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Tackling Housing Supply and Affordability Challenges Through Mixed-Income Housing Finance Innovations

Speaker Biographies

Matt Bedsole, President and CEO at Invest Chattanooga, leads the organization's overall strategy, manages its investments, and builds relationships with public and private partners to support mixed-income housing that balances community needs with financial feasibility. He previously served as Director of the Housing Innovation Lab in the City of Atlanta Mayor's Office, where he helped launch the Atlanta Urban Development Corporation, advanced redevelopment of public land, and structured complex real estate transactions using innovative public financing tools. Earlier in his career, he worked in neighborhood planning, housing, and real estate consulting roles on projects across the country, and contributed to the development of new mixed-income housing models. With more than a decade of experience, his work has focused on delivering housing that is both market-viable and broadly accessible.

Hilary Cooper is the Director of Innovative Funding for Housing at Colorado's Office of Economic Development & International Trade (OEDIT). OEDIT manages several funding programs that support affordable housing and innovative building technology solutions in Colorado including Proposition 123 voter approved programs, the Innovative Housing Incentive Program (IHIP) and the ADU Finance Program. Prior to joining OEDIT Cooper served in local government, initiated and led the development of multiple affordable housing developments and managed several nonprofits in southwest Colorado.

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 Investor* 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.

Daniel Hornung is a nonresident fellow in the Housing Finance Policy Center and a policy fellow at the Stanford Institute of Economic Policy Research. Previously, he served nearly a decade in economic policy roles at the White House during the Obama and Biden administrations, most recently as deputy assistant to the president and deputy director of the National Economic Council. He oversaw the council's work on housing policy, tax and fiscal policy, and macroeconomic analysis, including leading policy development for the American Rescue Plan, the Inflation Reduction Act, the Fiscal Responsibility Act, and the Housing Supply Action Plan. Hornung previously served as a law clerk to Judge Merrick Garland on the DC Circuit Court of Appeals and worked during the Obama administration in the Office of the Chief of Staff and the

Office of Management and Budget. Hornung holds a BA in economics and political science from Yale College and a JD from Yale Law School.

Chrystal Kornegay is a mission-driven problem solver whose career is defined by repositioning organizations for growth. Her data-informed, laser focus on outcomes has led to increases in state investments in affordable housing and the launch of nationally recognized programs to advance mixed-income housing, climate resilience and homeownership. For nearly two decades, Kornegay has held senior positions in the nonprofit and government sectors, using transactions to drive change. Under her leadership, MassHousing has grown to serve exponentially more people, and secured over $500M in government funds to expand housing production and preservation. More than one-fourth of the dollars that MassHousing has lent in the past five decades have been delivered during Kornegay's tenure. Prior to joining MassHousing, Kornegay served as Undersecretary of the Commonwealth's Department of Housing and Community Development. She previously served as President and Chief Executive Officer of the community development corporation Urban Edge. Kornegay lends her fun-loving spirit to the industry by serving on the boards of the National Council of State Housing Agencies and the National Housing Trust. Kornegay holds a master's degree in urban planning from the Massachusetts Institute of Technology and a Bachelor of Arts Degree from Hunter College.

Christina Plerhoples Stacy is a principal research associate in the Housing and Communities Division at the Urban Institute, where she specializes in urban economics, housing, and transportation. Stacy's research includes a national study on land-use reforms and their impact on housing affordability, a randomized controlled trial of an unconditional and conditional cash transfer program aimed at reducing youth violence exposure, and evaluations of the Economic Development Administration and the New Markets Tax Credit. Stacy's work examines how rent control and inclusionary zoning affect the affordable housing supply and access to opportunity for people of color. She is also part of a team building a housing market forecasting model to study how public policies, combined with demographic change, could influence the housing market. In the transportation realm, Stacy's work examines how autonomous vehicles can best be regulated to increase equity, and she and a team are creating tools to simulate the local-level impacts of transit modifications on equity. Finally, Stacy is collaborating with partners nationwide to provide data and evidence to help local leaders use federal recovery dollars in an inclusive and equitable manner. Stacy is vice chair of the board for Housing Alexandria and an advisory board member for the University of Pittsburgh's master of quantitative economics program. Before joining Urban, Stacy earned her bachelor's degree from Boston College, her master's degree from the University of Pittsburgh, and her doctoral degree in agricultural, food, and resource economics from Michigan State University.