

PA Chamber Housing Summit

Presented in Partnership with  **Arnold
Ventures**

Monday, October 19, 2026 8:00 a.m. – 2:15 p.m. Penn Harris Hotel and Convention Center

AGENDA

- 8:00 A.M.** **Registration, Breakfast, Networking**
- 9:00 A.M.** **Opening Remarks**
- 9:05 A.M.** **State of Play in PA: The Central Role of Housing Supply**
- One of the nation's leading housing experts explains why our housing crisis is fundamentally a supply problem and outlines evidence-based solutions for boosting production.
 - **Dr. Jenny Schuetz**, Vice President of Infrastructure – Housing, Arnold Ventures
- 9:30 A.M.** **Panel 1: 2026 Legislative Recap and the Road Ahead**
- State lawmakers assess legislative progress and outline housing priorities for next year.
 - **Moderator: Dr. Jenny Schuetz**, Vice President of Infrastructure – Housing, Arnold Ventures
 - **Panelists:**
 - **State Senator Joe Picozzi**, (R-Philadelphia)
 - **State Rep. Abby Major** (R-Allegheny)
 - **State Rep. Brandon Markosek** (D-Allegheny)
- 10:30 A.M.** **Coffee and Networking Break**
- 10:45 A.M.** **Panel 2: The Local Perspective**
- Local officials and stakeholders discuss on-the-ground implementation, impact, and political considerations of housing reforms.
 - **Moderator: Alex Halper**, Senior Vice President of Government Affairs, PA Chamber
 - **Panelists:**
 - **Mayor Eddie Morán**, City of Reading
 - **Chris Canavan**, President, W.B. Homes, Inc.
 - **Mayor Michael Lombardo**, City of Pittston
- 11:45 A.M.** **Lunch and Networking**
- 12:45 P.M.** **Housing Pennsylvania's Future: The Governor's Plan to Expand Supply and Support Growth**
- The Commonwealth's top housing official presents the Governor's plan to expand housing supply, support growth, and strengthen PA's economic competitiveness.
 - **Kevin Bush**, Deputy Secretary for Housing, PA Department of Community and Economic Development
- 1:15 P.M.** **Panel 3: Business and Industry Perspective**
- Employers discuss how housing shortages affect hiring and growth, and needed policy changes.
 - **Moderator: Lindsay Griffin Boylan**, President and CEO, Greater Wyoming Valley Chamber
 - **Panelists:**
 - **Zack Sienicki**, Chief Operating Officer, City Center Group
 - **J. Brad Mowbray**, Senior Vice President and Managing Director, Residential Division, High Real Estate Group
 - **John Bendel**, Senior Director, Community Investment, FHLBank Pittsburgh
- 2:15 P.M.** **Concluding Remarks**

ABOUT THE SPEAKERS



Mayor Eddie Morán, City of Reading

Elected November 5, 2019, Mayor Eddie Morán began serving his term on January 6, 2020. He is Reading's 84th mayor and also the first Latino to be elected mayor in a Pennsylvania municipality with more than 85,000 residents. Since taking office, Mayor Morán has promoted the four pillars that guide his vision for building a better Reading — safe streets and safe neighborhoods; education and workforce development; community and economic development; and responsible leadership. He often says, "We will foster synergy between governments, the public, non-profit, academic, business, and faith-based communities."

Mayor Morán brings a performance-driven approach to the job. He is committed to increasing the level of responsiveness to constituents, business leaders and all city/county stakeholders. The Mayor looks forward to reviewing processes and procedures to ensure the most efficient delivery of city services, while also exercising fiscal responsibility to improve Reading's financial position. Mayor Morán's administration is guided by principles of accountability, inclusion, integrity and transparency.

For years, Mayor Morán has demonstrated his passion for public service. He was a special assistant to a New York State assemblyman, member and vice president of the Reading School Board, and member of the Reading Recreation Commission.

Mayor Morán actively volunteers throughout the community, including devoting countless hours to the Special Olympics. He assisted the Reading American Little League Association as head coach to the Challenge Team — a team for children with special needs. He was a mentor for the Compadres program, which educates men on the importance of non-violence. Mayor Morán is dedicated to improving the quality of life for his fellow neighbors. He ran for office to further advance quality education, recreational opportunities and social justice.

Mayor Morán was born in Hatillo, Puerto Rico — a city much like Reading. His mother, a widower, courageously relocated her family to Brooklyn, New York, in the late 1970s. She made such a brave decision in order to give her children better opportunities to succeed. Mayor Morán witnessed his mother's spirit of determination and hard work which has profoundly inspired his caring outlook on life.

Mayor Morán is the proud husband of Ruth Morán and loving father to twin boys, Daniel and Tyler. His goal to build a better city for everyone, began with his desire to provide his beautiful family a safe place to live, learn and play. The Mayor's focus now is to bring that experience to every resident in — and visitor to — his beloved city of Reading, Pennsylvania.



Dr. Jenny Schuetz, Vice President of Infrastructure — Housing, Arnold Ventures

Dr. Jenny Schuetz leads Arnold Ventures' Infrastructure portfolio for Housing. In this role, she oversees AV's efforts to identify and enact policies that can successfully expand housing supply and make it easier to build more and different types of housing.

Jenny came to Arnold Ventures with more than 25 years of experience in housing policy as a professor, economist, and author. She is a prolific writer on housing markets and authored the book *Fixer Upper: How to Repair America's Broken Housing Systems*.

Prior to joining AV, she was a senior fellow at Brookings Metro and adjunct lecturer in the Urban and Regional Planning Program at Georgetown University.

She previously worked as an economist for the Board of Governors of the Federal Reserve System, as a professor at the University of Southern California and City College of New York, and as a senior research affiliate at New York University. She began her career at Abt Associates Inc., now known as Abt Global.

She received a doctorate in public policy from Harvard University, a master's degree in city planning from M.I.T., and a bachelor's degree in economics and political and social thought from the University of Virginia.



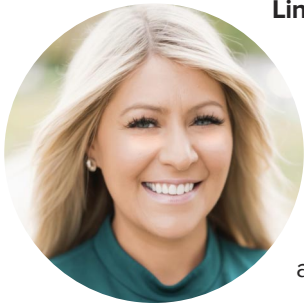
State Rep. Abby Major (R-Allegheny)

Representative Abby Major, R-Westmoreland, has proudly served Pennsylvania's 60th Legislative District since 2021. She serves across several key House committees, including Consumer Protection, Technology and Utilities; Housing and Community Development; Intergovernmental Affairs & Operations; Liquor Control; and Professional Licensure. Her committee work reflects her dedication to addressing issues that impact Pennsylvania families, businesses, and communities.

An Iraq War veteran, Rep. Major served in the U.S. Army from 2004 to 2007 as an Army Intelligence Analyst, bringing a strong commitment to public service and leadership to her role in Harrisburg.

Rep. Major has also had a career in funeral service and mortuary science, having earned a degree from the Pittsburgh Institute of Mortuary Science and a Bachelor of Science in Mortuary Science and Funeral Service from Southern Illinois University at Carbondale.

She is the proud mother of her daughter, Eliza; and continues to draw on her experiences as a veteran, mother, and public servant in her work on behalf of the residents of the 60th District.



Lindsay Griffin Boylan, President and CEO, Greater Wyoming Valley Chamber

Lindsay Griffin-Boylan was born and raised in Northeast Pennsylvania, the same region where she is proud to live, work, and make a difference every day.

A graduate of La Salle University, Lindsay earned a bachelor's degree in Business and Communications and began her career as Events and Programs Manager for the Greater Wilkes-Barre Chamber of Business and Industry and the Greater Wyoming Valley Chamber of Commerce. Through her dedication and leadership, she advanced within the organization and now serves as President and CEO.

In her role leading the Greater Wyoming Valley Chamber, Lindsay oversees the organization's daily operations and guides a dynamic team of community leaders. Her responsibilities include managing 50 to 75 programs and events annually, supporting a membership of more than 600 businesses, overseeing budgeting and strategic planning efforts, and leading new and ongoing initiatives, including the operation and integration of economic development programs.

Prior to joining the Chamber, Lindsay worked for Comcast Spectacor, the parent organization of the Philadelphia 76ers, Wachovia Arena, Mohegan Pennsylvania, and the Genetti Hotel & Conference Center.

Lindsay is deeply passionate about serving her community and is actively involved with numerous organizations dedicated to strengthening Northeast Pennsylvania's economic vitality. She has held past and current board and committee positions with the Greater Wyoming Valley Area YMCA, Osterhout Library, United Way of Wyoming Valley, CASA of Luzerne County, Leadership Northeast, the Pennsylvania Association of Chamber Professionals, Luzerne County Community College, tecBRIDGE, Northeast Sight Services, The Institute for Public Policy & Economic Development, NEPA Alliance, Circle 200, and the PA ICP Committee for the Commonwealth of Pennsylvania.

Her leadership and contributions have earned widespread recognition, including the Young Professional Inspiration Award (2018), Remarkable Women Award (2019), Top 25 Women in Business Award (2019), Top 40 Under 40 Award (2021), ACCE National Chamber Top 40 Under 40 Award (2023), and the ATHENA International Leadership Award (2023).

Lindsay currently resides in Wilkes-Barre, PA.



Zack Sienicki, Chief Operating Officer, City Center Group

Zack Sienicki serves as Chief Operating Officer of City Center Group, joining the organization in 2018.

In his role, Zack oversees the strategic and day-to-day operations of more than 2,500 multifamily units and 1.2 million square feet across the Lehigh Valley, including properties in Downtown Allentown, Easton, Macungie, Emmaus, and Bethlehem.

He brings more than 17 years of experience in the real estate industry, having held leadership roles in both operations and finance. Prior to City Center Group, Zach served at Korman Communities, a national real estate development and operating company with multifamily, hospitality, and commercial assets.

Zack began his career in public accounting, specializing in real estate clients. He is a Certified Public Accountant and a 2007 graduate of The Pennsylvania State University.



Kevin Bush, Deputy Secretary for Housing, PA Department of Community and Economic Development

Kevin Bush serves as Pennsylvania's Deputy Secretary for Housing, leading the Commonwealth's efforts to expand housing supply, strengthen communities, and improve housing stability across Pennsylvania. In this role, he oversees implementation of the Pennsylvania Housing Action Plan and works across agencies, local governments, and community partners to advance housing initiatives that support long-term economic competitiveness and community growth.

Kevin brings nearly two decades of leadership experience in housing, resilience, and community development at the federal, state, and local levels. Prior to joining the Commonwealth, he served as a Presidential Appointee at the U.S. Department of Housing and Urban Development, where he managed a \$90 billion portfolio of housing, community development, and disaster recovery programs serving more than 2,000 state and local governments nationwide. During his time at HUD, he helped modernize federal housing and disaster recovery regulations, launched initiatives to reduce homelessness, and integrated climate resilience and environmental justice into HUD's policies and funding decisions.

Earlier in his career, Kevin helped lead several nationally recognized resilience and infrastructure initiatives, including the \$1 billion National Disaster Resilience Competition and Rebuild by Design, a post-Hurricane Sandy initiative that secured \$1 billion for innovative infrastructure projects.

Kevin has also advised federal, state, and local governments on housing, infrastructure, and resilience initiatives, including supporting the launch of the U.S. Department of Transportation's Reconnecting Communities Institute. Previously, he served as Washington, DC's first Chief Resilience Officer, where he led citywide initiatives focused on housing affordability, climate risks, and long-term community resilience. He also directed COVID 19 disaster recovery operations for the District, coordinating federal and local recovery funding to support residents and businesses.

Kevin holds a Master of Urban Planning from the University of Michigan and a Bachelor of Arts from Michigan State University. He is a Project Management Professional and a member of the American Institute of Certified Planners. He lives in Montgomery County with his family.



Chris Canavan, President, W.B. Homes, Inc.

Chris Canavan is a dynamic leader with a distinguished career spanning public administration, land development, homebuilding, and community service. His passion for public service began with his academic pursuits, earning a Bachelor of Arts in Political Science and a Master of Public Administration from American University. This educational foundation prepared him for a career dedicated to building stronger communities through both public service and private enterprise.

At the center of Chris's life is a deep commitment to family and community. He has been happily married to his wife, Amy, for 26 years, and together they are the proud parents of four sons: Jackson (22), William (20), Quincy (16), and Ellis (12).

Chris began his professional career in municipal government in 1996, serving as Assistant Township Manager and Township Manager for several Pennsylvania communities, including Lower Gwynedd, Upper Providence (Delaware Co.), and Towamencin Townships. Throughout his municipal career, he demonstrated exceptional leadership by overseeing complex municipal operations, managing capital improvement initiatives, and advancing projects that enhanced the quality of life for residents.

In 2003, Chris joined W.B. Homes, Inc., a premier residential land development and homebuilding company, as a Project Manager. Over the past 23 years, he has played a pivotal role in the company's continued growth and success, advancing through positions of increasing responsibility including Director of Land Acquisition and Development, Senior Vice President, and ultimately President in 2019. Today, Chris oversees all aspects of the company's operations while leading the strategic vision for land acquisition, development, homebuilding, and organizational growth.

Beyond his professional accomplishments, Chris has maintained a lifelong commitment to public service. He currently serves as a Public Director for the Montgomery County Conservation District. He recently concluded 14 years of service as an elected Supervisor for Lower Salford Township and previously served for eight years as both a member and Chairman of the Lower Salford Township Sewer Authority. Throughout his years of public service, Chris has earned a reputation as a thoughtful, collaborative leader dedicated to responsible growth, environmental stewardship, and strengthening the communities he serves.

Chris is equally passionate about mentoring the next generation of leaders. He currently supports the Pathways Career Program at Souderton Area High School and the Carpentry Program at the North Montco Technical Career Center, helping students explore careers in construction, development, and the skilled trades. Earlier in his career, he spent ten years as an instructor in Villanova University's Master of Public Administration program, sharing his expertise in municipal government, leadership, and public management with aspiring public administrators.

Outside of his professional and civic responsibilities, Chris is deeply committed to youth leadership and character development through Scouting America. He has served as Den Leader and Pack Committee Chair for Cub Scout Pack 137 and currently serves as Committee Chair for Scout Troop 137. His dedication to Scouting reflects his belief in servant leadership, mentorship, and preparing young people to become confident, capable leaders.

Throughout his career, Chris has built a reputation for strategic thinking, collaborative leadership, and a steadfast commitment to excellence. Whether leading complex land development projects, serving in elected office, mentoring future professionals, or volunteering within his community, he remains dedicated to creating lasting value and making a meaningful impact on the lives of others.



State Senator Joe Picozzi, (R-Philadelphia)

Born and raised in Somerton, Senator Joe Picozzi is a state senator serving Northeast Philadelphia's 5th Senatorial District. Now in his first term, he is the youngest state senator in Pennsylvania and first Republican to represent Philadelphia in the State Senate since 1996.

Senator Picozzi attended Holy Ghost Preparatory School and later graduated from Georgetown University in 2017, where he was a George F. Baker Scholar.

Before running for office, Joe served as chief of staff at the Manhattan Institute and previously worked as an aide to former Speaker of the House Kevin McCarthy.

In the Senate, Senator Picozzi serves as Chair of the Urban Affairs and Housing Committee. His legislative priorities include strengthening public safety, improving quality of life for our neighborhoods, and addressing Pennsylvania's housing challenges. As Chair, he has focused on expanding access to attainable housing, cutting red tape, and finding solutions that strengthen neighborhoods and communities across the Commonwealth.



J. Brad Mowbray, Senior Vice President and Managing Director, Residential Division, High Real Estate Group

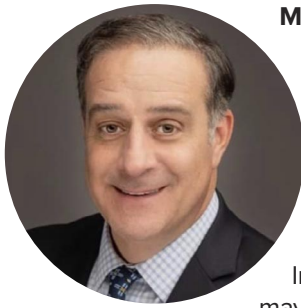
Brad Mowbray joined High Real Estate Group in January 2014 and is responsible for leading the operation and growth efforts of the Company's Residential division. Mr. Mowbray has over 25 years of experience in the real estate, investment banking and private equity markets, having closed \$2.25 billion in transactions, including the acquisition and development of 10,000 apartment units.

Since joining HREG, Mr. Mowbray has closed \$600M in multifamily investment across 22 development and existing property acquisitions. Notable projects include the mixed-use

Crossings at Conestoga Creek development, a 4-property portfolio acquisition in Lancaster, PA, and the recent completion of Founders Yard, a 341-unit luxury development in Charleston, SC.

Prior to joining High, Mr. Mowbray worked in the Real Estate Investment Banking Group at Legg Mason. He later led the east coast multifamily acquisitions efforts for Jefferson Apartment Group (formerly JPI). As its Director of Acquisitions, Mr. Mowbray had annual budget responsibilities of more than \$100 million in opportunistic and core multifamily acquisitions. In 2011 he left Jefferson Apartment Group to join the Silverwood Companies as its Vice President of Investments.

Mr. Mowbray received a Bachelor of Science in Business Administration degree from the University of Richmond. He is a current Board Member of the Pennsylvania Apartment Association and has served on several other non-profit Boards. Additionally, Mr. Mowbray is an active member of the National Multi Housing Council and has worked on furthering affordable housing initiatives in our communities.



Mayor Michael Lombardo, City of Pittston

Michael Lombardo is the Business Development Director at Quad 3 Architectural and Engineering Services. He is a 1986 and 1988 graduate of Bucknell University where he received an undergraduate Bachelor of Arts Degree in Psychology and a Master in Education Degree in School Psychology and Clinical Counseling. Upon graduation Lombardo worked for 20 years in public education serving in various capacities including school psychologist and special education director.

In 1996 Lombardo, feeling frustrated with the condition of his hometown, entered the race for mayor of the City of Pittston. In November of 1997 he was elected the youngest mayor in the history of the city. He was sworn into office in January of 1998 and served for two terms, until January of 2006. Upon leaving office, he was appointed to the board of the Redevelopment Authority of the City of Pittston where he served until December of 2017. He is also serving a third term as a member of the Housing Authority Board of the City of Pittston.

Lombardo's experience as mayor, resulted in a passion for economic and community development and in mid-2005 he left a career in education to serve as Chief Operational Officer of the Greater Wilkes-Barre Chamber of Business and Industry and subsequently served as acting Chief Executive Officer for One Year. In December of 2007 Lombardo was appointed as Director of Governor Rendell's Northeast Office a position he held until Governor Rendell left office in 2011. In 2017 Lombardo decided to run again for the position of mayor in the City of Pittston. He was elected in November of 2017 and sworn into office in January of 2018 to begin a third term as mayor. In November of 2021, Lombardo was elected to a fourth term, commencing January of 2022.

Lombardo lives in Pittston with his wife Susan Donovan Lombardo and has twin daughters, Catherine and Kristen, both graduates of the University of Notre Dame. He enjoys running, art, travel and interacting with people. Lombardo has served as a member of several non-profit boards and has served as vice chair/chair of the Pittston Festival Association for 24 years.



State Representative Brandon Markosek (D-Allegheny)

Representative Brandon Markosek has represented the 25th Legislative District since 2019 when he was elected at age 25. In the current 2025-26 Legislative Session, he became the youngest Chairman of a House standing committee.

In his first term as Housing & Community Development Committee Chairman, Brandon worked in a bipartisan manner to report out 22 bills that passed the House and currently await action in the Senate. These bills included accessory dwelling unit reform, first-time homebuyers savings accounts, a statewide blight database, financial protection for residents of manufactured home communities, a cap on rental application fees, the PA Home Preservation Program, and the Golden Girls Law.

Being a legislator who speaks with a diagnosed speech impediment, Brandon has introduced various bills through the years to help the speech community and enjoys working with advocates on these issues. Two of his bills became law requiring insurance coverage of speech therapy for early childhood stuttering and permitting Pennsylvania to join the National Occupational Therapy Licensure Compact.

Serving on the Board of Directors for both the Monroeville Chamber of Commerce and Visit Monroeville, Brandon is committed to advancing local business and community development.

He holds bachelor's degrees in both Political Science and History from Duquesne University, and a master's degree in Public Administration from the University of Pittsburgh. Brandon remains active in his community and dedicated to serving the constituents of the 25th district.