



EAST

Speaker Biographies CSG East Housing Summit 2026



Secretary Jake Day leads the Maryland Department of Housing and Community Development and serves as a member of Governor Wes Moore's cabinet. As a member of the governor's executive council, Secretary Day is the governor's senior advisor on housing and place-based economic development and chief executive officer of the state's housing finance agency, investing more than \$2.5 billion annually to revitalize Maryland communities and address Maryland's housing shortage. Since his appointment, Secretary Day has enshrined the administration's values into the Department by establishing the Division of Just Communities, Division of Homeless Solutions, and the state's housing policy powerhouse - the Division of Policy, Strategy and Research.

He has overseen the successful passage of the Moore-Miller Administration's groundbreaking housing package of 2024, financed more than 6,000 new housing units, and provided more than \$191.7 million in community revitalization projects across all 24 jurisdictions in Maryland.



Christian Dorsey is a former two-term Member of the Arlington County Board who was first elected in 2015. He served as the body's Chair in 2023 and 2019 and as Vice-Chair in 2022 and 2018. In 2023, Mr. Dorsey led the Board in adopting zoning reform that eliminated single-family-only residential zoning in Arlington County, becoming the first jurisdiction in the National Capital Area to do so. Outside of public service, Mr. Dorsey engages as a policy and communications consultant supporting progressive organizations in realizing their missions. Previously, he was a senior leader at the Economic Policy Institute, a think tank that promotes economic policies that foster broadly shared prosperity.



Jordan Haedtler works as a climate financial strategist with Climate Cabinet. He has experience working as a legislative aide at the federal and state level. While covering a portfolio that included monetary policy, financial stability, and insurance on the staff for the U.S. House Financial Services Committee, Haedtler organized several hearings related to the development of a climate risk supervision framework by federal banking agencies. Now, Haedtler works with Climate Cabinet to advance climate financial policies within the context of state government. In 2025, Haedtler testified about state insurance market disruptions to legislatures in Colorado, Minnesota, and New York, and advocated for the passage of a bill that former California insurance commissioner Dave Jones called "the most important property-insurance law to be enacted this year"

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Director Matt Heckles became Delaware's Housing Cabinet Director and the Director of the Delaware State Housing Authority (DSHA) on January 29, 2025. Director Heckles brings extensive experience to his new role, having previously served in the Biden-Harris Administration as the Mid-Atlantic Regional Administrator for the U.S. Department of Housing and Urban Development (HUD). There, he oversaw the delivery of federal housing programs across six states, including Delaware, Maryland, Pennsylvania, Virginia, Washington, D.C., and West Virginia. Prior to his service at HUD, Matthew led the Community Development Administration in Maryland, overseeing a wide range of affordable housing and economic development programs. This appointment

marks a return to DSHA for Matthew, who first joined the housing authority as a legislative and policy advisor and then advanced to Director of Policy and Planning.



Alex Horowitz guides research for Pew's housing policy initiative, focusing on how home financing, the housing shortage, and land-use regulations affect household well-being. He has also conducted extensive research on consumer finance issues, including how small-dollar loans and consumer banking can be made safer and more transparent. Horowitz manages research and policy analysis covering all these issues. Before joining Pew, Horowitz worked at the polling firm Hart Research, conducting strategic opinion research for clients in the private, public, and nonprofit sectors. His previous work was in media relations, baseball information, and communications for the Miami Marlins and Cincinnati Reds.



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Rep. Kendra Johnson is a state representative serving in the Delaware House of Representatives since 2018. Rep. Johnson is chair of the Housing Committee in Delaware and a frequent sponsor of housing-related legislation in the House. In addition to her public service, Johnson is the Director of Community Relations for Conexio Care, a Delaware-based 501(c)3 not-for-profit provider of substance use and mental health treatment programs and services for adults and children.



Sen. Meghan Kallman is a Rhode Island State Senator representing District 15 (Pawtucket, Providence). She served two terms on the Pawtucket City Council prior to being elected to the Senate in November 2020. During her time in the General Assembly, Sen. Kallman has advanced legislation related to housing, climate action, transportation, and other issues. In 2023, she sponsored two major new laws to address the state's housing crisis. One will facilitate the conversion of empty buildings like mills and schools into housing. Another provides funding to support transit-oriented development, the creation of mixed-use, mixed-income housing around transit hubs. She was the Senate sponsor of the Fair Housing Practices Act, which bars housing discrimination against renters based on their source of income, as well as a provision in the state budget creating Rhode Island's first-ever permanent revenue stream to support affordable housing. She also sponsored legislation barring housing discrimination based on gender identity or expression. She is a professor at the University of Massachusetts, Boston.



Sen. Brian Kavanagh represents more than 330,000 residents in New York's Senate District 27, covering neighborhoods across lower Manhattan from the Battery to 14th Street. Brian was first elected to the Senate in December 2017 after representing the 74th District on Manhattan's East Side in the State Assembly, where he was elected to six terms, beginning in 2006. As Chair of the Senate Committee on Housing, Construction and Community Development, Kavanagh has been especially active in the New York Senate on housing policy. He has worked to secure huge public investments in housing and related services, including billions in funding to renovate and maintain existing affordable housing, create new homes for homeless, low-income, and middle class New Yorkers, and provide financial assistance for renters and homeowners. In 2024, New York State adopted Good Cause Eviction legislation, which Brian had pushed for since 2019. In 2022, Kavanagh passed a law to facilitate conversion of under-used hotels to permanent affordable housing and advanced his proposal in both the Senate and the Assembly for a new large-scale Housing Access Voucher Program, modeled on the federal Section 8 program, to provide rental assistance for New Yorkers experiencing homelessness or facing eviction.



Mike Kingsella is Founder and CEO of Up for Growth, a national policy association dedicated to solving America's housing shortage through cross-sector partnerships, evidence-based policy, and effective federal advocacy. With two decades of experience bridging housing policy, community development, and real estate investment, Mike founded Up for Growth driven by the belief that abundant housing is key to enabling every person and community to realize their full potential. As a policy leader, Mike has shaped national housing policy, crafting bipartisan legislation including the Yes In My Backyard (YIMBY) Act, Housing Supply and Affordability Act, and Build More Housing Near Transit Act. His leadership secured \$185 million in PRO Housing Grants for local reforms, unlocked transit-oriented federal land for affordable housing, and established the bipartisan Congressional YIMBY Caucus. Mike regularly speaks at industry forums and has been featured in publications including AFIRE Summit, Economic Development Journal, and Urban Land.



Eric Kronberg is a zoning whisperer. He specializes in balancing and blending the often-competing needs of urban design, architecture, and development in a potent cocktail for better places. He specializes in breaking down and demystifying regulations to find ways to make great projects possible while helping others navigate the redevelopment maze. He uses his skills for the force of good as a principal at Kronberg Urbanists + Architects (KUA), leading the firm's skilled practitioners to help our development partners create better places for all. His decade teaching for the Incremental Development Alliance motivated him to co-found Inc Codes, an incremental code reform company helping mid-sized cities take the next step towards better places. All this work is directed towards making flourishing neighborhoods -- places that are vibrant, lasting, AND inclusive. He recently joined the board of the Seaside Institute to help the leading think tank for the New Urbanism strategically focus on how to integrate attainable housing into our great, walkable places.



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Katharine Nelson is the Assistant Director of the Rutgers Center on Law, Inequality and Metropolitan Equity (CLiME). Katie is a housing and community development expert, with sophistication in GIS, program evaluation, spatial analysis, and quantitative and mixed methods research. Her work emphasizes the role of finance in ongoing segregation and inequality, particularly in access to affordable housing and mortgage credit. Katie comes back to Rutgers after spending two years as the Research Director at the Housing Initiative at the University of Pennsylvania. She received her doctorate at the Bloustein School of Planning and Public Policy in 2022. Her dissertation, *FHA and the Dual Mortgage Delivery System in Philadelphia*, was awarded the Association for Public Policy and Management's (APPAM) prestigious PhD Dissertation Award.



Jamal Raad is a founding board member of the Welcoming Neighbors Network and directs a project on pro-housing communications. He previously co-founded and ran Evergreen Action, a climate change policy and advocacy group. He was a longtime communications aide to Governor Jay Inslee of Washington and Senator Jeff Merkley of Oregon. He lives in Seattle, WA with his labradoodle Oscar.



Janneke Ratcliffe is vice president for the Housing and Communities Division 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 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 is a graduate of the University of North Carolina at Chapel Hill, where she studied economics and French.



Asm. Linda Rosenthal represents the 67th Assembly district, which includes the Upper West Side and parts of Hell's Kitchen. She is a lifelong resident of the Upper West Side and currently serves as Chair of the Assembly Committee on Housing. Since taking office in 2006, Rosenthal has passed more than 180 laws across many issue areas, including increasing access to statewide substance use disorder programs, expanding reproductive and LGBTQIA+ rights, regulating e-cigarettes, advancing animal welfare, and enhancing consumer protection laws. Assemblymember Rosenthal received a B.A. in History from the University of Rochester. She is a life-long resident of the Upper West Side.



David Sanchez joined ROC USA as the SVP of National Strategy in March 2025, where he is responsible for driving strategic initiatives to strengthen housing markets in ROCs (Resident-Owned Communities) as well as federal policy and partnerships. Before joining ROC USA, David served as the Acting Chief of Staff and Senior Policy Advisor at the Federal Housing Administration (FHA) and U.S. Department of Housing and Urban Development's Office of Housing, focusing specifically on FHA's single-family mortgage insurance programs and HUD's manufactured housing program.



Sen. Nikil Saval represents Pennsylvania's First Senatorial District, which lies in the heart of Philadelphia. Saval's commitment to solidarity and justice for working people, and his skill at coalition building, carried him from his roots as a labor organizer to the Pennsylvania General Assembly, where he currently serves as Democratic Chair of the Senate's Urban Affairs & Housing Committee and Chair of the Senate's Philadelphia Delegation. Saval has focused his legislative work on critical response to Pennsylvania's ongoing housing, mass incarceration, wage, and climate crises, while simultaneously pushing for deep structural change so that communities across the Commonwealth have the resources and support they need to thrive. One of his important legislative victories is the groundbreaking Whole-Home Repairs Program.



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Sen. Troy Singleton has devoted his life to public service in government, political, and policy posts at all levels. In 2011, he was elected to his first term in the New Jersey General Assembly, representing the over 220,000 residents of the 7th Legislative District. Senator Singleton was elected to the New Jersey State Senate in November 2017 and currently serves as Chairman of the Senate Community and Urban Affairs Committee and as a member of the Senate Judiciary Committee. He also serves as the Senate Majority Whip. Senator Singleton is currently employed as a Senior Vice President for Anywhere Integrated. Along with his busy career, Senator Singleton has long included personal involvement in his community as an essential component of his life.



David Gonzalez Rice provides strategic direction for NLIHC's federal advocacy, advancing policies and programs that promote accessible and affordable housing for all, as well as equitable federal disaster response and recovery. David brings extensive experience with policymaking, systems improvement, and program delivery across housing and human services sectors at the federal, state, and local levels. Prior to joining NLIHC, David served as a policy advisor in the Biden-Harris administration, where he led initiatives to advance equity in housing and child welfare programs. He previously held roles supporting the state of Connecticut's homeless response system. He holds a PhD in Political Science from Duke University.



Andy Winkler is the managing director of housing and infrastructure policy at the Bipartisan Policy Center. He helps lead the policy initiatives and staff of the J. Ronald Terwilliger Center for Housing Policy. He also manages BPC's Disaster Response Reform Task Force, a bipartisan group of emergency management and disaster recovery experts launched in 2020. Winkler joined BPC in 2015 to staff its Executive Council on Infrastructure and Senior Health and Housing Task Force. He previously assisted Michael Stegman, formerly President Obama's top housing adviser, on housing finance reform and directed BPC's Housing Council, a bipartisan group of more than 20 housing experts and leaders that helped BPC craft consensus-driven housing policy recommendations. Born and raised in St. Louis, Winkler earned a B.A. from the University of Missouri.



Commissioner RuthAnne Visnauskas was appointed Commissioner and CEO of New York State Homes and Community Renewal in March 2017. Since taking the helm at HCR, RuthAnne has led the successful completion of the state's first five-year, 100,000-home housing plan as well as the launch of a new \$25 billion housing plan that is creating and preserving an additional 100,000 homes, including 10,000 with support services, plus the electrification of an additional 50,000 homes. Prior to joining HCR, RuthAnne was Managing Director of the Housing Advisory Board for the Robin Hood Foundation, New York's largest poverty-fighting organization. RuthAnne also held several key positions at the New York City Department of Housing Preservation and Development, the nation's largest municipal housing agency, including the role of Commissioner from September 2014 to February 2015. RuthAnne received her B.A. in Urban Studies from the University of Pennsylvania and holds an M.A. in Urban Planning from the Robert F. Wagner School of Public Service at New York University. Ms. Visnauskas lives in Manhattan with her husband and three children.



John Zeanah is an urban planner and policy strategist whose career spans leadership roles in planning, housing, transportation, and community development. He previously served as the Director of Planning and Development in Memphis for over seven years. Among his accomplishments, John led the development and adoption of the Memphis 3.0 Comprehensive Plan, the city's first comprehensive plan in forty years and winner of the American Planning Association's Daniel Burnham Award of Excellence for a Comprehensive Plan in 2020 and a Charter Award from the Congress for the New Urbanism in 2021. John is principal and owner of Interval, LLC, a planning and policy advisory firm that specializes in helping public sector clients better understand, implement, and improve their plans, policies, codes, regulations, and processes.