Mortgage Markets COVID-19 Collaborative Series

Measuring the Crisis: Housing Data during the COVID-19 Pandemic

Speaker Biographies

Meg Burns is executive vice president of the Housing Policy Council (HPC), where she oversees the association's regulatory policy, government affairs, and membership services. Burns joined HPC as the senior vice president for mortgage policy, managing various regulatory and housing finance policy activities and engaging with federal policymakers. Before joining HPC, she was a partner at the Collingwood Group, a housing finance advisory firm based in Washington, DC. Before Collingwood, she served as the senior associate director of the Office of Housing and Regulatory Policy at the Federal Housing Finance Agency, overseeing the policy activities of the government-sponsored enterprises in conservatorship, including several high-impact projects, like the Servicing Alignment Initiative, redesign of the HARP program, and updates to the government-sponsored enterprise representation and warranty models. Burns holds a bachelor's degree in philosophy from Connecticut College and a master's degree in philosophy and public policy from the George Washington University.

Jung Hyun Choi is a research associate with the Housing Finance Policy Center at the Urban Institute. She studies urban inequality, focusing on housing, urban economics, real estate finance, and disadvantaged populations in the housing market. Before joining Urban, Choi was a postdoctoral scholar at the University of Southern California Sol Price Center for Social Innovation, where her research examined innovative housing and social policies to enhance quality of life for households with low incomes. Choi holds a doctoral degree in public policy and management from the Sol Price School of Public Policy at the University of Southern California.

Amy Crews Cutts is the president and chief economist of AC Cutts & Associates LLC. Previously, she was senior vice president and chief economist for Equifax and, before that, senior director and deputy chief economist at Freddie Mac. With more than 25 years of economic analysis and policy development experience, she is a noted expert in credit reporting; consumer and small business credit markets; loan servicing; securitization; residential real estate, including home equity and price indices; and trends in employment and compensation. She has also published numerous studies in academic journals and books on topics such as the economics of subprime lending, the impact of technology on foreclosure prevention, and the drivers of strategic mortgage default. In 2015, she won the Pulsenomics Crystal Ball Award for outstanding performance in the Zillow Home Price Expectations Survey for her forecast accuracy and became a certified business economist. She is a participant in the *Wall Street Journal*'s Economic Forecasting Survey and serves on the board of directors for the National Association for Business Economics, the National Business Economics Issues Council, and the policy advisory board for the Reinvestment Fund, and more. She has taught economics at Georgetown University, Johns Hopkins University, and the University of Virginia and was an assistant professor of economics and senior researcher in the Maxwell School of Citizenship and Public Affairs at Syracuse University. Cutts holds a bachelor's degree in applied mathematics from Trinity University and master's and doctoral degrees in economics from the University of Virginia.

Dana Dillard serves as executive vice president, corporate social responsibility, for Mr. Cooper Group (formerly Nationstar). She brings more than 25 years of experience in the mortgage industry and has held various leadership roles since joining the organization in 2013. In her current role, Dillard oversees industry and government relations, nonprofit engagement, community outreach, and the newly launched Office of Diversity and Inclusion. Previously, she worked at GMAC RESCAP, where she managed the REO, liquidations, and community outreach teams during the peak of the housing crisis. She has held other senior leadership positions at EMC Mortgage, Bank of America Mortgage, and Lomas Mortgage. She led outreach efforts at HOPENOW from 2008 to 2010 and received the Five Star Institutes Humanitarian of the Year Award in 2009 for that work. Dillard holds bachelor's degrees in in journalism and business from Southern Methodist University.

Michael Fratantoni is the chief economist and senior vice president of research and industry technology for the Mortgage Bankers Association (MBA), where he is responsible for overseeing industry surveys and benchmarking studies, economic and mortgage originations forecasts, industry technology efforts, and policy development research for both single-family and commercial/multifamily markets. Additionally, Fratantoni is a member of the board of directors of MISMO and the membership committee of MERS. Before joining MBA, he worked in risk-management and senior economist roles at Washington Mutual and Fannie Mae. He has served as an adjunct professor at the University of Washington, Johns Hopkins University, the George Washington University, and Georgetown University. Fratantoni received a bachelor's degree in economics from the College of William and Mary and a doctoral degree in economics from Johns Hopkins University.

Laurie Goodman is a vice president at the Urban Institute and codirector of its Housing Finance Policy Center, which provides policymakers with data-driven analyses of housing finance policy issues they can depend on for relevance, accuracy, and independence. Goodman spent 30 years as an analyst and research department manager on Wall Street. From 2008 to 2013, she was a senior managing director at Amherst Securities Group LP, a boutique broker-dealer specializing in securitized products, where her strategy effort became known for its analysis of housing policy issues. From 1993 to 2008, Goodman was head of global fixed income research and manager of US securitized products research at UBS and predecessor firms, which were ranked first by *Institutional Investor* for 11 years. Before that, she held research and portfolio management positions at several Wall Street firms. She began her career as a senior economist at the Federal Reserve Bank of New York and was inducted into the Fixed Income Analysts Hall of Fame in 2009. Goodman serves on the board of directors of MFA Financial, Arch Capital Group Ltd., and DBRS Inc. and is an adviser to Amherst Capital Management. She has published more than 200 journal articles and has coauthored and coedited five books. Goodman has a bachelor's degree in mathematics from the University of Pennsylvania and master's and doctoral degrees in economics from Stanford University.

Veronica Helms Garrison is a social science analyst with the US Department of Housing and Urban Development (HUD), Office of Policy Development and Research. She researches health and housing initiatives and uses secondary data analysis to quantify characteristics of HUD-assisted children, youth, and families. An expert in HUD administrative data for public and assisted housing programs, she manages HUD receipt of the Census Household Pulse Survey data, which are used to track housing circumstances during the COVID-19 pandemic. Helms Garrison joined HUD in 2014 as a science, technology, engineering and math presidential management fellow. In addition to her work at HUD, she is a part-time doctoral student in the health equity and social justice concentration and a Bloomberg American Health Initiative fellow at the Johns Hopkins Bloomberg School of Public Health.

Alanna McCargo is vice president for the Housing Finance Policy Center at the Urban Institute, where she leads the development of research programming and strategy as well as key industry, nonprofit, and data collaborations for the center. Her work is focused on reducing racial homeownership gaps, removing barriers to ownership, and building wealth equity. McCargo has held leadership roles in private, public, and nonprofit sectors. Before joining Urban, McCargo was head of CoreLogic Government Solutions, working with federal and state government agencies, regulators, think tanks, and academia to deliver custom data and technology solutions to support housing and consumer research. She has held leadership roles with JPMorgan Chase and Fannie Mae, managing borrower solutions, servicing portfolio initiatives, and mortgage transformation and alignment efforts. From 2008 to 2011, she led the team supporting the US Treasury on housing recovery programs, including Making Home Affordable and Hardest Hit Funds during the Great Recession. McCargo serves on nonprofit boards and committees with a focus on financial well-being, community development, and housing security. She's on the board of directors of the National Community Stabilization Trust and Doorways in Arlington, Virginia. In addition, she holds roles with Aspen Institute's Expanding Prosperity Impact Collaborative and is on the housing advisory committee for the National Foundation for Credit Counseling.

Daniel Pang is a research assistant in the Housing Finance Policy Center at the Urban Institute. Pang graduated magna cum laude from Washington University in Saint Louis with bachelor's degrees in economics and political science. There his research focused on a hedonic price comparison of manufactured and site-built homes in the US. Before joining Urban, Pang interned in the US Senate and the ACLU of Missouri.

Saty Patrabansh manages the National Mortgage Database Program at the Federal Housing Finance Agency (FHFA) and leads the National Survey of Mortgage Originations and American survey of mortgage borrowers. He specializes in researching home purchase and mortgage refinancing, including for first-time homebuyers and rural borrowers, mortgage delinquency, foreclosure prevention, and homeownership retention, and foreclosure and property disposition. Previously, he was a senior economist in the FHFA's Office of Policy Analysis and Research and worked on research and analysis related to HARP, REO disposition, and nonperforming loans. Before joining FHFA, he was a data center director and project director at Abt Associates, a government research and consulting firm. There he specialized in program evaluation and policy research, particularly in the areas of housing and housing finance for the Department of Housing and Urban Development (HUD), including studies of the enterprises and the Federal Housing Administration. He also led data and evaluation projects for HUD, the US Census Bureau, and the US Department of Agriculture's Food and Nutrition Service. Patrabansh holds a bachelor's degree in mathematics and economics from Grinnell College and a master's degree in public policy from the University of Chicago.

Ellie Pepper is the relationship and innovations director at the National Housing Resource Center. She has been working for 30 years on issues related to disenfranchised communities, focusing on affordable housing in the past 10 years. In 2012, she was hired by Empire Justice Center as the regional coordinator for New York's Northeast and Hudson Valley regions as part of the almost $1.5 million Homeownership Protection Program (HOPP), a grant program the Empire Justice Center oversees for the New York attorney general. She coordinated training and technical assistance for HUD-approved housing counseling agencies funded under HOPP and built bridges to key stakeholders in support of their work. Before joining the Empire Justice Center, she was the deputy director of Better Neighborhoods Inc., a nonprofit, HUD-approved homeownership center providing housing counseling services and developing affordable housing. She coordinated and provided direct services for first-time homebuyers, homeowners in danger of losing

their homes, and residents hardest hit by the foreclosure crisis in three rural counties in upstate New York. She also has worked closely with residents of low-income urban neighborhoods around revitalization efforts.

Lisa Rice is the president and chief executive officer of the National Fair Housing Alliance (NFHA), the nation's only national civil rights agency solely dedicated to eliminating all housing discrimination. NFHA is also the trade association for more than 200 member organizations across the country working to eliminate barriers in the housing markets and expand equal housing and lending opportunities. Rice is a member of the boards of directors for the Leadership Conference on Civil and Human Rights and Center for Responsible Lending, the JPMorgan Chase Consumer Advisory Council, the Mortgage Bankers Association's Consumer Advisory Council, Freddie Mac's Affordable Housing Advisory Council, the Urban Institute's Mortgage Servicing Collaborative, Quicken Loans' Advisory Committee, Bipartisan Policy Center's Civil Society Advisory Council on Artificial Intelligence, and FinRegLab's Machine Learning Advisory Board.

Diane Thompson is of counsel with the National Consumer Law Center (NCLC), where she works on homeownership, credit discrimination, and regulatory advocacy issues. She is the former acting and deputy assistant director of the Office of Regulations at the Consumer Financial Protection Bureau (CFPB). In that role, Thompson was responsible for the office's rulemaking under the federal mortgage rules, including mortgage servicing, HMDA, and TILA-RESPA-integrated disclosures, as well as rulemaking under the FDCPA and Section 1071 of the Dodd-Frank Act. As managing counsel at the CFPB, she oversaw development of the 2016 mortgage servicing rule and implementation of the TILA-RESPA-integrated disclosure rule. Before that, she was coauthor of NCLC's treatise Truth in Lending; a contributing author to *Mortgage Lending;* coauthor of NCLC's report, *At a Crossroads: Lessons from the Home Affordable Modification Program (HAMP)*; coauthor of *The Truth, the Whole Truth, and Nothing but the Truth: Fulfilling the Promise of Truth in Lending*; and the author of *Foreclosing Modifications*. Thompson began her career as a legal services lawyer representing low-income homeowners and community groups in and around East Saint Louis, Illinois, including serving as corporate counsel to the largest private nonprofit affordable housing provider in the East Saint Louis metropolitan area. She is an Open Society Foundations Leadership in Government fellow and founder of the Consumer Rights Regulatory Engagement and Advocacy Project. Thompson received her bachelor's degree magna cum laude from Cornell University and her law degree cum laude from New York University.

Andy Walden is the economist and director of market research, data, and analytics at Black Knight Inc., a premier provider of integrated software, data, and advanced analytics to the mortgage and real estate industries. As the chair of Black Knight's editorial board and the guiding force behind its *Mortgage Monitor* report, Walden is widely cited by media outlets and industry publications. His insights are gleaned through in-depth analysis of Black Knight's robust suite of data solutions, including its industry-leading McDash loan-level mortgage performance database; Home Price Index; SiteX, a comprehensive US property database; and numerous additional data repositories. He has more than 15 years of industry experience, including default servicing operations, market surveillance, and applied mortgage analytics.