

Data, Demand, and Demographics: A Symposium on Housing Finance

8:00 AM Registration and Breakfast Reception

8:45 AM Welcome and Introduction
Laurie Goodman, Director, Housing Finance Policy Center, Urban Institute
Faith Schwartz, Senior Vice President, Government Solutions, CoreLogic

9:00 – 9:30 AM Overview: Current Housing Outlook
Mark Fleming, Chief Economist, CoreLogic

9:30 – 10:00 AM Keynote Address: *Gene Sperling*, Director of the National Economic Council
Introduction By: *Sarah Rosen Wartell*, President, Urban Institute

10:00 – 10:15 AM Morning Break

10:15 – 11:00 AM Panel One: The Borrower: Demographic Changes, Consumer Protection Issues

What demographic changes can we expect over the next five to ten years? Who will be potential first-time homebuyers? What will be their economic circumstances? What do we know about changing tenure (own/rent) choices and how sustainable they are? How will the aging of the baby-boom generation and the increasing number of very elderly households affect the demand for housing? In what states and metros will housing demand be stronger, in which will the market be weaker?

Moderator: *Nick Timiraos*, Wall Street Journal

Speakers:

- *Rolf Pendall*, Director, Metropolitan Housing and Communities Policy Center, Urban Institute
- *Janis Bowdler*, Managing Director, Financial Capability and Affordable Housing, Global Philanthropy, JP Morgan Chase
- *Bob Ryan*, Senior Vice President, Capital Markets, Wells Fargo

11:00 – 12:00 PM Panel Two: Establishing Better Liquidity and Transparency in MBS Markets

GNMA recently started providing additional loan level disclosures, and Fannie is in the process of doing so. Freddie and Fannie have recently released loan level credit data. This panel will discuss what additional data disclosures are in process, as well as considerations in choosing what data to release. The panel will discuss whether additional disclosure compromises or enhances liquidity. On the non-agency side, the panel will discuss the improvements in origination data, as well as what further improvements could be made in disclosing better information on loss mitigation. Finally, the panel will discuss transparency in the rep and warrant process.

Moderator: *Laurie Goodman*, Director, Housing Finance Policy Center, Urban Institute

Speakers:

- *John F. Getchis*, Senior Vice President, Office of Capital Markets, Ginnie Mae
- *Neil Hughes*, Vice President – Iterim Head, Securitization, Freddie Mac
- *Nancy Mueller Handal*, Managing Director, Structured Finance, MetLife
- *Eric Kaplan*, Managing Director, Mortgage Finance, Shellpoint Partners

12:15 – 12:45 PM Networking Lunch

12:45-1:30 PM Keynote Address: *Ed Glaeser*, Fred and Eleanor Glimp Professor of Economics, Harvard University

1:30 – 2:15 PM Panel Three: Financing Rental Housing—REO to Rental in the Single Family arena, Multifamily financing

Who will utilize rental housing in the future? What does REO to Rental/Rent to Own housing look like in the coming years? What are the positive and negative impacts on the borrower, the community and the way housing finance operates? How does rental evolve into homeownership? What is the current state of multifamily financing and what are future opportunities?

Moderator: *Ellen Seidman*, Senior Fellow, Urban Institute

Speakers:

- *Ethan Handelman*, Vice President, Policy and Advocacy, NHC
- *Lani Porter*, Senior Vice President, American Residential Properties
- *David Brickman*, Senior Vice President, Multifamily, Freddie Mac
- *David Abromowitz*, Senior Fellow, Center for American Progress

2:15 – 3:30 PM Panel Four: Credit Availability

What factors are inhibiting the growth of the credit box? What does responsible credit extension to low down payment borrowers look like in this regulatory environment? What does responsible non-QM lending look like and who will be originating it: private share v. government share?

Moderator: *Faith Schwartz*, Senior Vice President, Government Solutions, CoreLogic

Speakers:

- *Chris Haspel*, Partner and Head of Capital Markets, Fenway Summer
- *Larry Platt*, Partner, K & L Gates
- *Barry Zigas*, Director of Housing Policy, Consumer Federation of America
- *Mike Malloy*, Mortgage Policy & Counterparty Relations, Bank of America

3:30 PM

Closing Remarks: Thoughts and Conclusions

Laurie Goodman, Director, Housing Finance Policy Center, Urban Institute