

MEMORANDUM

TO: Members of the Committee on Financial Services

FROM: Committee Majority Staff

DATE: February 5, 2026

SUBJECT: February 10, 2026, Subcommittee on Oversight & Investigations Hearing:
“Building a Solid Foundation: Restoring Trust and Transparency in Public Housing Agencies.”

On Tuesday, February 10, 2026, at 2:00 p.m., the Subcommittee on Oversight & Investigations will hold a hearing in Room 2128 of the Rayburn House Office Building, titled “Building a Solid Foundation: Restoring Trust and Transparency in Public Housing Agencies.” The following witnesses will testify:

- **Mr. Bart M. Schwartz**, Co-founder & Chairman, Guidepost Solutions
- **Mr. Chase M. Haller**, Deputy Attorney General and Section Chief, Homeowners Protection Unit, Office of the Indiana Attorney General
- **Mr. Milan M. Ozdinec**, President, Vargas Premier Corporate Consultants
- **Mr. Eric Oberdorfer**, Director, Policy and Legislative Affairs, National Association of Housing and Redevelopment Officials

Public Housing Agencies (PHAs) are local agencies established by state governments to implement and manage public housing programs overseen by the Department of Housing and Urban Development (HUD). PHAs receive federal funding to support the housing needs of low-income individuals and families. There are over 3,300 PHAs across the country, managing or supporting housing for over 9 million Americans across HUD’s housing programs. While PHAs were initially established to support and implement HUD’s Public Housing Program, PHAs now also have important responsibilities within the Housing Choice Voucher (HCV) Program.

HUD is responsible for overseeing and monitoring PHAs compliance with regulations, rating PHAs overall performance, and conducting audits of PHAs’ financial records. Moreover, HUD regulations require PHAs to undergo regular, HUD-approved, inspections of the physical conditions of housing within the public housing and HCV Program. Unfortunately, reports of mismanagement, corruption, waste, fraud, and abuse at various PHAs in recent years suggest that greater oversight of PHAs is needed to mitigate waste and improve residents’ living conditions.

This hearing will examine how HUD funds and oversees PHAs. This hearing will also identify current and historic deficiencies at PHAs that affect residents’ quality of life and contribute to waste, fraud and abuse.