

Written Testimony of Pamela Hughes Patenaude
U.S. Senate Committee on Banking, Housing and Urban Affairs
Hearing on the Nomination to be
Deputy Secretary of the U.S. Department of Housing and Urban Development
June 6, 2017

Chairman Crapo, Ranking Member Brown, and distinguished Members of the Committee, it is a great privilege to appear before you this morning. I am deeply honored by President Trump's decision to nominate me to serve as the Deputy Secretary of the United States Department of Housing and Urban Development.

Mr. Chairman, if I may take a moment to introduce my family, my source of support and unconditional love: my husband of 32 years, Chuck Patenaude, and our three daughters, Caitlin, Meghan, and Jennifer.

Housing has always been close to my heart and part of my family history. My late parents, Bob and Estella Hughes, together created and ran a successful homebuilding business in New Hampshire. In the Hughes household, there was simply no escaping talk about housing.

For that reason, it was no surprise to my parents when I came to share their passion for housing. As a senior at Saint Anselm College, I experienced our nation's capital the same way as many college students do: as an intern. That internship, which began my career in housing, was at HUD's headquarters some 35 years ago. Upon graduating from college, I worked for the New Hampshire Housing Finance Authority as a Section 8 rental assistance program administrator.

After observing firsthand the transformational impact HUD programs could have on improving the quality of life for seniors and our most vulnerable citizens, I returned to Washington, D.C. to serve in HUD's Office of Multifamily Housing, where I further enhanced my technical knowledge of HUD's rental assistance programs.

During my three-decade career in housing, I have also served at HUD in several leadership roles: first as Assistant Deputy Secretary in the Office of Field Policy and Management, and later as Assistant Secretary for Community Planning and Development.

As Assistant Deputy Secretary for Field Policy and Management, I helped restructure HUD's critical field operations and developed a comprehensive training curriculum on HUD programs and policies for Regional and Field Office Directors. I also played an instrumental role in the development of HUD's five-year Strategic Plan. More importantly, I worked hand-in-hand with the dedicated men and women of HUD who are closest to the people the department serves.

As Assistant Secretary for Community Planning and Development, I administered more than \$8 billion in community economic development and affordable housing funds. I managed a team of more than 800 experienced professionals committed to carrying out HUD's mission. I also had the opportunity to support the recovery efforts in Lower Manhattan following September 11th and in the Gulf Coast states devastated by Hurricane Katrina.

Outside of HUD, my career has focused on promoting housing policies that are aligned with the significant and growing needs of the American people.

At the Urban Land Institute (ULI), I established the ULI Terwilliger Center for Workforce Housing, helping to draw attention to the plight of America's most essential workers – the firefighters, police officers, nurses, and teachers, who are too often priced out of the communities they serve by high housing costs. Working alongside a bipartisan advisory board of national housing experts, we identified the regulatory policies that contributed to prohibitively high housing costs and shared best practices in tearing down unnecessary regulatory barriers.

At the Bipartisan Policy Center, I directed the Housing Commission under the leadership of two former HUD Secretaries, Senator Mel Martinez and Secretary Henry Cisneros and Senators George Mitchell and Kit Bond. The Commission developed a comprehensive report outlining a new direction for federal housing policy. Many of you may be familiar with the Commission's recommendations on housing finance reform, which were released in 2013.

Currently, I serve as President of the J. Ronald Terwilliger Foundation for Housing America's Families, which seeks to elevate rental affordability as a national issue and educate policymakers about the silent housing crisis in America. Today, more than 11 million households pay in excess of 50 percent of their income on rent and utilities. A major cause of these high rent burdens is the severe shortage of affordable rental homes, particularly for the lowest-income families.

Unfortunately, there is no single solution to this problem. It must be approached from multiple fronts – reform of regulatory and land use policies, greater incentives for private investment in affordable homes, and increased attention from state and local governments.

Through these initiatives, I developed strong working relationships with diverse members of the housing community, from affordable housing advocates and developers, to homebuilders, realtors, and mortgage bankers, to government policymakers and academics. I am very proud to say that bipartisan collaboration has been a hallmark of these initiatives.

In addition, my career in housing at the local, state and federal levels of government has broadened my view of America's housing policies. This unique perspective helps me understand the factors that contribute to the success of some programs, as well as the factors that diminish the well-intended impacts of other programs.

As Matthew Desmond articulated in his Pulitzer Prize winning book *Evicted*, “we have failed to fully appreciate how deeply housing is implicated in the creation of poverty.” Dr. Desmond believes that, “powerful solutions are within our collective reach.” I agree with Dr. Desmond and believe that as a nation, we must recognize that housing is not just a commodity but a foundation for economic mobility and personal growth.

If confirmed, I pledge to work closely with this Committee, Congress and Secretary Carson to develop viable solutions that align with HUD’s critical mission – to ensure that HUD’s programs are responsive to the housing needs of our nation’s most vulnerable citizens.

I appreciate the Committee’s thoughtful consideration of my nomination to serve as the Deputy Secretary of the U.S. Department of Housing and Urban Development. Thank you for your time today. I look forward to your questions.