

Sustainable Homeownership and Wealth Preservation for Communities of Color

Speaker Biographies

Opening remarks

Sarah Rosen Wartell, in 2012, became the third president of the Urban Institute since its founding in 1968. A nonprofit research organization of more than 650 staff members, Urban provides data and evidence to accelerate solutions and advance upward mobility and equity. Urban is a trusted source for changemakers who seek to strengthen decisionmaking, create inclusive economic growth, and improve the well-being of families and communities. Urban has delivered facts that inspire solutions, and this remains our charge today. Before joining Urban, Wartell was the founding chief operating officer and then executive vice president of the Center for American Progress, where her work focused on the economy and housing markets. She also served as deputy assistant to the president for economic policy and deputy director of the White House National Economic Council. At the US Department of Housing and Urban Development from 1993 to 1998, Wartell advised the federal housing commissioner on housing finance, mortgage markets, and consumer protection. She was later a consultant to the bipartisan Millennial Housing Commission. Before her government service, Wartell practiced law with the Washington, DC, firm Arnold & Porter. Wartell serves on the boards of Enterprise Community Partners and is a former board member of Georgetown Day School. She is also a member of the steering committee for the 10-year Roadmap for Public Housing Sustainability, executive board of the National Academy of Public Administration's Center for Intergovernmental Partnerships, the Sadie Collective's Advisory Council, Bank of America's National Community Advisory Council, and the Evidence and Equity Collaborative. Her areas of expertise include community development, consumer finance, asset building, and housing finance. Wartell has an AB with honors in urban affairs from the Princeton School of Public and International Affairs, a JD from Yale Law School, and an honorary doctorate of public service from the University of Maryland, Baltimore County.

Kimberlee Cornett is the Director of Impact Investment at the Robert Wood Johnson Foundation where she guides the Foundation's \$650M allocation for debt, equity and guarantees to affect the social determinants of health. Before joining RWJF in 2020, Kimberlee led the impact investment fund at the Kresge Foundation. At Kresge, she architected development of the Community Investment Guarantee Pool -- the first multi-investor guarantee pool for housing, climate and small business. Before shifting to impact investing, Kimberlee led the Investment Management group at Enterprise Community Investment, a syndicator of tax equity for affordable housing. Earlier in her career, Kimberlee was a White House Fellow in the Clinton Administration. Currently, Kimberlee serves on the Boards of the Conservation Fund, Habitat for Humanity International and the Housing Authority of the City of Annapolis.

Keynote

Ras J. Baraka is the 40th Mayor of the City of Newark. He is a native of Newark whose family has lived in the city for more than 80 years. Since taking office in 2014, Mayor Baraka's progressive approach to governing has won him accolades from grassroots organizations to the White House. His commitment to reducing crime in Newark, reimagining public safety, tackling the city's housing crisis, and developing innovative and community-driven approaches to eliminating income inequality has solidified his status as one of the country's most progressive elected officials.

Michael Neal is a senior fellow in the Housing Finance Policy Center and a former equity scholar at the Urban Institute. Previously, he worked at Fannie Mae, where he was a director of economics in the Economics and Strategic Research Group. Before joining Fannie Mae, Neal was the assistant vice president at the National Association of Home Builders' Economic and Housing Policy department. As a housing economist, Neal has an in-depth knowledge of housing market trends and has provided expert analysis and commentary on housing to media outlets around the country. Previously, he worked at Congress's Joint Economic Committee, the Federal Reserve System, the Congressional Budget Office, and Goldman Sachs.

Housing Quality and Wealth Building through Homeownership Preservation

Sarah Edelman is the Deputy Assistant Secretary for the Office of Single Family Housing, Federal Housing Administration (FHA). In this role, she is responsible for overseeing FHA's insurance-in-force portfolio of more than eight million loans with an unpaid principal balance of nearly \$1.3 trillion. Additionally, she is responsible for managing all aspects of FHA's single-family housing operations including origination and servicing policy, information technology strategy, quality control and lender enforcement, and institutional risk management. Sarah is also responsible for the management oversight of more than 700 employees. Immediately prior to assuming the role of Deputy Assistant Secretary for Single Family Housing, Sarah served as the senior director of Environmental and Social Impact and directed the Duty to Serve affordable initiatives at Fannie Mae. Prior to that, she worked in housing policy at the Center for American Progress, served as a research fellow in the office of Senator Sherrod Brown, and was a graduate fellow at the Federal Deposit Insurance Corporation. Sarah was also both a Peace Corps and an AmeriCorps Vista volunteer. Sarah holds a bachelor's degree in history from The George Washington University in Washington, DC, and a master's degree in public administration from the University of Maryland, College Park, MD.

Martha Galvez is the Executive Director of the Housing Solutions Lab. Her expertise is in housing and homelessness policy, with a focus on policies and programs that strengthen housing stability and neighborhood choice for low-income families. She has experience in mixed-methods research, and has designed and led studies involving complex administrative, survey, and qualitative data. Prior to joining the Lab, she was a Principal Research Associate at the Urban Institute. She has also held policy and research positions in several state and local research organizations, including the Washington State Department of Social and Health Services' Research and Data Analysis division, the West Coast Poverty Center at the University of Washington, the Seattle Housing Authority, the New York City Department of Small Business Services, and the New York City Citizens Housing and Planning Council. Galvez earned an undergraduate degree from Wesleyan University and a master's degree in Urban Planning and PhD in public policy and administration from the Robert F. Wagner School of Public Service at New York University.

Megan Sandel is a Professor at the Boston University Chobanian and Avedisian School of Medicine and a Professor at the BU School of Public Health. At Boston Medical Center, she is the Vice Chair for Entrepreneurship and Innovation at the Department of Pediatrics and the Co-Director of the Grow Clinic for Children, which is a multispecialty clinic for children with failure to thrive. She is the Principal Investigator for the Boston Opportunity System Collaborative, which helps underserved Boston neighborhoods with employment and affordable housing opportunities. Dr. Sandel advocates for place-based investing—focusing on specific, disinvested neighborhoods and ZIP codes to address health inequities. She is also the Co-Lead Principal Investigator for Children's HealthWatch at BMC, and the medical center's lead of a \$6.5-million housing and place-based community health initiative. She serves as a board member for a number of regional and national organizations including Enterprise Community Partners, and national advisory committees at American Academy of Pediatrics and CDC Advisory Committee for Childhood Lead Poisoning Prevention. Dr. Sandel has authored more than 100 peer-

reviewed papers and delivered testimony multiple times at both the state and federal level regarding children's health, housing, and social determinants of health. In 1998, she published with other doctors at Boston Medical Center, the DOC4Kids report, a national report on how housing affected child health, the first of its kind, and is a nationally recognized expert on housing and child health. In 2001, she became the first medical director of the founding site for medical-legal partnerships, Medical-Legal Partnership-Boston, and from 2007-2016 she served as the Medical Director of the National Center for Medical-Legal Partnership. Among her national awards, Dr. Sandel was the winner of the U.S. Environmental Protection Agency award for Environmental Leadership in Environmental Management in Treatment in Asthma in 2009.

Damon E. Thompson brings more than 24 years of experience in housing and public sector work to LISC. In his current role on the National Housing team as Sr. Director, Damon leads the work of replicating home repair and heirs' property programs across LISC markets in the Midwest (Cincinnati and Cleveland) and South (Memphis). Damon first joined LISC in 2015 in the Detroit office as the Home Repair Coordinator; overseeing the 0% Interest Home Repair Loan Program, this public-private partnership for \$29M between LISC and the City of Detroit; to date, has provided no-interest capital to 775 homeowners. This model is considered the flagship program for housing preservation within LISC. Damon was promoted to Deputy Director of the Detroit office in 2020. As Deputy Director, his team led the Delray Home Improvement Program, a \$3M program between LISC, the Windsor-Detroit Bridge Authority and Bridging North America and the Detroit Housing for the Future Fund, a \$65M affordable housing preservation fund. Damon's previous experience includes working for Washtenaw County and the City of Ann Arbor in the Office of Community & Economic Development and Samaritas, centered around federally funded affordable housing programs from single-family rehabilitation to multi-family new construction. Damon is a graduate from Michigan State University with a Bachelor of Arts in Finance.

Foreclosure and its Implications for Wealth Disparities and Health

Laurie Goodman is an Institute fellow and the founder of the Housing Finance Policy Center at the Urban Institute. The center provides policymakers data-driven analyses of housing finance policy issues they can depend on for relevance, accuracy, and independence. Before joining Urban, Goodman spent 30 years as an analyst and research department manager at several Wall Street firms. 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 investors for 11 straight 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. Goodman was inducted into the Fixed Income Analysts Hall of Fame in 2009. Goodman serves on the board of directors of MFA Financial and Arch Capital Group Ltd. and is a consultant to the Amherst Group. Goodman has published more than 200 journal articles and has coauthored and coedited five books. She has a BA in mathematics from the University of Pennsylvania and an AM and PhD in economics from Stanford University.

Implications of Greater Climate Risk on Wealth and Health Outcomes

Jacob Corvidae is a senior principal in RMI's US Program, where he leads work with states making the clean energy economy competitive, effective, and affordable. He led the creation of The Carbon-Free City Handbook, and The Carbon-Free Regions Handbook, guides to help local governments across the world. He previously led RMI's residential program, and was formerly the Executive Director of Ecoworks, a nonprofit

in Detroit working at the intersection of community development and sustainability. In addition to supporting policy work and analytics, he is known for public speaking, facilitation, and affordability solutions.

Andrew Rumbach is a senior fellow at the Urban Institute where he coleads the Climate and Communities practice area in the Metropolitan Housing and Communities Policy Center. Rumbach is a mixed-methods researcher who studies household and community risk to natural hazards and climate change. He is especially interested in how federal, state, and local government plans and policies shape hazard mitigation, climate adaptation, and community disaster recovery. He has studied numerous federal and state-declared disaster events and has written about affordable housing and disaster vulnerability, land-use policy and environmental risk, the vulnerability of cultural and historic resources to disasters and climate extremes, and rural governance of disasters. His writing has appeared in such venues as the Journal of the American Planning Association, Housing Studies, Habitat International, and the Journal of Urban Affairs. His research has been supported by the National Science Foundation; the National Academies of Sciences, Engineering, and Medicine; the Natural Hazards Center; the Rockefeller Foundation, and others. Rumbach earned a BA in political science from Reed College and a PhD and MRP in city and regional planning from Cornell University.

Christopher J. Tyson is President of the NCST (National Community Stabilization Trust) and leads NCST's efforts to advance affordable homeownership to stabilize neighborhoods, build community wealth, and advance racial equity. He leads NCST's national efforts to transfer single family homes to community-based nonprofits, advocate for federal homeownership policy innovation and reform, and support local community development initiatives with technical assistance and funding. Prior to NCST Chris was CEO of Build Baton Rouge, the city's redevelopment authority, and served as the Newman Trowbridge Distinguished Professor of Law at the Louisiana State University Law Center. He is a noted local government law scholar and has published numerous academic and editorial works. Chris holds degrees in architecture, public policy, and law from Howard University, the Harvard Kennedy School, and Georgetown University, respectively.

Shanti Abedin is the Vice President of Housing and Community Development at the National Fair Housing Alliance. In this role, Shanti is responsible for providing strategic direction, thought leadership, and programmatic planning and management for NFHA's Housing and Community Development division, including the Inclusive Communities and Keys Unlock Dreams Initiatives. She oversees NFHA's investments and work in communities throughout the nation to increase affordable housing, reduce barriers to equitable housing opportunities, increase quality amenities and services in communities of color, and broaden the network of organizations working to advance fair housing goals.

The Importance of Homeownership for Communities of Color

Rolanda Hollis is the Qualifying Broker for Sil-loH Metro Realty Brokers LLC. She served as a director for the Alabama and Birmingham Association of REALTORS. She is a Graduate of the Alabama and Birmingham Association of REALTORS Leadership class. She has chaired and served on several committees for the Alabama and Birmingham Association of REALTORS. Within the Alabama State House she serves on the Economic and Development committee and the Utilities & Transportation committee, she is also member of the Alabama Realtor Honor Society. Rolanda has been awarded the Woman Council of Realtors Entrepreneur of the Year, Birmingham Association of Realtors Good Neighbor Award, President's Award of Women's Council of Realtors, Neighborhood Housing Services of Birmingham Outstanding Professional Educators Award and many more during her real estate career. Hollis was elected to represent House District 58 in 2016 and serves on the Jefferson County Delegation. In 2023, Rep. Rolanda Hollis was

elected as the first woman to serve as Vice - Chair of the Jefferson County Legislative Delegation landing the top Democratic position in the state's largest county delegation. Rolanda is effective in working with members of both parties to pass consequential legislation. Within the Alabama state house she serves as the ranking minority on the Economic and Development committee, The Transportation, Utilities & infrastructure committee, joint transportation committee and ports committee. She is a State Director NOBLE national Organization of Black Elected Legislatures. She was also elected as an Alabama delegate for the historic 2024 Election.

Closing remarks

Janneke Ratcliffe is vice president for housing finance policy and leads the Housing Finance Policy Center at the Urban Institute. Over a career that spans industry, the nonprofit sector, academic research, and the federal government, her work focuses on increasing access to financial systems that foster economic security and prosperity. Ratcliffe came to Urban from the Consumer Financial Protection Bureau, where she served as assistant director, leading its Office of Financial Education. Previously, she was executive director of the University of North Carolina Center for Community Capital, leading “transformative research on how mortgage markets and financial services can better promote financial security and economic opportunity.” Ratcliffe has also served at GE Capital Mortgage, the Center for American Progress, and Self-Help, where she was instrumental in high-impact programs in affordable and Community Reinvestment Act mortgages and community development finance. Ratcliffe serves on the National Advisory Council of the National Housing Council (for a three-year term beginning 2024) and on the Consumer Affairs Advisory Council of the Mortgage Bankers Association, Fannie Mae’s Affordable Housing Advisory Council for 2024–25, and the National Community Stabilization Trust Board of Managers. She is also a member of the Federal Housing Finance Agency Federal Advisory Committee on Affordable, Equitable, and Sustainable Housing. Ratcliffe is a graduate of the University of North Carolina at Chapel Hill, where she studied economics and French.