

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-3000



OFFICE OF ADMINISTRATION

July 15, 2022

Katherine M. Anthony, Esq.
American Oversight
1030 15th Street NW, B255
Washington, DC 20005
foia@americanoversight.org

RE: Freedom of Information Act Request
FOIA Control No: 19-FI-HQ-01197

Dear Ms. Anthony:

This letter is an interim response to your Freedom of Information Act (FOIA) request dated and received in the Department's FOIA Branch on May 14, 2019. In your May 14, 2019, FOIA request, you asked for all email communications (including emails, email attachments, and calendar invitations) between (1) Heritage Foundation (@heritage.org) or Charles Koch Institute (@charleskochinstitute.org) and (2) anyone who has held the following positions at HUD:

1. Secretary, Housing and Urban Development
2. Deputy Secretary, Housing and Urban Development
3. Assistant Secretary for Housing, Federal Housing Commissioner
4. Chief of Staff
5. Deputy Chief of Staff for Policy and Programs
6. Senior Advisor to the Secretary
7. Senior Advisor for Housing and Services
8. Senior Policy Advisor
9. Assistant Secretary for Policy Development and Research
10. General Deputy Assistant Secretary for Policy Development Research
11. Deputy Assistant Secretary for Economic Affairs
12. Deputy Assistant Secretary for Research, Evaluation and Monitoring
13. Deputy Assistant Secretary for Policy Development
14. General Deputy Assistant Secretary for Policy Development Research

In an email dated May 13, 2022, to William Smith of my staff, you modified/narrow your request for all emails from the following individuals pertaining to the following individuals:

1. Benjamin Carson;
2. Benjamin Hobbs; and
3. John Gibbs.

Your request is granted in part at no cost to you. Enclosed in responses to item 2 of your request are 91 pages of responsive records which is response to this portion of your request. In response to item 3 of your request, enclosed are 13 pages of responsive records which is responsive to this portion of your request. I am withholding cell phone numbers and personal email addresses pursuant to FOIA Exemption 6. Exemption 6 protects information that would constitute an unwarranted invasion of personal privacy. The interest of the general public in reviewing these portions of government documents does not outweigh the individuals' right to privacy. In reviewing the enclosed records and applying FOIA exemptions, HUD has considered the foreseeable harm standard.

In response to item 1 of your request, a search of Ben Carson's records is ongoing. Additional interim responses may be provided as the Department continues processing your request. At the conclusion of our search and review process, a final response letter will be issued.

I am the official responsible for this determination based on an eDiscovery search for the requested individuals. You may appeal this determination within 90 days from the date of this letter. If you decide to appeal, your appeal should include copies of your original request and this response, as well as a discussion of the reasons supporting the appeal. With regards to Exemption 6, your appeal should address the nature of the overriding public interest in disclosure that outweighs the personal privacy interest protected by the exemption. The envelope should be plainly marked to indicate that it contains a FOIA appeal and be addressed to:

U.S. Department of Housing and Urban Development
Attention: FOIA Appeals
Office of Ethics and Appeals Law Division
Office of General Counsel
451 Seventh Street, SW, Suite 2130
Washington, DC 20410

Telephone: (202) 708-3815

You may also submit your appeal via email at HUDFOIAappeals@hud.gov.

The FOIA Public Liaison is responsible for increasing transparency, understanding the status of requests, and resolving disputes between you and the agency. If you need assistance in any of these matters, please send an email to FOIA@hud.gov.

In addition, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road-OGIS
College Park, Maryland 20740-6001

Telephone: 202-741-5770, toll free at 1-877- 684-6448
FAX: 202- 741-5769
Email: at ogis@nara.gov

For your information, your FOIA request, including your identity and any information made available, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal information, such as home address, telephone number, or Social Security number, all of which are protected from disclosure under FOIA Exemption 6. In reviewing the enclosed records and applying FOIA exemptions, HUD has considered the foreseeable harm standard.

If you have any questions regarding your request, you may contact William Smith via email at william.d.smith@hud.gov

Thank you for your interest in the Department's programs and policies.

Sincerely,
**SANDRA
WRIGHT**

Digitally signed by: SANDRA WRIGHT
DN: CN = SANDRA WRIGHT C = US O = U.S.
Government OU = Department of Housing and
Urban Development, Office of Administration
Date: 2022.07.15 10:47:09 -04'00'

Sandra J. Wright
Branch Chief, FOIA Branch
Office of Administration

Enclosures

From: Heritage Events
Sent: Mon, 5 Feb 2018 11:46:22 -0600 (CST)
To: Gibbs, John
Subject: Confirmation: Hail and Farewell for Kay Coles James & Ed Feulner TODAY



We are looking forward to seeing you at The Heritage Foundation today, **Monday, February 5** for a **Hail and Farewell Event** for Ed Feulner and Kay Coles James.

This is an important time for Heritage, and we are excited to share this moment with you. We will honor Ed Feulner for his contributions to The Heritage Foundation, and welcome Kay Coles James as the new President. Join us and hear Kay Coles James' vision for The Heritage Foundation and America.

Don't forget that the program will begin promptly at 6:00 p.m.

For your convenience, the event details are below.



Imagine America

A Pathway Forward for All Americans

Monday, February 5, 2018

6:00 – 8:00 p.m. Program & Reception

Program to begin at 6:00 p.m.

The Heritage Foundation
The Douglas and Sarah Allison Auditorium and Foyer
214 Massachusetts Ave, NE, Washington, DC

For questions or additional information, please contact the Special Events department.

Call: (202) 608-1524 | Email: specialevents@heritage.org

The Heritage Foundation | 214 Massachusetts Avenue, NE | Washington, D.C. 20002 | (800)
546-2843

You are subscribed to Heritage Foundation event communication emails as john.gibbs@hud.gov. If you want to change your event e-mail preferences, [please click here to update your subscription](#).

-

From: Byrd, David J
Sent: Thu, 15 Feb 2018 21:06:49 +0000
To: BassWilliams, Deana;Gibbs, John;Bourne, Christopher M;Beckles, Angela L;Levell (Ctr), Leah V;Roget, Gisele G
Cc: Angela Sailor
Subject: FW: Kay Coles James invites you to a Black History Month Event, Back to the Future, Solutions That Work Featuring Robert Woodson
Attachments: Robert Woodson.doc

This is the first reminder. Those of you who have not RSVP'ed, please do so. I have been cleared by my ethics counsel so there should be no obstacles to attending if your schedule permits.

David

From: Byrd, David J
Sent: Thursday, February 08, 2018 2:40 PM
To: BassWilliams, Deana <Deana.BassWilliams@hud.gov>; Gibbs, John <John.Gibbs@hud.gov>; Bourne, Christopher M <Christopher.M.Bourne@hud.gov>; Beckles, Angela L <Angela.L.Beckles@hud.gov>; Levell (Ctr), Leah V <Leah.V.Levell@hud.gov>; Roget, Gisele G <Gisele.G.Roget@hud.gov>
Subject: FW: Kay Coles James invites you to a Black History Month Event, Back to the Future, Solutions That Work Featuring Robert Woodson

Hello All,

As part of Black History Month, the Heritage Foundation would like to invite and recognize the Administration's African-American appointees at the event below. As an FYI, I have already contacted my ethics counsel here at HUD and was given the green light to attend. Please see the note below from Angela Sailor, the new Deputy CoS at Heritage.

Thank you,

David

From: Angela Sailor [<mailto:Angela.Sailor@heritage.org>]
Sent: Wednesday, February 07, 2018 10:34 AM
To: Byrd, David J <David.J.Byrd@hud.gov>; esailor@jcwatts.com
Subject: Kay Coles James invites you to a Black History Month Event, Back to the Future, Solutions That Work Featuring Robert Woodson

Hi David,

Hope you are well. Thank you again for all of your support!

Kay would like to honor the black appointees in the Administration and the Hill Staffers at this event.

Could you help me get the appointees and Hill staffers here so that we can honor everyone on Feb. 20, 2018

Angela

Angela Sailor

Deputy Chief of Staff to the President

The Heritage Foundation

214 Massachusetts Avenue, NE

Washington, DC 20002

202-608-1515

heritage.org

From: Angela Sailor

Sent: Wednesday, February 7, 2018 9:35 AM

To: Angela Sailor <Angela.Sailor@heritage.org>

Subject: Kay Coles James invites you to a Black History Month Event, Back to the Future, Solutions That Work Featuring Robert Woodson



LECTURES AND SEMINARS



Co-hosted by

THE
GLOUCESTER
INSTITUTE

~ The First Annual Jay A. Parker Lecture ~

Back to the Future, Solutions That Work

Featuring

Robert L. Woodson

Founder and President, The Woodson Center

Hosted by

Kay Coles James

President, The Heritage Foundation

In conjunction with Black History Month, The Heritage Foundation salutes the achievements of African Americans in U.S. history and recognizes some of the great leaders who, not only created change at the local level, but also grew to have a national impact. Jay A. Parker was one such American. He was among the first black leaders in the modern conservative movement. He was an early leader of Young Americans for Freedom and learned early on that members of YAF were committed to a truly color blind society. After moving to Washington, DC in the 1970s, he was active in the American African Affairs Association which endeavored to spread freedom and democracy in newly independent African nations. Through his leadership of the Lincoln Institute for Education and Research, Jay Parker rightly earned the title of founding father of the emerging black conservative movement, and, as editor of *The Lincoln Review*, he gave voice to numerous black conservative intellectuals. He truly was an unsung hero of the African American community and conservative thought.

In celebration of Jay Parker's legacy, we are honored to host a lecture by Robert L. Woodson, Sr., Founder and President of The Woodson Center. A former civil rights activist himself and past head of the National Urban League Department of Criminal Justice, Mr. Woodson is referred to by many as "godfather" of the neighborhood empowerment movement. For more than four decades he has had a special concern for the problems of youth and youth violence in urban America. In the mold of Jay Parker, Robert Woodson has sought to improve society through expanded educational opportunity, developing neighborhood economies, and advancing policies that protect fundamental freedoms for all people.

Tuesday, February 20, 2018 at 12:00 p.m.

The Heritage Foundation's Lehrman Auditorium

RSVP

RSVP online, or call (202) 675-1752
All events may be viewed live at heritage.org
News media inquiries, call (202) 675-1761



214 Massachusetts Avenue, NE | Washington, D.C. 20002 | (800) 546-2843



THE
GLOUCESTER
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INVITATION

~ *The First Annual Jay A. Parker Lecture* ~

Back to the Future, Solutions That Work

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Robert L. Woodson

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[RSVP online](#) | or call (202) 675-1752

Terms and conditions of attendance are posted at heritage.org/Events/terms.cfm

All events may be viewed live at heritage.org

News media inquiries, call (202) 675-1761

214 Massachusetts Avenue, NE | Washington, DC 20002 | (202) 546-4400

From: Kay Coles James
Sent: Wed, 7 Feb 2018 10:35:05 -0600 (CST)
To: Gibbs, John
Subject: Thank you for joining us at The Heritage Foundation Monday night

The logo for 'Imagine America' is centered on a dark rectangular background. The words 'Imagine America' are written in a large, elegant, white cursive script. Below this, the phrase 'A PATHWAY FORWARD FOR ALL AMERICANS' is written in a smaller, white, all-caps sans-serif font, separated from the script by a thin horizontal line.

Imagine America
A PATHWAY FORWARD FOR ALL AMERICANS

Thank you for joining us on Monday at The Heritage Foundation's *Imagine America* event! It was such a privilege having you here.

As you know, the title of this event was selected with care.

Our nation confronts determined foes and faces enormous challenges that strike directly at the core principles all of us here hold so dear: free enterprise, limited government, individual freedom, traditional values, and national security.

Indeed, across America and the world, we see where liberalism has left its devastating mark. In homes. In schools. In communities. And in Capitals.

That's why the work of The Heritage Foundation is so important and why your support is so deeply appreciated.

Every day, Heritage scholars and members imagine an America shaped by our founding principles and ready for the future. An America where free markets reign, so there are enough jobs for everyone to realize their dreams. An America with a strong national defense where our borders are secure, our communities are healthy, our streets are safe. An America where civil society flourishes, life is protected, families are whole, and every child gets a great education. And an America where liberty, equality, and opportunity aren't just the gifts we inherited – they're the endowment we pass on.

That's why we are determined to build the America we imagine – today.

I look forward to partnering with you as we build an America where freedom, opportunity, prosperity, and civil society flourish. And I want to thank you again for spending this special

evening with us.

Sincerely,

Kay Coles James

President

The Heritage Foundation

The Heritage Foundation | 214 Massachusetts Avenue, NE | Washington, D.C. 20002 | (800)
546-2843

You are subscribed to Heritage Foundation event communication emails as john.gibbs@hud.gov. If you want to change your event e-mail preferences, [please click here to update your subscription](#).

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From: Heritage Lectures
Sent: Mon, 12 Feb 2018 09:39:03 -0600 (CST)
To: Gibbs, John
Subject: Thank you for registering!

John,

Thank you for registering to attend Back to the Future, Solutions That Work. We look forward to having you attend on February 20, 2018.

To watch live online, go to www.heritage.org/events.

[Add to Calendar](#)

Sincerely,
Heritage Lectures



The Heritage Foundation | 214 Massachusetts Avenue, NE | Washington, D.C. 20002 | (800) 546-2843

You are subscribed to Heritage Foundation e-mails as john.gibbs@hud.gov. If you want to change your e-mail preferences, [please click here to update your subscription](#).

-

From: Janine Ryan
Sent: Fri, 2 Feb 2018 17:46:44 +0000
To: Gibbs, John
Subject: The Heritage Foundation Program & Welcome Reception: Registration Confirmation

Dear John,

Thank you for registering for the event. We look forward to having you join us on Monday, February 5, 2018 in Washington, DC at The Heritage Foundation.

If you have any questions or you wish to change your registration, please contact the Special Events department at (202) 608-1524 or speialevents@heritage.org

Sincerely,
Janine Ryan
Director of Events
The Heritage Foundation

Imagine America: A Pathway Forward for All Americans

Monday, February 5, 2018
The Douglas and Sarah Allison Auditorium and Foyer
214 Massachusetts Ave, NE
Washington, DC 20003

6:00 p.m. Program & Reception
8:00 p.m. Adjourn

Dress is business. Invitation is nontransferable.

The Heritage Foundation | 214 Massachusetts Avenue, NE | Washington, DC 20002

From: Kay Coles James
Sent: Mon, 5 Feb 2018 11:38:12 -0600 (CST)
To: Gibbs, John
Subject: Your weekly agenda

Fellow Conservative,

Thank you for signing up to get emails from The Heritage Foundation! You will receive The Agenda, a weekly insights email from Heritage experts.

Every week, you will get powerful insights about the week's top stories, links to articles and videos by Heritage experts, updates on lectures and events, and exclusive Heritage content.

Once you get it, please let me know what you think — I value your feedback.

Thank you for your support and your unwavering commitment to reclaiming America.

Sincerely,

Kay Coles James
President
The Heritage Foundation



The Heritage Foundation | 214 Massachusetts Avenue, NE | Washington, D.C. 20002 | (800) 546-2843

You are subscribed to Heritage Foundation e-mails as john.gibbs@hud.gov. If you want to change your e-mail preferences, [please click here to update your subscription](#).

-

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 15:23:06 +0000
To: Hobbs, Benjamin R; Rector, Robert
Subject: HUD Marriage Penalty Meeting

I'll come your way Friday afternoon. How about I meet you at Heritage at 3:30pm?

Also, could you put into writing how you would reform HUD's rental assistant programs to support marriage? Our moving to a triennial recertification removes the marriage penalty for current residents, but you wanted to go a step further and I want to be able to wrap my head around that before we meet.

- Ben

Ben Hobbs
Office: 202-402-5025

(b)(6)

From: Rector, Robert [<mailto:robert.rector@heritage.org>]
Sent: Wednesday, March 28, 2018 1:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Meet on Marriage in HUD's programs
Importance: High

In the afternoon, either place would be okay..

Robert Rector
Senior Research Fellow
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6213
heritage.org
From: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Sent: Tuesday, March 27, 2018 4:56 PM
To: Rector, Robert <robert.rector@heritage.org>
Subject: Meet on Marriage in HUD's programs

Robert,

Great seeing you, as always.

I want to meet with you regarding your ideas for promoting marriage in HUD's programs. There could be an opportunity to include these in our rent reform proposal or other reforms, either regulatory or legislation.

I am wide open this Friday. Is there a good time you could come to HUD or I could come to Heritage?

Thank You,
Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) **Email:** Benjamin.R.Hobbs@hud.gov

From: Wolpert, Rachael
Sent: Fri, 30 Mar 2018 20:32:17 +0000
To: Wolpert, Rachael; Winfree, Paul; Hobbs, Benjamin R
Subject: Meeting with Ben Hobbs

Meeting to discuss Secretary Carson's Rent Reform legislative proposal. HUD Deputy Chief of Staff, Andrew Hughes, and Ja'Ron Smith at the DPC asked Ben to reach out regarding this proposal.

From: Jones, Whitney
Sent: Thu, 1 Feb 2018 14:20:12 +0000
To: Jones, Whitney; Hobbs, Benjamin R; Rector, Robert
Subject: Robert Rector/Ben Hobbs Meeting

From: Hobbs, Benjamin R
Sent: Tue, 27 Mar 2018 14:55:54 +0000
To: Robert Doar;robert.rector@heritage.org;Ron Haskins
Cc: Quinn, Brendan J
Subject: 1:45pm Meet at HUD

Robert, Robert, and Ron,

I'm tied up in a meeting today from 1-2 immediately prior to our 2-3 meeting with SOHUD and DSOHUD. As such, my colleague, Brendan Quinn (copied) will meet you in the south lobby of HUD at 1:45pm to bring you to the 10th floor for our meeting.

His extension is x3809 and cell phone is (b)(6) You can tell the security guard you are here to see him and give him a call. He is also in office number 4100.

Thank You!

- Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 16:49:23 +0000
To: rachael.wolpert@heritage.org
Cc: Hughes, Andrew
Subject: Connect w/ Paul Winfree

Rachael,

Evan Hughes passed me your contact information. I just left you a voicemail (FYI, your away message says it was the desk of "Molly Something"). I am hoping to connect with Paul Winfree today, tomorrow, or early next week regarding Secretary Carson's Rent Reform legislative proposal. Our Chief of Staff, Andrew Hughes, and Ja'Ron Smith at the DPC asked me to reach out to Paul on this proposal.

Our team at HUD met with Robert Rector on Tuesday and I will be at Heritage this Friday at 3:30pm to meet with him again on the topic. Perhaps I could also meet with Paul before or after that meeting?

I don't believe we ever met, but I worked for a brief time at Heritage for Robert Rector about a year and a half ago. I also have briefly met Paul when he worked for DPC, but I'm not sure he would remember me.

Thank You,
Ben



Ben Hobbs

Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 • **Cell:** (b)(6) • **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 15 Mar 2018 19:36:27 +0000
To: Ron Haskins;Robert Doar;robert.rector@heritage.org
Cc: Elizabeth Racine;Binion, Thomas;Nicole Noyes;Coressel, Jacie;Cowan Jr., Chad;Appleton, Seth D;Hughes, Andrew
Subject: Follow-up meeting w/ Secretary Carson

Ron, Robert, and Robert,

Sorry for the back and forth on finding a date that works for a follow-up to our conversation last week with Secretary Carson.

Does Tuesday 3/27 at 2:00pm work for all of you?

For this follow-up meeting we would like to focus on our rent reform legislation draft.

Please let me know if this new date and time works for you.

Thank You,
Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Wed, 7 Mar 2018 19:22:33 +0000
To: Thomas.Binion@heritage.org
Cc: Thompson, Caitlin H
Subject: Fwd: TKU and Follow-up Meeting w/ Secretary Carson

Thomas,
I know you have been working with Caitlin. I'm coordinating the below follow up meeting between Secretary Carson and Robert Rector (and Robert Doar and Ron Haskins).
Can Robert make it back to HUD next Wednesday at 3pm for a followup?
Thank You,
Ben
Get [Outlook for iOS](#)

From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 2:14:00 PM
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie; BassWilliams, Deana
Subject: Re: TKU and Follow-up Meeting w/ Secretary Carson

I just got word that Wednesday the 14th at 3:00PM works well for SOHUD.
Would that time work for you Robert, Robert, and Ron?
Thank You,
Ben
Get [Outlook for iOS](#)

From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 1:57:25 PM
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie
Subject: TKU and Follow-up Meeting w/ Secretary Carson

Robert, Robert, and Ron,

Thank you, again, for coming it today to meet with Secretary Carson and some of our team. That was a fantastic meeting with many take-aways. I know he gained a lot from the meeting.

In the meeting we didn't get to talk a lot about the rent reform proposal we are developing and hoping to roll-out soon. As such, we would like to schedule a follow-up meeting next week, if possible. Do you have any black-out dates next week that you could not make it into HUD for a meeting?

Thank You,
Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R

Sent: Tuesday, March 06, 2018 7:32 PM

To: Elizabeth Racine <ERacine@brookings.edu>; Ron Haskins <RHASKINS@brookings.edu>; Robert Doar <Robert.Doar@AEI.org>; robert.rector@heritage.org

Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>

Subject: Tomorrow Morning Meeting w/ Secretary Carson

Robert, Robert, and Rob,

Sorry this email is so late in the day.

Thank you in advance for coming tomorrow morning to meet with Secretary Carson regarding his Rent Reform and welfare reform efforts. We are very excited to share with you what we have been working on and gain your feedback and insight.

Our meeting with Secretary Carson is at 9:30am. Please arrive by 9:15am at the south lobby of HUD to check in with security. Tell the security guard you are here to see me. My room number is 4100 and extension is x5025.

I will meet you in the lobby at 9:15am.

Thank You,
Ben

Get [Outlook for iOS](#)

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 15:23:08 +0000
To: Rector, Robert
Subject: HUD Marriage Penalty Meeting

I'll come your way Friday afternoon. How about I meet you at Heritage at 3:30pm?

Also, could you put into writing how you would reform HUD's rental assistant programs to support marriage? Our moving to a triennial recertification removes the marriage penalty for current residents, but you wanted to go a step further and I want to be able to wrap my head around that before we meet.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Rector, Robert [<mailto:robert.rector@heritage.org>]
Sent: Wednesday, March 28, 2018 1:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Meet on Marriage in HUD's programs
Importance: High

In the afternoon, either place would be okay..

Robert Rector
Senior Research Fellow
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6213
heritage.org
From: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Sent: Tuesday, March 27, 2018 4:56 PM
To: Rector, Robert <robert.rector@heritage.org>
Subject: Meet on Marriage in HUD's programs

Robert,

Great seeing you, as always.

I want to meet with you regarding your ideas for promoting marriage in HUD's programs. There could be an opportunity to include these in our rent reform proposal or other reforms, either regulatory or legislation.

I am wide open this Friday. Is there a good time you could come to HUD or I could come to Heritage?

Thank You,
Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 21:42:56 +0000
To: Rector, Robert
Subject: HUD Marriage Penalty Meeting

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Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

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Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 27 Mar 2018 20:56:00 +0000
To: robert.rector@heritage.org
Subject: Meet on Marriage in HUD's programs

Robert,

Great seeing you, as always.

I want to meet with you regarding your ideas for promoting marriage in HUD's programs. There could be an opportunity to include these in our rent reform proposal or other reforms, either regulatory or legislation.

I am wide open this Friday. Is there a good time you could come to HUD or I could come to Heritage?

Thank You,
Ben



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U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 21:41:08 +0000
To: Wolpert, Rachael
Subject: RE: Connect w/ Paul Winfree

No worries.

How about Monday morning at 9:00, 9:30, or 10:00? I can come to Heritage as I live behind Union Station and it is on my way to work. Just send me a meeting invitation if that works.

Thank you!

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Wolpert, Rachael [mailto:Rachael.Wolpert@heritage.org]
Sent: Thursday, March 29, 2018 5:14 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Connect w/ Paul Winfree

Hi Ben,

Sorry about the late reply, I am having trouble with changing my passwords/opening my voicemail. Paul is pretty busy today and tomorrow, so sometime early next week would be best for him. He is entirely open on Monday April 2nd. If this is extremely urgent, I can leave your contact information with Paul so that he can get a hold of you. Just let me know at your earliest convenience.

Thank you,
Rachael

Rachael Wolpert

Executive Assistant to the Vice President of The Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6194
heritage.org

From: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Sent: Thursday, March 29, 2018 12:49 PM
To: Wolpert, Rachael <Rachael.Wolpert@heritage.org>
Cc: Hughes, Andrew <Andrew.Hughes@hud.gov>
Subject: Connect w/ Paul Winfree

Rachael,

Evan Hughes passed me your contact information. I just left you a voicemail (FYI, your away message says it was the desk of "Molly Something"). I am hoping to connect with Paul Winfree today, tomorrow, or early next week regarding Secretary Carson's Rent Reform legislative proposal. Our Chief of Staff, Andrew Hughes, and Ja'Ron Smith at the DPC asked me to reach out to Paul on this proposal.

Our team at HUD met with Robert Rector on Tuesday and I will be at Heritage this Friday at 3:30pm to meet with him again on the topic. Perhaps I could also meet with Paul before or after that meeting?

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Thank You,
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U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Fri, 30 Mar 2018 18:47:58 +0000
To: Wolpert, Rachael
Subject: RE: Connect w/ Paul Winfree

Ok, 10:15 works.

But would 9:00am work, as I'll be gone by 9:45?

Please send a meeting invitation.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Wolpert, Rachael [mailto:Rachael.Wolpert@heritage.org]
Sent: Friday, March 30, 2018 10:07 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Re: Connect w/ Paul Winfree

Hi Ben,

Paul has something on his calendar at 9:45, so do you mind if I put you down for 10:15? These Monday morning meeting typically don't last longer than 15/20 minutes. But I don't want to keep you waiting either.

Thanks!
Rachael

Sent from my iPhone

Rachael Wolpert
Executive Assistant to the Vice President of The Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6194
heritage.org

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Ben

<image001.jpg>

Ben Hobbs

Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 13 Mar 2018 16:27:06 +0000
To: Cowan Jr., Chad; Edward Pinto
Cc: Michel, Norbert; Vanessa Brown Calder; Thompson, Caitlin H; Coressel, Jacie
Subject: RE: Delay March 14th Panel

Please arrive tomorrow morning by 9:15am at the south lobby and contact me at one of the number below. I'll come meet you and escort you to our 9:30am meeting.

Ben Hobbs
 Office: 202-402-5025
 Cell: (b)(6)

From: Cowan Jr., Chad
Sent: Monday, March 12, 2018 6:25 PM
To: Edward Pinto (b)(6) Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Michel, Norbert <Norbert.Michel@heritage.org>; Vanessa Brown Calder <vcalder@cato.org>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: RE: Delay March 14th Panel

Ed,

Pre-meet with the Secretary is slated for 930a on Wednesday.

Thanks,
 Chad

Chad Cowan
 Chief of Staff
 Office of the Deputy Secretary
 U.S. Department of Housing and Urban Development
 T: (202)402-6453 | (b)(6) | E: chad.cowan@hud.gov



U.S. Department of Housing and Urban Development
 Office of the Deputy Secretary
 451 7th Street, SW Suite 10130
 Washington, DC 20410

From: Edward Pinto (b)(6)
Sent: Monday, March 12, 2018 3:17 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Michel, Norbert <Norbert.Michel@heritage.org>; Vanessa Brown Calder <vcalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: Re: Delay March 14th Panel

Benjamin,

Just want to confirm time of our meeting with Dr. Carson.

We will get you our two slide presentations for the 10AM staff meeting on Wednesday by tomorrow (Tuesday).

Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, (b)(6)

On Wed, Mar 7, 2018 at 7:16 PM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:
Norbert and Ed,

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Are you able to go back to the original plan and come in on March 14th at 10:00am for a panel discussion and meeting with Secretary Carson?

Please let us know and we will get this re-confirmed on SOHUD's calendar and our staff calendar.

I will be out of the office the next few days but Chad Cowan and Caitlin Thompson on this email will help handle logistics.

Thank You,
Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Michel, Norbert [<mailto:Norbert.Michel@heritage.org>]

Sent: Wednesday, March 07, 2018 4:51 PM

To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>; Edward Pinto (b)(6)

Cc: Vanessa Brown Calder <vcalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>

Subject: RE: Delay March 14th Panel

I'm sorry guys, I can't do April 11th.

Norbert Michel

*Director, Center for Data Analysis
Institute for Economic Freedom
The Heritage Foundation*

214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6201
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Wednesday, March 7, 2018 2:50 PM
To: Edward Pinto (b)(6); Michel, Norbert <Norbert.Michel@heritage.org>
Cc: Vanessa Brown Calder <vcalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
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Norbert and Ed, if April 11th doesn't work for you we will have to look to May. Please let us know.

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From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 2:47:18 PM
To: Edward Pinto; Michel, Norbert
Cc: Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

Let's put this tentatively on the calendar for March 11th at 10:00am.

That seems to work best for everyone.

Thanks!

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From: Edward Pinto (b)(6)
Sent: Tuesday, March 6, 2018 1:30:13 PM
To: Michel, Norbert
Cc: Hobbs, Benjamin R; Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

April 25th works for me also.

Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, (b)(6)

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Of these three dates, the only one that I can commit to is April 25.

Norbert

Norbert Michel

*Director, Center for Data Analysis
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Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>

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We think it would be better to have your panel on 3/28, 4/11, or 4/25. Which of those days work best for you? We would still have it at the same time, 10:00am with a meeting with SOHUD before or after the panel.

Thank you for understanding.

- Ben



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Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 13 Mar 2018 16:01:46 +0000
To: Vanessa Brown Calder; Cowan Jr., Chad; Edward Pinto
Cc: Michel, Norbert
Subject: RE: Delay March 14th Panel

Thank you, Vanessa. No worries and safe travels!

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Vanessa Brown Calder [mailto:VCalder@cato.org]
Sent: Tuesday, March 13, 2018 9:35 AM
To: Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Edward Pinto (b)(6) Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Michel, Norbert <Norbert.Michel@heritage.org>
Subject: RE: Delay March 14th Panel

Just a quick note: I am unexpectedly going to be in NYC tomorrow (headed up on a morning train and down in the evening) so I will miss the event. I hate to do it; I was really looking forward to listening in on the panel, but there doesn't seem to be a way around it.

I am sure it will be excellent and will hope for a full report from Ed or Norbert afterward.

Best of luck tomorrow,

Vanessa

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To: Edward Pinto (b)(6) Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
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Chad

Chad Cowan
Chief of Staff
Office of the Deputy Secretary

U.S. Department of Housing and Urban Development

T: (202)402-6453 | C: (b)(6) | E: chad.cowan@hud.gov



U.S. Department of Housing and Urban Development
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451 7th Street, SW Suite 10130
Washington, DC 20410

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U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 8 Mar 2018 00:16:53 +0000
To: Michel, Norbert; Edward Pinto
Cc: Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
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(b)(6)

Cc: Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad
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U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
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Cc: Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
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Subject: Re: Delay March 14th Panel

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Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, [REDACTED] (b)(6)

On Tue, Mar 6, 2018 at 1:27 PM, Michel, Norbert <Norbert.Michel@heritage.org> wrote:

No problem Ben.

Of these three dates, the only one that I can commit to is April 25.

Norbert

Norbert Michel
Director, Center for Data Analysis
Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6201
heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Tuesday, March 6, 2018 10:16 AM
To: Michel, Norbert <Norbert.Michel@heritage.org>; Edward Pinto
(b)(6)
Cc: Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad
<Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>;
Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: Delay March 14th Panel

Norbert and Ed,

I'm sorry but we need to delay your Housing Finance panel for the HUD political staff to later in March/April. SOHUD is testifying in the middle of March and a good number of our Ginnie Mae and FHA staff are also traveling this month.

We think it would be better to have your panel on 3/28, 4/11, or 4/25. Which of those days work best for you? We would still have it at the same time, 10:00am with a meeting with SOHUD before or after the panel.

Thank you for understanding.

- Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Wed, 7 Mar 2018 19:47:18 +0000
To: Edward Pinto; Michel, Norbert
Cc: Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

Let's put this tentatively on the calendar for March 11th at 10:00am.
That seems to work best for everyone.

Thanks!

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From: Edward Pinto (b)(6)
Sent: Tuesday, March 6, 2018 1:30:13 PM
To: Michel, Norbert
Cc: Hobbs, Benjamin R; Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

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Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance,

(b)(6)

On Tue, Mar 6, 2018 at 1:27 PM, Michel, Norbert <Norbert.Michel@heritage.org> wrote:

No problem Ben.

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Norbert

Norbert Michel
Director, Center for Data Analysis
Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6201
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Tuesday, March 6, 2018 10:16 AM

To: Michel, Norbert <Norbert.Michel@heritage.org>; Edward Pinto

(b)(6)

Cc: Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>

Subject: Delay March 14th Panel

Norbert and Ed,

I'm sorry but we need to delay your Housing Finance panel for the HUD political staff to later in March/April. SOHUD is testifying in the middle of March and a good number of our Ginnie Mae and FHA staff are also traveling this month.

We think it would be better to have your panel on 3/28, 4/11, or 4/25. Which of those days work best for you? We would still have it at the same time, 10:00am with a meeting with SOHUD before or after the panel.

Thank you for understanding.

- Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 13 Mar 2018 16:29:26 +0000
To: Edward Pinto; Cowan Jr., Chad
Cc: Michel, Norbert; Vanessa Brown Calder; Thompson, Caitlin H; Coressel, Jacie; Ligon, John
Subject: RE: Delay March 14th Panel

Thank you, Ed! Could you please send me a copy of the talking points you plan to provide Secretary Carson? I will forward them to our brief book coordinator today.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Edward Pinto (b)(6)
Sent: Tuesday, March 13, 2018 11:42 AM
To: Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Michel, Norbert <Norbert.Michel@heritage.org>; Vanessa Brown Calder <vcalder@cato.org>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>; Ligon, John <John.Ligon@heritage.org>
Subject: Re: Delay March 14th Panel

Chad and Ben,

Attached are both sets of slides for tomorrow's 10AM meeting. The Heritage slides will be first up and my slides will be second.

Norbert, John, and I will be handing out a shorter set of talking points for the meeting with Dr. Carson.

Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, (b)(6)

On Mon, Mar 12, 2018 at 6:24 PM, Cowan Jr., Chad <Charles.D.CowanJr@hud.gov> wrote:
Ed,

Pre-meet with the Secretary is slated for 930a on Wednesday.

Thanks,
Chad

Chad Cowan
Chief of Staff
Office of the Deputy Secretary
U.S. Department of Housing and Urban Development

T: (202)402-6453 | C: (b)(6) | E: chad.cowan@hud.gov



U.S. Department of Housing and Urban Development
Office of the Deputy Secretary
451 7th Street, SW Suite 10130
Washington, DC 20410

From: Edward Pinto [mailto:(b)(6)]
Sent: Monday, March 12, 2018 3:17 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Michel, Norbert <Norbert.Michel@heritage.org>; Vanessa Brown Calder <vcalders@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: Re: Delay March 14th Panel

Benjamin,

Just want to confirm time of our meeting with Dr. Carson.

We will get you our two slide presentations for the 10AM staff meeting on Wednesday by tomorrow (Tuesday).

Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, (b)(6)

On Wed, Mar 7, 2018 at 7:16 PM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:
Norbert and Ed,

We just huddled here and do not want to wait until May to have this panel conversation with you and the rest of our political staff. We are going to move some things around to ensure as many people as possible are able to make it on March 14th.

Are you able to go back to the original plan and come in on March 14th at 10:00am for a panel discussion and meeting with Secretary Carson?

Please let us know and we will get this re-confirmed on SOHUD's calendar and our staff calendar.

I will be out of the office the next few days but Chad Cowan and Caitlin Thompson on this email will help handle logistics.

Thank You,
Ben

Ben Hobbs
Office: [202-402-5025](tel:202-402-5025)
Cell: (b)(6)

From: Michel, Norbert [mailto:Norbert.Michel@heritage.org]
Sent: Wednesday, March 07, 2018 4:51 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>; Edward Pinto <(b)(6)>
Cc: Vanessa Brown Calder <vcald@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: RE: Delay March 14th Panel

I'm sorry guys, I can't do April 11th.

Norbert Michel
Director, Center for Data Analysis
Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6201
heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Wednesday, March 7, 2018 2:50 PM
To: Edward Pinto <(b)(6)>; Michel, Norbert <Norbert.Michel@heritage.org>
Cc: Vanessa Brown Calder <vcald@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: Re: Delay March 14th Panel

I'm sorry, April 25th SOHUD is traveling. Therefore April 11th works best for us.

Norbert and Ed, if April 11th doesn't work for you we will have to look to May. Please let us know.

Get [Outlook for iOS](#)

From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 2:47:18 PM
To: Edward Pinto; Michel, Norbert
Cc: Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

Let's put this tentatively on the calendar for March 11th at 10:00am.

That seems to work best for everyone.

Thanks!

Get [Outlook for iOS](#)

From: Edward Pinto <(b)(6)>
Sent: Tuesday, March 6, 2018 1:30:13 PM
To: Michel, Norbert

Cc: Hobbs, Benjamin R; Vanessa Brown Calder; Cowan Jr., Chad; Thompson, Caitlin H; Coressel, Jacie
Subject: Re: Delay March 14th Panel

April 25th works for me also.

Best, Ed Pinto, Codirector, AEI Center on Housing Markets and Finance, (b)(6)

On Tue, Mar 6, 2018 at 1:27 PM, Michel, Norbert <Norbert.Michel@heritage.org> wrote:
No problem Ben.

Of these three dates, the only one that I can commit to is April 25.

Norbert

Norbert Michel

*Director, Center for Data Analysis
Institute for Economic Freedom
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6201
heritage.org*

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Tuesday, March 6, 2018 10:16 AM
To: Michel, Norbert <Norbert.Michel@heritage.org>; Edward Pinto (b)(6)
Cc: Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>;
Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>
Subject: Delay March 14th Panel

Norbert and Ed,

I'm sorry but we need to delay your Housing Finance panel for the HUD political staff to later in March/April. SOHUD is testifying in the middle of March and a good number of our Ginnie Mae and FHA staff are also traveling this month.

We think it would be better to have your panel on 3/28, 4/11, or 4/25. Which of those days work best for you? We would still have it at the same time, 10:00am with a meeting with SOHUD before or after the panel.

Thank you for understanding.

- Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 20 Mar 2018 19:44:20 +0000
To: Jones, Whitney; Binion, Thomas
Cc: Rector, Robert; Thompson, Caitlin H
Subject: RE: Follow-up meeting w/ Secretary Carson

Thank you. This is confirmed then. Please arrive by 1:45pm at the south lobby.

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [mailto:Whitney.Jones@heritage.org]
Sent: Monday, March 19, 2018 5:24 PM
To: Binion, Thomas <Thomas.Binion@heritage.org>; Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Rector, Robert <robert.rector@heritage.org>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>
Subject: RE: Follow-up meeting w/ Secretary Carson

Tuesday (3/27) at 2pm works for Robert.

Thank you, Ben.

Whitney Jones
Research Assistant
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Binion, Thomas
Sent: Monday, March 19, 2018 4:56 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Rector, Robert <robert.rector@heritage.org>; Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Jones, Whitney <Whitney.Jones@heritage.org>
Subject: Re: Follow-up meeting w/ Secretary Carson

Whitney (cc'ed) will know.

Sent from my iPhone

Thomas Binion

Director, Congressional and Executive Branch Relations
x6188

On Mar 19, 2018, at 4:55 PM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:

Thomas,

Does this date and time work for Robert Rector? All the others have confirmed it works for them. Please confirm.

We would like to move forward and lock this down.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R

Sent: Thursday, March 15, 2018 3:36 PM

To: Ron Haskins <RHASKINS@brookings.edu>; 'Robert Doar' <Robert.Doar@AEI.org>;
robert.rector@heritage.org

Cc: 'Elizabeth Racine' <ERacine@brookings.edu>; 'Binion, Thomas' <Thomas.Binion@heritage.org>;
'Nicole Noyes' <Nicole.Noyes@AEI.org>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>; Cowan Jr., Chad
<Charles.D.CowanJr@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>; Hughes, Andrew
<Andrew.Hughes@hud.gov>

Subject: Follow-up meeting w/ Secretary Carson

Ron, Robert, and Robert,

Sorry for the back and forth on finding a date that works for a follow-up to our conversation last week with Secretary Carson.

Does Tuesday 3/27 at 2:00pm work for all of you?

For this follow-up meeting we would like to focus on our rent reform legislation draft.

Please let me know if this new date and time works for you.

Thank You,
Ben

<[image001.jpg](#)>

Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Mon, 19 Mar 2018 20:55:02 +0000
To: robert.rector@heritage.org
Cc: Binion, Thomas;Thompson, Caitlin H
Subject: RE: Follow-up meeting w/ Secretary Carson

Thomas,

Does this date and time work for Robert Rector? All the others have confirmed it works for them. Please confirm.

We would like to move forward and lock this down.

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Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R
Sent: Thursday, March 15, 2018 3:36 PM
To: Ron Haskins <RHASKINS@brookings.edu>; 'Robert Doar' <Robert.Doar@AEI.org>; robert.rector@heritage.org
Cc: 'Elizabeth Racine' <ERacine@brookings.edu>; 'Binion, Thomas' <Thomas.Binion@heritage.org>; 'Nicole Noyes' <Nicole.Noyes@AEI.org>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
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Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Tue, 20 Mar 2018 20:00:22 +0000
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Elizabeth Racine; Binion, Thomas; Nicole Noyes; Coressel, Jacie; Cowan Jr., Chad; Appleton, Seth D; Hughes, Andrew
Subject: RE: Follow-up meeting w/ Secretary Carson

Everyone,

We are confirmed for this meeting. Please arrive by 1:45pm next Tuesday at the south lobby where I'll come meet you.

Thank You.

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R
Sent: Thursday, March 15, 2018 3:36 PM
To: Ron Haskins <RHASKINS@brookings.edu>; 'Robert Doar' <Robert.Doar@AEI.org>; robert.rector@heritage.org
Cc: 'Elizabeth Racine' <ERacine@brookings.edu>; 'Binion, Thomas' <Thomas.Binion@heritage.org>; 'Nicole Noyes' <Nicole.Noyes@AEI.org>; Coressel, Jacie <Victoria.J.Coressel@hud.gov>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Appleton, Seth D <Seth.D.Appleton@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
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Thank You,
Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Mon, 26 Feb 2018 22:23:01 +0000
To: Michel, Norbert; Edward Pinto
Cc: Thompson, Caitlin H; Vanessa Brown Calder; Cowan Jr., Chad; Edward Pinto
Subject: RE: Introduction to Edward Pinto (AEI)

Excellent. Let's check back in a week or so on the content and if you plan to invite anyone else to join your panel.

- Ben

Ben Hobbs
 Office: 202-402-5025
 Cell: (b)(6)

From: Michel, Norbert [mailto:Norbert.Michel@heritage.org]
Sent: Monday, February 26, 2018 4:33 PM
To: Edward Pinto <Edward.Pinto@AEI.org>; Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Edward Pinto (b)(6)
Subject: RE: Introduction to Edward Pinto (AEI)

Thank you very much Ed (and Ben). I've got this on my calendar.
 Norbert

Norbert Michel
Director, Center for Data Analysis
Institute for Economic Freedom
 The Heritage Foundation
 214 Massachusetts Avenue, NE
 Washington, DC 20002
 202-608-6201
heritage.org

From: Edward Pinto [mailto:Edward.Pinto@AEI.org]
Sent: Monday, February 26, 2018 3:58 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Edward Pinto (b)(6); Michel, Norbert <Norbert.Michel@heritage.org>
Subject: RE: Introduction to Edward Pinto (AEI)

Ben,

Great, sounds like a plan. I have copied Norbert Michel from Heritage as we will be working together on content.

Edward Pinto
Co-director
AEI Center on Housing Markets and Finance
www.HousingRisk.org
1789 Massachusetts Av. NW
Washington, DC 20036

(b)(6)

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Friday, February 23, 2018 10:44 AM
To: Edward Pinto
Cc: Thompson, Caitlin H; Vanessa Brown Calder; Cowan Jr., Chad
Subject: RE: Introduction to Edward Pinto (AEI)

Ed,

We just confirmed SOHUD's schedule. Your 3/14 panel will meet with him at 11:00am following the completion of our political staff panel from 10:00-11:00am. You all will be done by 11:30am.

For ease of checking-in I'd plan to arrive by 9:45, if not earlier. You can reach me at one of the numbers below when you arrive.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R
Sent: Thursday, February 22, 2018 4:56 PM
To: 'Edward Pinto' <Edward.Pinto@AEI.org>
Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Vanessa Brown Calder <VCalder@cato.org>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>
Subject: RE: Introduction to Edward Pinto (AEI)

Ed,

To follow up, is there a time we could chat quickly on the phone regarding your panel?

Some logistics on our end:

- We have PowerPoint availability. Please have your panelists put all their slides into one deck for ease of transition.
- We will have a moderator/introducer for your panel. This will be a HUD political appointee TBD.

- We are trying to confirm with SOHUD's schedule what times (before or after your panel) are best for him to meet with the panelists. For now, please block off 9:30am – 11:30am as you will meet with SOHUD either at 9:30am or 11:00am for 30 minutes.

Below is our current plan for your panel. Please let us know if you plan to invite or bring any other speakers.

Policy Panel #2, Housing Finance

March 14th, 10:00am EST (please hold 9:30am – 11:30am for meeting with SOHUD before or after panel TBD)

Each speaker gets 15 min to present their research topic then 30 min of Q&A

Speakers:

- Ed Pinto, AEI – Housing Finance/FHA
- Norbert Michel, Heritage Foundation – FHA/Housing Finance

Thank You,
Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Cowan Jr., Chad
Sent: Thursday, February 15, 2018 11:58 AM
To: Vanessa Brown Calder <VCalder@cato.org>; Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: 'Edward Pinto' <Edward.Pinto@AEI.org>
Subject: RE: Introduction to Edward Pinto (AEI)

Thank you, Vanessa.

Ed, nice to meet you.

Maybe we could get together next week to discuss? Any chance you could swing over to HUD so you, Ben, and I could sit down and tease out this panel? If there are others who should join us then bring them along, too.

Let us know.

Chad

Chad Cowan
Deputy Assistant Secretary for Public Affairs
U.S. Department of Housing and Urban Development
T: (202)402-6453 | C: (b)(6) | E: chad.cowan@hud.gov



U.S. Department of Housing and Urban Development
Office of the Assistant Secretary for Public Affairs
451 7th Street, SW Suite 10130

Washington, DC 20410

From: Vanessa Brown Calder [<mailto:VCalder@cato.org>]

Sent: Thursday, February 15, 2018 11:14 AM

To: Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>

Cc: 'Edward Pinto' <Edward.Pinto@AEI.org>

Subject: Introduction to Edward Pinto (AEI)

Hi Chad and Ben,

I'm pleased to introduce you to Edward Pinto (cc'd), the co-director of the AEI Center on Housing Markets and Finance. He has expressed interest in helping plan a second panel for HUD political staff on the topic of housing finance (FHA and GSEs) for March 14th. As I mentioned before, I know you will be in expert hands with Ed's help.

Let me know if there's anything else that you need from me, otherwise I'll let the three of you take it from here. I'm looking forward to both of these events!

Best,

Vanessa

Vanessa Brown Calder
Policy Analyst | Cato
Office: (202) 789-5262
[email](#) | [twitter](#)

From: Hobbs, Benjamin R
Sent: Tue, 30 Jan 2018 20:12:04 +0000
To: Merkle, Leslie
Subject: RE: Lunch?

Leslie,

Just thought I'd check back on lunch with Robert. I'd love to check in with him.

I can work around his schedule, if needed.

Thanks,
Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [mailto:Leslie.Merkle@heritage.org]
Sent: Thursday, November 30, 2017 11:35 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Lunch?

ok

Leslie Merkle
Senior Program Administrator
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6164
heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Thursday, November 30, 2017 11:34 AM
To: Merkle, Leslie <Leslie.Merkle@heritage.org>
Subject: RE: Lunch?

Monday and Thursdays are NOT ideal.

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [<mailto:Leslie.Merkle@heritage.org>]
Sent: Thursday, November 30, 2017 11:19 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Lunch?

Are there particular days that work better at your end?

Leslie Merkle
Senior Program Administrator
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6164
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Thursday, November 30, 2017 11:17 AM
To: Merkle, Leslie <Leslie.Merkle@heritage.org>
Subject: RE: Lunch?

Thanks, Leslie! Let me know what works for Robert!

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [<mailto:Leslie.Merkle@heritage.org>]
Sent: Tuesday, November 21, 2017 8:52 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Re: Lunch?

Ben, thanks for your patience. Robert is definitely interested in connecting. We'll set something up right after Thanksgiving. Enjoy your holiday and thanks for standing by.

I did get your earlier email about interns. We're having a similar problem. If I'm able to refer conservative talent your way I'll certainly do so. Thanks again Ben.

Leslie

Sent from my iPhone

On Nov 8, 2017, at 11:54 AM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:

Robert,

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How about we schedule lunch for someday soon? Perhaps Leslie can help and let me know a good day that would work for you? I'm happy to come your way or we could meet in the middle.

Take Care,
Ben

<image001.jpg>

Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)

U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

Leslie Merkle

Senior Program Administrator

Institute for Family, Community, and Opportunity

The Heritage Foundation

214 Massachusetts Avenue, NE

Washington, DC 20002

202-608-6164

heritage.org

From: Hobbs, Benjamin R
Sent: Thu, 30 Nov 2017 16:34:05 +0000
To: Merkle, Leslie
Subject: RE: Lunch?

Monday and Thursdays are NOT ideal.

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [mailto:Leslie.Merkle@heritage.org]
Sent: Thursday, November 30, 2017 11:19 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Lunch?

Are there particular days that work better at your end?

Leslie Merkle
Senior Program Administrator
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6164
heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Thursday, November 30, 2017 11:17 AM
To: Merkle, Leslie <Leslie.Merkle@heritage.org>
Subject: RE: Lunch?

Thanks, Leslie! Let me know what works for Robert!

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [mailto:Leslie.Merkle@heritage.org]
Sent: Tuesday, November 21, 2017 8:52 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Re: Lunch?

Ben, thanks for your patience. Robert is definitely interested in connecting. We'll set something up right after Thanksgiving. Enjoy your holiday and thanks for standing by.

I did get your earlier email about interns. We're having a similar problem. If I'm able to refer conservative talent your way I'll certainly do so. Thanks again Ben.

Leslie

Sent from my iPhone

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From: Hobbs, Benjamin R
Sent: Thu, 30 Nov 2017 16:17:16 +0000
To: Merkle, Leslie
Subject: RE: Lunch?

Thanks, Leslie! Let me know what works for Robert!

- Ben

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Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [mailto:Leslie.Merkle@heritage.org]
Sent: Tuesday, November 21, 2017 8:52 AM
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From: Hobbs, Benjamin R
Sent: Tue, 30 Jan 2018 20:39:57 +0000
To: Merkle, Leslie
Subject: RE: Lunch?

O no! Feel better soon!

Thank you for getting somebody else on this. Things are moving fast here and I'd love to chat with Robert.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [mailto:Leslie.Merkle@heritage.org]
Sent: Tuesday, January 30, 2018 3:28 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Re: Lunch?

Ben thanks for being so patient. I've been out for weeks with Influenza. Let me try to get someone on staff to coordinate for us.

Leslie

Sent from my iPhone

Leslie Merkle
Senior Program Administrator
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The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6164
heritage.org

On Jan 30, 2018, at 3:12 PM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:

Leslie,

Just thought I'd check back on lunch with Robert. I'd love to check in with him.

I can work around his schedule, if needed.

Thanks,

Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Merkle, Leslie [<mailto:Leslie.Merkle@heritage.org>]
Sent: Thursday, November 30, 2017 11:35 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Lunch?

ok

Leslie Merkle
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214 Massachusetts Avenue, NE

Washington, DC 20002

202-608-6164

heritage.org

From: Hobbs, Benjamin R
Sent: Fri, 30 Mar 2018 18:32:01 +0000
To: Rector, Robert
Subject: RE: Meet on Marriage in HUD's programs

Yes. I'll see you at 3:30

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Rector, Robert [mailto:robert.rector@heritage.org]
Sent: Friday, March 30, 2018 2:31 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Re: Meet on Marriage in HUD's programs

Ben

Are we still on for 3:30 this afternoon? the building will be partially shut down then, so you will need to call me at (b)(6) or 608 6213

Look forward to seeing you.

Robert

Sent from my iPhone

Robert Rector
Senior Research Fellow
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6213
heritage.org

On Mar 29, 2018, at 11:21 AM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:

I'll come your way Friday afternoon. How about I meet you at Heritage at 3:30pm?

Also, could you put into writing how you would reform HUD's rental assistant programs to support marriage? Our moving to a triennial recertification removes the marriage penalty for current residents, but you wanted to go a step further and I want to be able to wrap my head around that before we meet.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Rector, Robert [<mailto:robert.rector@heritage.org>]
Sent: Wednesday, March 28, 2018 1:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Meet on Marriage in HUD's programs
Importance: High

In the afternoon, either place would be okay..

Robert Rector
Senior Research Fellow
Institute for Family, Community, and Opportunity
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6213
heritage.org

From: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Sent: Tuesday, March 27, 2018 4:56 PM
To: Rector, Robert <robert.rector@heritage.org>
Subject: Meet on Marriage in HUD's programs

Robert,

Great seeing you, as always.

I want to meet with you regarding your ideas for promoting marriage in HUD's programs. There could be an opportunity to include these in our rent reform proposal or other reforms, either regulatory or legislation.

I am wide open this Friday. Is there a good time you could come to HUD or I could come to Heritage?

Thank You,
Ben

<image001.jpg>

Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 29 Mar 2018 15:21:50 +0000
To: Rector, Robert
Subject: RE: Meet on Marriage in HUD's programs

I'll come your way Friday afternoon. How about I meet you at Heritage at 3:30pm?

Also, could you put into writing how you would reform HUD's rental assistant programs to support marriage? Our moving to a triennial recertification removes the marriage penalty for current residents, but you wanted to go a step further and I want to be able to wrap my head around that before we meet.

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U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Fri, 30 Mar 2018 19:18:24 +0000
To: Rector, Robert
Subject: Re: Meet on Marriage in HUD's programs

I'm running a little late. On the metro.

Get [Outlook for iOS](#)

From: Rector, Robert <robert.rector@heritage.org>

Sent: Friday, March 30, 2018 2:31:09 PM

To: Hobbs, Benjamin R

Subject: Re: Meet on Marriage in HUD's programs

Ben

Are we still on for 3:30 this afternoon? the building will be partially shut down then, so you will need to call me at (b)(6) or 608 6213
Look forward to seeing you.
Robert

Sent from my iPhone

Robert Rector
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Cell: (b)(6)

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Subject: RE: Meet on Marriage in HUD's programs
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heritage.org

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Sent: Tuesday, March 27, 2018 4:56 PM
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Subject: Meet on Marriage in HUD's programs

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Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Thu, 1 Feb 2018 14:33:41 +0000
To: Jones, Whitney
Cc: Rector, Robert; (b)(6)
Subject: RE: Robert Rector - Lunch

You just sent us an invite for March 7th instead of February 7th. I'd prefer to meet in February, sooner than later, if possible.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [mailto:Whitney.Jones@heritage.org]

Sent: Thursday, February 01, 2018 9:22 AM

To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>

Cc: Rector, Robert <robert.rector@heritage.org>; rectorfamily4

(b)(6)

Subject: RE: Robert Rector - Lunch

Sure thing- the meeting has been added to your calendars.

We look forward to seeing you at Heritage on the 7th.

Best,
Whitney

Whitney Jones

Graduate Fellow, Health Policy

The Heritage Foundation

214 Massachusetts Avenue, NE

Washington, DC 20002

202-608- 1549

heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]

Sent: Wednesday, January 31, 2018 6:24 PM

To: Jones, Whitney <Whitney.Jones@heritage.org>

Subject: RE: Robert Rector - Lunch

Great! Can you send a calendar invite, please?

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Wednesday, January 31, 2018 5:31 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Robert Rector - Lunch

Hi Ben,

4:30pm on the 7th works great for Robert.

Best,
Whitney

Whitney Jones
Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Wednesday, January 31, 2018 5:14 PM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Subject: RE: Robert Rector - Lunch

How about morning coffee at 9:00am on 2/7 or late afternoon meeting at 4:30pm on 2/7?

Heritage is on my to and from work, via the Red Line.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Wednesday, January 31, 2018 3:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Robert Rector - Lunch

Hi Ben,

Robert has a reoccurring meeting on Wednesday's from noon-2:30pm. Otherwise, he has an open schedule next Wednesday (2/7).

Are you available to meet with him after 2:30pm next Wednesday (2/7)?

Whitney

Whitney Jones

Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Tuesday, January 30, 2018 5:13 PM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Subject: RE: Robert Rector - Lunch

Thank you, Whitney.

Next Wednesday, 2/9 looks good on my end for lunch around 12:00pm.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Tuesday, January 30, 2018 4:15 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Robert Rector - Lunch

Hi Ben,

Leslie Merkle asked that I reach out to schedule lunch with you and Robert.

Please let me know if there is a day that works best for you. Happy to coordinate.

Best,
Whitney

Whitney Jones

Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R
Sent: Wed, 31 Jan 2018 23:23:53 +0000
To: Jones, Whitney
Subject: RE: Robert Rector - Lunch

Great! Can you send a calendar invite, please?

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [mailto:Whitney.Jones@heritage.org]
Sent: Wednesday, January 31, 2018 5:31 PM
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Subject: RE: Robert Rector - Lunch

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[heritage.org](https://www.heritage.org)

From: Hobbs, Benjamin R
Sent: Wed, 31 Jan 2018 22:13:57 +0000
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Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
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202-608- 1549
heritage.org

From: Hobbs, Benjamin R
Sent: Wed, 7 Feb 2018 14:57:37 +0000
To: Jones, Whitney
Subject: RE: Robert Rector - Lunch

Ok.

I could do the same time (4:30pm) next Monday or Tuesday. Tuesday may work better since our the budget is coming out Monday.

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [mailto:Whitney.Jones@heritage.org]
Sent: Wednesday, February 07, 2018 9:06 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Robert Rector - Lunch

Good morning, Ben,

Robert needs to reschedule your 4:30pm meeting this afternoon.

Would a day early next week work for you?

Best,
Whitney

Whitney Jones
Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [mailto:Benjamin.R.Hobbs@hud.gov]
Sent: Thursday, February 1, 2018 9:34 AM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Cc: Rector, Robert <robert.rector@heritage.org>; (b)(6)
Subject: RE: Robert Rector - Lunch

You just sent us an invite for March 7th instead of February 7th. I'd prefer to meet in February, sooner than later, if possible.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Thursday, February 01, 2018 9:22 AM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Rector, Robert <robert.rector@heritage.org>; (b)(6)
Subject: RE: Robert Rector - Lunch

Sure thing- the meeting has been added to your calendars.

We look forward to seeing you at Heritage on the 7th.

Best,
Whitney

Whitney Jones
Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Wednesday, January 31, 2018 6:24 PM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Subject: RE: Robert Rector - Lunch

Great! Can you send a calendar invite, please?

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Wednesday, January 31, 2018 5:31 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Robert Rector - Lunch

Hi Ben,

4:30pm on the 7th works great for Robert.

Best,
Whitney

Whitney Jones

Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Wednesday, January 31, 2018 5:14 PM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Subject: RE: Robert Rector - Lunch

How about morning coffee at 9:00am on 2/7 or late afternoon meeting at 4:30pm on 2/7?

Heritage is on my to and from work, via the Red Line.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Wednesday, January 31, 2018 3:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: RE: Robert Rector - Lunch

Hi Ben,

Robert has a reoccurring meeting on Wednesday's from noon-2:30pm. Otherwise, he has an open schedule next Wednesday (2/7).

Are you available to meet with him after 2:30pm next Wednesday (2/7)?

Whitney

Whitney Jones

Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R [<mailto:Benjamin.R.Hobbs@hud.gov>]
Sent: Tuesday, January 30, 2018 5:13 PM
To: Jones, Whitney <Whitney.Jones@heritage.org>
Subject: RE: Robert Rector - Lunch

Thank you, Whitney.

Next Wednesday, 2/9 looks good on my end for lunch around 12:00pm.

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Jones, Whitney [<mailto:Whitney.Jones@heritage.org>]
Sent: Tuesday, January 30, 2018 4:15 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Subject: Robert Rector - Lunch

Hi Ben,

Leslie Merkle asked that I reach out to schedule lunch with you and Robert.

Please let me know if there is a day that works best for you. Happy to coordinate.

Best,
Whitney

Whitney Jones
Graduate Fellow, Health Policy
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608- 1549
heritage.org

From: Hobbs, Benjamin R
Sent: Wed, 7 Mar 2018 19:14:00 +0000
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie; BassWilliams, Deana
Subject: Re: TKU and Follow-up Meeting w/ Secretary Carson

I just got word that Wednesday the 14th at 3:00PM works well for SOHUD.
Would that time work for you Robert, Robert, and Ron?

Thank You,

Ben

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From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 1:57:25 PM
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie
Subject: TKU and Follow-up Meeting w/ Secretary Carson

Robert, Robert, and Ron,

Thank you, again, for coming it today to meet with Secretary Carson and some of our team. That was a fantastic meeting with many take-aways. I know he gained a lot from the meeting.

In the meeting we didn't get to talk a lot about the rent reform proposal we are developing and hoping to roll-out soon. As such, we would like to schedule a follow-up meeting next week, if possible. Do you have any black-out dates next week that you could not make it into HUD for a meeting?

Thank You,

Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Hobbs, Benjamin R
Sent: Tuesday, March 06, 2018 7:32 PM
To: Elizabeth Racine <ERacine@brookings.edu>; Ron Haskins <RHASKINS@brookings.edu>; Robert Doar <Robert.Doar@AEI.org>; robert.rector@heritage.org
Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Cowan Jr., Chad <Charles.D.CowanJr@hud.gov>; Hughes, Andrew <Andrew.Hughes@hud.gov>
Subject: Tomorrow Morning Meeting w/ Secretary Carson

Robert, Robert, and Rob,

Sorry this email is so late in the day.

Thank you in advance for coming tomorrow morning to meet with Secretary Carson regarding his Rent Reform and welfare reform efforts. We are very excited to share with you what we have been working on and gain your feedback and insight.

Our meeting with Secretary Carson is at 9:30am. Please arrive by 9:15am at the south lobby of HUD to check in with security. Tell the security guard you are here to see me. My room number is 4100 and extension is x5025.

I will meet you in the lobby at 9:15am.

Thank You,
Ben

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From: Hobbs, Benjamin R
Sent: Wed, 14 Mar 2018 18:22:56 +0000
To: Binion, Thomas
Cc: Thompson, Caitlin H; Jones, Whitney
Subject: RE: TKU and Follow-up Meeting w/ Secretary Carson

This meeting is not happening. I'll be in touch with some new times in the future. Sorry for the delay in getting back to you!

- Ben

Ben Hobbs
Office: 202-402-5025
Cell: (b)(6)

From: Binion, Thomas [mailto:Thomas.Binion@heritage.org]
Sent: Thursday, March 08, 2018 4:35 PM
To: Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov>
Cc: Thompson, Caitlin H <Caitlin.H.Thompson@hud.gov>; Jones, Whitney <Whitney.Jones@heritage.org>
Subject: Re: TKU and Follow-up Meeting w/ Secretary Carson

Yes. Robert can make that.

Sent from my iPhone

On Mar 7, 2018, at 2:22 PM, Hobbs, Benjamin R <Benjamin.R.Hobbs@hud.gov> wrote:

Thomas,

I know you have been working with Caitlin. I'm coordinating the below follow up meeting between Secretary Carson and Robert Rector (and Robert Doar and Ron Haskins).

Can Robert make it back to HUD next Wednesday at 3pm for a followup?

Thank You,
Ben

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Thomas Binion
Director, Congressional and Executive Branch Relations
The Heritage Foundation
214 Massachusetts Avenue, NE
Washington, DC 20002
202-608-6188
heritage.org

From: Hobbs, Benjamin R
Sent: Wednesday, March 7, 2018 2:14:00 PM
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie; BassWilliams, Deana
Subject: Re: TKU and Follow-up Meeting w/ Secretary Carson

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Cell: (b)(6)

From: Hobbs, Benjamin R
Sent: Tuesday, March 06, 2018 7:32 PM
To: Elizabeth Racine <ERacine@brookings.edu>; Ron Haskins <RHASKINS@brookings.edu>; Robert Doar <Robert.Doar@AEI.org>; robert.rector@heritage.org
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I will meet you in the lobby at 9:15am.

Thank You,
Ben

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From: Hobbs, Benjamin R
Sent: Tue, 27 Mar 2018 20:51:36 +0000
To: Robert Doar;robert.rector@heritage.org;Ron Haskins
Cc: Thompson, Caitlin H;BassWilliams, Deana;Appleton, Seth D
Subject: Thank You

Robert, Robert, and Ron,

Thank you, once again, for coming into HUD and offering your initial feedback on our rent reform proposal. We absolutely gained some new ideas and talking points from you that we will certainly use. I look forward to many more constructive meetings like this as we move forward. Please don't ever hesitate to reach out.

Thank You,
Ben



Ben Hobbs

Special Policy Advisor, Office of Public & Indian Housing (PIH)
U.S. Dept. of Housing & Urban Development

Work: (202) 402-5025 ▪ **Cell:** (b)(6) ▪ **Email:** Benjamin.R.Hobbs@hud.gov

From: Hobbs, Benjamin R
Sent: Wed, 7 Mar 2018 18:57:25 +0000
To: Ron Haskins; Robert Doar; robert.rector@heritage.org
Cc: Thompson, Caitlin H; Cowan Jr., Chad; Hughes, Andrew; Coressel, Jacie
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Ben

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