



MORTGAGE LENDING INDUSTRY STRATEGIC MARKETS AND DIVERSITY CONFERENCE

Sustaining Responsible Lending and Responsible Borrowing

MAY 5-7, 2010

Conference Agenda (as of 4-1-2010)

Wednesday May 5, 2010

1:00pm – 5:00pm Registration

3:00pm–5:00pm Special Pre-Conference Workshop:

“FHA Demographic Shift: Impact on Affordable Lending to Minorities and LMI Households”

Description: FHA lending compared to conventional prime and subprime has grown tremendously. The growth in FHA has been accompanied by significant changes in FHA borrower demographics. FHA lending has increasingly served larger numbers of non-minorities and higher income segments. This apparent demographic shift raises a number of important housing policy questions including:

1. What is the likely impact of the demographic shift on low-and-moderate income (LMI) and minority borrowers?
2. Could neighborhood stabilization efforts be impaired by diminished FHA lending to minorities in LMI and minority census tracts?
3. What is the appropriateness of FHA over-serving upper income families in exclusive neighborhoods?
4. Do current FHA policies have a foreseeable disparate impact on LMI and minority borrowers' access to mortgage credit?

Using Home Mortgage Disclosure Act (HMDA) data this presentation analyzes the distribution of FHA loans by race, ethnicity, income, and minority composition of neighborhoods.

6:00pm – 7:00pm Opening Reception



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Thursday May 6, 2010

8:00am – 5:00pm Registration

8:30am – 9:00 am **Welcome Address**

9:00am – 10:15am General Session I: The State of the Industry: The Role Diversity in Sustainable Home Ownership

Description: A weak economy can sometimes present a temptation for industry leaders to retrench in their efforts to increase or expand workforce and supplier diversity. However, with challenges come opportunities and new ways of doing things. Listen to leaders of our industry discuss practical approaches to overcoming real or perceived barriers to workforce and supplier diversity/inclusion in the current economic environment.

Break: 10:15am-10:30am

10:30am-11:45am General Session II: Understanding Cultural Considerations in Loan Origination and Home Preservation Activities

Description: Discussants will provide a framework for understanding how cultural orientations impact communications expectations and actions in the context of mortgage originations, modifications, workouts. Panelists will also discuss communication impediments in effective loan counseling to borrowers under stress.

11:45am – 1:15pm Diversity Luncheon:

Luke Visconti, President Diversity, Inc. (Invited)



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1:15pm – 2:30pm Concurrent Sessions A, B

A. Standards for Best Practices in Responsible Lending/Servicing and Borrowing

Description: The subprime mortgage crisis has taken its toll on families, neighborhoods, and the tax bases of state and local governments. Most believe that mortgage lending in the future will be different. Our panel will discuss current responsible lending best practices and what we can expect to see in terms of borrower suitability standards, product design, meaningful disclosures, assessment of alternative credit, and property appraisals.

B. Reclaiming Struggling Neighborhoods

Description: Using the new HUD Neighborhood Stabilization Program, how can cities, non-profits and financial institutions work together to efficiently utilize and distribute REO properties. Learn from our panel of experts about the various neighborhood stabilization efforts underway to help neighborhoods hard hit by foreclosures and abandonment.

Break: 2:30pm-2:45pm

2:45pm – 4:00pm General Session III: State and Local Housing Affordability Gap and Bond Financing

Description: Market failure in the residential real estate market has created new opportunities for homeownership with prices in some areas falling to 2003 levels. However, the perception of increased affordability may not be the reality upon closer investigation of the salary gap of workers in many occupations with the income needed to purchase a home. For those households who can afford to buy a home, the availability of bond financing from State Housing Finance Agencies (SHFAs) has diminished. Our panel of experts will provide insight into the 1) challenges of housing affordability by occupation type, 2) ways in which SHFAs are reinventing themselves in the current market, and 3) leveraging the role of non-profits to bridge the housing affordability gap and mortgage originations.



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4:00pm – 5:15pm General Session IV: Origination Strategies to Address Affordable Lending in a Tight Credit Market

Description: Panelists will discuss how tighter underwriting affects diverse and community lending. Areas covered include: the use of Credit Scores, government lending, third party originations, ECOA special purpose credit programs, and private mortgage insurance programs.

6:30pm – 7:30pm Strategic Markets & Diversity Reception

7:30pm – 9:30pm Dinner

Guest Speaker: Olivia Mellan: Olivia Mellan, is an American money psychology and money conflict resolution expert based in Washington, D.C. Since 1982, she has been a groundbreaker in the field of money psychology.

Friday May 7, 2010

9:00am – 11:15am General Session V: Regulatory Perspectives on Consumer Protection

Description: The regulatory landscape for diverse and strategic lending is constantly changing. Fair lending and CRA enforcement activities appear to be increasing. Recent changes to TILA, RESPA, SAFE Act, proposals to expand HMDA, and proposals for of a new consumer protection agency may effectively re-write the boundaries on what it means to be a fair and responsible lender. Our panel of regulatory experts will discuss these and other regulatory actions that could impact diverse lending strategies.

Break 11:15am – 11:30am

11:30am - 12:30am

General Session VI: Town Hall Meeting on Consumer Protection and Financial Literacy (Tentative)