



Vickie Smith Longosz

Counsel

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Washington, DC

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Vickie has more than four decades of affordable housing experience. Drawing on deep knowledge acquired in the Office of General Counsel at the U.S. Department of Housing and Urban Development (HUD), she advises clients on all aspects of affordable housing development, compliance and finance.

Vickie's work at HUD included advising the department, including the offices of Housing, Public Housing, Community Planning and Development, and Fair Housing and Equal Opportunity, on all legal aspects of the Rental Assistance Demonstration (RAD) program as well as serving as Senior Attorney for Public and Indian Housing. She has been involved in drafting or finalizing many of the regulations and policies clients grapple with on a daily basis, including procurement, grant funding compliance and competitions, the PHA assessment system, PHA plans, conflicts of interests, reporting and inspections.

Vickie is also well-versed in a wide variety of federal labor, environmental and transactional requirements related to the development of affordable housing, including:

- Davis-Bacon Act and related labor laws compliance.
- Energy Performance Contract Financing.
- Lead-based Paint Poisoning Prevention Act compliance.
- Compliance with the National Environmental Policy Act and related laws, including flood plains management and wetland protection and air quality as well as development and rehabilitation practices when radon or asbestos is present.
- Public housing project workouts, debt restructuring, demolition and dispositions.
- HUD Appropriations Act interpretations.

Services

- Real Estate
- Affordable Housing

Before Fox Rothschild

Vickie joined us from the Office of General Counsel for the U.S. Department of Housing and Urban Development, where she was Senior Attorney and former Associate Deputy General Counsel for the Rental Assistance Demonstration (RAD) program.

Beyond Fox Rothschild

Vickie has been a speaker at every American Bar Association Forum on Affordable Housing and Community Development Annual Meeting for over 20 years and has written for the *Journal of Affordable Housing and Community Development Law*. She has been a frequent lecturer and trainer at meetings of the Council of Large Public Housing Authorities (CLPHA), National Association of Housing and Redevelopment Officials (NAHRO) and Public Housing Authorities Directors Association (PHADA), as well as numerous training sessions.

Bar Admissions

- District of Columbia
- Pennsylvania

Education

- Ohio Northern University Law School (J.D., *highest honors*)
- Indiana University of Pennsylvania (B.A., *cum laude*)

Memberships

- American Bar Association
- District of Columbia Bar Association
- Pennsylvania Bar Association

Honors & Awards

- 2017 HUD Secretary's Award (Highest Departmental award)
- 2017 Samuel J. Heyman Service to America Medal Finalist (SAMMIE) from the Partnership for Public Service
- HUD Leigh Curry Award 2012 (Highest award in HUD OGC)

Publications

October 16, 2025

ROAD to Housing Act: Shutdown Has Major Affordable Housing Reforms in Limbo

HUD Experience

While at the U.S. Department of Housing and Urban Development (HUD), Vickie developed extensive experience in laws, regulations and policies, including legislation and regulation drafting, contracts, forms, model evidentiary and regulatory agreements, Annual Contribution Contracts (ACC) and ACC amendments, notices, handbooks and Notices of Funding Opportunities for all aspects of:

- Public housing (under the United States Housing Act of 1937) development, operations, modernization and energy programs such as energy procurement contracting, and financing including public housing mixed finance, Restore Rebuild, HOPE VI, Urban Redevelopment, Capital Fund (and predecessor programs), Capital Fund Financing, Operating Fund and Operating Fund Financing.
- Housing programs (under the National Housing Act and Cranston-Gonzalez Act) for the elderly and persons with disabilities including Section 202 and 811 Capital Advances and Project Rental Assistance and conversion of Section 202 Project Rental Assistance into RAD Section 8 projects.
- Rental Assistance Demonstration Program (RAD) (2016 – April 2025) under HUD Appropriation Acts.
- National Standards for Physical Inspection of Real Estate (NSPIRE).
- 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for federal awards including grantee requirements such as conflicts of interests and procurement requirements, and related HUD grantee requirements.
- Section 8 Programs (under the Housing and Community Development Act of 1974 amendments to the United States Housing Act of 1937) and with the RAD statute allowing for the conversion of public housing to Section 8.

- Resident Services Programs (under the United States Housing Act of 1937) including Neighborhood Networks, JOBS Plus, Resident Opportunities and Supportive Services, Section 3 of the U.S. Department of Housing and Urban Development Act of 1968 and Resident Management and Resident Business Operation.
- Reviewed all 1,806 RAD transactions from fiscal year 2016 through April 2025 (247,000 public housing units converted to Section 8 Project-Based Vouchers or Section 8 Project-Based Rental Assurances). Transactions resulted in over \$23 billion in investments and over 450,000 new jobs, including new Section 3 jobs for low-income residents.
- Developed and prepared workouts of PHA defaults and assisted in settlements of litigation.
- Developed and monitored insurance coverage requirements under the ACC and regulations.