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3. Declining Agency MBS Liquidity Is Not All about Financial Regulation
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13. Fixing the FHA’s Loan Certification: A Proposal
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33. Measuring Mortgage Credit Accessibility  
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34. Comment Letter on the CFPB’s HMDA Mortgage Data Proposal  
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51. Don’t Let Fannie-Freddie Reform Fizzle
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52. Johnson-Crapo GSE Discussion Draft: A Few Suggestions for Improvement
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67. QRM Comment Letter: Credit Risk Retention
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68. Opening the Credit Box
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69. A Pragmatic Plan for Housing Finance Reform
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70. Sustainable Housing Finance: Perspectives on Reforming FHA
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71. Addressing FHA’s Financial Condition and Program Challenges Part II
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2. The Rebirth of Securitization: Where Is the Private-Label Mortgage Market?  
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2. Why the housing market can’t ignore US demographic changes
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3. We’re not accurately assessing the Federal Housing Administration’s solvency
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4. The link between land-use restriction and growing inequality
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5. Six new insights about Americans’ borrowing habits
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6. How FHA’s new program could help keep rental housing affordable
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7. Despite progress, minority borrowers still lag behind in the housing recovery
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8. Why you should care that private investors don’t want to buy your mortgage anymore
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9. Is Detroit’s “Rehabbed and Ready” program the answer to the city’s appraisal problem?
   October 5, 2015
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10. Heavy rent burdens + strong renter growth = tough times ahead for US households
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11. Single-family homes can help address the affordable rental-housing crisis
    September 28, 2015
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12. FHA’s new performance metric could open the credit box
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13. A mortgage program to better serve the next generation of borrowers
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14. Is principal reduction an effective way to modify troubled mortgages?
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15. How will we know when the mortgage market has fully recovered?
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16. It’s still too hard for most Americans to get a mortgage
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17. Five benefits of government mortgage programs
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18. Three GSE risk-sharing innovations that could change housing finance reform
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19. Can the mortgage market handle the surge in minority homeownership?
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20. We are not prepared for the growth in rental demand
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21. Explosion in senior households by 2030 demands housing and community adaptations
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22. A lower homeownership rate is the new normal
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23. The weak housing market recovery in Baltimore has hurt African Americans the most
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24. FHA premium cut pushes refinance activity to highest level in 20 months
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25. Ginnie Mae should correct the glitch in first-time homebuyer data
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26. Give lenders more time to implement new borrower disclosure rules
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27. Broken mortgage servicing regulations limiting access to credit
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28. The cheapest homes fared better in the housing crisis, but only in certain regions
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29. What’s behind the decline in first-time homebuyers?
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30. Home equity is outpacing mortgage debt, but it’s not all good news
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31. Should policymakers address Fannie Mae and Freddie Mac’s shrinking role in multifamily housing?
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32. Six things that might surprise you about alternative credit scores
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33. Tight credit has hurt minority borrowers the most
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34. Four million mortgage loans missing from 2009 to 2013 due to tight credit standards  
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35. To understand mortgage default rates, ask these three questions  
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36. What’s behind the growing share of bank portfolio lending?  
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37. The mortgage market can tolerate twice as much credit risk  
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38. Three charts that explain the renters next door  
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39. New interactive tool shows impact of various changes on FHA refinance volume  
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Karan Kaul, Laurie Goodman, Jun Zhu

40. More than one in three FHA borrowers could save money by refinancing today  
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41. The five major forces driving down mortgage interest rates  
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42. Private mortgage insurance is better than expected at protecting taxpayer from losses  
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43. Three predictions for mortgage affordability in 2015  
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44. What a new measure of mortgage denials reveals about mortgage credit access  
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45. Is the homeownership safety net unraveling for seniors?  
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46. Four impacts of the Federal Housing Administration’s premium cut  
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47. Obtaining a mortgage loan: How do we know if it’s too hard, too easy, or just about right?  
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48. FHA: Time to stop overcharging borrowers for yesterday’s mistakes  
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49. The 2015 slash to VA loan limits will have little impact on veterans even in hardest-hit DC suburbs  
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50. Should you rent or buy? What to consider in housing decisions  
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51. New measure shows mortgage denial rate is triple traditional estimates
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52. The biggest obstacle to a mortgage market recovery that nobody is talking about
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53. New credit availability measure shows product risk, not borrower risk, fueled by the housing crisis
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54. Risk sharing deals support reduction in Freddie and Fannie guarantee fees
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55. Three trends that signal hard times for renters in 2015
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56. The 15-year mortgage is not a silver bullet for low-income borrowers
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57. Uncertainty ahead for housing finance reform with Republican surge
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58. Why the government-sponsored enterprises’ support of low-down payment loans again is no big deal
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59. Six reasons to celebrate the Housing Finance Policy Center’s one-year anniversary
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60. The six things we like most in the CFPB’s new mortgage data proposal
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61. Is there a ticking time bomb in the housing market?
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62. Incomplete OIG report overstates the risks of FHFA sunset plan
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63. Five cities with the most racially uneven housing market recoveries
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64. Ten things I like about the $17 billion BOA settlement
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65. A surprising disparity in the newest mortgage data
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66. The single-family rental securitization market won’t exceed $20 billion
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67. Interactive map shows 12 years and more than 100 million new mortgages in 24 seconds
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68. The $400 million case for a single GSE security
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69. Data show surprisingly little impact of new mortgage rules
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70. Why it’s no easy task to determine what the GSEs should charge for their guarantee  
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71. Toward a better Bank of America settlement  
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72. Specialty mortgage servicers: What’s the big deal?  
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Pamela Lee

73. Dodd-Frank: Can we really calculate the cost?  
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74. Is student debt hindering homeownership?  
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75. Is residual income the key to the superior performance of VA loans?  
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76. Senate GSE reform: What we learned from Johnson-Crapo  
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77. Move over, Freddie Mac: Ginnie Mae will be number 2 soon  
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78. Small investors spurred spike in cash sales. So what happens next?  
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79. Weaker credit or racial discrimination: The data are unclear  
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80. How well do the GSEs serve minority borrowers?  
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81. Why the GSEs need Congress to exit conservatorship  
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82. It’s time for administrative reform to end the GSE conservatorships  
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Jim Millstein (guest post)

83. Will modification resets cause massive re-defaults?  
May 16, 2014  
Laurie Goodman, Jun Zhu

84. Risk sharing: High-LTV mortgages are the next frontier  
May 15, 2014  
Pamela Lee, Bing Bai

85. A strong pivot for the new director of FHFA  
May 13, 2014  
Jim Parrott

86. Is mortgage credit finally starting to loosen? Afraid not.  
May 2, 2014  
Jun Zhu, Laurie Goodman, Bing Bai

87. Suggestions for housing finance reform  
April 21, 2014  
Laurie Goodman, Ellen Seidman

88. The re-emerging dominance of private mortgage insurers  
March 18, 2014  
Bing Bai, Laurie Goodman
89. Serious movement on housing finance reform  
March 16, 2014  
Ellen Seidman

90. The housing bust disproportionately hurt minorities  
March 14, 2014  
Laurie Goodman, Jun Zhu, Taz George

91. Strategic default: How big an issue?  
March 12, 2014  
Maia Woluchem

92. Where have all the mortgages gone?  
March 6, 2014  
Laurie Goodman, Jun Zhu, Taz George

93. Does the mortgage market really need private capital?  
February 21, 2014  
Maia Woluchem

94. Mortgage debt forgiveness act renewal could benefit millions  
February 18, 2014  
Laurie Goodman, Ellen Seidman

95. Fast pay-off, low–down payment loans perform well  
January 30, 2014  
Laurie Goodman, Ellen Seidman, Jun Zhu

96. Extending the HARP cutoff date is no silver bullet  
January 28, 2014  
Bing Bai, Taz George

97. GSE reform legislation? Yes, sir.  
January 22, 2014  
Ellen Seidman

98. Are new FHA loan limits a cause for concern?  
January 17, 2014  
Ellen Seidman

99. Are we in another housing bubble?  
January 10, 2014  
Taz George, Bing Bai

100. Senators and researchers agree: Now is the time for housing finance reform  
January 9, 2014  
Zach McDade

AUGUST–DECEMBER 2013

101. Diversification is critical to protecting the government in housing finance reform  
December 13, 2013  
Laurie Goodman, Ellen Seidman, Jun Zhu

102. President’s chief economic advisor calls for comprehensive housing finance reform  
November 20, 2013  
Zach McDade

103. Let’s rethink housing affordability  
November 13, 2013  
Taz George, Lan Shi

104. Ten reasons housing finance policy might keep you up at night  
October 31, 2013  
Lionel Foster

105. Seizing homes to save communities  
October 30, 2013  
Pamela Lee

106. QRM, alternative QRM: Loan default rates  
October 7, 2013  
Laurie Goodman, Ellen Seidman, Jun Zhu

107. QRM vs. alternative QRM: Quantifying the comparison  
October 7, 2013  
Laurie Goodman, Ellen Seidman, Jun Zhu

108. What HDMA data say about the state of the mortgage market  
October 1, 2013  
Ellen Seidman
109. Fannie Mae reduces its max LTV to 95: Does the data support the move?  
*September 24, 2013*  
Laurie Goodman, Taz George

110. HARP has been a huge success; further action on the refinancing front is unlikely  
*August 12, 2013*  
Laurie Goodman

111. The president’s speech in Phoenix: What it means and why it matters  
*August 8, 2013*  
Jim Parrott

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**Blog Posts by Topic**

**CREDIT ACCESS**

1. FHA’s new performance metric could open the credit box  
*September 14, 2015*  
Karan Kaul

2. A mortgage program to better serve the next generation of borrowers  
*September 11, 2015*  
Laurie Goodman, Eva Wingren

3. How will we know when the mortgage market has fully recovered?  
*August 10, 2015*  
Karan Kaul

4. It’s still too hard for most Americans to get a mortgage  
*July 30, 2015*  
Laurie Goodman, Wei Li, Bing Bai

5. Can the mortgage market handle the surge in minority homeownership?  
*July 1, 2015*  
Laurie Goodman, Rolf Pendall, Jun Zhu

6. The weak housing market recovery in Baltimore has hurt African Americans the most  
*May 21, 2015*  
Taz George, Bing Bai

7. What’s behind the decline in first-time homebuyers?  
*May 1, 2015*  
Bing Bai, Jun Zhu, Laurie Goodman

8. Six things that might surprise you about alternative credit scores  
*April 13, 2015*  
Karan Kaul

9. Tight credit has hurt minority borrowers the most  
*April 8, 2015*  
Laurie Goodman, Jun Zhu, Taz George

10. Four million mortgage loans missing from 2009 to 2013 due to tight credit standards  
*April 2, 2015*  
Laurie Goodman, Jun Zhu, Taz George

11. The mortgage market can tolerate twice as much credit risk  
*March 2, 2015*  
Wei Li, Laurie Goodman

12. Three predictions for mortgage affordability in 2015  
*February 2, 2015*  
Karan Kaul

13. What a new measure of mortgage denials reveals about mortgage credit access  
*January 30, 2015*  
Ellen Seidman, Wei Li

14. Four impacts of the Federal Housing Administration’s premium cut  
*January 21, 2015*  
Karan Kaul, Bing Bai
15. Obtaining a mortgage loan: How do we know if it’s too hard, too easy, or just about right?
   January 12, 2015
   Maia Woluchem, Taz George

16. New measure shows mortgage denial rate is triple traditional estimates
   December 16, 2014
   Wei Li, Laurie Goodman

17. New credit availability measure shows product risk, not borrower risk, fueled the housing crisis
   December 9, 2014
   Wei Li, Laurie Goodman

18. The 15-year mortgage is not a silver bullet for low-income borrowers
   November 13, 2014
   Ellen Seidman, Laurie Goodman, Jun Zhu

19. Five cities with the most racially uneven housing market recoveries
   October 6, 2014
   Bing Bai, Taz George

20. A surprising disparity in the newest mortgage data
    September 25, 2014
    Bing Bai, Taz George

21. Interactive map shows 12 years and more than 100 million new mortgages in 24 seconds
    September 17, 2014
    Bing Bai, Taz George

22. Weaker credit or racial discrimination: The data are unclear
    June 6, 2014
    Wei Li

23. Is mortgage credit finally starting to loosen? Afraid not.
    May 2, 2014
    Jun Zhu, Laurie Goodman, Bing Bai

24. The housing bust disproportionately hurt minorities
    March 14, 2014
    Laurie Goodman, Jun Zhu, Taz George

25. Where have all the mortgages gone?
    March 6, 2014
    Laurie Goodman, Jun Zhu, Taz George

26. Fast pay-off, low-down payment loans perform well
    January 30, 2014
    Laurie Goodman, Ellen Seidman, Jun Zhu

27. Ten reasons housing finance policy might keep you up at night
    October 31, 2013
    Lionel Foster

28. What HDMA data say about the state of the mortgage market
    October 1, 2013
    Ellen Seidman

29. The president’s speech in Phoenix: What it means and why it matters
    August 8, 2013
    Jim Parrott

CRISIS RESOLUTION

1. Is principal reduction an effective way to modify troubled mortgages?
   August 17, 2015
   Yami Payano

2. How will we know when the mortgage market has fully recovered?
   August 10, 2015
   Karan Kaul
3. The cheapest homes fared better in the housing crisis, but only in certain regions  
May 4, 2015  
Bing Bai, Jun Zhu

4. Ten things I like about the $17 billion BOA settlement  
September 30, 2014  
Ellen Seidman

5. Data show surprisingly little impact of new mortgage rules  
August 21, 2014  
Laurie Goodman, Ellen Seidman, Jim Parrott, Bing Bai

6. Toward a better Bank of America settlement  
August 8, 2014  
HFPC Staff

7. Dodd-Frank: Can we really calculate the cost?  
July 25, 2014  
Ellen Seidman

8. Will modification resets cause massive re-defaults?  
May 16, 2014  
Laurie Goodman, Jun Zhu

9. Is mortgage credit finally starting to loosen?  
Afraid not.  
May 2, 2014  
Jun Zhu, Laurie Goodman, Bing Bai

10. The re-emerging dominance of private mortgage insurers  
March 18, 2014  
Bing Bai, Laurie Goodman

11. The housing bust disproportionately hurt minorities  
March 14, 2014  
Laurie Goodman, Jun Zhu, Taz George

12. Strategic default: How big an issue?  
March 12, 2014  
Maia Woluchem

13. Does the mortgage market really need private capital?  
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14. Mortgage debt forgiveness act renewal could benefit millions  
February 18, 2014  
Laurie Goodman, Ellen Seidman

15. Extending the HARP cutoff date is no silver bullet  
January 28, 2014  
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18. QRM vs. alternative QRM: Quantifying the comparison  
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Laurie Goodman, Ellen Seidman, Jun Zhu

19. HARP has been a huge success; further action on the refinancing front is unlikely  
August 12, 2013  
Laurie Goodman

**FHA/VA/GNMA**

1. We’re not accurately assessing the Federal Housing Administration’s solvency  
November 30, 2015  
Laurie Goodman

2. How FHA’s new program could help keep rental housing affordable  
October 23, 2015  
Ellen Seidman
3. FHA’s new performance metric could open the credit box
   September 14, 2015
   Karan Kaul

4. Five benefits of government mortgage programs
   July 20, 2015
   Sheryl Pardo, Karan Kaul

5. FHA premium cut pushes refinance activity to highest level in 20 months
   May 29, 2015
   Karan Kaul, Bing Bai

6. Ginnie Mae should correct the glitch in first-time homebuyer data
   May 14, 2015
   Bing Bai, Jun Zhu

7. What’s behind the decline in first-time homebuyers?
   May 1, 2015
   Bing Bai, Jun Zhu, Laurie Goodman

8. New interactive tool shows impact of various changes on FHA refinance volume
   February 25, 2015
   Karan Kaul, Laurie Goodman, Jun Zhu

9. More than one in three FHA borrowers could save money by refinancing today
   February 16, 2015
   Karan Kaul, Laurie Goodman, Jun Zhu

10. Four impacts of the Federal Housing Administration’s premium cut
    January 21, 2015
    Karan Kaul, Bing Bai

11. Is residual income the key to the superior performance of VA loans?
    July 16, 2014
    Laurie Goodman, Ellen Seidman, Jun Zhu

12. Move over, Freddie Mac: Ginnie Mae will be number 2 soon
    July 2, 2014
    Laurie Goodman

13. Are new FHA loan limits a cause for concern?
    January 17, 2014
    Ellen Seidman

FUTURE TRENDS

1. Why the housing market can’t ignore US demographic changes
   December 22, 2015
   Sheryl Pardo

2. Heavy rent burdens + strong renter growth = tough times ahead for US households
   September 29, 2015
   Rolf Pendall, Laurie Goodman, Jun Zhu

3. Can the mortgage market handle the surge in minority homeownership?
   July 1, 2015
   Laurie Goodman, Rolf Pendall, Jun Zhu

4. We are not prepared for the growth in rental demand
   June 24, 2015
   Laurie Goodman, Rolf Pendall, Jun Zhu

5. Explosion in senior households by 2030 demands housing and community adaptations
   June 15, 2015
   Laurie Goodman, Rolf Pendall, Jun Zhu

6. A lower homeownership rate is the new normal
   June 9, 2015
   Laurie Goodman, Rolf Pendall, Jun Zhu
7. Three trends that signal hard times for renters in 2015  
   November 18, 2014  
   Ellen Seidman

8. The 15-year mortgage is not a silver bullet for low-income borrowers  
   November 13, 2014  
   Ellen Seidman, Laurie Goodman, Jun Zhu

9. Uncertainty ahead for housing finance reform with Republican surge  
   November 5, 2014  
   Zach McDade, Sheryl Pardo

10. Is there a ticking time bomb in the housing market?  
    October 16, 2014  
    Maia Woluchem

11. The single-family rental securitization market won’t exceed $20 billion  
    September 24, 2014  
    Laurie Goodman

12. Risk sharing: High-LTV mortgages are the next frontier  
    May 15, 2014  
    Pamela Lee, Bing Bai

13. Does the mortgage market really need private capital?  
    February 21, 2014  
    Maia Woluchem

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GSES

1. Making sure the FHFA’s duty to serve regulations help underserved housing markets  
   December 31, 2015  
   Ellen Seidman, Barry Zigas

2. A mortgage program to better serve the next generation of borrowers  
   September 11, 2015  
   Laurie Goodman, Eva Wingren

3. Three GSE risk-sharing innovations that could change housing finance reform  
   July 9, 2015  
   Laurie Goodman, Karan Kaul

4. Should policymakers address Fannie Mae and Freddie Mac’s shrinking role in multifamily housing?  
   April 16, 2015  
   Karan Kaul

5. What’s behind the growing share of bank portfolio lending?  
   March 18, 2015  
   Karan Kaul

6. Private mortgage insurance is better than expected at protecting taxpayer from losses  
   February 3, 2015  
   Laurie Goodman, Jun Zhu

7. Risk sharing deals support reduction in Freddie and Fannie guarantee fees  
   December 3, 2014  
   Laurie Goodman

8. Uncertainty ahead for housing finance reform with Republican surge  
   November 5, 2014  
   Zach McDade, Sheryl Pardo

9. Why the government sponsored enterprises’ support of low-down payment loans again is no big deal  
   November 4, 2014  
   Taz George, Laurie Goodman, Jun Zhu

10. Incomplete OIG report overstates the risks of FHFA sunset plan  
    October 10, 2014  
    Laurie Goodman, Jun Zhu
11. The $400 million case for a single GSE security
   September 5, 2014
   Laurie Goodman

12. Data show surprisingly little impact of new mortgage rules
   August 21, 2014
   Laurie Goodman, Ellen Seidman, Jim Parrott, Bing Bai

13. Why it’s no easy task to determine what the GSEs should charge for their guarantee
   August 14, 2014
   Jun Zhu

14. Senate GSE reform: What we learned from Johnson-Crapo
   July 15, 2014
   Laurie Goodman, Jim Parrott, Ellen Seidman

15. Move over, Freddie Mac: Ginnie Mae will be number 2 soon
   July 2, 2014
   Laurie Goodman

16. How well do the GSEs serve minority borrowers?
   June 5, 2014
   Wei Li

17. Why the GSEs need Congress to exit conservatorship
   May 30, 2014
   Jim Parrott

18. It’s time for administrative reform to end the GSE conservatorships
   May 29, 2014
   Jim Millstein (guest post)

19. Risk sharing: High-LTV mortgages are the next frontier
   May 15, 2014
   Pamela Lee, Bing Bai

20. A strong pivot for the new director of FHFA
   May 13, 2014
   Jim Parrott

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   Laurie Goodman, Ellen Seidman Jun Zhu

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   Laurie Goodman, Taz George

29. HARP has been a huge success; further action on the refinancing front is unlikely
   August 12, 2013
   Laurie Goodman

30. The president’s speech in Phoenix: What it means and why it matters
   August 8, 2013
   Jim Parrott
MULTIFAMILY

1. Single-family homes can help address the affordable rental-housing crisis
   September 28, 2015
   Dan Magder, Laurie Goodman

2. Should policymakers address Fannie Mae and Freddie Mac’s shrinking role in multifamily housing?
   April 16, 2015
   Karan Kaul

3. Three charts that explain the renters next door
   February 26, 2015
   Taz George

4. The single-family rental securitization market won’t exceed $20 billion
   September 24, 2014
   Laurie Goodman

5. Small investors spurred spike in cash sales. So what happens next?
   June 30, 2014
   Taz George, Maia Woluchem

6. Let’s rethink housing affordability
   November 13, 2013
   Taz George, Lan Shi

SERVICING

1. Why you should care that private investors don’t want to buy your mortgage anymore
   October 9, 2015
   Laurie Goodman

2. Broken mortgage servicing regulations limiting access to credit
   May 12, 2015
   Karan Kaul

3. The biggest obstacle to a mortgage market recovery that nobody is talking about
   December 16, 2014
   Laurie Goodman, Taz George

4. Specialty mortgage servicers: What’s the big deal?
   August 7, 2014
   Pamela Lee

OTHER

1. The link between land-use restriction and growing inequality
   November 23, 2015
   Leigh Franke

2. Six new insights about Americans’ borrowing habits
   October 16, 2015
   Wei Li, Laurie Goodman

3. Despite progress, minority borrowers still lag behind in the housing recovery
   October 15, 2015
   Bing Bai, Sheryl Pardo, Karan Kaul

4. Is Detroit’s “Rehabbed and Ready” program the answer to the city’s appraisal problem?
   October 5, 2015
   Laurie Goodman, Karan Kaul

5. Give lenders more time to implement new borrower disclosure rules
   May 15, 2015
   Laurie Goodman

6. The cheapest homes fared better in the housing crisis, but only in certain regions
   May 4, 2015
   Bing Bai, Jun Zhu
7. To understand mortgage default rates, ask these three questions
March 30, 2015
Laurie Goodman, Ellen Seidman, Taz George, Jun Zhu

8. Home equity is outpacing mortgage debt, but it's not all good news
April 21, 2015
Karan Kaul

9. The five major forces driving down mortgage interest rates
February 12, 2015
Ellen Seidman, Wei Li

10. Three predictions for mortgage affordability in 2015
February 2, 2015
Karan Kaul

11. Is the homeownership safety net unraveling for seniors?
January 28, 2015
Taz George, Ellen Seidman

12. The 2015 slash to VA loan limits will have little impact on veterans even in hardest-hit DC suburbs
December 29, 2014
Laurie Goodman, Jun Zhu

13. Should you rent or buy? What to consider in housing decisions
December 19, 2014
Ellen Seidman

14. Six reasons to celebrate the Housing Finance Policy Center's one-year anniversary
October 24, 2014
Laurie Goodman

15. The six things we like most in the CFPB's new mortgage data proposal
October 20, 2014
Ellen Seidman

16. Is student debt hindering homeownership?
July 17, 2014
Maia Woluchem, Taz George

17. Are we in another housing bubble?
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Taz George, Bing Bai