

Jeffrey Lubell, Housing Innovations Group LLC

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SUMMARY

Jeffrey Lubell is the Founder of **Housing Innovations Group LLC**, a small consulting firm focused on housing policy analysis, research, and technical assistance. He also serves as a Senior Fellow for Housing at the ULI Terwilliger Center for Housing. Over the course of more than 25 years in the housing policy field, Lubell has served as Principal Associate and Director of Housing and Community Initiatives at Abt Associates / Abt Global, Executive Director of the Center for Housing Policy, Director of the Policy Development Division in the Office of Policy Development and Research at the U.S. Department of Housing and Urban Development (HUD), Housing Policy Analyst at the Center on Budget and Policy Priorities, and an independent consultant. Key areas of expertise include: comprehensive local and state housing strategies, federal housing programs, programs to help families in subsidized housing build assets and make progress toward economic security; the use of offsite construction to achieve the economies of scale needed to lower housing costs; and the connections between housing and other key social policies, including health, education, economic development, transportation, and the environment.

RELEVANT PROFESSIONAL EXPERIENCE

Founder, Housing Innovations Group LLC, 2025-present. Lubell started his own consulting firm to allow him to work more directly with local, state and federal government staff, nonprofit organizations, foundations, and businesses to develop, implement and evaluate innovative, transformational and strategic housing policies. Initial projects include work on shared equity financing, off-site construction, and local housing strategies.

Senior Fellow, ULI Terwilliger Center for Housing, 2025-present. In this part-time position, Lubell provides strategic guidance, conducts research and provides technical assistance to advance the Center's goal of ensuring an adequate supply of housing to meet the needs of people of all incomes, ages and abilities.

Principal Associate and Director of Housing and Community Initiatives, Abt Associates / Abt Global, 2013-2025. At Abt, Lubell implemented, oversaw, and provided senior-level guidance on a range of projects related to housing policy, asset building and financial capability. Among other projects, he co-created with the NYU Furman Center [LocalHousingSolutions.org](https://www.localhousing.org), a leading knowledgebase on local housing policy; co-led Abt's evaluation of HUD's Community Choice Demonstration, a large mixed-methods evaluation of the effectiveness of housing voucher mobility programs in 8 locations focused on helping low-income households access opportunity-rich areas; co-led Abt's evaluations of Compass Working Capital's asset-building model of the Family Self-Sufficiency program; contributed to the development of comprehensive housing strategies for the state of Rhode Island, the City and County of Honolulu, and the City of Atlanta, provided technical assistance to HUD and local governments related to the Family Self-Sufficiency program and the intersection of housing and transportation policy, and worked on innovative approaches for closing the appraisal gap and using offsite construction to lower housing costs.

Executive Director, Center for Housing Policy, 2006-2013. As Director of the Center, Lubell developed and executed a long-term research plan focused on four goals: expanding awareness of the nation's housing challenges, exploring the connections between housing and other social

policies; documenting innovative housing policies at the state and local levels; and laying the groundwork for the next generation of housing policies.

Director, Division of Policy Development, Office of Policy Development & Research, U.S. Department of Housing and Urban Development, 2000-2003. As Director of the Policy Development Division, Lubell was responsible for supervising division staff and supporting HUD's policy objectives across the full breadth of the agency's mission.

Housing Policy Analyst, Center on Budget and Policy Priorities, 1998-2000.

Clerk, Hon. Meir Shamgar, Chief Justice of the Israeli Supreme Court (part of Fulbright Scholarship).

RELEVANT PUBLICATIONS

- Allbee, Allison, Rebecca Johnson and Jeffrey Lubell. 2015. *Preserving, Protecting & Expanding Affordable Housing: A Policy Toolkit for Public Health*. Oakland, CA: ChangeLab Solutions
- Bowdler, Janis, Henry Cisneros and Jeffrey Lubell. 2017. *Building Equitable Cities: How to Drive Economic Mobility and Regional Growth*. Washington, DC: Urban Land Institute.
- Brennan, Maya and Jeffrey Lubell. 2012. *More Than a Roof: Case Studies of Public Housing Agency Initiatives to Increase Residents' Economic Security*. Washington, DC: Center for Housing Policy.
- Burnett, Kimberly, Nishi Kumar, Jeffrey Lubell (and others). 2022. *Using Homeownership to Advance Economic Well-Being and Health Equity in Low-Income Communities and Communities of Color*. Cambridge, MA: Abt Associates.
- Burnett, Kimberly, Jeffrey Lubell, Mary Tingerthal, and Lindsey Elam. 2022. *Using Economies of Scale to Produce Starter Homes: A Market-based Approach to Increasing the Supply of Entry-Level Single-Family Housing in States with Large Rural Populations*. Washington, DC: Bipartisan Policy Center.
- Cramer, Reid and Jeffrey Lubell. 2011. *Taking Asset Building and Earnings Incentives to Scale in HUD-Assisted Rental Housing*. Washington, DC: New America Foundation and Center for Housing Policy.
- Cramer, Reid and Jeffrey Lubell. 2009. *Rental Assistance Asset Accounts: An Opportunity to Support Work and Savings Among Recipients of Federal Housing Assistance*. Washington, DC: New America Foundation.
- Ellen, Ingrid Gould, Jeffrey Lubell and Mark A. Willis. 2021. *Through the Roof: What Communities Can Do about the High Cost of Rental Housing in America*. Lincoln Institute of Land Policy.
- Geyer, Judy, Lesley Freiman, Jeffrey Lubell, and Micah Villarreal. 2019. *Using the Family Self-Sufficiency Program to Help Families with Housing Assistance Improve Earnings, Credit Score, and Debt Levels: A Quasi-Experimental Analysis*. Journal of Consumer Affairs. 28 February 2019

- Hickey, Robert et. al. (incl. Jeffrey Lubell). 2013. *Losing Ground: The Struggle of Moderate-Income Households to Afford the Rising Costs of Housing and Transportation*. Washington, DC: Center for Housing Policy.
- Leonard, Seth and Jeffrey Lubell. 2025. *Opportunities to Utilize Off-Site Construction to Meet Vermont's Housing, Workforce and Climate Goals*. Montpelier and Burlington, VT: Vermont Department of Housing and Community Development, Vermont Economic Development Authority, and Vermont Housing Finance Agency.
- Lubell, Jeffrey. 2025. *Appraisal Gap Financing and Small-Balance Mortgages: Policy Brief*. Atlanta, GA. Habitat for Humanity.
- Lubell, Jeffrey. 2025 (Forthcoming). *Commentary: Strengthening Implementation and Outcomes in HUD's Family Self-Sufficiency Program*. Slated for publication in Cityscape.
- Lubell, Jeffrey et al. 2024. *Rapid Cycle Evaluation Report: An Early Look at the Community Choice Demonstration*. Washington, DC: Prepared by Abt Global for the U.S. Department of Housing and Urban Development.
- Lubell, Jeffrey. 2020. *The Storm after the Calm — the Profound Implications of COVID-19 for U.S. Housing Policy*. Cambridge, MA: Abt Associates
- Lubell, Jeffrey. 2018. *Implications for Policy and Practice of New Research on an Asset-Building Model for FSS*. Cambridge, MA: Abt Associates.
- Lubell, Jeffrey. 2017. *Implementation—A Critical Step in Ensuring Housing Policy Success*. Housing Policy Debate, 27:3, 495–498.
- Lubell, Jeffrey. 2016. *Preserving and Expanding Affordability in Neighborhoods Experiencing Rising Rents and Property Values*. Cityscape 18(3) 131.
- Lubell, Jeffrey. 2014. *Housing More People More Effectively through a Dynamic Housing Policy*. Washington, DC: Bipartisan Policy Center.
- Lubell, Jeffrey. 2013. *Reviewing State Housing Policy with a Child-Centered Lens: Opportunities for Engagement and Intervention*. Washington, DC: Center for Housing Policy.
- Wilkins, Charles, et. al. (including Jeffrey Lubell). 2015. *Comparing the Life-Cycle Costs of New Construction and Acquisition Rehab of Affordable Multifamily Rental Housing*. Housing Policy Debate 25:4, 684–714.

EDUCATION

J.D., Harvard Law School, magna cum laude, 1993

A.B., Harvard College, Comparative Study of Religion, summa cum laude, 1990

AWARDS AND ACHIEVEMENTS

Fulbright Scholarship, 1993–1994