

**APPRAISAL SUBCOMMITTEE
OPEN SESSION MEETING MINUTES
JUNE 2, 2021**

LOCATION: Zoom Meeting

ATTENDEES

ASC MEMBERS: CFPB – John Schroeder
FDIC – John Jilovec
FHFA – Robert Witt
FRB – Keith Coughlin
HUD – Bobbi Borland
NCUA – Tim Segerson
OCC – James Rives

ASC STAFF: Executive Director – Jim Park
Deputy Executive Director – Denise Graves
General Counsel – Alice Ritter
Financial Manager – Girard Hull
Attorney-Advisor – Ada Bohorfoush
Management and Program Analyst – Lori Schuster
Administrative Officer – Brian Kelly
Regulatory Affairs Specialist – Maria Brown
Policy Manager – Neal Fenochietti
Policy Manager – Kristi Klamet
Policy Manager – Jenny Tidwell

OBSERVERS: See attached list

The Meeting was called to order at 10:00 a.m. by Chair T. Segerson.

ACTION ITEMS

- **May 14, 2021 Open Session Special Meeting Minutes**

J. Schroeder made a motion to approve the May 14th open session special meeting minutes as presented. K. Coughlin seconded and all members present voted to approve.

- **Census/Survey Project**

J. Park outlined the Census/Survey Project (Project). ASC staff is seeking initial budget authority of \$150,000 to initiate a comprehensive census/survey of stakeholders in the real property appraisal profession, including appraisers, appraisal management companies (AMC), lenders, State appraisal and AMC regulators and Fair Housing and Lending authorities to understand demographics and trends in the appraisal industry. He felt this Project is long overdue, noting a request he received recently from a group of chief

appraisers representing some of the largest banks and financial services providers in the U.S. pointing out the need for such a Project. M. Abbott provided additional details. The Project would include, but not be limited to, the following: (1) actual number of appraisers in the industry including the number of unique or individual appraisers and number and type of credentials held by appraisers; (2) demographics of appraisers including age, gender, race and education level; (3) years of appraisal experience; (4) government entity approval (*e.g.*, FHA or VA); (5) full or part-time appraiser; (6) number of appraisers leaving the profession each year due to lapsed credentials or planned retirement; (7) number of registered trainees; (8) primary role of appraisers; and (9) quality and availability of appraisal services. B. Borland asked how this data would be used. M. Abbott responded that the data may be used in different ways by various stakeholders. It may be used for workforce planning by some or to see what backgrounds appraisers have. The data could also help determine how grant funds could be used. D. Byerman added that, based on data from the U.S. Bureau of Labor Statistics, there is a lack of diversity and geographic shortages in the appraisal profession. B. Borland asked how personal information will be used and protected. D. Byerman responded that the Project will attempt to combine datasets from different agencies. Memorandums of Understanding will be prepared to allow confidentiality to be maintained. It is within the realm of possibility to do a field census of the entire real property appraisal profession. The data collected must also be validated. M. Abbott added that data from the Appraiser Registry will include a series of protocols to mask personal information. J. Schroeder said it must be clear to respondents that participation is voluntary. M. Abbott added that since this will be a federal collection, it will need approval from the Office of Management and Budget. He added that the hope is to get a statistically valid sample for extrapolation so participation will be encouraged. M. Abbott noted that depending on the methodology used, the Project should give the ASC a more robust understanding of appraiser demographics. The results could also help to reduce unintended barriers and get a more diverse population of appraisers. D. Byerman added that the first step is to diagnose the problem. There are real challenges in the appraisal profession in terms of succession planning and diversity, but the data is not available to support this. M. Abbott suggested that AMCs and lenders would be able to provide their perspectives. College and university programs could also be part of the Project. J. Park added that the National Association of Realtors did a comprehensive survey of the appraisal industry in 2017. That research showed that, within ten years, there could be numerous appraisers leaving the profession without new entrants into the profession. B. Borland wanted to verify that the ASC would only be gathering data to see the demographics. M. Abbott responded that there is no agenda, just fact finding. T. Segerson commented that there have been times when there is a geographic lack of appraisers available to meet demand as market conditions change. He also questioned how long it takes to complete the education, experience and testing requirements to become an appraiser. M. Abbott responded that part of the Project will include how long it takes to become an appraiser and if those persons felt there were any barriers. D. Byerman added that the geographic breakdown will be a very useful data point that could point to systemic biases or barriers to entry. T. Segerson asked for a motion to approve initial budget authority of \$150,000 to initiate a comprehensive census/survey of stakeholders in the real property appraiser profession. This level of funding will allow the ASC to collect available data sets, analyze the data and design a research methodology to conduct the census/survey. A separate budget request to support

implementation of the survey will be requested once the ASC staff and CLEAR have reviewed bids for the Project. K. Coughlin moved to approve the motion. J. Schroeder seconded and all members present voted to approve.

The Open Session adjourned at 10:33 a.m. The next regularly scheduled ASC Meeting will be held on September 15, 2021.

Attachment: Observer list

Meeting:	Appraisal Subcommittee Meeting	Meeting Date:	June 2, 2021
Time:	10:00 AM ET	Location:	Zoom Meeting

Observers	
Name	Affiliation
Justin Kane	American Society of Appraisers
David Bunton	Appraisal Foundation
Kelly Davids	Appraisal Foundation
Lisa Desmarais	Appraisal Foundation
Edna Nkemngu	Appraisal Foundation
Scott DiBiasio	Appraisal Institute
Brendan Donnelly	Appraisal Institute
Brian Rodgers	Appraisal Institute
David Byerman	CLEAR, Inc.
Jodie Markey	CLEAR, Inc.
John Brenan	Clear Capital
David Cherner	Clear Capital
Daniel Berkland	Conference of State Bank Supervisors
Deana Krumhansl	Consumer Financial Protection Bureau
Orlando Orellano	Consumer Financial Protection Bureau
Brian Barnes	Department of Housing and Urban Development
Susan Cohen	Diversity Marketing and Communications, Inc.
Richard Foley	Federal Deposit Insurance Corporation

Patrick Mancoske	Federal Deposit Insurance Corporation
Trevor Feigleson	Federal Reserve Board
David Imhoff	Federal Reserve Board
Devyn Jeffreis	Federal Reserve Board
Derald Seid	Federal Reserve Board
Matthew Suntag	Federal Reserve Board
Deborah Geiger	Geiger Communications
Peter Gallo	HomeSight Appraisal, LLC
James Rist	Minnesota Department of Commerce
Rachel Ackmann	National Credit Union Administration
Gira Bose	National Credit Union Administration
Will Binkley	Office of the Comptroller of the Currency
Stacey Fluellen	Office of the Comptroller of the Currency
Kevin Lawton	Office of the Comptroller of the Currency
Precious Umunna	Senator Amy Klobuchar's Office
Peter Christensen	Valuation Legal