

Sustain Dane Summit Housing + Sustainability Session Panelists

Housing + Sustainability



Elmer Moore
CEO & Executive Director
WHEDA



Sarah Neujahr
Principal
New Year Investments



Torrance Kramer
President
Accurate Airtight Exteriors



Olivia Parry
Senior Planner
Dane County Planning and
Development



Abigail Corso
Chief Strategy Officer
Elevate

Elmer Moore, WHEDA

Elmer Moore, Jr. was appointed Chief Executive Officer (CEO) and Executive Director of the Wisconsin Housing and Economic Development Authority (WHEDA) in April 2022. Since stepping into the role, he has brought high energy, strategic vision, and a transformative approach to addressing Wisconsin's housing crisis and support a future where Wisconsinites have an affordable place to call home.

With a deep commitment to equity and access, Mr. Moore champions the belief that housing is a fundamental human need—one that is deeply connected to mental, physical, and financial well-being. His passion for this vision is driving WHEDA's work to transform lives, neighborhoods, and communities across Wisconsin, advancing housing as a foundation for individual and collective prosperity.

Mr. Moore's leadership has already produced historic results. WHEDA has invested in over 15,000* housing units under his tenure and is administering a record \$525 million in state funding to expand affordable housing options. In 2024, the Authority achieved a 52-year record high for WHEDA first-time homebuyer mortgages to help over 2,600 individuals and families realize the dream of homeownership.

With more than 15 years of executive experience in entrepreneurship, workforce development, and job creation, Mr. Moore is widely recognized for his holistic approach to

community and economic development. He is a sought-after speaker at state and national housing forums and serves in several leadership and advisory roles, including:

- President of the Board, WHEDA Foundation, Inc.
- Member, Community Investment Advisory Council, FHLBank Chicago
- Board Member, National Council of State Housing Agencies
- Board Member, Milwaukee Harbor District

Mr. Moore holds a bachelor's degree from Muhlenberg College and an MBA from Columbia Business School. He also shares his expertise as an adjunct instructor in entrepreneurship at Marquette University and the University of Wisconsin–Milwaukee.

Sarah Neujahr, New Year Investments

Sarah is a principal at New Year Investments, a real estate development firm that focuses on the creation of thoughtfully designed, mixed-use, urban-infill properties in Madison and the surrounding area. With a focus on creating sustainable, healthy, and resilient living spaces, Sarah has overseen projects that integrate energy-efficient systems, low-impact materials, and thoughtful site planning to reduce environmental footprints while enhancing resident well-being.

Prior to New Year Investments, Sarah led efforts to right-size the federal government's real estate portfolio, guiding agencies to give up underutilized spaces. This downsizing supported federal energy goals while freeing funds to invest in modern interiors and technology.

Sarah received her Master of Science in Real Estate & Construction Management from the University of Denver and a Bachelor of Arts from Denison University. She is a LEED Accredited Professional and a Prosci Certified Change Practitioner. Sarah is also a shareholder of Urban Land Interests, a family-owned asset management company in Madison.

Torrance Kramer, Accurate Airtight Exteriors

Torrance Kramer has been passionately working to reduce energy consumption in buildings across the country throughout his 20 year career as a Building Envelope Commissioning Professional and as a Certified Energy Manager. He started his career working in utility rebate programs for nearly 10 years. Having completed thousands of comprehensive energy audits on various building types, he began to see the lack of understanding in air barriers. This led to specializing in air barrier testing and he began testing building air barriers and conveying the necessity for an effective air barrier in the older building stock.

Having consulted on many existing buildings leant itself well to evaluate new construction buildings being built today. He has tested air barriers on most building types; from military to municipal to multifamily. For the last 10 years he has operated Accurate-Airtight Exteriors which tests, repairs, and consults on quality building air and thermal barriers. The outcome is many more building owners being able to say they have a comfortably tight and energy efficient building.

Olivia Parry, Dane County Planning and Development Department

Olivia Parry is the Senior Planner for the Dane County Planning and Development Department, where she leads innovative strategies to address housing and community development challenges. She spearheaded the development of the Dane County Regional Housing Strategy (RHS): A Road Map to Solving Dane County's Housing Crisis 2024–2028, a comprehensive five-year action plan guiding regional efforts to increase housing affordability, supply, and equity. Under her leadership, RHS was honored with the 2025 Best Practice Award by the American Planning Association, Wisconsin Chapter.

Since 2013, Olivia has launched multiple housing programs and strategic initiatives, organized five housing summits, and cultivated a diverse network of public-private partnerships aimed at addressing the region's housing crisis. Her broader work in planning includes community economic development, lending initiatives, and food systems planning. Before joining Dane County, Olivia worked in public policy in Washington, D.C., bringing a policy-driven lens to her planning practice. Her career reflects a deep commitment to sustainable, equitable development and cross-sector collaboration.

Panel Moderator: Abigail Corso, Elevate

Abigail is currently the Chief Strategy Officer at Elevate, located in Madison, Wisconsin. In this role, she oversees Elevate's strategy in developing and implementing new programs related to efficiency, solar, energy financing, and electrification focused on affordable housing. Although in Madison, Wisconsin, she works with a team of project managers, engineers, and construction managers to design and implement programs in Michigan, Missouri, Ohio, Oregon, Washington, and Wisconsin. She has developed Elevate's national affordable housing high performance building program and is currently supporting Elevate's financial product development program for affordable housing and diverse contractors. She brings a variety of skills to Elevate including business planning; energy efficiency program design; operations and systems customization; quality assurance planning and implementation; and communications and outreach. Abigail holds an MBA, New York University and has been a registered Professional Engineer since 1995.