

Documenting Oral Histories and Business, Data, and Policy Analysis on the American Predatory Lending and the Global Financial Crisis

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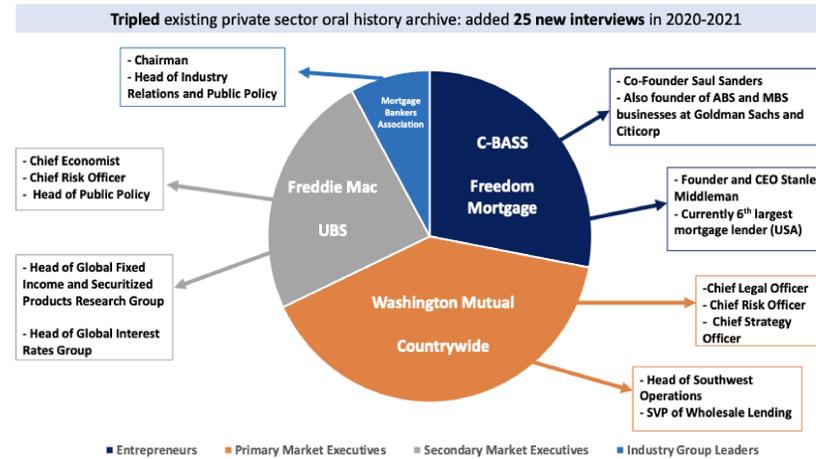
Team Leads: Joseph Smith, Debbie Goldstein, Ed Balleisen, Lee Reiners

Summary

American Predatory Lending and the Global Financial Crisis, a 2020-2021 Bass Connections team, intends to situate the state and local context into discussions about the implications of that tumultuous economic period. In creating an oral history archive, data analysis and visualizations, and legislative timelines and policy memos, the team has deepened our understanding of what caused the Financial Crisis of 2008.

This website, developed by our technology team, led by junior Jett Hollister, showcases each team member's research contributions and serves as a one-stop-shop for researchers, students, and media outlets. The website houses a critical, ground-breaking archive of new evidence about the run-up to the housing crisis in the United States, and is available here: predatorylending.duke.edu

Overview of Oral Histories: Private Sector Team

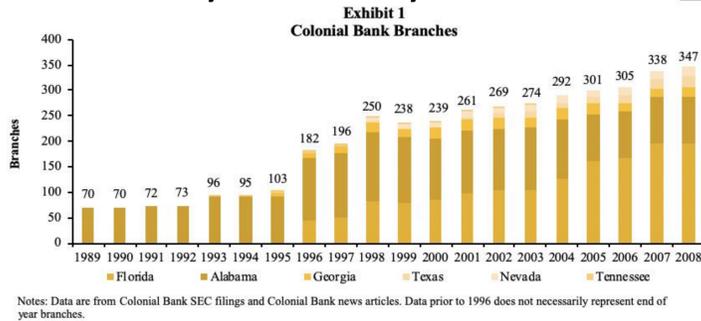


Oral History

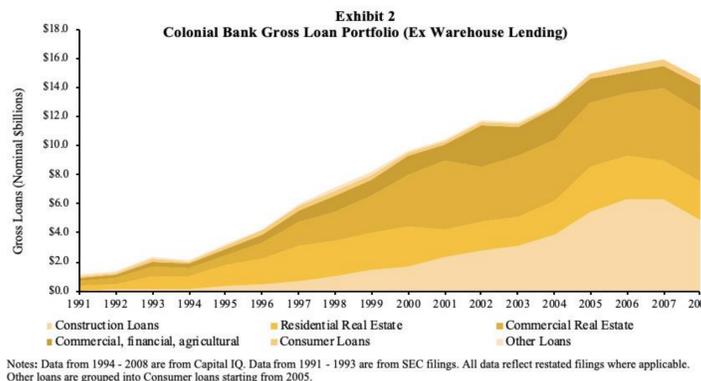
The core of this team's unique contribution is the portfolio of oral histories collected by reaching out to key figures in the social, political, and economic space surrounding the mortgage market.

Led by Maria Paz Rios and Patrick Rochelle, students on the Oral History sub-team conducted [30 new interviews](#) over the course of the year. The interviews expanded the geographic range of the project to Ohio, Arizona, Massachusetts, and Florida. Furthermore, Maria's team of students focused on collecting the stories from executives at institutions in the private sector, such as Washington Mutual, while Patrick's team of students focused on gathering the perspectives of federal and state regulators as well as consumer advocates.

Business Analysis: Case Study of Colonial Bank



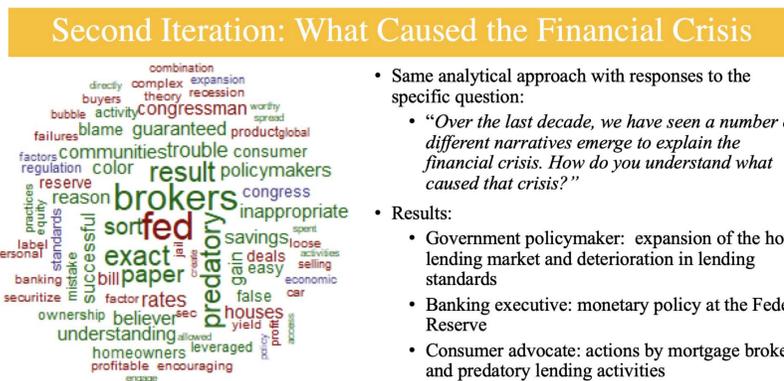
Colonial Bank bought small community banks throughout the Southeast after regulations allowed them to expand outside of Alabama.



Colonial's overexposure in commercial real estate and construction lending led to their downfall when the market collapsed in 2007-09, especially in Florida.

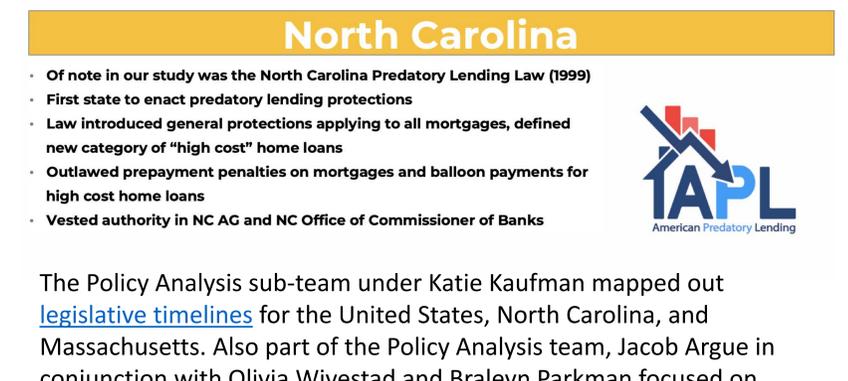
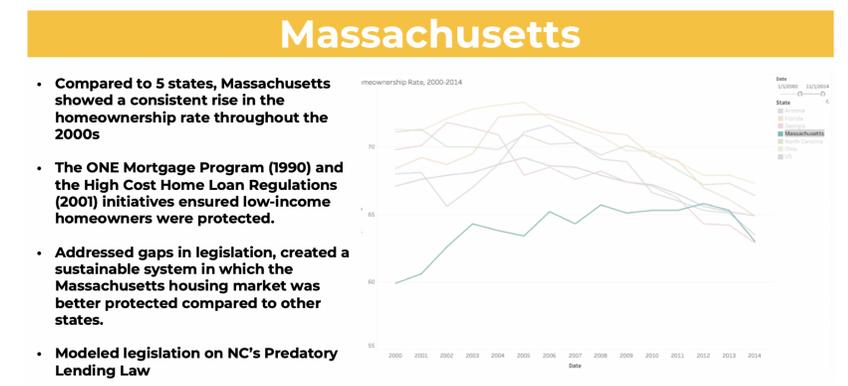
The Business Analysis sub-team analyzed two case studies over the semester: Colonial Bancgroup and Long Beach. The case studies provided greater insight into the product line throughout the lead-up to the financial crisis. In addition, the sub-team wrote four memos on the evolution of the mortgage market, which analyzed how underwriting, different entities, subprime products, and regulators changed before, during, and after the crisis.

Data Analysis: Word Cloud



The Data Analysis sub-team produced word clouds using common words and phrases from the oral history interviews conducted by the team. They color-coded the words by stakeholder, which were policymakers, consumer advocates, and banking executives, revealing patterns that differed drastically from each other. Also, Data Analysis sub-team members Sana Pashankar, Jett Hollister, and Michael Dymond dove into an analysis of the Arizona mortgage market in conjunction with continued analysis of other key states like North Carolina.

Policy Analysis: State Legislative Timelines



The Policy Analysis sub-team under Katie Kaufman mapped out [legislative timelines](#) for the United States, North Carolina, and Massachusetts. Also part of the Policy Analysis team, Jacob Argue in conjunction with Olivia Wivestad and Braelyn Parkman focused on writing memos on mortgage enforcement actions in Florida and Massachusetts, respectively. The memos chronicled the development of rules and regulations as well as any changes leading up to, during, and after the 2008 financial crisis.

Each of the 25 undergraduate and graduate students and faculty worked on multiple projects throughout the year. The continued focus on interdisciplinary research allowed for students to produce engaging, accessible analyses on four separate sub-teams.