



Chartered 1708

Office of the Mayor  
Gavin Buckley, Mayor  
160 Duke of Gloucester Street  
Annapolis, MD 21401-2517

AP-23-25

May 7, 2025

To: Alderpersons, City of Annapolis

From: Mayor Gavin Buckley

Re: Affordable Housing and Community Equity Development Committee reappointment

Pending your approval, I would like to reappoint Ms. Nancy Lisbon to the Affordable Housing and Community Equity Development Committee. Ms. Lisbon has served on this board since 2001 and is currently serving as Chair.

Ms. Lisbon's term will expire on 6/30/28. A copy of her resume is attached.

Thank You.

GB/hrr

Reviewed by: Housing and Human Welfare Committee

     Favorable           Unfavorable

\_\_\_\_\_  
Committee Chair

\_\_\_\_\_  
Date





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Office of the Mayor  
Gavin Buckley, Mayor  
160 Duke of Gloucester Street  
Annapolis, MD 21401-2517

February 20, 2019

To: Alderspersons, City of Annapolis

From: Mayor Gavin Buckley

Re: Housing & Human Welfare Standing Committee

Pending your approval, I would like to appoint **Nancy Lisbon** to the **Housing and Community Development Committee**.

Ms. Lisbon's application is attached.

**Nancy Lisbon**  
**1392 Stonecreek Road**  
**Annapolis, MD 21403**

Sincerely,

Gavin Buckley  
Mayor

Reviewed by: Housing & Human Welfare

\_\_\_\_ Favorable

\_\_\_\_ Unfavorable

\_\_\_\_\_  
Committee Chair

\_\_\_\_\_  
Date



# City of Annapolis

Office of the Mayor  
160 Duke of Gloucester Street  
Annapolis, MD 21401-2517

Mayor@annapolis.gov • 410-263-7997 • Fax 410-216-9284 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Boards and Commissions Application

### Personal information

Name Nancy Libson

Address 1392 Stonecreek RD

City Annapolis ST MD Zip 21403

Phones Home 410-268-0605 Other 410-533-2878 (c)

E-mail nlibson1@verizon.net

### Statement of Interest – Why should you be appointed to this board/commission?

Now that I have retired from the day to day workplace after more than 40 years of involvement in every aspect of affordable housing and community development, I would like to serve the residents of the City of Annapolis and the community by sharing my years of experience in affordable housing and community development on a volunteer basis. I believe that participation in this Committee provides the perfect opportunity to offer a new voice in the City's housing and community development activities – one with a wide range of experiences.

Are you a resident of the City of Annapolis?

☒ Yes ☐ No

Are you an employee of the City of Annapolis?

☐ Yes ☒ No

If yes, please state your job title, department & duties.

Do you do business with the City of Annapolis?

☐ Yes ☒ No

If yes, please detail.

Are you currently serving on any city boards or commissions?

☐ Yes ☒ No

If yes, please list board(s).

**Work experience (titles and duties)**

Associate Director, Housing Strategy: LeadingAge: Developed policy, positions, legislations, and communications related to the development, preservation, and management of affordable service enriched senior housing.

Planning Director: Arundel Community Development Services: Managed the planning process for HUD housing and community development programs under contract to Anne Arundel County, MD.

Director, Legislation and Public Policy: Hessel and Alulse, P.C. Represented and assisted mortgage lenders, developers, state HFAs, owners, and managers of affordable housing on legislative and regulatory matters.

Senior Advisor for Legislative Initiatives: US Department of Housing and Urban Development: Advised the Secretary and Assistant Secretaries of HUD re policies, legislation, and relationships with the Congress

Staff Director and Senior Professional Staff: US House of Representatives, Committee on Financial Services, Subcommittee on Housing and Community Development: Managed and participated in committee and subcommittee activities with respect to federal legislation and oversight of affordable housing and community development programs.

Senior Housing Advisor: Appalachian Regional Commission: Directed, coordinated, and administered the Commission's state block grant housing programs

Vice President for Development: The Bernstein Group: Responsible for the development program of the Bernstein Group, a developer, builder and manager of subsidized apartment communities.

National Center for Housing Management: Designed and delivered training programs for all participants in the development and management of affordable housing.

**Educational background (certificates, diplomas, degrees, seminars, etc)**

Graduate School of Public and International Affairs, University of Pittsburgh: Master of Public Administration

Cornell University: Bachelor of Arts

**Other experience (volunteer experience, memberships etc)**

Board Member in the 90s Arundel Community Development Services

Tutor in Reading S.T.A.I.R

**References**

Name Kathy Koch Phone 410-222-7600  
Address ACDS, 2600 Riva Road, Suite 210, Annapolis 21401  
Name Robert Kramer Phone 410-267-0504  
Address NIC. 1997 Annapolis Exchange #480. Annapolis, 21401  
Name Ellen Lurle Hoffman Phone 202-333-8931  
Address National Housing Trust. 1101 30th St. NW, Washington, DC 20007

Appointees are subject to the provisions of the City of Annapolis Ethics Code, Annapolis City Code Chapter 2.08. Appointees are strongly encouraged to review this Code and contact the City of Annapolis Office of Law and/or City of Annapolis Ethics Commission with all inquiries.

Signature Nancy Libson Date 2/22/2018

E-mail electronically completed form to [constituents@annapolis.gov](mailto:constituents@annapolis.gov). Paper copies may be faxed to 410-216-8284 or mailed to the Mayor's Office address above, attention Boards and Commissions Coordinator.



**NANCY LIBSON**

1392 Stonecreek RD  
Annapolis, Maryland 21403  
(410) 268-0605 H  
(202) 508-9447 O  
(410) 533-2878 C

**Work Experience:**

June, 2003 to  
Present

LeadingAge(formerly AAHSA)

Associate Director, Housing Strategy. Develops policy, positions, legislation, and communications related to the development, preservation and management of affordable service enriched senior housing in conjunction with LeadingAge members. Develops policies and strategies related to housing with health and related supportive services to make housing with services the norm in affordable senior housing. Assists in the development of educational sessions for LeadingAge's annual and legislative meetings and represents LeadingAge as a speaker at state association meetings and national policy forums. Supervises the LeadingAge housing team of housing legislative representative and housing operations specialist. Provides technical assistance to LeadingAge members on development, financing, and preservation of affordable senior housing. Advocates for policy changes in Congress and within the Departments of Housing and Urban Development and Health and Human Services, the Administration on Aging, and Rural Housing Service and for adequate appropriations for housing and supportive services programs. Develops coalitions among housing and services public interest groups and organizations to further the senior housing agenda.

January, 2002 to  
February, 2003

Arundel Community Development Services

Planning Director. Managed the planning process for HUD housing and community development programs under contract to Anne Arundel County, MD. Supervised the preparation of required reports for the expenditure of Federal housing and community development funds. Supervised the award of grant and loan funds to sub-grantees and borrowers. Identified and applied for additional resources for housing and community development programs, including a Congressional earmark. Assisted local non profit organizations in identifying funds and developing housing and community development programs.

February, 1999 to  
December, 2001

Hessel and Aluise, P.C.

Director, Legislation and Public Policy. Represented and assisted mortgage lenders, state housing finance agencies, and for profit and non profit multifamily owners, managers, and developers at HUD, the Rural Housing Service, Congress, and advocacy groups on legislative policy and regulatory matters.

January, 1998 to  
January, 1999

U. S. Department of Housing and  
Urban Development

Senior Advisor for Legislative Initiatives. Advised the Secretary and Assistant Secretaries on policies requiring legislation and developed legislative strategies to enact and implement necessary legislation, including authorizing and appropriations. Coordinated and maintained relationships with the Congressional committees of jurisdiction and represented the positions of the Department with regard to policies, programs, and legislation before Congress.

February, 1990 to  
January, 1998

U.S House of Representatives  
Subcommittee on Housing  
Committee on Financial Services

Staff Director and Senior Professional Staff. Managed and participated in committee and subcommittee activities including shepherding legislation through the entire legislative process, reviewing and analyzing legislative proposals, developing legislative proposals, preparing briefing materials, monitoring program implementation, coordinating hearings, reviewing agency regulations and policies, working with HUD, USDA, Federal Home Loan Bank System, Fannie Mae and Freddie Mac, Neighborhood Housing Services Corporation (the predecessor to Neighborworks), state and local agencies, and housing and community development interest groups. Represented the Committee and Committee members in public forums.

August, 1980 to  
January, 1990

Appalachian Regional Commission  
Washington, DC

Senior Housing Advisor. Responsible for the direction, coordination and administration of the Commission's housing state block grant programs of technical assistance, planning loan funds, and site development grants and loans to sponsors of housing for low and moderate income families. Provided policy development, technical assistance, and training for and consulted with state and local officials; federal agencies; housing and community development program administrators; and builders and developers throughout the region related to housing, community, and economic development programs, finance, and housing development.

April, 1978 to  
July, 1980

The Bernstein Group, Inc.  
Columbus, Ohio

Vice President for Development. Responsible for the development program of The Bernstein Group, Inc., a developer, builder, and manager of subsidized apartment complexes in smaller communities in twelve states. Responsibilities included securing government approvals, financing and joint venture partners.

November, 1972 to  
March, 1978

National Center for Housing  
Management, Washington, DC

Designed training curriculum and presented two and three day workshops for public administrators, private owners, managing agents, builders, and developers explaining the requirements and procedures for developing and managing affordable housing.

October, 1970 to  
November, 1972

National Capital Housing Authority  
Washington, DC

NCHA liaison to elected officials' offices, city housing agencies, and social service agencies. Served as public information officer and prepared publications of NCHA. Participated in design and implementation of a comprehensive social services program funded under Title IVA of the Social Security Act.

February, 1970 to  
To August, 1970

CONSAD Research Corporation  
Pittsburgh, PA

Evaluated economic impacts of the Economic Development Administration's Technical Assistance Programs in urban and rural areas. Developed Management Information System for the National Highway Safety Bureau.