finance, policy research and public advocacy, Rodgers is adept at collaborating with regional and national stakeholders to implement innovative solutions to community challenges. She is committed to improving how we plan, design, finance, build and support communities that can deliver the same opportunities and benefits to people of all backgrounds, and can specifically move low-income households toward areas of opportunity rather than away from them. She has a Bachelors degree (BA) in Government and African American Studies from Wesleyan University (Middletown, CT), and a Masters degree in Public Policy (MPP) from the University of California, Berkeley (Berkeley, CA).

**Michael Neal** is a senior fellow in the Housing Finance Policy Center and a former equity scholar at the Urban Institute. Previously, he worked at Fannie Mae, where he was a director of economics in the Economic and Strategic Research Group. Before his service at Fannie Mae, Neal was the assistant vice president at the National Association of Home Builders' Economic and Housing Policy department. As a housing economist, Neal has an in-depth knowledge of housing market trends and has provided expert analysis and commentary on housing to media outlets around the country. Previously, he worked at Congress's Joint Economic Committee, the Federal Reserve System, the Congressional Budget Office, and Goldman Sachs. Neal has a bachelor's degree in economics from Morehouse College and a master's degree in public administration from the University of Pennsylvania. Neal is a member of the

Homeownership Working Group for Project REACH, serves on the advisory board for the Ashoka-Brookings Challenge, and works an independent consultant for AlphaSights.