

Mr. Solomon Jeffrey Greene
To be an Assistant Secretary of Housing and Urban Development
Department of Housing and Urban Development

Dear Mr. Greene:

Thank you for testifying before the United States Senate Committee on Banking, Housing, and Urban Affairs on April 18, 2023, at the nominations hearing.

In order to complete the hearing record, we would appreciate your answers to the enclosed questions by 12:00PM on April 27, 2023. When formatting your response, please repeat the question, then your answer, single spacing both question and answer. Please do not use all capitals.

Send your reply to Mr. Cameron Ricker, the Committee's Chief Clerk. He will transmit copies to the appropriate offices, including the Committee's publications office. Due to current procedures regarding Senate mail, it is recommended that you send replies via e-mail in a Microsoft Word or PDF attachment to [Cameron Ricker@banking.senate.gov](mailto:Cameron.Ricker@banking.senate.gov).

If you have any questions about this letter, please contact Mr. Ricker at (202) 224-5587.

Sincerely,

Sherrod Brown
Chairman

SB/cr

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Questions for Mr. Solomon Jeffrey Greene, of the District of Columbia, to be an Assistant Secretary of Housing and Urban Development, Department of Housing and Urban Development, from Ranking Member Tim Scott:

1. To whom do you directly report as Principal Deputy Assistant Secretary in the Office of Policy Development and Research (PD&R)?

As the Principal Deputy Assistant Secretary for PD&R, I report to the Deputy Secretary of the U.S. Department of Housing and Urban Development (HUD).

2. To whom does the General Deputy Assistant Secretary in PD&R directly report?

The General Deputy Assistant Secretary in PD&R reports to me as the Principal Deputy Assistant Secretary for PD&R.

3. On a call with Committee staff, you indicated that you and the General Deputy Assistant Secretary split responsibilities in PD&R and that you lead policy while the General Deputy Assistant Secretary handles administrative responsibilities of PD&R. Who signs your timecards?

The Deputy Secretary of HUD delegated responsibility for signing my timecards to the Director of the Office of Lead Hazard Control and Healthy Homes.

4. Who signs the timecards of HUD Assistant Secretaries?

I am not an Assistant Secretary or an Acting Assisting Secretary, and I am not aware of who signs timecards for HUD colleagues in those roles.

5. You told Committee staff that you lead policy in the office and that another employee handles administration-related matters. Is that still true?

Yes. The General Deputy Assistant Secretary in PD&R manages administration and operational matters for PD&R, working closely with the Director of the Management and Administrative Service Division (MASD) for PD&R.

6. Are you effectively the Acting Assistant Secretary for Policy Development and Research?

No, I am not serving as the Acting Assistant Secretary for Policy Development and Research at HUD. I am serving as PDAS for Policy Development and Research. The only duties I am performing are those that have been delegated to the PDAS for PD&R. I am not performing any duties or responsibilities delegated solely to the Assistant Secretary.

- a. If not, what duties are you not carrying out that an Acting Assistant Secretary ordinarily would carry out?

Only the Assistant Secretary for PD&R and those acting in that position are authorized to issue and waive regulations. As PDAS, I have not been authorized to perform those duties and have not been carrying out those duties.

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- b. Are the duties of the office defined in regulation?

The duties of the office are not defined in regulation; they are defined in the delegations of authority to the officials within the Office of Policy Development and Research. On August 30, 2011, the Secretary of HUD delegated to the Assistant Secretary for Policy Development and Research the authority to perform certain duties as published in the Federal Register at 76 FR 53934. On August 15, 2022, the Deputy Secretary of HUD then delegated to the Principal Deputy Assistant Secretary for Policy Development and Research and the General Deputy Assistant Secretary for Policy Development and Research all authority delegated to the Assistant Secretary for Policy Development and Research in the August 30, 2011 delegation, with the exception of the authority to issue and waive regulations, as published in the Federal Register at 87 FR 50116.

7. Are you effectively leading or running the office of PD&R? Please answer “yes” or “no.”

As the Principal Deputy Assistant Secretary for Policy Development and Research, I am the most senior political appointee in HUD’s Office of Policy Development and Research, and as such I lead the office on all policy matters. As described above, the General Deputy Assistant Secretary manages administrative and operational matters for the office.

- a. If no, who is leading or running the office of PD&R?
- b. If yes, then why does HUD describe you as “lead[ing] HUD’s Office of Policy Development and Research” on its [leadership page](#)?

As the Principal Deputy Assistant Secretary for Policy Development and Research, I am the most senior political appointee in HUD’s Office of Policy Development and Research, and as such I lead the office on all policy matters. As described above, the General Deputy Assistant Secretary manages administrative and operational matters for the office.

8. [§ 749](#) of the 2009 Omnibus Appropriations Act prevents payment to a person “carrying out the responsibilities of any position requiring Senate advice and consent in an acting or temporary capacity” if that person’s nomination has been twice returned to the President. Has HUD determined whether you are in compliance with this law given the fact that your nomination has been twice returned to the President? Please answer “yes” or “no.”

Yes, I am in compliance with § 749 of the 2009 Omnibus Appropriations Act.

- a. If yes, please fully explain HUD’s determination regarding your compliance with the law.

I currently serve as Principal Deputy Assistant Secretary for the Office of Policy Development and Research. I do not serve and have not served in the position for which I was nominated, Assistant Secretary for Policy Development and Research, in an acting or temporary capacity, nor have I ever held myself out as doing so. As Principal Deputy Assistant Secretary, I am carrying out only the responsibilities of the Principal Deputy

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Assistant Secretary position as I am performing only the duties that have been independently delegated to the Principal Deputy Assistant Secretary. The authority delegated to a Principal Deputy Assistant Secretary is not delegated on a temporary basis. A Principal Deputy Assistant Secretary is still able to perform the duties they have been delegated following the Assistant Secretary position being filled.

9. On April 7, despite bipartisan support from both sides of Congress to overturn the regulation, President Biden vetoed a resolution that would have reversed the EPA's Waters of the U.S. (WOTUS) rule. Never mind that this regulation will have a massive impact on farmers, ranchers, and small businesses across the country, I am extremely concerned about its potential impacts on building affordable housing. This rule would require federal assessments on construction sites across the country by expanding federal authority over drainage ditches, water tanks, and irrigation systems.
- a. Virtually every association responsible for building affordable housing is ringing alarm bells about how this regulatory overreach will create massive delays and higher costs. Would you agree with them?

I am not aware of any research supporting the claim that restoring the Waters of the U.S. rule will result in massive delays and higher costs, or of any research indicating that the components of the pre-2015 regulatory framework that the EPA WOTUS rule restores caused massive delays or higher costs for affordable housing developers.

- b. Do you think that the federal government should be regulating every drainage ditch across the country?

No, I do not believe that the federal government should regulate every drainage ditch across the country.

- c. If you are confirmed, would HUD's Office of Policy Development and Research report on the cost increases this could result in for low-income families?

The Secretary of HUD and HUD's Office of Policy Development and Research are committed to implementing the Biden-Harris Administration's Housing Supply Action Plan, which includes several steps to addressing the nation's growing supply shortage, including incentivizing state and local governments to reduce regulatory barriers to affordable housing production. In addition, HUD has prioritized increasing the supply of housing in its Strategic Plan for FY2022-2026, including HUD providing its partners technical assistance in eliminating barriers to housing production and conducting research and sharing best practices related to removing unnecessary regulatory barriers to affordable housing production.

- d. Can you provide any other examples of current federal regulations, environmental or otherwise, that result in higher housing costs for families?

In past research, I have identified exclusionary or overly restrictive local land use regulations and outdated or inefficient provisions in building codes as significant – and

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longstanding – drivers of the nation’s housing supply shortage. By constraining housing supply, these state and local land use regulations can increase the cost of housing, especially for lower-income families. This conclusion is supported by a growing body of research demonstrating empirically how overly restrictive state and local land use regulations and outdated building codes increase the cost of housing.

I am not aware of any research identifying specific federal regulations that directly result in higher housing costs for families, or that demonstrates empirically the extent to which these regulations drive up housing costs or whether those costs are offset by other gains or benefits. I welcome the opportunity to work with the relevant program offices to identify opportunities to mitigate or reduce those costs while meeting HUD’s statutory or regulatory requirements and other policy goals.

10. The Davis-Bacon Act was passed in 1931, mostly in order to prevent non-unionized black and immigrant laborers from competing with unionized white workers. It continues to have discriminatory effects today, since minorities are vastly underrepresented in unionized trades, and since minority contracting firms are often smaller and non-unionized, they often cannot afford to pay prevailing wages. This creates a barrier to entry into construction on federal projects for minority owned businesses and minority workers.

- a. Do you believe that the historically intended and present consequences of Davis-Bacon requirements are discriminatory? Please answer “yes” or “no.”

The U.S. Department of Labor is charged with enforcing the Davis-Bacon Act and related acts. I have not studied the distributional or equity effects of Davis-Bacon, nor have I reviewed the research literature that may have examined those effects. As a result, I am unable to express an evidence-based opinion on this issue.

11. After President Biden's executive order on Advancing Racial Equity and Support for Underserved Communities, HUD released a Climate Action Plan to “deliver on the President's commitment to environmental justice and promoting racial equity.” HUD has stated that it is “committed to tackling the climate crisis” and “address[ing] environmental injustices.” One of the action items in this plan includes updating HUD's NEPA policies. None of the listed updates include any reforms to reduce construction delays or reduce litigation risk for construction projects, something , which had had had bipartisan calls for action.

- a. Do you think that construction delays and higher housing costs from policies like these could have disparate impacts on communities of color? Please answer “yes” or “no.”

I am not aware of any research or evidence suggesting that National Environmental Policy Act of 1969 (NEPA) or HUD’s oversight of compliance with NEPA through the environmental review process for HUD-funded programs and projects has disparate impacts on communities of color. To the contrary, the NEPA environmental review process has been used to help ensure that environmental laws and policies fairly treat and reflect input from all people regardless of race, color, national origin, or income.

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- b. Do you think these types of environmental regulations should be streamlined to reduce delays and lower costs? Please answer “yes” or “no.”

Projects that are partially or entirely financed with federal funds are required to comply with the requirements of NEPA, including an environmental review to evaluate the potential impacts of all related activities. HUD delegates many of the responsibilities associated with this process to states and local jurisdictions. Many state and local jurisdictions have applied flexibilities in the NEPA statute to streamline their administration of the process and HUD’s Office of Environment and Energy (OEE) supports these jurisdictions through fact sheets, guidance, training, and other resources.

12. Please provide your philosophy on how you will approach and respond to Congressional information requests (both for documentary information and oral testimony), if you are confirmed.

I recognize that Congress plays an important oversight role regarding executive branch activities, and I pledge to thoughtfully consider all Congressional information requests, recognizing the importance of transparency in government. If confirmed, I pledge to work through the accommodations process to comply with Congressional requests for information to the fullest extent consistent with the constitutional and statutory obligations of the executive branch.

13. Will you commit that, if confirmed, you will timely respond to and fully comply with all information requests from me? Please answer “yes” or “no.” If no, please explain.

I recognize that Congress plays an important oversight role regarding executive branch activities, and I pledge to thoughtfully consider all Congressional information requests including from any member, recognizing the importance of transparency in government. If confirmed, I pledge to work through the accommodations process to comply with Congressional requests for information to the fullest extent consistent with the constitutional and statutory obligations of the executive branch.

14. If you are committed to responding to Congressional information requests, then why did you refuse to provide the Committee with your deleted tweets, which were publicly available until you deleted them, as I requested in connection with your nomination?

I have provided full and complete responses to all questions asked and all information requested in the Senate Committee on Banking, Housing and Urban Affairs’ Statement for Completion by Presidential Nominees. My response to that questionnaire includes an extensive and exhaustive list of all published writings, as well as all speeches, presentations and public statements, as defined by the Committee.

The request is for the content of a personal Twitter account, entirely unrelated to my official position at HUD or any previous employer. Any data Twitter may have are personal data. Further, at my confirmation hearing, I clarified under oath that I do not

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support – let alone advocate for – defunding the police. I never have taken a position or expressed an opinion on police funding in any past Tweets or public statements.

15. Given your refusal to provide this information even as your nomination is pending before the Senate, why should I or other Senators believe that you would be responsive to Congressional information requests if confirmed?

I have been fully responsive to all requests for disclosures from the Committee on Banking, Housing and Urban Affairs pursuant to the rules and procedure adopted by the Committee, which establish a uniform questionnaire for all Presidential nominees whose confirmation hearings come before the Committee. I have been forthright with the Committee when asked any questions, including when testifying under oath before the Committee.

I recognize that Congress plays an important oversight role regarding executive branch activities, and, if confirmed, I pledge to thoughtfully consider all Congressional information requests, recognizing the importance of transparency in government. If confirmed, I also pledge to work through the accommodations process to comply with Congressional requests for information to the fullest extent consistent with the constitutional and statutory obligations of the executive branch.

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Questions for Mr. Solomon Jeffrey Greene, of the District of Columbia, to be an Assistant Secretary of Housing and Urban Development, Department of Housing and Urban Development, from Senator Catherine Cortez Masto:

1. Please share some of your policy insights into expanding the use and acceptance of housing vouchers. What are some innovative approaches you have seen, such as raising fair market rents, landlord-to-landlord outreach, providing guarantees in case of damage, etc., that came out of the response to the Pandemic?

The HUD Housing Choice Voucher (HCV) is the nation’s largest rental assistance program, serving more than 2.3 million households every year. Demand for the HCV program far outstrips supply: today, over 2.5 million households are on wait lists for housing vouchers and the average time an applicant waits on a wait list before receiving a voucher is 27 months.

The HCV program depends on landlord participation to make privately owned units available to voucher holders. Landlord participation determines the number of available units and their geographic distribution. Unfortunately, the number of landlords participating in the HCV program has declined over the past decade. In addition, we’ve also seen voucher utilization rates decline since 2016, suggesting fewer voucher holders can successfully place their vouchers due to a combination of factors, including funding shortfalls, market disruptions and wide variation in landlord acceptance rates across communities.

HUD has been working closely with local public housing authorities (PHAs) and landlords in recent years to expand landlord participation in the voucher program and improve utilization rates. This has primarily involved a combination of making the program easier to use for landlords and making sure that payment standards keep up with rising rents. These program improvements have been informed by both research and direct engagement with landlords, voucher holders and PHAs. Many of these improvements directly arise from HUD’s and PHAs’ responses to the pandemic.

For example, during the pandemic HUD allowed PHAs to conduct remote video inspections of properties prior to leasing and trained inspectors on how to conduct such inspections, which it continues to do. In addition, Congress and HUD allowed PHAs to use a portion of their services fees to support landlord participation in the voucher program for new Emergency Housing Vouchers issued during the pandemic, including pre-inspections of units, signing bonuses, funds to cover rent during the inspection and lease-up period, damage mitigation funds, and security deposits. Last year, HUD issued a notice allowing PHAs to use administrative fees for landlord incentives (such as bonus payments, holding fees, and damage mitigation) and security deposit assistance for all their housing vouchers (PIH Notice 2022-18).

HUD has also improved the methods and data it uses to calculate Fair Market Rents, which PHAs use to set payment standards for vouchers. HUD used private sector data on rents to calculate fair market rents in FY23, which allows HUD to capture rent growth in more markets than was previously possible using only public data sets. This was driven by two

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pandemic-related issues – the lack of American Community Survey data from 2020 and an extremely volatile rental market. But these and other improvements helped HUD and PHAs ensure that payment standards for vouchers kept up with rising rents. After implementing these changes, HUD received the fewest requests from PHAs to re-evaluate FMRs since Congress established the process in 2016 with the Housing Opportunities Through Modernization Act (HOTMA). In addition, early data also shows improvements in utilization rates since these changes went into effect. On top of the FMR change, HUD has made it easier for PHAs to raise HCV payment standards up to 120% of the FMR (the standard range is 90%-110%).

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Questions for Mr. Solomon Jeffrey Greene, of the District of Columbia, to be an Assistant Secretary of Housing and Urban Development, Department of Housing and Urban Development, from Senator J.D. Vance:

1. In the Summer of 2020, the city of Portland experienced a number of violent riots. During this insurrection, the Edith Green-Wendell Wyatt Federal Building, where HUD houses their Portland offices and 40 employees, was the target of a number of violent attacks. According to DHS reports, their officers suffered permanent blindness from individuals targeting federal buildings. The rioters also attacked with commercial-grade, mortar-style fireworks and other flaming projectiles, such as Molotov Cocktails.

As a result, the federal building was closed most of the summer.

Mr. Greene, last May, you tweeted “Violent protests are not the story. Police violence is.” Additionally, last July, you retweeted former HUD Secretary Donovan who characterized the Portland riots as an expression of free speech.

- a. According to DHS, on May 30, 2020, violent insurrectionists graffitied the same federal building. Do you consider this a peaceful protest or expression of free speech?

I am not a First Amendment law expert, and I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. To clarify, I did not tweet the quote attributed to me in the preamble to this question; rather, I simply retweeted a *Vox* article with the headline quoted in the preamble, which Twitter automatically added to the Tweet when I shared a link to the article. The article makes no reference to any events in Portland during the Summer of 2020.

I can say emphatically that I do not condone – and I have never condoned – violence or property destruction of any kind.

- b. On June 11, 2020, insurrectionists dismantled a section of the fence that protects this federal building. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

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- c. On June 30, 2020, insurrectionists ripped down the plywood covering the windows at this federal building, before breaking the windows. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

- d. On July 12, 2020, insurrectionists fired wrist rockets at the facility in addition to graffitiing it. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

- e. On July 14, 2020, insurrectionists assaulted federal law enforcement officers with cans and various other hard objects while they attempted to breach the facility. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

- f. Additionally, at this same facility, insurrectionists attempted to tamper with the water feed into the building, even being caught with the chemicals by police. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

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- g. At one point, the insurrectionists went as far as taking pictures of federal employees and their vehicles. Do you consider this a peaceful protest or expression of free speech?

I am not an expert on First Amendment law, and I take no positions on what constitutes free speech. I am also not sufficiently familiar with the events referred to in either this question or the preamble to the question to assess whether they constitute a peaceful protest or an expression of free speech. I have never commented on or expressed any opinion whatsoever about the protests or any other events that took place in the city of Portland during the Summer of 2020. I do not condone – and I have never condoned – violence or property destruction of any kind.

- h. Mr. Greene, is someone who dismisses property damage of such magnitude to buildings where your potential future colleagues work fit for a leadership role at HUD?

I do not condone – and I have never condoned – violence or property destruction of any kind. I have also never dismissed property damage of any magnitude to any building in Portland or anywhere else where my colleagues work. I have the upmost respect for my colleagues and all public servants, and I believe that our safety, security and well-being in the places in which we work is essential to being able to dutifully execute on our agencies' missions and to faithfully serve the American people.

2. The Manufactured Housing Consensus Committee (MHCC) is a Federal Advisory Committee statutorily authorized to develop and submit to the HUD Secretary manufactured home construction and safety standards. The law requires the MHCC to “submit proposed revised standards . . . to the [HUD] Secretary in the form of a proposed rule, including an economic analysis.” Accordingly, the MHCC must have resources devoted to developing these required economic analyses. Will you provide the resources that are necessary for the MHCC to develop economic analyses to accompany the construction and safety standards being considered by the MHCC so that the standards are revised to keep up with innovations in the market?

The Manufactured Home Construction and Safety Standards Act of 1974, as amended by the Manufactured Housing Improvement Act of 2000, requires the Manufactured Housing Consensus Committee (MHCC) to submit proposed revised standards (if approved in a vote of two-thirds of the members) to the Secretary in the form of a proposed rule, including an economic analysis. HUD has previously allowed the Administering Organization (AO), which administers the consensus standards development process and is funded by HUD as a contractor, to assist with the economic analysis work.

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Questions for Mr. Solomon Jeffrey Greene, of the District of Columbia, to be an Assistant Secretary of Housing and Urban Development, Department of Housing and Urban Development, from Senator Raphael Warnock:

My office has worked closely with former Forest Cove Apartment tenants, a section 8 HUD property situated in Atlanta, Georgia. For many years, residents of Forest Cove raised complaints about the substandard management practices and living conditions in the complex. In December 2021, the property was condemned, leading to the displacement of its tenants. Although the city of Atlanta and local organizations have put in tremendous efforts to assist the affected individuals in finding alternative housing, many are still grappling with inadequate living conditions.¹ I have strongly advocated for more rigorous monitoring of landlords and management firms that benefit from HUD subsidies, particularly those that are owned by multi-billion dollar corporations. Such entities must be held accountable for their actions, and oversight measures should be enforced to ensure that they provide safe and habitable living conditions for their tenants.

1. What steps has HUD taken to improve oversight of HUD sponsored properties and can you cite specific policy examples?

The responsibility for the oversight of privately-owned HUD-assisted properties lies in the Office of Housing, rather than the Office of Policy Development and Research. I share the commitment of my HUD colleagues in the Office of Housing to providing safe, decent, affordable housing, and I will work closely with them if confirmed.

The President’s Budget proposed new tools to address troubled properties, including funds for targeted budget-based rent increases and new direct loans to provide much-needed capital funds. The Department is currently developing application parameters based on the authority Congress provided recently for targeted budget-based rent increases (although that authority did not include specific additional funding).

As to Forest Cove, I understand that the Office of Multifamily Housing is working with the City, residents, other community stakeholders, and the property owner to ensure that currently assisted households (relocated from Forest Cove) are protected as we work to preserve quality affordable housing opportunities in the community.

2. Will you commit to continuing to work with my office and local advocates in ensuring that the former residents of Forest Cove are provided with safe housing and improved living conditions and where can HUD step in right now to assist these families?

If confirmed, I will certainly work with your office and HUD colleagues in the Office of Housing to employ the resources and capabilities of the Office of Policy Development and Research to support efforts to further reduce the percentage of troubled properties in the assisted housing portfolio.

¹ <https://www.ajc.com/news/atlanta-news/former-forest-cove-residents-say-relocation-process-has-fallen-short-of-promises/2VMYXIF2JVAQDDYIUWCHWTVBAU/>

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Questions for Mr. Solomon Jeffrey Greene, of the District of Columbia, to be an Assistant Secretary of Housing and Urban Development, Department of Housing and Urban Development, from Senator Steve Daines:

1. Please identify at least five areas that you believe are draining HUD resources unnecessarily?

HUD's Strategic Plan for FY2022-2026 acknowledges the complex challenges the department faces in achieving its mission to create strong, sustainable, inclusive communities and quality affordable homes for all. The Office of Policy Development and Research plays a critical role providing the Department with reliable and objective data and analysis to help tackle these challenges head-on. I am committed to this mission and have spent my career applying independent, unbiased, and objective research to help ensure that our public policies maximize the impact of limited resources and respond to the realities of people and communities on the ground. If confirmed, I look forward to working with you to maximize the impact of HUD programs and resources to respond to the needs of the American people.

2. What are the most significant challenges facing HUD?

At a time when housing costs continue to escalate and the nation continues to underproduce sufficient housing to meet demand, one of HUD's most significant challenges are continuing to ensure access to safe, decent, and affordable housing. While HUD's budget has increased modestly in recent years, its resources remain insufficiently responsive to the need, with approximately 1 in 4 households who qualify for HUD rental assistance actually receiving it. HUD is working hard to use the resources we have to address rising housing costs and supply challenges, including through program improvements, support to state and local communities, and research.

3. Do you believe that HUD compliance and reporting requirements could be streamlined enabling local housing authorities to focus on their objectives?

Compliance and reporting requirements play a critical role in ensuring that local housing authorities are using federal funds appropriately and meeting their program objectives. However, I would defer to the Office of Public and Indian Housing (PIH) to identify any adjustments to compliance and reporting requirements, as they have the direct relationship with local housing authorities. If confirmed, I can assure you that I am committed to working with PIH and other HUD offices to identify areas of improvement wherever possible to ensure that our programs and services are as effective and efficient as possible.

4. Identify circumstances where you believe HUD has overstepped its regulatory authority?

I am not aware of any instance in which HUD overstepped its regulatory authority in recent years. In my current role, I defer to HUD's Office of General Counsel to interpret and apply HUD's statutory requirements and regulatory authorities.

5. How do you intend to use your position to reduce regulatory burdens on home buyers and housing authorities?

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The Office of Policy Development and Research is responsible for using best available data and evidence to advance HUD's mission, including improving the effectiveness of HUD programs administered by public housing authorities and financing to homebuyers. If confirmed, I commit to continuing to support those programs and policy improvements through research, data, and technical assistance.