APPRAISAL SUBCOMMITTEE-FFIEC
QUARTERLY MEETING MINUTES
March 19, 2026

LOCATION: Zoom

ATTENDEES

MEMBERS: FDIC – Luke Brown (Acting Chair)
FHFA – Siobhan Kelly
HUD – Elizabeth Davis
NCUA – Michael Dondarski
OCC – Enice Thomas

ALTERNATES: CFPB – Vincent Herman
FHFA – Julie Giesbrecht
FRB – Keshia King
HUD – Brian Barnes
NCUA – Kevin Johnson

STAFF: Acting Executive Director – Fred Griefer
Acting Deputy Executive Director & Grants Director – Rae Frederique
John Brenan – Compliance Manager
Program Manager – Allison Nespor
Program Manager – Maria Brown
Program Manager – Tom Lewis
Regulatory Affairs Specialist – Kelly Luteijn
IT Project Manager – Brian Kelly
Attorney Advisor – Natalie Lutz
Attorney Advisor – Natalia Mandrus
Grants Management Specialist – Karla Cisneros

OBSERVERS: See attached list.

CALL TO ORDER, DETERMINATION OF A QUORUM, OPENING REMARKS

The meeting was called to order at 10:32 a.m. by Acting Chair L. Brown. G. Gradler from the Consumer Financial Protection Bureau (CFPB), S. Kelly from the Federal Housing Finance Agency (FHFA), and T. Vermilyea from the Board of Governors of the Federal Reserve System

(FRB) were not present. Those above-listed members, including CFPB alternate V. Herman, FHFA alternate J. Giesbrecht, and FRB alternate K. King, constituted a quorum. S. Kelly from FHFA joined the meeting at 10:43 a.m.

In his opening remarks, Acting Chair L. Brown welcomed the new CFPB member and alternative, G. Gradler, Deputy Director and V. Herman, Assistant Director for Supervision, respectively. They both joined the ASC in January 2026. He also thanked ASC staff for their hard work and focus to support the ASC's mission.

REPORTS

- **Acting Chair**

  Acting Chair L. Brown noted that F. Griefer became the Acting Executive Director last August and has provided important leadership to the ASC's mission and staff and has developed positive relationships with ASC members and appraisal industry stakeholders. He also outlined some of the ASC's key responsibilities under Title XI of the Financial Institutions Reform Recovery and Enforcement Act (Title XI) and recent ASC Board activities:

  - In 2026, the ASC plans to conduct 28 on-site compliance reviews for 26 States and Territories. The ASC is also monitoring the Appraisal Foundation (TAF).
  - The ASC maintains the National Registries and runs a grant program supporting State appraiser and appraisal management company (AMC) regulatory programs (Appraiser and AMC Programs), as well as TAF.

- In December 2025, the ASC Board established a strategic staffing committee and an annual staffing plan in compliance with new Federal hiring guidelines from the U.S. Office of Personnel Management (OPM) and the Office of Management and Budget (OMB) to fill vacant positions necessary for fulfilling the agency's statutory duties. He noted that the ASC anticipates posting the Executive Director and Financial Manager positions on usajobs.gov in the near future. He encouraged all qualified candidates to apply for those openings.
- Since the ASC's December quarterly meeting, Information Technology (IT) has been a continued focus of the ASC Board. He noted that the ASC Board received a briefing on updating the ASC's IT systems and plans to address the identified needs.

E. Thomas thanked the ASC staff for working through a lot of challenging issues in a professional manner.

- **Acting Executive Director**

  F. Griefer expressed gratitude to the ASC members, alternates, and member agency support staff for their high level of engagement, as well as welcomed CFPB member G. Gradler and alternate V. Herman to the ASC. He appreciated ASC staff for their dedication to the mission and their professionalism, especially R. Frederique for continuing to serve as Acting Deputy Executive Director and J. Brenan for taking on management responsibilities over the Compliance Team. He reported on internal and external engagement, staffing, compliance, and legislation as follows:

- He reported that upon becoming Acting Executive Director he has focused on operations and fulfilling the agency's mission. The ASC continues to carry out his vision by timely overseeing Appraiser and AMC Programs and monitoring TAF for compliance with Federal requirements. He has engaged with industry leaders to understand concerns and opportunities, using this to propose actions for the ASC Board. He has participated in State compliance reviews and met with TAF's Board of Trustees, the Appraiser Qualifications Board (AQB), and other industry leaders. He emphasized collaboration with the ASC Board as a top priority. Besides submitting detailed reports to the ASC Board, he interacts individually with them on relevant topics and critical issues. He meets weekly with staff and periodically with groups or individuals to ensure resources are sufficient. He noted that the ASC is updating its IT infrastructure and working with Federal agencies on a long-term shared service agreement after assessing the agency's processes and systems. He has made effort to ensure that the agency is using its resources effectively for daily operations and high-priority issues and plans to continue working closely with Acting Chair Brown and the ASC Board on responsible hiring to focus on critical needs.

- He mentioned that the final stages of posting the vacant Financial Manager position are underway, and he has been in close contact with the General Services Administration (GSA), which is engaging directly with OPM to confirm all requirements are fulfilled before posting on usajobs.gov. The ASC intends to post this position in the near future.

- ASC staff continue to hold quarterly Appraiser Regulatory Chat sessions to assist States in meeting Federal requirements by highlighting common issues identified in compliance reviews. He mentioned that ASC staff held a special session in partnership with FHFA, including representatives from Fannie Mae and Freddie Mac, to discuss the rollout of the new Uniform Appraisal Dataset (UAD) 3.6. Over 130 representatives from State Appraiser Regulatory Agencies participated in the session.

- He stated that ASC staff have drafted a Notice of Funding Availability (NOFA) for the FY 2026 grant to TAF after engaging with TAF representatives and some ASC members and alternates. He explained that R. Frederique, Grants Director, would share more insights into the grant development process and answer any questions before the vote.

- He noted that ASC staff would participate in the Spring meeting of the Association of Appraiser Regulatory Officials.

- Finally, he noted that ASC staff are monitoring legislative developments like the 21st Century Road to Housing Act, which recently passed the Senate bipartisan bill and would include the Department of Veterans Affairs and the U.S. Department of Agriculture Rural Housing Service as ASC members. The bill would also allow the ASC to adjust National Registry fees for AMCs and enable the ASC to grant funds to State Appraiser Regulatory Agencies for educational and training activities, among other provisions.

Alternate K. King applauded ASC staff on improving the timeliness of compliance reviews and asked about the specific timeliness in compliance review and whether there was any feedback from the States regarding the efficiencies that they have experienced during the compliance reviews. It was decided that J. Brenan would answer the question after his presentation.

- **Delegated State Compliance Reviews**

J. Brenan reported that since the ASC December 10 quarterly meeting, the ASC has completed six compliance reviews of Appraiser Programs and seven reviews of AMC Programs. These compliance reviews were completed for the following States: California, Illinois, Maryland, Nevada, New Mexico, South Dakota, and Washington.

The ASC issued four Appraiser Program final reports with a rating of “Good.” Those States were California, Maryland, South Dakota, and West Virginia. The ASC also issued two Appraiser Program final reports with a rating of “Needs Improvement.” Those States were Nevada and Washington. In the Appraiser Programs, common deficiencies include National Registry issues such as failing to report disciplinary actions to the ASC within five business days of a final action or not ensuring the accuracy of the data submitted; application process shortcomings like insufficient verification that applicants have completed courses meeting the AQB Criteria and failing to take remedial action when more than ten percent of audited affidavits for continuing education credit claimed did not meet minimum AQB Criteria, and enforcement problems like not documenting files to enable understanding of the facts and determinations or resolving complaints within a year. These States are addressing any deficiencies identified during the review and will remain on a two-year cycle.

The ASC issued one AMC Program final report with a rating of "Excellent." That State was Maryland. The ASC issued five AMC Program final reports with a rating of "Good." Those States were California, Illinois, New Mexico, South Dakota, and West Virginia. The ASC also issued one AMC Program final report with a rating of "Need Improvement." That State was Washington. In AMC Programs, common deficiencies include statutes, regulations, policies, and procedures such as failing to establish and maintain an AMC Program with the legal authority and mechanisms to ensure that an AMC oversees an appraiser panel consistent with the AMC Rule and not enforcing and documenting ownership limitations for State-registered AMCs. Other common deficiencies related to the National Registry involve not updating the authorization information provided to the ASC, and failing to ensure the accuracy of all data submitted. These States are addressing any deficiencies identified during the review and will remain on a two-year cycle.

Currently, three Appraiser Programs—Illinois, Montana, and New Mexico—and one AMC Program—Montana—are in various stages of the compliance review process.

J. Brenan reported that the agency's timeliness has improved tremendously with an average completion under 70 days from start to finish, including the 60-day period for States to respond to the preliminary report. He mentioned that the States appreciate timeliness because they get a reasonable time to get that kind of feedback and be able to implement anything that ASC staff have found and make changes in a quick timeframe to ensure compliance.

Acting Chair Brown appreciated the Compliance Team for their dedication to maintaining a robust review schedule and their efforts to ensure a timely turnaround with final reports.

- **Notation Vote**

N. Lutz reported that a notation vote to approve minutes for closed meetings held on May 7 and 23, 2025, was approved on February 24, 2026, by a 4-0 vote. The CFPB did not attend those meetings and abstained from voting.

APPROVAL OF DECEMBER 10, 2025 QUARTERLY MEETING MINUTES

E. Davis moved for approval of the December 10, 2025 quarterly meeting minutes, as presented, and E. Thomas seconded. The motion carried by a vote of 6-0 with one abstention from the CFPB as they were not present at the December 10, 2025 quarterly meeting.

Approval of Fiscal Year 2026 Notice of Funding Availability (NOFA) for TAF

R. Frederique explained that ASC staff are seeking the ASC Board's approval for the Appraisal Foundation Support (TAFS) Grant. Under 12 U.S.C. § 3338 (b)(4), the ASC is authorized to make grants, in such amounts as it deems appropriate to TAF, to help defray the costs of TAF relating to the activities of its Appraisal Standards Board (ASB) and AQB. She noted that the ASC Board approved a $400,000 budget for a TAFS grant on September 16, 2025. Approving this NOFA will enable the ASC to open the application period for TAF to apply for these funds. OMB reviewed the draft NOFA to ensure compliance with executive orders, directives, and federal regulations like Title of the Code of Federal Regulations and approved it on March 13,

2026. She added that TAF may submit proposals aligning with the priorities outlined in the NOFA, including:

1) Supporting the ASB's development of consistent standards supporting Title XI.

2) Supporting TAF's research and analytical efforts for evidence-based improvements in standards and qualifications under Title XI.

3) Supporting AQB activities to advance appraiser qualification criteria.

R. Frederique also stated that once the NOFA is published, the ASC Grants Management Office will contact TAF to clarify grant requirements and address any questions as they consider applying. The application deadline is set for April 24, 2026, at 5 PM ET.

Alternate J. Griesbrecht commended F.Griefer, R. Frederique, and other ASC staff for working directly with K. Davids at TAF and identifying opportunities that align with the ASC's grantmaking authority. She commented that she appreciated the collaboration and the diligence.

Alternate K. King asked how ASC staff would monitor or measure the progression of the grant to ensure it aligns with the original goals.

R. Frederique explained that the grant process involves: an initial meeting with the applicant to ensure they understand the NOFA requirements, the grant application is reviewed by subject matter experts, particularly the ASC staff member that monitors TAF to understand what TAF is proposing and it aligns with the NOFA, the award is made, and there is initial kickoff meeting to explain the award. As part of the grant process, there is a reporting requirement. TAF will be required to submit progress reports, which will be reviewed by the subject matter expert who monitors TAF to verify that activities reported in the progress report in fact took place or happened. If there are any delays, TAF will have the opportunity through its progress report to explain the reasons for the delay and how they are going to course correct. In addition to the progress reports and the ASC's monitoring of TAF, there will be constant communication, whether through the progress report or the ASC's monitoring activities of TAF, to ensure TAF remains on target with what is proposed in their grant application.

E. Davis moved for approval of Fiscal Year 2026 NOFA for TAF and M. Dondarski seconded. The motion carried by a vote of 6-0 with one abstention from the CFPB as they are still completing their review of the NOFA.

ADJOURNMENT

Acting Chair L. Brown thanked Board members and ASC staff for their dedication to the ASC's mission and to the attendees for showing interest in ASC operations. The meeting was adjourned at 11:03 a.m.

Attachment: Observer List