
SCOTT J. SUSIN

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CURRENT POSITION

Senior Economist (April 2020 – present), Federal Housing Finance Agency (FHFA)

- Lender review. Developed, built internal support, and gained approval from senior management for adoption of new program and processes to identify lenders with interest rate disparities. Combined multiple very large data sets using a fuzzy match and conducted statistical analysis using methods based on rigorous financial economics theory and grounded in law and regulation. Received individual Excellence Award. Findings have been incorporated into many regulators' examination process and led to numerous investigations.
- Policy Review. In collaboration with lawyers, examiners, and IT staff, led fair lending review of several major changes to underwriting, credit-scoring, and pricing policies based on predictive default modeling and data science methods. Analyzed complex financial and economic data; synthesized the results into understandable tables and charts; and presented information and recommendations to senior management.
- Compliance Review. Conducted analyses of appraisal methods using leading-edge machine learning techniques, conventional statistical methods, and causal inference, resulting in revisions to appraisal methods nationwide.
- Worked with cross-functional team to create public use appraisal microdata. Received two excellence in teamwork awards.
- Research leading to academic papers, blog posts for non-technical audiences, and presentations to internal and external audiences.
- Technical Support and Mentoring. Mentored junior staff in analytical techniques. Gave many invited presentations to outside organizations on my research and best practices.

OTHER PROFESSIONAL EXPERIENCE

Economist (August 2007 – April 2020), U.S. Department of Housing and Urban Development (HUD)

- Helped create new Fair Lending Division.
- Led econometric analysis team for numerous major lending investigations, including the largest redlining settlement in the U.S.
- Developed new methodologies and processes, including empirical Bayesian techniques for damage calculations (published in a leading academic journal), investigation targeting, and GIS mapping.
- Presented statistical, economic, and GIS mapping analyses to internal and external audiences, both technical and non-technical, including expert witness testimony and settlement discussions.
- Supervised economist and statistician contractors, including professors, other Ph.Ds, and analysts.
- Trained HUD staff nationwide in best practices for conducting lending investigations.

Economist and Chief (April 2002 – July 2007), Housing and Urban Development (HUD) Analysis Staff, U.S. Census Bureau.

- Conducted housing research program, including analysis of survey experimentation, leading to published papers and reports on topics such as subsidized housing and data quality
- Took lead role in revisions of survey questions. Resigned income allocation system using new regression/hotdeck method and published a paper documenting methods.
- Led project to link survey and administrative data. Coordinated a dozen staffers from four divisions and two agencies, obtained internal approval and funding, supervised technical staff.

EDUCATION

- Ph.D. in Economics (May 1999), University of California at Berkeley.
Concentrations in Public Sector Economics and Econometrics.
Dissertation title: “Housing the Poor”
Principal Advisor: Professor John Quigley
- A.B. (magna cum laude) in Philosophy/Economics (May 1990), Columbia College of Columbia University.

PUBLICATIONS IN RESEARCH JOURNALS

“[Improved Statistical Methods for the Calculation of Damages in Discrimination Lawsuits](#),” with Ioan Voicu, *Journal of Legal Studies*, Vol. 47, No. 1 (2018).

“[Duration of Rent Burden as a Measure of Need](#),” *Cityscape*, Vol. 9, No. 1 (2007).

“Imputation via Triangular Regression- Based Hot Deck,” Proceedings of the American Statistical Association, Section on Survey Research Methods [CD-ROM], Alexandria, VA: American Statistical Association (2006).

“[Longitudinal Outcomes of Subsidized Housing Recipients](#): Evidence from Matched Survey and Administrative Data,” *Cityscape*, Vol. 8, No. 2 (2005).

“What’s in a Name: The Power of Fusion Politics in a Local Election,” with Melissa R. Michelson. *Polity*, Vol. 36, No. 2 (2004).

“[Has Falling Crime Driven New York City’s Real Estate Boom?](#),” with Amy Ellen Schwartz and Ioan Voicu. *Journal of Housing Research*, Vol. 14, No. 1 (2003).

“[Rent Vouchers and the Price of Low-Income Housing](#),” *Journal of Public Economics*, Vol. 83, No. 1 (2002): pp. 109-152. Discussed in *Price Theory and Applications*, 7th Edition, Hirshleifer, Jack, Amihai Glazer, and David Hirshleifer (2005) and *City Economics*, O’Flaherty, Brendan, 2005.

“[Building Homes, Reviving Neighborhoods: Spillovers from Subsidized Construction of Owner-Occupied Housing in New York City](#),” with Ingrid Gould Ellen, Michael Schill, and Amy Ellen Schwartz. *Journal of Housing Research*, Vol. 12, No. 2 (2001): pp. 185-216. Reprinted in *Low-*

Income Homeownership: Examining the Unexamined Goal, Brookings Institution Press (2002).

“Changing Water and Sewer Finance: Distributional Impacts and Effects on the Viability of Affordable Housing,” with Dick Netzer and Michael Schill, *Journal of the American Planning Association*, Vol. 67, No. 4 (2001). Revision of a report to the New York City Departments of Environmental Protection and Housing Preservation and Development.

RESEARCH PAPERS

“[Underappraisal Disparities and Time Adjustments to Comparable Sales Prices in Mortgage Appraisals](#),” with William Doerner, FHFA Working Paper 24-07, (2024).

“Theories of Costly or Profitable Discrimination in Housing Markets,” (2015).

“Taking Account of Housing in Measures of Household Income,” with Kathleen Short and Amy O’Hara, SEHSD Working Paper 2007-02, (2007).

“Returns and Appreciation of Recently Sold Homes,” with Amer Aladhadh, (2005).

“The Accuracy of Survey Self-Reports of Housing Assistance in the Survey of Income and Program Participation: Report to the Department of Housing and Urban Development” (2004).

“Mortgage Interest Rates and Refinancing: Racial and Ethnic Patterns” paper presented at the AREUEA mid-year meeting. (2003).

“Welfare Reform and the Living Arrangements of Single Mothers,” with Laura E. Adler, paper presented at the PAA and APPAM annual conferences (2002).

“The Impact of the Mariel Boatlift on the Miami Housing Market,” paper presented at the PAA annual conference and AREUEA mid-year meeting (2001).

“Hazard Hazards: The Inconsistency of the ‘Kaplan-Meier Empirical Hazard’ and Some Alternatives,” (2001). Discussed in William H. Greene, *Econometric Analysis*, 5th Edition, 2003, p. 799.

“Durations in Subsidized Housing,” NYU CREUP Working Paper 99-4 (1999).

OTHER PUBLICATIONS

“[Racial and Ethnic Mortgage Rate Disparities, 2000-2023](#),” FHFA Insights Blog (2024)

“[Underappraisal Disparities and Time Adjustments](#),” FHFA Insights Blog (2024)

“[Underutilization of Appraisal Time Adjustments](#),” FHFA Insights Blog (2024)

“[Land Use Regulation and Enterprise Market Share Across Cities](#),” with William Larson, FHFA Insights Blog (2021)

“Characteristics of HUD-Assisted Renters and Their Units in 2003, Appendix B: Description of Matching and Sample Weighting,” U.S. Department of Housing and Urban Development (2008).

“Affordable Housing Needs 2005: Report to Congress.” Co-author of Chapter 3, “Duration of Rent

Burden,” U.S. Department of Housing and Urban Development, Office of Policy Development and Research (2007).

“Affordable Housing Needs: A Report to Congress on the Significant Need for Housing,” co-author of Chapter 3, “Rent Burden: Robustness of Estimates and Duration,” U.S. Department of Housing and Urban Development (2005).

“How Many Second Homes Are There?” *U.S. Housing Market Conditions* (May 2004).

“Discrepancies between Measured Income in the American Housing Survey (AHS) and the Current Population Survey (CPS): Final Report,” U.S. Census Bureau, *Staff Papers on Income*, (March 2003).

“Does Raising the Minimum Wage Lower Employment?” *Labor Center Reporter*, U.C. Berkeley Center for Labor Research and Education, Volume 297 (1996).

PRESENTATIONS (2015-present)

Association for Public Policy Analysis and Management (APPAM), “Underappraisal Disparities and Time Adjustments to Comparable Sales Prices in Mortgage Appraisals,” November 2024.

National Fair Housing Training Academy, “[Essential Features of Statistical Analysis: The Supreme Court Teaches Statistical Testing](#),” January 2024.

U.S. Department of Housing and Urban Development (HUD), “Time Adjustments and Underappraisal,” March 2024.

Federal Communications Commission (FCC), “Statistical and Geographic Analysis in Mortgage and Digital Redlining,” May 2024.

U.S. Department of Housing and Urban Development (HUD), “Mortgage Interest Rate Disparities,” March 2022.

White House Domestic Policy Council, “Land Use Regulations and the Enterprises,” October 2021

University of Massachusetts Amherst School of Public Policy, “Is Fair Lending Enforcement Up to the Task?,” October 2018

FHEO national and regional trainings, “Overview of Lending Investigations,” April and July 2017

Federal Deposit Insurance Corporation (FDIC), “Improved Statistical Methods for the Calculation of Damages in Discrimination Lawsuits,” September 2015

REFEREEING

- Referee for *American Economic Journal: Economic Policy*, *Journal of Public Economics*, *Journal of Legal Studies*, *Journal of Human Resources*, *Journal of Policy Analysis and Management*, *Journal of the American Planning Association*, *Regional Science and Urban Economics*, *Housing Policy Debate*, *Cityscape*, *Public Finance Review*, *Housing Studies*, *Real Estate Economics*, and *Journal of Real Estate Finance and Economics*. Recognized as Journal of Legal Studies Distinguished Referee for 2018-2020

for “outstanding” report.

COMPUTER SKILLS

Decade or more experience in SAS, Stata, R, SQL, ArcGIS, and Excel. Experience with Python (scikit-learn, numpy, pandas, etc.)

CITIZENSHIP

U.S.A.