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# SCOTT J. SUSIN

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## SUMMARY

Economist and data scientist with deep expertise in data modeling, causal inference, and geospatial analysis, and a strong record of translating complex findings into compelling narratives and visualizations. Proven ability to generate quantitative insights on regulation, housing finance, and public policy while collaborating across policy, legal, IT, and communications teams. Skilled at communicating technical results to audiences ranging from domain experts to senior decision-makers. Committed to rigorous, actionable policy research that drives real-world change.

## KEY HIGHLIGHTS

- Led national-scale policy analyses on mortgage lending and appraisal practices, influencing national guidelines and supervisory action at multiple federal agencies.
- Designed and implemented econometric and machine learning models (e.g., regression analysis, causal forests, quasi-experimental designs) to detect lending bias and compliance risk.
- Led economic analysis for high-profile fair lending investigations, including the largest redlining settlement in U.S. history.
- Produced widely cited research and commentary translating complex economic analysis into accessible insights for policymakers, industry leaders, and the public.
- Collaborated across policy, legal, IT, and communications teams to deliver decision-ready insights on regulation, housing finance, and public policy.

## EXPERIENCE

### Center for Mortgage Access

07/2025 – present

#### Founder

- Founded a policy research organization focused the role of public mortgage finance in expanding equitable access to homeownership.
- Published first research brief on GSE privatization, and authored a spin-off article in *The Hill*.

### Federal Housing Finance Agency (FHFA)

04/2020 – 06/2025

#### Senior Economist

##### *Lending Risk Analytics*

- Designed and implemented a new program to detect lenders with interest rate disparities and compliance risks, built internal support, and secured senior leadership approval.
- Developed statistical analysis grounded in financial economics theory, law, and regulation,

integrating multiple large datasets via fuzzy matching.

- Program influenced supervisory protocols, initiated multiple investigations, and earned an Individual Excellence Award.

#### *Policy Evaluation*

- Led fair lending reviews of major policy changes in underwriting, credit scoring, and pricing.
- Collaborated across legal, examination, and IT teams to produce decision-ready recommendations for senior leadership.

#### *Appraisal Practices Compliance*

- Applied econometric and machine learning methods (OLS, logit, causal forests) and quasi-experimental research designs to assess appraisal bias and systemic risk.
- Produced findings that drove nationwide revisions in appraisal guidelines.
- Worked with cross-functional team to release public-use appraisal dataset, and received Excellence in Teamwork Award.

#### *Thought Leadership & Mentorship*

- Authored peer-reviewed papers and blog posts translating economic evidence for policymakers and industry audiences.
- Mentored junior economists on advanced statistical and ML methods; delivered invited talks to federal agencies and industry events.

### **U.S. Department of Housing and Urban Development (HUD)**

**08/2007 – 04/2020**

#### **Economist**

##### *Litigation & Enforcement Analytics*

- Co-founded HUD's Fair Lending Division and served as lead economist for high-profile investigations, including the largest redlining settlement in U.S. history.
- Directed contractor teams applying statistical and geospatial methods to detect systemic lending risk.

##### *Stakeholder Communication*

- Delivered analytical briefings to policymakers, legal teams, regulatory agencies, and public audiences, including expert witness testimony and presentations for settlement negotiations.
- Designed and delivered national trainings on best practices in lending investigations.

##### *Methodological Innovation*

- Developed empirical Bayesian estimators for damages (published in a leading academic journal), analytic tools for compliance risk detection, and GIS mapping techniques to illustrate findings.

### **U.S. Census Bureau**

**04/2002 – 08/2007**

#### **Economist and HUD Analysis Staff Chief**

- Researched subsidized housing, survey methods, and data quality, producing multiple peer-reviewed articles and other publications.
- Analyzed income reporting in a large-scale survey, prompting redesign of survey questions, and developed innovative income imputation model.

- Led an inter-agency project linking survey and administrative data, coordinating across four divisions.

## EDUCATION

- University of California at Berkeley 05/1999  
Ph.D. in Economics. Specialization: Public Sector Economics, Econometrics.  
Dissertation: “Housing the Poor” | Advisor: Professor John Quigley
- Columbia College of Columbia University 05/1990  
A.B. in Philosophy/Economics (magna cum laude)

## TECHNICAL SKILLS

- Languages and Tools: Extensive experience with R, Stata, Python, SQL, SAS, ArcGIS.
- Methods: Econometrics, causal inference (e.g., causal forests, diffs-in-diffs), machine learning (classification, random forests, regression), GIS mapping.

## 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, 7<sup>th</sup> 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*, 5<sup>th</sup> Edition, 2003, p. 799.
- “Durations in Subsidized Housing,” NYU CREUP Working Paper 99-4 (1999).

## OTHER PUBLICATIONS

- “Letting Fannie and Freddie Shareholders Cash In Would Be a Huge Mistake,” The Hill (forthcoming 2025).
- “[Liquidation in All but Name: The Case Against Shareholder Compensation](#),” Center for Mortgage Access Research Brief (2025)
- “[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.

## **CITIZENSHIP**

U.S.A.