



Solutions to the Housing Shortage and Affordability Crisis

WILMINGTON, DELAWARE

Friday, February 27, 2026

3:00 - 3:45 p.m. **Hotel Check-In and Summit Registration**

3:45 - 4:30 p.m. **Welcome Reception**

4:30 - 5:00 p.m. **Opening Remarks**

- Representative Kendra Johnson, Delaware; Chair, Housing Committee
- Senator Brian Kavanagh, New York; Chair, CSG East Housing Committee

5:00 - 5:30 p.m. **Federal Housing Policy Impacts on States**

Examine the shifting landscape in federal housing policies, the impacts on state governments, and how states might respond.

Speaker:

- Mike Kingsella, Chief Executive Officer, Up for Growth

5:30 - 6:30 p.m. **Strengthening Homelessness Response and Prevention**

Explore best practices for reducing homelessness and evictions, state innovations in tenant protections, and other investments.

Moderator:

- Senator Nikil Saval, Pennsylvania; Chair, Urban Affairs and Housing Committee

Panelists:

- David Gonzalez Rice, SVP of Policy, National Low Income Housing Coalition
- Jake Day, Secretary, Maryland Department of Housing and Community Development

6:30 p.m. **Dinner Served**

7:00 - 8:00 p.m. **Financing Housing and Lowering the Costs of Building**

Discover innovative strategies to reduce construction costs, fund housing subsidy programs, streamline development, and more.

Moderator:

- Janneke Ratcliffe, VP of Housing and Communities, Urban Institute

Panelists:

- Matthew Heckles, Director, Delaware State Housing Authority
- RuthAnne Visnauskas, Commissioner, New York State Homes and Community Renewal

8:00 - 9:00 p.m. **Post Reception**

7:00 - 7:45 a.m. **Breakfast**

7:50 - 8:00 a.m. **Opening Remarks**

8:00 - 9:25 a.m. **Zoning and Land Use Reforms to Build More Housing**

Discuss proposals to amend zoning regulations, expedite housing approvals and permits, and how these reforms legalize the development of more types of housing.

Speakers:

- Alex Horowitz, Director of Housing Policy Initiative, The Pew Charitable Trusts
- Senator Meghan Kallman, Rhode Island
- Senator Troy Singleton, New Jersey; Chair, Community and Urban Affairs

9:35 - 11:00 a.m. **How Building Code Reforms Impact Mid-Scale Housing Development**

Examine the complexity of building codes, how reforms may reduce costs while maintaining high safety standards, and ways that states can streamline development.

Speakers:

- Eric Kronberg, Founder, Kronberg Urbanists + Architects
- John Zeanah, Principal, Interval

11:00 - 11:20 a.m. **Coffee and Refreshments**

11:20 - 12:45 p.m. **Concurrent Sessions (2):**

1. Messaging Workshop on Housing Policy Narratives

Discuss useful messaging strategies to effectively communicate about housing policy changes, impacts on local areas, and affordability outcomes.

Speakers:

- Christian Dorsey, former chair, Arlington County Board
- Jamal Raad, Board Member, Welcoming Neighbors Network

2. Short-term Rentals and Institutional Investors in Housing Markets

Discuss how short-term rentals and institutional investors are impacting the affordability and availability of regional housing stock in various markets, and policies to consider.

Speakers:

- Katharine Nelson, Assistant Director, Rutgers Center on Law, Inequality and Metropolitan Equity
- Assemblymember Linda Rosenthal, New York; Chair, Housing Committee
- David Sanchez, SVP of National Strategy, ROC USA

12:45 - 1:30 p.m. **Lunch**

1:30 - 2:55 p.m. **Policy Responses to the Residential Insurance Crisis**

Discuss the scale and causes of rising insurance rates, the impacts on homeowners, operators and developers of single- and multi-family housing, and cost-reducing strategies for states to consider.

Speakers:

- Senator Brian Kavanagh, New York; Chair, Housing, Construction and Community Development
- Jordan Haedtler, Financial Policy Consultant, Climate Cabinet
- Andy Winkler, Director of Housing and Infrastructure, Bipartisan Policy Center

2:55 - 3:10 p.m. **Coffee Break**

3:10 - 4:00 p.m. **Regional Roundtable Discussion**

Conclude the summit with an open discussion on where to go from here, the legislative agendas in various states regarding housing, and key challenges or solutions that need more attention.

4:00 p.m. **Summit Adjourns**