Dan Moran is an urban planner with ten years of experience in affordable housing development. Moran currently serves as Assistant Commissioner for New Construction Finance at the New York City Department of Housing Preservation and Development (HPD), where he administers finance programs that produce a pipeline of projects across the five boroughs. He has directly managed closings and financings on thousands of units of housing in New York City since 2018. Dan specializes in structuring mixed-use transactions that pair affordable housing with other critical infrastructure and public works improvements, such as parks, streets, sewers, schools, and libraries. He also has experience managing land use approvals and community engagement strategies for affordable housing developments. Dan holds a B.A. in Classics and History from Skidmore College (2007) and a Master in Regional Planning from Cornell University (2015), where his research focused on urban design, real estate development, and land-use planning. Dan is a visiting lecturer at the Cornell Rubacha Department of Real Estate, where he leads an annual graduate course entitled 'Affordable Housing Finance and Development'.

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