

September 7, 2025

Mr. Ben Hobbs
Assistant Secretary Designate
Department of Housing and Urban Development

Dear Mr. Hobbs:

Thank you for testifying before the United States Senate Committee on Banking, Housing, and Urban Affairs on September 4, 2025, at our hearing to consider nominations.

To complete the hearing record, we would appreciate your answers to the enclosed questions by September 8, 2025, at 10:00AM. 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. Evan Grffis, 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 Evan_Grffis@banking.senate.gov.

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

Sincerely,

Tim Scott
Chairman

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Questions for Mr. Ben Hobbs, to be Assistant Secretary, Department of Housing and Urban Development, from Ranking Member Elizabeth Warren:

U.S. Housing Crisis

1. Do you support bipartisan Congressional efforts to help address the nation's housing crisis, such as the *ROAD to Housing Act* that passed the Senate Banking, Housing, and Urban Affairs Committee with unanimous support?

- a. If enacted, would you faithfully implement bipartisan housing legislation and notify Congress when there is a lack of HUD resources to implement the law?

RESPONSE: I appreciate Chairman Scott's strong leadership on housing affordability and the Committee's efforts to pass the ROAD to Housing Act. I cannot endorse specific legislation before the President announces his position through a Statement of Administration Policy, but I will always uphold the law and the Constitution.

2. What do you view as the Office of Public and Indian Housing's role within HUD in addressing the housing supply shortage?

- a. Which PIH programs do you believe play a role in increasing housing supply?

RESPONSE: PIH plays a vital role in providing decent, safe, and affordable housing for low-income Americans. Rather than the current one-size-fits all approach, the Department believes that states are in the best position to make sound decisions about the delivery of affordable housing in their jurisdictions. Under the State Rental Assistance Program Proposal in the President's Budget, states will have the flexibility to develop and implement the rental assistance and affordable housing policies and programs that fit the needs of their citizens best.

3. How does the loss of existing public housing stock through disinvestment and blight via the chronic underfunding of the capital funding budget interact with that goal?

RESPONSE: The question recognizes that the historical approach to public housing hasn't worked, therefore a new fresh approach is needed. The Department believes that states are in the best position to make sound decisions about the delivery of affordable housing in their jurisdictions. Under the State Rental Assistance Program Proposal in the President's Budget, states will have the flexibility to facilitate capital investment in properties where it makes sense to invest in them.

However, until a new approach is adopted, HUD believes both the Section 18 disposition program and the Rental Assistance Demonstration (RAD) provides effective

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tools for public housing authorities to maintain housing supply by repositioning public housing to more stable and sustainable affordable housing platforms.

- a. Do you agree that the loss of public housing exacerbates the supply shortage?

RESPONSE: See above.

Public Housing

4. Congress has persistently underfunded the Public Housing Capital Fund, leading to an estimated \$70 billion backlog of maintenance and repairs and the loss of approximately 10,000 units per year.¹ The majority of residents of public housing are either children (35 percent), seniors (20 percent), or people with a disability (24 percent).²

- a. Are you concerned about the condition of our public housing stock?

RESPONSE: I am very concerned about the state of our public housing stock in this country. Too many families are residing in unsafe and deteriorating public housing units. That is exactly why we are accelerating PIH's efforts to reposition public housing to a more stable and sustainable affordable housing platforms, such as the Section 8 platform, to ensure residents live in safe, healthy, and dignified homes.

- b. How would you prioritize and address this repair backlog if you were confirmed to lead HUD?

RESPONSE: I would work to encourage the repositioning of public housing onto more stable and sustainable affordable housing platforms. A key tool in the repositioning effort is to attract private capital and build public-private partnerships, such as through the Rental Assistance Demonstration (RAD) program. I would also work to advance the enactment of the State Rental Assistance Program Proposal in the President's Budget, which would give states the flexibility to facilitate capital investment in properties where it makes sense to invest in them.

- c. Will you request additional resources from Congress to address the capital needs in our public housing stock?

¹ National Low Income Housing Coalition, "Tenant Talk: Protecting Public Housing from Political Storms," Fall 2019, p. 4, https://nlihc.org/sites/default/files/2019-10/tenant-talk10-2_1.pdf.

² Center on Budget and Policy Priorities, "Policy Basics: Public Housing," September 30, 2024, <https://www.cbpp.org/research/housing/public-housing>.

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RESPONSE: The Department believes states are in the best position to make sound decisions about the delivery of affordable housing in their jurisdictions. Under the State Rental Assistance Program proposal in the President’s Budget, states will have the flexibility to facilitate capital investment in properties where it makes sense. With this flexibility, states can seek innovative ways to attract new resources and make them go further.

In addition, HUD believes the Rental Assistance Demonstration (RAD) is an example of an effective tool for public housing authorities to be entrepreneurial and to partner with HUD and the private sector to solve the problem of deferred maintenance in their portfolios. Through RAD, public housing authorities have converted roughly 185,000 public housing units to the Section 8 platform, a regulatory change which has allowed the participating agencies to secure over \$24 billion in funding for renovations and modernization. The participating agencies have leveraged over \$19 in other funds for every \$1 of public housing appropriated funds. I would be committed to continuing and expanding the impact of RAD, encouraging public housing authorities to be drivers of the solutions that are right for them in their local communities.

5. Public housing authorities (PHAs) rely on funding through the Public Housing and the Housing Choice Voucher programs to assist families in their service areas. However, President Trump has proposed eliminating 5 HUD programs and converting them to a single block grant funded at nearly 46% less than FY25 levels.³ How would you expect PHAs to continue their work under this proposed funding structure, which is expected to eliminate assistance for over half of the 4.5 million families who are currently stably housed under these programs?⁴

RESPONSE: The current system of rental assistance programs has been dysfunctional for a long time, wasting taxpayer dollars, bailing out over-regulated housing markets with subsidies, and stifling self-sufficiency and economic independence for residents. Equally important, too many families are still living in substandard conditions or aren’t able to access the programs at all.

I believe it is important to take inventory of our programs and processes to find out what is and isn’t working well for taxpayers and those who depend on our programs. It’s time to take a different approach - the Washington approach of one size fits all for communities does not work.

³ Urban Institute, “The Trump Administration Has Proposed \$27 Billion in Cuts by Block Granting Housing Assistance. That Could Worsen the Housing Affordability Crisis,” Mark Treskon, Diane K. Levy, May 28, 2025, <https://www.urban.org/urban-wire/trump-administration-has-proposed-27-billion-cuts-block-granting-housing-assistance>.

⁴ *Id.*

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What I have found is a rental assistance system full of waste, fraud, and abuse; inefficiencies and bloated administrative costs; deteriorating public housing units; and a rent structure that punishes work and marriage among residents. The current approach fails those who it was created to serve.

What the Department has proposed is indeed transformational - a State-based formula grant which would encourage states to have vested interest in the funding and design of their own rental assistance programs based on their unique needs and preferences, without heavy-handed interference from Washington.

The proposal also maintains HUD's commitment to protecting our most vulnerable elderly and disabled citizens. This budget would prioritize rental assistance for these families. At the same time, HUD will also maintain our commitment to promoting self-sufficiency and economic independence by adopting a common-sense time limit that will encourage able-bodied residents to move up and out of assisted housing.

6. In June 2025, HUD's Office of the Inspector General (OIG) released a report finding that between 2013 and 2022, HUD maintained inadequate oversight of the physical condition of public housing units converted to project-based vouchers under the Rental Assistance Demonstration (RAD). Do you agree there needs to be greater accountability and oversight of the RAD program and how will you work to address the OIG's ten open recommendations on this issue?

RESPONSE: The Department always appreciates the insights the OIG brings to our work. All but one of the OIG's recommendations were about the Project Based Voucher program's oversight capacity after the RAD conversions are complete, rather than about RAD itself. RAD is a key tool to advance our priority of repositioning the nation's public housing stock and ensuring that the rent-assisted housing we provide is in good condition for residents. I would engage constructively with all interested parties to strengthen both the RAD program and asset oversight within the PBV program. HUD is actively working to address the OIG's ten open recommendations.

7. Do you believe work requirements should be imposed on every recipient of housing assistance? If not, who do you think such policies should apply to?

RESPONSE: Work is not a punishment or burden – it is essential to leading a productive and fulfilling life. HUD programs must be designed to help residents achieve economic independence and achieve the American dream. I remain committed to supporting initiatives that empower residents to achieve employment, increase earnings, and transition toward greater self-sufficiency.

- a. Please cite the evidence that you believe validates the use and effectiveness of work requirements in housing?

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RESPONSE: See above.

- b. What do you believe is the appropriate balance between the administrative burden of implementing a policy proposal like work requirements and the stated policy goal?

RESPONSE: I would always work to ensure a proper balance to limit the administrative burden while implementing any policy goal.

- 8. HUD has issued a Notice of Proposed Rule Making (NPRM) entitled, “Establishing Flexibility for Implementation of Work Requirements and Term Limits in HUD-Assisted Housing Programs.” We have seen these requirements increase bureaucratic barriers and make it more difficult for qualified people to maintain their assistance in states that have implemented work reporting requirements in other programs, like Medicaid.

- a. If these changes were implemented, how would HUD ensure people are not unjustly removed from their housing and potentially rendered homeless?

RESPONSE: I will work to support initiatives that empower residents to achieve employment, increase earnings, and transition toward greater self-sufficiency.

- b. How will HUD ensure work reporting requirements, time limits, and other barriers do not destabilize people living in HUD housing who are seniors or have disabilities and are unable to work?

RESPONSE: I will always work to uphold HUD’s commitment to protecting our most vulnerable elderly and disabled citizens.

- c. Do you believe it is an acceptable outcome for working public housing residents, or those actively seeking work, to lose their assistance because of administrative or implementation problems with the policy?

RESPONSE: I will always work to run our programs efficiently and effectively and to limit any administrative burden on public housing agency (PHA) staff and assisted households.

- 9. The *ROAD to Housing Act* includes a provision that would direct HUD to streamline and conduct an assessment of the Moving to Work (MTW) demonstration, which would include an evaluation of the 2016 MTW expansion cohort. The intent of this expansion was to evaluate specific flexibilities. You worked on this MTW expansion during the last Trump administration.

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- a. If objective data on tenant outcomes at MTW agencies reveals an increase in the rate of termination of assistance, a decrease in households served, or other adverse outcomes, would you move to update the MTW regulations to remove the policies leading to those outcomes?

RESPONSE: The Moving to Work (MTW) demonstration was created by Congress to encourage innovative approaches to increasing the cost effectiveness of federal housing assistance and improve outcomes for assisted tenants. Participation in MTW provides PHAs flexibility in the administration of public housing and vouchers including funding flexibility among the various sources of funds (voucher housing assistance, payments and administrative fees, public housing capital and operating funds) not available to non-MTW PHAs. This flexibility has been used by several PHAs to implement and support work requirements and term limits, leading to successful outcomes for assisted tenants. I would always be willing to engage constructively with Congress to strengthen the efficacy of this vitally important program.

10. Under Section 214 of the Housing and Community Development Act of 1980, eligibility for federal housing assistance is restricted to U.S. citizens, with narrow exceptions for certain immigrants, such as refugees. The law currently allows for the proration of rental assistance for families with individuals who have non-citizen status, known as mixed-status families. This ensures that only those who are eligible for assistance receive it, while allowing families to remain under one roof. Those families pay an increased rent compared to families without immigrant members. However, during the first Trump Administration, HUD proposed—and later withdrew—a costly regulatory proposal that would have every household member, whether or not they were receiving assistance, to verify their immigration status.⁵ Will you commit to complying with the law and allowing PHAs to continue to provide assistance to mixed-income status families as is explicitly permitted under Section 214?

RESPONSE: HUD is committed to ending the wasteful misappropriation of taxpayer dollars to benefit illegal aliens instead of assisting American citizens. For 40 years, federal law has prohibited HUD from providing assistance to people who are in the country illegally. HUD will always follow the law, which includes compliance with Section 214 of the Housing and Community Development Act of 1980.

11. Last week, Secretary Turner announced HUD would pursue a “full and comprehensive accounting of all tenants who are receiving a Section 8 voucher and/or residing in HUD-

⁵ U.S. Department of Housing and Urban Development, Federal Register Notice, “Housing and Community Development Act of 1980: Verification of Eligible Status,” Proposed Rule, May 10, 2019,

<https://www.federalregister.gov/documents/2019/05/10/2019-09566/housing-and-community-development-act-of-1980-verification-of-eligible-status>.

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funded housing,” requiring PHAs to produce and submit residents’ personally identifiable information (PII) to HUD within 30 days.

- a. Given that you currently serve in the Office of PIH, what information does HUD expect to receive from PHAs through these efforts that it does not already collect?

RESPONSE: The recent letter that was sent to the District of Columbia Housing Authority (DCHA) is a data call, as permitted under our annual contributions contract (ACC), to investigate the household details of any and all illegal or ineligible persons benefiting from properties/units that receive HUD assistance.

- b. PHAs sometimes incur costs due to reporting requirements. Does HUD plan to support PHAs with any costs incurred as a result of any new calls for data reporting that PHAs would not have accounted for in their annual budgets?

RESPONSE: I look forward to working with the DCHA and all other PHAs to deliver the data requested in the letter as we review all current households and put Americans first.

- c. How is HUD planning on using the information it hopes to collect? Will the PII data be shared with the Department of Homeland Security and if so, under what legal authority?

RESPONSE: HUD will always follow the law and the Constitution.

12. Do you agree that funding must be awarded and rescinded under the Public Housing program in accordance with the underlying statute?

- a. Does the public housing statute currently condition funding on the collection of immigration data? If you believe it does, please cite the relevant statute(s).

RESPONSE: HUD is committed to ending the wasteful misappropriation of taxpayer dollars to benefit illegal aliens instead of assisting American citizens. HUD will always follow the law and the Constitution.

Housing Choice Vouchers (HCVs)

13. What improvements can be made to the HCV inspections process to make the program more efficient for recipient households and encourage landlords to accept vouchers?

RESPONSE: Resident health and safety is a primary concern for PIH. PIH is maximizing all available statutory and regulatory flexibilities to allow Public Housing Agencies (PHAs) to streamline the inspections processes. I would always welcome

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constructive engagement with Congress on other improvements that can be made to this process.

14. While discrimination against HCV holders is illegal under several federal housing programs, including under the Low Income Housing Tax Credit Program, source of income discrimination persists throughout the housing market. If confirmed, how will you ensure voucher holders have equal opportunities to access the housing market?

RESPONSE: I commit to always following the Fair Housing Act, all Civil Rights laws, and all relevant federal statutes and regulations.

15. Vouchers currently help more than 2 million low-income households afford decent, stable housing, reducing homelessness and housing instability.⁶ However, only 1 in 4 households who are eligible for federal housing assistance receive it.⁷

- a. Do you support protecting and expanding investments in the HCV Program to help low-income families, seniors, and people with disabilities secure housing?

RESPONSE: The current system of rental assistance programs has been dysfunctional for a long time, wasting taxpayer dollars, bailing out over-regulated housing markets with subsidies, and stifling self-sufficiency and economic independence for residents. I support taking an inventory of all programs and processes to find out what is and isn't working well for taxpayers and those who depend on our programs. It's time to take a different approach - the Washington approach of one size fits all for communities does not work.

The State Rental Assistance Program (SRAP) proposal in the President's Budget is transformational - a State-based formula grant which would encourage states to have a vested interest in the funding and design of their own rental assistance programs based on their unique needs and preferences, without heavy-handed interference from Washington.

The proposal also maintains HUD's commitment to protecting our most vulnerable elderly and disabled citizens. This budget would prioritize rental assistance for these families.

⁶ Center on Budget and Policy Priorities, "Policy Basics: The Housing Choice Voucher Program," September 30, 2024, <https://www.cbpp.org/research/housing/the-housing-choice-voucher-program>.

⁷ Center on Budget and Policy Priorities, "More Housing Vouchers: Most Important Step to Help More People Afford Stable Homes," Will Fischer, Sonya Acosta, and Erik Gartland, May 13, 2021, <https://www.cbpp.org/research/housing/more-housing-vouchers-most-important-step-to-help-more-people-afford-stable-homes>.

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- b. Thirty-four states and the federal government do not have protections that prohibit landlords from discriminating against potential tenants, including veterans, because they wish to use vouchers.⁸ Do you support instituting federal protections to prohibit source-of-income discrimination?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws, and all relevant federal statutes and regulations.

Indian Housing

16. Do you support the reauthorization of both the Native American Housing Assistance and Self Determination Act (NAHASDA) and the Tribal HUD-VASH program? If so, at what funding levels, respectively?

RESPONSE: Yes, I strongly support ensuring that the programs that we administer are authorized by Congress.

With respect to NAHASDA, providing annual funding to Tribal Nations through block grants authorized under NAHASDA has proven to be a successful model that is preferred by most Tribes. The results are clear. Tribal housing practitioners consistently tell HUD that they prefer the block grant model – not only because of the flexibilities it provides, but also because Tribal self-determination is the guiding principle of NAHASDA.

Tribes know what is best for their communities and the Indian Housing Block Grant allows them the ability to provide housing assistance to their members based on local needs as opposed to a one-size fits all model imposed from Washington.

The Tribal HUD-VASH demonstration program has also done a lot of good for homeless Native Veterans. I saw the impact of the program firsthand when I visited the Oneida Nation in Wisconsin and met a Veteran who benefited from the program. He went from living in his car to owning a home where he was raising his son in a safe and decent environment.

I stand ready to engage constructively with Congress on legislative proposals to strengthen the efficacy of these important programs.

17. How can NAHASDA and the Tribal HUD-VASH program be strengthened to better serve the needs of Native Americans, including homeless veterans?

⁸ U.S. Department of Housing and Urban Development, “Source of Income Protections for Housing Choice Voucher Holders,” https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/source-of-income-protections.

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RESPONSE: In my time as Principal Deputy Assistant Secretary, I have met with various Tribes, Tribal housing groups, and other stakeholders to discuss how these programs can be improved. I have heard from many Tribal leaders that there are various reforms that would make Tribes' lives easier as they work to provide affordable housing for their members.

For example, an almost universal view that I have heard is that burdensome environmental requirements continue to be one of the main barriers to affordable housing development in Tribal communities. While well intentioned, many environmental review requirements have resulted in a lengthy expensive process that often involves duplicative work that is costly and leads to long project timelines. This increases the cost of housing in Tribal communities at the expense of low-income Tribal families that often live in severely overcrowded or dilapidated housing.

These families deserve a decent home. I believe bureaucratic red tape can be cut while also ensuring that we do not contribute to major environmental risks.

Our Tribal partners, including HUD's Tribal Intergovernmental Advisory Committee, have a long list of statutory and regulatory reforms that they want to see. I have reviewed the proposals to date and look forward to working with Congress to provide HUD technical assistance as you consider reauthorizing NAHASDA and introducing reforms that the Tribes have been advocating for several years.

18. How do you plan to administer and prioritize the ongoing implementation of the Housing Opportunity Through Modernization Act (HOTMA)?

RESPONSE: Since 2016, HUD has taken several steps to implement key provisions of HOTMA, including prohibitions on over-income families in public housing, provisions to facilitate and streamline the administration of project-based vouchers, expanded uses of Operating Funds for capital improvements in public housing. Further, in 2023, HUD published a final rule implementing several changes related to income and asset determinations, however, due to systems development delays during the Biden Administration, public housing agencies (PHAs) have not been able to comply with these provisions in the programs. The impact is that several key provisions to streamline processes and simplify the programs have been indefinitely delayed. From the start of my time as PDAS, I have worked with HUD staff to come up with solutions to fully implement these changes, including through the modification to existing technology to facilitate the necessary reporting for compliance. Beyond these important steps, I am committed to examining other regulations to improve program outcomes, and deliver results for the American people.

19. Do you accept that the NAHASDA formula funding is established in regulation and law, not subject to alteration by political instruction, and, if confirmed, will you administer it accordingly?

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RESPONSE: I will work to administer all of our office's programs in accordance with enacted laws and regulations. The NAHASDA formula was developed through negotiated rulemaking by Tribal leaders and HUD. We administered the FY25 IHBG allocation formula and distributed \$1.1 billion to all Tribes in accordance with this formula.

20. If confirmed, what steps will you take to ensure that your statutory responsibilities under NAHASDA and the federal trust responsibility are carried out?

RESPONSE: If confirmed, I will regularly engage with Tribal leaders, as I have already done to date, and ensure that we are living up to our trust and Treaty obligations to Tribal Nations. I will ensure that we consult with Tribes when considering policies that have a substantial effect on Tribes. I will also seek the advice and counsel of my staff in the Office of Native American Programs.

21. NAHASDA establishes Tribal self-determination as law. If confirmed, will you resist efforts to impose additional approval layers or political litmus tests not authorized by statute?

RESPONSE: If confirmed, I will ensure that we administer all Tribal programs consistent with the law, as I have done to date.

22. If confirmed, will you oppose additional layers of Secretarial or White House review of formula allocations and grant agreements that slow down Tribal access to critical housing resources?

RESPONSE: If confirmed, I will ensure that we administer all Tribal programs consistent with the law.

23. If confirmed, will you advocate for Tribal and NAHASDA exemptions from Build America, Buy America requirements to ensure Tribes can build new housing supply with the limited funds provided on an annual basis?

RESPONSE: In my time as Principal Deputy Assistant Secretary, Tribal concerns with BABA have been a common theme. Various Tribes have told me about the challenges with complying with BABA requirements – particularly for Tribes in extremely remote areas. On my recent visit to remote Alaska, I saw firsthand how challenging it is to construct housing in remote areas and heard from Tribal housing practitioners about what they have to go through to ship materials – often by barge – and build during a short construction season.

If confirmed, I will work closely with our Tribal grantees and the Office of Management and Budget, Made in America Office, to ensure that any BABA policies we are administering make sense for Tribes, as well as public housing and all other

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HUD funding, while also furthering the Administration’s goal of incentivizing domestic manufacturing.

24. If budget or staffing reductions are imposed, how will you, if confirmed, safeguard Tribes’ access to timely HUD staff support, technical assistance, and grant management guidance?

RESPONSE: I have full faith in our committed staff in the Office of Native American Programs to continue to do their jobs on a daily basis and support our Tribal grantees through technical assistance and other guidance and support. I am proud to say that the ONAP staff continues to support Tribal grantees and do what they can to carry out their duties every day.

25. If there are attempts to limit Tribal consultation or predetermine program outcomes, how will you, if confirmed, uphold the statutory requirement for Tribal consultation for HUD programs before plans or policy is finalized?

RESPONSE: If confirmed, I will ensure that we continue to regularly consult with Tribal Nations through their Tribal leaders whenever HUD proposes policies that have substantial effects on Tribes. I will also engage with our Tribal Intergovernmental Advisory Committee and other Tribal housing groups on a regular basis.

26. Do you view the trust responsibility to Tribes as a discretionary policy choice, or as a legal mandate you are bound to uphold regardless of administration priorities?

RESPONSE: I view it as a legal mandate and the Administration’s priorities further that trust responsibility by supporting Tribal self-determination and self-governance.

Fair Housing

27. If confirmed as Assistant Secretary for PIH, how do you plan to uphold your legal responsibilities to comply—and to ensure grantees comply—with federal civil rights laws, including the Fair Housing Act?

- a. How do you plan to ensure PIH grant programs are affirmatively furthering fair housing, as required under the Fair Housing Act?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws.

28. Do you commit to reporting to the HUD Secretary and to the Department of Justice when you have reason to believe that PIH-administered funds are being utilized in ways that violate fair housing and civil rights laws?

- a. For example, if you learn that a grantee’s funds are not reaching individuals or

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communities on an equal basis, what will you do to address it? What will you do if a grantee ignores corrective measures?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws.

29. Do you support HUD's "English-only" efforts that include the elimination of all translated legal documents and housing materials?

RESPONSE: I support the President's Executive Order and his agenda.

- a. Are you aware that industry stakeholders utilize HUD-translated materials and that eliminating such materials could have an adverse effect on economic activity and entrepreneurship?

RESPONSE: See above.

- b. Are you aware that the Fair Housing Act protects fair and equal access to housing opportunities, including on the basis of national origin, which includes for non-English speakers?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws.

- c. Are you aware that under the Fair Housing Act, HUD grantees are required to ensure fair and equal access to housing opportunities for all, including on the basis of national origin, which includes for non-English speakers? How will you ensure that grantees of PIH funds are complying with this requirement?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws.

30. In response to an executive order claiming to ban the use of the common-sense legal tool known as "disparate impact," HUD is planning to roll back Fair Housing Act regulations that prohibit housing providers from implementing policies and engaging in practices that have a disproportionate impact on groups protected under the Fair Housing Act. If confirmed, what is your plan to uphold fair housing compliance, including with the disparate impact standard, and protect affordable housing opportunities through the Office of PIH?

RESPONSE: I commit to always following the Fair Housing Act and all Civil Rights laws.

General Policy

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31. Do you acknowledge that, if confirmed, it would be your responsibility for ensuring that all program funds under PIH's purview are administered lawfully, and that knowingly executing unlawful directives would violate your oath of office?

RESPONSE: I commit to always uphold the law and the Constitution.

32. If confirmed, will you ensure all PIH-administered appropriations will be fully allocated to Tribes and grantees, without diversion, withholding, or redirection by the Department?

RESPONSE: See above.

33. If confirmed, will you commit to obligating and releasing all program funds under PIH's purview in compliance with statutory deadlines and congressional intent, regardless of administrative preferences or interpretation?

RESPONSE: See above.

34. Do you recognize that the Impoundment Control Act prohibits the Executive Branch from withholding appropriated funds, and, if confirmed, will you refuse to implement unlawful impoundments of PIH funds?

RESPONSE: See above.

35. Do you agree that appropriations are not optional policy guidance but binding law, and, if confirmed, will you administer programs consistent with those obligations?

RESPONSE: See above.

36. If confirmed, will you commit to working with the Secretary of HUD and OMB to ensure that housing grants will not be conditioned on compliance with unrelated administration policy priorities or political objectives?

RESPONSE: See above.

37. If confirmed, will you commit to full cooperation with both the Majority and Minority Members of the Senate Banking, Housing, and Urban Affairs Committee, HUD's Inspector General, and the Government Accountability Office on oversight matters?

RESPONSE: See above.

38. Several lawsuits across the country, including ongoing litigation filed by the Department of Justice against RealPage, allege that the use of rent-setting technologies that are powered by black box algorithms violate anti-trust laws and enable collusion between landlords that results in artificially inflated rents. In fact, HUD uses private rental market prices, which may

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be set using these technologies, to help set HCV payment standards. Do you believe that rent-setting software that results in artificially inflated prices and higher federal rental subsidies contributes to fraud, waste, and abuse? If not, why not?

RESPONSE: HUD's Office of Policy Development and Research complies with all statutes and regulations related to establishing Fair Market Rents, and PIH will partner with them to ensure PHA compliance with establishment of payment standards.

- a. If confirmed, will you survey to what extent PHAs and landlords who receive HCV payments are utilizing rent-setting software and other property technologies, such as facial recognition and other biometric technologies?

RESPONSE: I will ensure that HUD continues to comply with all statutes and regulations related to FMRs, and other property technologies.

HUD Staffing, Resources, and Management

39. Given your lack of experience managing an organization of PIH's size, how do you plan on ensuring that you are running the agency as well as possible and in accordance with all required laws and regulations?

RESPONSE: I have and will continue to manage PIH's programs and staff in accordance with all laws and regulations. I have the utmost faith and respect for PIH's professional staff.

40. Will you respect the work of career staff? How will you navigate working with HUD federal employees unions?

RESPONSE: I have and will continue to respect the work of HUD's career professionals.

Committee Questionnaire

41. Under Committee rules, you are required to provide true and correct responses to all questions in the Committee's questionnaire. Can you confirm that you have provided complete, true, and correct answers to all of the Committee's questions in the questionnaire?

RESPONSE: Yes, I can confirm that to the best of my recollection, I have provided complete, true, and correct answers.

42. The Committee questionnaire requires you to list all of the formal speeches, presentations (e.g., PowerPoint), and public statements you have delivered during the past ten years which

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are on topics relevant to the position for which you have been nominated, including dates and name of the forum you delivered the speech, presentation, or public statement. The questionnaire also requires you, if available, to provide the Committee with one digital copy of each formal speech, presentation, and public statement, and if text is no longer available, list the date, place, and organization or group to whom you made the speech or presentation. Can you confirm that you have provided complete, true, and correct disclosures in response to the Committee's requirements?

RESPONSE: To the best of my recollection and search of publicly available electronic databases, I have provided to the Committee all speeches, presentations, and public statements I have made relevant to the position I have been nominated.

Nomination

43. During or leading up to the selection of your nomination, did anyone on the Trump campaign, transition team, or other closely related entity approach you about your loyalty to President-elect Trump? Did you sign a loyalty pledge or other similar oath?

RESPONSE: No.

44. During or leading up to the selection of your nomination, did you discuss Project 2025 with any officials directly or associated with the Heritage Foundation? If so, please explain.

RESPONSE: No.

45. Please provide a comprehensive list of the people who approached you about joining the administration.

RESPONSE: Secretary Turner asked me to serve as Assistant Secretary for the Office of Public and Indian Housing.

46. Did any person provide advice to you, oral or written, on your responses to these questions? If so, please provide a comprehensive list of the individuals or organizations that provided assistance.

RESPONSE: My responses to these questions were reviewed under the customary practices of recent administrations.

Congressional Oversight and Whistleblower Protection

47. If confirmed, will you commit to making yourself and any other politically appointed employee of HUD available to provide testimony (including but not limited to briefings, hearings, and transcribed interviews) to the Committee on any matter within its jurisdiction, upon the request of either the Chair or Ranking Member?

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RESPONSE: If confirmed, I will work with the committee to make myself and employees of HUD available to the Committee as appropriate.

48. If confirmed, will you commit to fully complying with all information requests from me and responding to those requests in a timely manner?

RESPONSE: If confirmed, I will respond to requests for information as appropriate.

49. If confirmed, do you intend to respond to congressional information requests differently depending on who is making the request?

RESPONSE: If confirmed, I will respond to requests for information as appropriate.

50. If confirmed, will you commit to complying with any federal protections for whistleblowers?

RESPONSE: Yes.

Public Integrity

51. Will you commit to recuse yourself from any matters involving your former employers or clients for 4 years while serving as HUD Assistant Secretary?

RESPONSE: If confirmed, I will comply fully and faithfully with all obligations under the ethics laws.

52. For at least 4 years after leaving HUD, will you not seek employment or compensation from (1) any entity that you personally and substantially interacted with in your role as HUD Assistant Secretary and (2) from any entity that lobbies HUD?

RESPONSE: If confirmed, I will comply fully and faithfully with all obligations under the ethics laws.