

Agenda

Foreclosure Prevention After HAMP

Monday, March 13, 2017
Federal Reserve Bank of Philadelphia

9:00 a.m. **Arrival and Continental Breakfast**

9:30 a.m. **Welcome**

Patricia A. Hasson, President, Clarifi, and Board Member, Federal Reserve Bank of Philadelphia Board of Directors

9:45 a.m. **Foreclosure Activity in Philadelphia After the Housing Crisis**

This presentation will provide insights into the state of foreclosure activity in Philadelphia since the end of the housing crisis. Presenters will share data on the distribution of foreclosure filings by neighborhood and type, including reverse mortgage and tax foreclosures. Data on the shift in foreclosure filings and resolutions before the end of the Home Affordable Modification Program (HAMP) and in the time since the end of the program will be shared.

Speakers:

- Laurie Maggiano, Servicing and Secondary Markets Program Manager, Consumer Financial Protection Bureau
- Jonathan Pyle, Attorney, Philadelphia Legal Assistance
- Honorable Annette M. Rizzo (Retired), First Judicial District, Commonwealth of Pennsylvania

10:45 a.m. **Current Foreclosure Prevention Programs from Fannie Mae, Freddie Mac, and the Federal Housing Administration**

This panel will provide insights into current programs offered by the two government-sponsored enterprises (GSEs) and the FHA, and will answer questions for housing counselors and lenders on the applicability of these loss mitigation programs. Participants will hear about the new Flex Modification foreclosure prevention program, which is designed to replace HAMP.

Speakers:

- Bob Kantor, Director of Foreclosure Prevention & Outreach — Counseling Initiatives, Fannie Mae
- Michael Levine, Housing Program Officer, Philadelphia Homeownership Center, U.S. Department of Housing and Urban Development
- Ryan McGuinness, Director, Mortgage Servicing Policy, Freddie Mac

Moderator: Rachel Labush, Staff Attorney, Community Legal Services

11:45 a.m.

Break

12:00 p.m.

Foreclosure Prevention Programs in Philadelphia and Surrounding Counties

During this panel, speakers will present local options available to support homeowners who have received foreclosure notices. This panel will also discuss ways to target and address households that are vulnerable to foreclosure.

Speakers:

- Bruce Dorpalen, Executive Director, National Housing Resource Center
- Lorraine Gazzara Doyle, Vice President of Legal Compliance, Udren Law Offices, P.C.
- William H. Hall IV, Senior Manager, Housing Programs, Clarifi

Moderator: Hiram Carmona, Manager of Housing Counseling, Assistant Contract Administrator, Division of Housing and Community Development, City of Philadelphia

1:00 p.m.

Lunch

1:30 p.m.

Foreclosure Prevention Options from Private Lenders

During this panel, participants will hear from servicers and lenders on current loan modification programs offered for private mortgages as well as FHA- and GSE-backed mortgages. Panelists will share how the expiration of HAMP impacts current loss modification options and the future of programs offered by lenders. Participants will also hear perspectives from a consumer advocate on the impact of these changes for borrowers.

Speakers:

- Marisa Barker, Vice President Community Relations, Corporate Social Responsibility, Nationstar Mortgage
- Alys Cohen, Staff Attorney, National Consumer Law Center

Moderator: Michael McKeever, Attorney, KML Law Group, P.C.

2:30 p.m.

Closing

Joey Varghese, Director, Community and Economic Development, Urban Affairs Coalition



Biographies



Marisa Barker
Vice President Community Relations, Corporate Social Responsibility
Nationstar Mortgage

Marisa Barker joined Nationstar Mortgage in September 2011 in Default Servicing. She was the assistant vice president of the GSE and Government divisions before taking her role within the Customer Experience division in 2013. As vice president of Community Relations, her responsibilities include oversight of community partnerships and outreach efforts. Specific duties include strategic planning of foreclosure prevention efforts in high-density markets, Treasury committee member for Hardest Hit Fund programs launch and process enhancement, and relationship manager of HUD-appointed nonprofit agencies. Barker

has more than 16 years of experience in the mortgage service industry.

Barker began her career in 2002 with GMAC RFC — Homecomings Financial, and was quickly promoted to production supervisor. She also held management positions with Goldman Sachs at Avelo Mortgage and Litton Loan Servicing. Past experience includes managing multisite contact centers for customer service, default, and loss mitigation (SPOC). She also led teams of business analysts and quality control as part of risk management.

Barker has a B.A. in public relations with a minor in marketing from Texas Tech University.



Hiram Carmona
Manager of Housing Counseling, Assistant Contract Administrator, Division of Housing and Community Development
City of Philadelphia

Hiram Carmona began working at the Division of Housing and Community Development in 1994 after working as a paralegal at the Senior Citizen Judicare Project and as a housing counselor for the United Hands Community Land Trust. Carmona brought with him a consumer protection approach to housing counseling, which still resonates in the work he accomplishes. In 2005, he was promoted to manager of Housing Counseling and became a member of the Honorable Judge Annette Rizzo's Philadelphia Mortgage

Foreclosure Steering Committee.

Carmona was instrumental in transforming the SaveYourHomePhilly hotline, which is the central point of contact for Philadelphia residents with housing problems seeking housing counseling and legal assistance. More recently, Carmona has also been focusing on real estate taxes foreclosure prevention, meeting with the Honorable Judge Idee Fox and tax foreclosure stakeholders on developing a mechanism to assist homeowners in need.



Alys Cohen
Staff Attorney
National Consumer Law Center

Alys Cohen is a staff attorney at the Washington, D.C., office of the National Consumer Law Center (NCLC), where she advocates before Congress and federal agencies regarding mortgage lending, foreclosure prevention, and other housing issues affecting low-income homeowners. Cohen also trains and consults with attorneys, organizers, mediators, state advocates, and housing counselors nationwide on home lending matters. She has been active in various areas, including the development of the federal HAMP program, FHA lending and loss mitigation, Dodd–Frank legislation and regulations, federal servicing regulation,

manufactured housing, and civil rights issues such as market access for borrowers with limited English proficiency. Cohen works regularly with partners in consumer, legal services, community, and labor and civil rights organizations, as well as with members of industry. Prior to joining the NCLC staff, she served as an attorney in the Federal Trade Commission's Bureau of Consumer Protection, Division of Financial Practices, where she focused on predatory mortgage lending and discrimination cases. She is a graduate of the University of Pennsylvania Law School, where she was an associate editor of the University of Pennsylvania *Law Review* and an advocate in the Civil Practice Clinic and the Guild Food Stamp Clinic.

Biographies



Bruce Dorpalen
Executive Director
National Housing Resource Center

Bruce Dorpalen is the executive director of the nonprofit National Housing Resource Center, which brings together the nonprofit housing counseling community on policy, program, and funding issues. Dorpalen has directed housing counseling programs since 1985; negotiated community reinvestment partnerships; developed models for low-income mortgage underwriting; and created outreach and education programs for minority, lower-income, single-parent, immigrant, and other underserved populations. In the foreclosure crisis, he designed counseling programs that assisted more than 75,000 delinquent homeowners and increased the communication between housing counselors and mortgage servicers. He also developed programs for homeowners devastated by Hurricane Katrina for countering predatory lending and for homeowners' insurance.

Prior to 1985, Dorpalen worked as a community organizer in Philadelphia; Atlanta; Greensboro, NC; Raleigh, NC; Brockton, MA; and Providence, RI. He also spent a year as a public interest lobbyist and advocate on housing and utility reform issues in Connecticut. Dorpalen graduated with honors from Brown University with a bachelor's degree in urban studies.



Lorraine Gazzara Doyle
Vice President of Legal Compliance
Udren Law Offices, P.C.

Lorraine Gazzara Doyle, Esquire, has been the vice president of Legal Compliance at Udren Law Offices, P.C., since 2015. She currently represents lenders in commercial and residential foreclosures, bankruptcy cases, and real estate matters in Pennsylvania, New Jersey, and Florida. Previously, she served as managing attorney of Udren since September 2008. Doyle has handled litigation in Pennsylvania state and federal courts involving the Truth in Lending Act, Real Estate Settlement Procedures Act, Home Improvement Finance Act, Fair Debt Collection Practices Act, Pennsylvania Unfair Trade Practices and Consumer Protection Law and Pennsylvania Fraudulent Transfer Act, Pennsylvania Act 6, and Pennsylvania Act 91. Doyle continues to serve as an active member of the Philadelphia Mortgage Foreclosure Steering Committee, which was instrumental in developing the nationally recognized Mortgage Foreclosure Diversion Program in Philadelphia. Doyle has a J. D. from Duquesne University School of Law in Pittsburgh and a B.S., graduating summa cum laude, from the University of Scranton.



William H. Hall IV
Senior Manager, Housing Programs
Clarifi

William H. Hall IV is the senior manager of Housing Programs at Clarifi. Prior to joining Clarifi, Hall was a consumer litigator focused on foreclosure defense, consumer bankruptcy, and small-business matters. He has a J.D. and an M.B.A. from Temple University.



Patricia A. Hasson
President
Clarifi

Patricia Hasson is the president and executive director of Clarifi in Philadelphia. Before joining Clarifi in 1998, she spent more than 12 years as a banking executive. Hasson was appointed to the inaugural Consumer Advisory Board of the Consumer Financial Protection Bureau in 2012 and serves on the Oversight Board for the Philadelphia Mayor’s Office of Community Empowerment & Opportunity. She also was on the Federal Reserve Board Consumer Advisory Council (CAC) and chaired the CAC’s Housing & Community Development Committee. Hasson is also a board member of the Federal Reserve Bank of Philadelphia Board of Directors.

Hasson has an M.B.A. from Villanova University and bachelor’s degree in finance from the University of Dayton.

Bob Kantor
Director of Foreclosure Prevention & Outreach — Counseling Initiatives
Fannie Mae

Bob Kantor is a director on Fannie Mae’s Counseling Initiatives Team that is part of Fannie Mae’s Single Family business division. Kantor leads the team that is focused on borrower engagement through credit coaching and counseling. The team manages pre-purchase homeowner readiness education and counseling as well as foreclosure prevention counseling, which includes mortgage help network default counseling, postmodification counseling, and reverse mortgage tax and insurance default initiatives.

Kantor started his career at Fannie Mae in 1995 as the director of the Connecticut Partnership Office. He also served as the lead director of the New England and Northeast U.S. community development team. In 2009, he was asked to help build the counseling initiatives work in response to the mortgage crisis and has now transitioned to developing a comprehensive pre-purchase education and counseling framework for Fannie Mae and its lender and nonprofit partners.

Prior to joining Fannie Mae, Kantor was the program director for the Local Initiatives Support Corporation’s Connecticut program. He has more than 30 years’ experience in community development, affordable housing, and real estate finance.



Rachel Labush
Staff Attorney
Community Legal Services

Rachel Labush has been a staff attorney at Community Legal Services (CLS) since 2006. In 2008, she became a member of the Consumer and Homeownership Unit, where her practice focuses on defending low-income homeowners in foreclosure, fraud, and mortgage servicing abuse cases. Prior to joining CLS, Labush was a judicial clerk for the Honorable Anita B. Brody, Eastern District of Pennsylvania. She has a J.D. cum laude from Harvard Law School, where she was a member of the student-run Harvard Legal Aid Bureau.

Biographies



Michael Levine
Housing Program Officer, Philadelphia Homeownership Center
U.S. Department of Housing and Urban Development

As Housing Program officer, Michael Levine provides policy advice, data analysis, leadership of demonstration initiatives, management plan coordination, and other senior level support for the director of the Philadelphia Homeownership Center (HOC) at HUD. The HOC oversees Federal Housing Administration (FHA) mortgage insurance and real estate-owned asset management for 15 states from Virginia to Maine to Michigan. As deputy director of HOC between 2002 and 2010, he coordinated FHA marketing and foreclosure prevention efforts and helped develop policy. Levine's previous positions in HUD's Philadelphia office and headquarters include

acting Mid-Atlantic regional administrator and national director for various HUD programs for housing development and resident services. Levine's awards include a Best of the Best Practice award for leading a Welfare-to-Work initiative in 1999 and a group National Partnership for Reinventing Government's Hammer Award for developing the first HUD SuperNOFA [notice of funding availability]. Levine joined HUD in 1979 as a presidential management intern after receiving an M.A. in urban planning from the University of California, Los Angeles.



Laurie Maggiano
Servicing and Secondary Markets Program Manager
Consumer Financial Protection Bureau

Laurie Maggiano is the program manager for Servicing and Secondary Markets at the Consumer Financial Protection Bureau, in which capacity she helps to shape and implement federal housing regulations that make mortgage markets safe and accessible for consumers. Prior federal service includes four years as director of Homeownership Policy at the U.S. Department of the Treasury where she was one of the architects of the Making Home Affordable Program, and nine years as manager of mortgage servicing at the U.S. Department of Housing and Urban Development. Before beginning her government career,

Maggiano spent 20 years in the private sector as director of REO at Freddie Mac and in senior management positions at two West Coast mortgage banks.

Ryan McGuinness
Director, Mortgage Servicing Policy
Freddie Mac

Ryan McGuinness is a director of Mortgage Servicing Policy, working for Freddie Mac's Single Family Servicing division. In this position, McGuinness is responsible for recommending, developing, communicating, implementing, and monitoring servicing policies and requirements. He has worked extensively on numerous foreclosure prevention policies, including targeted pilot programs and programs applied across the entire Freddie Mac portfolio as "guide policy." He has also been a key contributor to Freddie Mac's short sale and deed-in-lieu of foreclosure programs, and has served as the policy lead for most of Freddie Mac's loan modification changes since early 2012, such as the Streamlined Modification, the MyCity Modification, the Capitalization and Extension Modification for Disaster Relief, updates to HAMP and HAMP Pay for Performance incentives, the Principal Reduction Modification, and the recently announced Flex Modification. Prior to his time spent in Servicing Policy, McGuinness spent three years as a mortgage fraud investigator in Freddie Mac's Fraud Investigation Unit.

McGuinness has a B.A. in English from Providence College.



Michael McKeever
Attorney
KML Law Group, P.C.

Michael T. McKeever is a founding shareholder of KML Law Group, P.C., which has 21 attorneys and 180 employees located in four offices in New Jersey and Pennsylvania. He has served as a member, board member, and active participant in various default mortgage servicing–related industry groups over his 27-year legal career. McKeever, who has authored articles for industry publications, is a frequent lecturer on creditor’s rights. He has been a presenting lecturer for the Pennsylvania Supreme Court and the Court’s Judicial Conference and has offered testimony before the U.S. Senate, the Pennsylvania Legislature, and

Philadelphia’s City Council.

McKeever is a founding member and active supporter of the Philadelphia Mortgage Foreclosure Steering Committee and has offered input, guidance, and support to many of the other 25 counties in Pennsylvania with diversion programs. He was a member of Mayor Michael Nutter’s Philadelphia Sheriff’s Office advisory board, for which he donated his time to provide guidance, technical input, and constant, gentle pressure to support and drive long overdue technology and operational changes at the Sheriff’s Office. Over the last several years, McKeever has worked with housing advocates, municipal and state authorities, and community groups in laying the groundwork for accelerated foreclosure of and possessory legislation related to abandoned properties in the Commonwealth. McKeever has a J.D. from Villanova University School of Law and a B.A. in politics from Fairfield University.

Jonathan Pyle
Attorney
Philadelphia Legal Assistance

Jonathan Pyle is an attorney with Philadelphia Legal Assistance (PLA), a nonprofit organization that provides free legal services to low-income people in civil matters. At PLA, he develops self-help resources for clients, implements new uses of technology, automates processes, and merges disparate public and private data sources to inform broad-based advocacy on behalf of low-income people. Before joining PLA, he practiced law in the areas of class action defense and government investigations, and served as vice president of a management consulting company. Pyle is the developer of Docassemble (<http://docassemble.org>), a free, open-source platform for guided interviews and document assembly.



Honorable Annette M. Rizzo (Retired)
First Judicial District
Commonwealth of Pennsylvania

Honorable Annette M. Rizzo (Retired) served as a judge for 16 years in the First Judicial District, Commonwealth of Pennsylvania. She currently serves as a neutral with JAMS in Philadelphia and as an adjunct professor for the Temple University Beasley School of Law’s State Court Clinical Program, which she developed in 2007. She most recently served in the Trial Division, Civil Program for 11 years assigned to Motions Court rotation, and in the Complex Litigation Program with the majority of her time spent in the Civil Major Jury Trial Program, where she oversaw a vast array of complex civil disputes. Prior to her tenure

on the bench, Judge Rizzo acquired a wide range of experience tied to the corporate, public, and private sectors, including her work as litigator for a prominent Mid-Atlantic firm that is the oldest continuous law firm in the U.S., as senior counsel at one of the largest global providers of insurance, and as an assistant city solicitor for the city of Philadelphia.

Biographies

In 2008, Judge Rizzo developed the court's Residential Mortgage Foreclosure Diversion Program, which brings together homeowners, lenders, attorneys, and housing counselors in an effort to keep city residents in their homes. The court-annexed mediation program has been a model for similar programs in Pennsylvania and in other jurisdictions. Judge Rizzo has testified about the program before the Troubled Asset Relief Program, the Senate Judiciary Committee, and the U.S. House of Representatives. She was a panelist at a White House conference, invited by the U.S. Department of Justice and Vice President Joe Biden's Middle Class Task Force.

Prior to taking the bench, Judge Rizzo worked for seven years as senior counsel at CIGNA Companies, where she oversaw coverage litigation involving mass tort, environmental, and long-term exposure claims. She coordinated litigation management of underlying mass tort cases and oversaw multiple initiatives in the Government Affairs Division. Prior to her tenure at CIGNA Companies, Judge Rizzo served with the Philadelphia Office of the City Solicitor and then in the Litigation Department of the law firm of Rawle & Henderson, where she gained experience in litigation in matters involving general casualty, toxic tort, defamation, product liability, medical malpractice, correctional health care, and civil rights.



Jojoy Varghese
Director, Community and Economic Development
Urban Affairs Coalition

Born and raised in Philadelphia, Jojoy Varghese has dedicated himself towards the betterment of his hometown and strives to implement innovative and effective policies and initiatives in the city. He has spent the bulk of his career in management consulting, focusing on program support for large-scale transformational projects, serving both public sector and commercial clients locally at Accenture and with Booz Allen Hamilton.

After receiving an M.P.A. from the Fels Institute of Government at the University of Pennsylvania, Varghese was selected to be chief of staff for Pennsylvania State Representative Tony Payton Jr, in the 179th legislative district, serving the lower Northeast and parts of North Philadelphia. As a senior consultant with Booz Allen Hamilton, he provided analytical services on the development of strategies for federal government clients that have been instrumental in reforming health-care and information technology governance. He has also worked for the mayor of Reading, PA, as the city's first deputy director of Housing and Real Estate.

Varghese currently serves on the boards of the American Lung Association and The Lighthouse as well as on various steering committees and civic associations throughout Philadelphia. He is a graduate of Penn State University and the University of Pennsylvania. And in 2012, he completed the Political Leaders Fellowship with the Center for Progressive Leadership.

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