

1 **Distinct Chromatin Scanning Modes Lead to Targeting of Compacted Chromatin by**
2 **Pioneer Factors FOXA1 and SOX2**

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28 **SUMMARY**

29 Pioneer transcription factors, by interacting with nucleosomes, can scan silent, compact
30 chromatin to target gene regulatory sequences, enabling cooperative binding events that
31 modulate local chromatin structure and gene activity. However, pioneer factors do not target
32 all of their cognate motifs and it is unclear whether different pioneers scan compact chromatin
33 the same way. Surprisingly, combined approaches of genomics and single-molecule tracking
34 show that to target DNase-resistant, low-histone turnover sites, pioneer factors can use
35 opposite dynamics of chromatin scanning. FOXA1 uses low nucleoplasmic diffusion and
36 stable chromatin interactions, whereas SOX2 uses high nucleoplasmic diffusion and transient
37 interactions, respectively. Despite such differences, FOXA1 and SOX2 scan low-mobility,
38 silent chromatin to similar extents, as mediated by protein domains outside of the respective
39 DNA binding domains. By contrast, the non-pioneer HNF4A predominantly targets DNase-
40 sensitive, nucleosome-depleted regions. We conclude that the targeting of compact chromatin
41 sites by pioneer factors can be through distinct dynamic processes.

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56 INTRODUCTION

57 At the onset of cell fate transitions, genes that maintain the cell state of origin can become
58 repressed, while genes required for the future cell state are activated. The rewiring of genetic
59 networks can be driven by pioneer transcription factors, which bind to active and silent
60 chromatin regions and recruit chromatin remodelers, coactivators, or corepressor complexes
61 to elicit gene expression changes ¹⁻³. Notably, pioneer factors enable zygotic genome
62 activation in fruit flies ^{4,5}, zebrafish ⁶, and mouse embryos ⁷. Pioneer transcription factors
63 characteristically have DNA binding domains compatible with recognition of DNA motifs that
64 may only be partially exposed on the nucleosome ⁸⁻¹⁰, which enables the targeting of silent
65 chromatin with low levels of active or repressive histone marks ¹¹⁻¹³. Whether nucleosome
66 turnover and transiently free DNA in silent chromatin allows preferential targeting by pioneer
67 factors is unclear, as is whether the factors, as a class, scan chromatin similarly or by different
68 modalities.

69 Prior to binding to specific chromatin targets, pioneer and non-pioneer transcription
70 factors perform an exploratory scanning of chromatin, alternating between nucleoplasmic
71 diffusion and non-specific DNA and chromatin sampling ¹⁴⁻¹⁶. Fluorescence Recovery After
72 Photobleaching (FRAP) showed that the pioneer factor FOXA1 presents lower nuclear
73 dynamics than non-pioneers cMYC or NF-1, which was interpreted to indicate a slow, lateral
74 scanning across nucleosome-dense chromatin ¹⁷. The development of Single-Molecule
75 Tracking (SMT) has allowed a direct assessment of chromatin scanning by transcription
76 factors, revealing spatiotemporal parameters of nucleoplasmic diffusion and residence times
77 ¹⁴. While the *Drosophila* pioneer factor GAGA presents residence times higher than most
78 transcription factors ⁵, most pioneer transcription factors, including FOXA1, presents
79 residence times on chromatin like non-pioneers, in the range of 10-20 seconds ^{14,18-20}.

80 Using SMT ^{14,21}, we developed a two-parameter method for analyzing chromatin
81 motions, as initially defined in other studies ²²⁻²⁴, where the motions can be functionally
82 classified into a range of high to low mobility chromatin domains ¹⁹. The low-mobility domains
83 are bound by heterochromatin-associated proteins such as HP1a, Lamin A, and H3K9me3

84 histone methyltransferases¹⁹. Among nine transcription factors tested in a mouse hepatic cell
85 line, nucleosome-binding pioneer factors FOXA1 and SOX2 presented the strongest ability to
86 bind and scan low-mobility chromatin, while the weak-nucleosome binding transcription factor
87 HNF4A was primarily found in high-mobility chromatin¹⁹. Using a different methodological
88 approach, a recent SMT-based study found that the glucocorticoid receptor binds to regions
89 of low and high confinement after induction in a mouse hepatocarcinoma cell line²⁵.

90 The SMT analysis of ectopically expressed FOXA1 in hepatic cells¹⁹ could have been
91 biased by conditioning of the chromatin environment due to the endogenous expression of
92 FOXA1 and co-acting factors^{26–28}. The cellular context in which transcription factors are
93 studied can influence their activity²⁹. Yet in an ectopic expression context, evidence exists
94 for transient or low-level "sampling" of alternate sites not stably bound in one cell type¹¹. The
95 extent to which such sampling may depend on specific DNA site recognition is unclear.

96 Here we use orthogonal approaches combining ChIP-seq, CUT&RUN, and SMT of
97 pioneer factors FOXA1 and SOX2 and the non-pioneer HNF4A to address three main
98 questions. First, while pioneer factors may target compact chromatin that is DNase-resistant,
99 do they target sites of low or high histone turnover? Models where transcription factors
100 obligatorily target sites of free DNA would be expected to occur at sites of higher histone
101 turnover. If different pioneer factors target comparable fractions of DNase-resistant sites, do
102 they do so by similar or distinct chromatin scanning mechanisms? Is nucleosome binding by
103 the DNA binding domain of pioneer factors sufficient to enable closed chromatin scanning and
104 targeting? The results reveal an unexpected diversity in molecular dynamics by which pioneer
105 factors scan and target closed chromatin domains, providing insights into different ways that
106 cell fates can be reprogrammed.

107

108 **RESULTS**

109 **Targeting of Low Nucleosome Turnover Sites by FOXA1 and SOX2, but not HNF4A**

110 To assess how pioneer versus non-pioneer transcription factors target a novel chromatin
111 landscape, we ectopically introduced FOXA1-HALO, HNF4A-HALO or SOX2-V5 in primary

112 human fibroblasts for 48 hours using a lentiviral expression system (Figure 1A and
113 Supplemental Figure 1A). As these factors are not endogenously expressed in fibroblasts,
114 evaluating the initial ectopic binding events assesses their respective capacity to "pioneer"
115 distinct chromatin states. By expressing the factors de novo in each experiment, we eliminate
116 possible "priming" artifacts due to low basal expression, as can be seen with inducible vectors.
117 We also carefully titrated expression levels to be comparable among the factors
118 (Supplemental Figure 1A).

119 We first assessed whether the factors target silent DNA sites on labile or stable
120 nucleosomes, and whether high histone dynamics is a precondition for pioneer factor binding,
121 even in closed chromatin. To this end, we pulsed histone H2B-HALO expression for 6 hours
122 in human fibroblasts and performed ChIP-seq against the HALO tag (Figure 1B), with
123 enrichment marking regions that have integrated histones during the time period (Figure 1C).
124 Next, we mapped nucleosome positions by digesting chromatin with high concentrations of
125 micrococcal nuclease (MNase), isolating mononucleosome-sized fragments, and sequencing
126 the underlying DNA (Supplemental Figure 1B and 1C)²⁶. The concordance of histone turnover
127 and nucleosome positioning annotations, along with integration of DNase-seq data³⁰, allowed
128 us to define the pre-existing nucleosome and chromatin accessibility states prior to an ectopic
129 transcription factor binding event (Supplemental Figure 1D and E). Using ENCODE
130 annotations of candidate cis regulatory elements (cCREs)³¹ and in agreement with prior
131 studies^{32,33}, we find that the centers of active promoter cCREs in fibroblasts are nucleosome
132 free, with immediately flanking domains showing high histone turnover and one or two
133 positioned nucleosomes, while inactive cCREs at enhancers are in low-turnover nucleosome
134 domains (Supplemental Figure 1D-E).

135 To assess chromatin targeting by the three transcription factors, we performed ChIP-
136 seq for FOXA1-HALO and HNF4A-HALO, and CUT&RUN³⁴ for SOX2-V5 (Supplemental
137 Figure 2A). We assessed the reproducibility of our ChIP-seq and CUT&RUN experiments by
138 mapping FOXA1-HALO and SOX2-V5 signals over FOXA2 and SOX2 peaks profiled in two
139 previous studies, after ectopic expression in human fibroblasts^{11,13}, and observe a high

140 concordance between datasets (Supplemental Figure 2B and C). Here we analyzed the
141 factors in parallel, in fibroblasts.

142 To classify binding events in open versus closed chromatin, we stratified the peak sets
143 by overlap with DNase-I hypersensitivity or insensitivity (Figure 1D-F). For a side-by-side
144 comparison between the three transcription factors, we randomly down-sampled FOXA1 and
145 SOX2 peaks to the number of HNF4a binding sites (Figure 1G-I and Supplemental Figure 2D,
146 E). We find that the majority of FOXA1 (64.5%, Figure 1G and Supplemental Figure 2D) and
147 SOX2 (67%, Figure 1H and Supplemental Figure 2E) targeting events are in DNase I-resistant
148 chromatin, before or after down-sampling. Sites and domains targeted in DNase-resistant
149 chromatin displayed MNase-resistant signals (Figure 1G-I), confirming the targeting of pioneer
150 factors to nucleosomal DNA. Interestingly, the MNase signals directly underlying FOXA1
151 binding events in DNase-resistant chromatin (Figure 1G) appeared fuzzier than for SOX2
152 (Figure 1H and I), which may reflect a different dependence of a positioned nucleosome for
153 targeting by the factors. By contrast, a much smaller fraction of comparably expressed
154 (Supplemental Figure 1A) HNF4a targeted sites (16.7%) fall in DNase-resistant chromatin
155 (Figure 1I).

156 The targeted sites in DNase-sensitive chromatin had high histone turnover and low
157 MNase-resistant signals, reflecting the dynamic nature of open chromatin states (Figure 1G-
158 I). The fewer DNase resistant sites targeted by HNF4A show histone turnover (Figure 1I,
159 Supplemental Figure 2F, blue line). Thus, by the static assays of either ChIP or CUT&RUN,
160 the pioneer factors FOXA1 and SOX2 preferentially target silent, low dynamic chromatin
161 states, while HNF4A mainly targets open sites with more dynamic chromatin.

162

163 **Distinct Chromatin Scanning Properties Can Lead to Compact Chromatin Occupancy**

164 We next addressed whether the common extent of closed chromatin targeting by FOXA1 and
165 SOX2 (64-67%) occur via similar or different chromatin scanning dynamics (Figure 2A). We
166 employed single molecule tracking (SMT)^{21,35-37 14,38} of individual molecules of FOXA1-HALO,

167 SOX2-HALO, and HNF4A-HALO after ectopic expression in human fibroblasts (Supplemental
168 Figure 1A and 3A).

169 Using FastSMT ¹⁴, we first measured the logarithmic distribution of the diffusion
170 coefficients (in $\mu\text{m}^2/\text{s}$) of the motion tracks of the transcription factors. FastSMT infers and
171 quantifies whether molecules are interacting with chromatin or diffusing in the nucleoplasm
172 ^{14,39}, as assessed by their overlapping with profiles for histone H2B or dCas9 expressed
173 without a guide RNA, respectively (Supplemental Figure 3B-C) ¹⁹. As seen previously in
174 hepatic cells ^{17,19}, in human fibroblasts we observed that FOXA1 presents low levels of
175 nucleoplasmic diffusion and high levels of chromatin interactions, whereas HNF4A and SOX2
176 present higher levels of nucleoplasmic diffusion and lower levels of chromatin interactions
177 (Supplemental Figure 3D). However, applying a two-parameter mobility analysis that
178 assesses the underlying chromatin dynamics by comparing the average displacement versus
179 the radius of confinement of a single transcription factor molecule (Figure 2B), ⁴⁰, we found
180 that chromatin-bound FOXA1 and SOX2 engage in comparably higher fractions of low-mobility
181 chromatin scanning (~20%) versus HNF4A (~7%) (Figure 2C, and primary data in
182 Supplemental Figure 3E). Thus, both the ChIP-seq and CUT&RUN data for the two pioneer
183 factors reveal a correspondence between targeting of DNase-I resistant chromatin with
184 scanning of low-mobility chromatin.

185 We next aimed to assess the chromatin dynamics underlying highly stable binding
186 events of FOXA1, SOX2, and HNF4A. We used SlowSMT ³⁹ to track stably bound molecules
187 of FOXA1, HNF4A, and SOX2 and measure their residence times (Supplemental Figure 4A),
188 using a photobleaching correction based on the distribution of histone H2B residence times
189 ^{18,41} (see STAR Methods). To infer how chromatin dynamics influences the binding stability of
190 FOXA1, SOX2, and HNF4A, we associated the dwell times of each SlowSMT motion track
191 with its corresponding average displacement in the track, since shorter displacements reflect
192 binding to low mobility chromatin states (see STAR Methods). We then defined a pool of
193 transcription factor molecules showing high binding stability, above the 99th percentile of
194 Histone H2B residence times (40 seconds, Supplemental Figure 4A).

195 We observed that the SlowSMT motion tracks of high binding-stability molecules of
196 HNF4A presented significantly higher displacement than comparably expressed FOXA1 and
197 SOX2 (Figure 2D, Supplemental Figure 1), reflecting how the latter pioneer factors establish
198 stable interactions with low mobility chromatin states. Even HNF4A molecules with lower
199 residence times displayed a significant increase in displacements compared to the two pioneer
200 transcription factors (Supplemental Figure 4B). Of note, while the measurement of
201 displacements reveals binding to high and low mobility chromatin, FOXA1 displays more
202 longer-lived binding events (Supplemental Figure 4A, C-E) compared to SOX2 and HNF4A,
203 correlating with a higher rate of chromatin interactions (Supplemental Figure 3D) and reflecting
204 a mode of chromatin scanning based on a greater number of stable interactions. By contrast,
205 HNF4A displays fast scanning dynamics and a reduced capacity to establish stable
206 interactions in low-mobility chromatin.

207 Taken together, the results show that pioneers FOXA1 and SOX2 employ distinct
208 dynamics to scan low-mobility chromatin. FOXA1 has a slow-scanning behavior, with low
209 nucleoplasmic diffusion and stable chromatin interactions, while SOX2 has a fast-scanning
210 behavior, with high nucleoplasmic diffusion and more transient chromatin interactions. Thus,
211 our observations indicate that a pioneer factor can use one modality or another to target silent,
212 DNase I resistant, compact chromatin sites.

213

214 **Integration of Single Molecule Data to Simulate Transcription Factor Scanning**

215 We developed a discrete-step simulation using parameters derived from FOXA1, HNF4A, and
216 SOX2 SMT data to visualize the chromatin scanning process (Figure 3A). We integrated: a)
217 the percent of molecules in nucleoplasmic diffusion ($P_{\text{diffusion}}$) or chromatin interactions (Figure
218 3A, $P_{\text{diffusion}}$ and $P_{\text{interaction}}$ and Supplemental Figure 3D); b) the average diffusing distance
219 (Supplemental Figure 4F and G and see STAR Methods); and c) engagement with low-
220 mobility chromatin (Figure 2C), to generate spatial trajectories of single molecules traveling to
221 1,000 nonspecific chromatin sites (Figure 3B-D). To define the total time spent by the molecule
222 scanning 1,000 chromatin sites, we summed 1,000 randomly selected dwell times from the

223 distribution of residence times for FOXA1, SOX2, and HNF4A (Supplemental Figure 4A). To
224 estimate the time spent in diffusion, we used the average duration of sorted motion tracks of
225 cells performing nucleoplasmic diffusion (Supplemental Figure 4H, I and see STAR Methods).
226 We did not make assumptions relating dwell times to interaction states (e.g. specific versus
227 nonspecific binding), notably because it is unclear whether SMT truly captures residence times
228 corresponding to specific DNA binding^{18,42–44}. Our simulations allow us to integrate multiple
229 data modalities from SMT measurements to model and visualize chromatin scanning activities
230 between different transcription factors.

231 Using our visualization tool, we find that FOXA1 (Figure 3B) elicits scanning of smaller
232 territories than that of SOX2 (Figure 3C) and with slower temporal dynamics (Figure 3E and
233 F). As indicated by similar $P_{\text{diffusion}}$ and residence times, SOX2 and HNF4A present similar
234 exploratory behaviors, but different capacities in engaging low-mobility chromatin and
235 targeting silent domains (7% and 20%, respectively). To highlight how a 3-fold difference in
236 the capacity to scan low-mobility, compact chromatin can result in an impaired targeting of
237 silent domains, we inputted the rates of engagement with low-mobility chromatin in the
238 trajectory for the three transcription factors (Figure 3B-D, red dots) and observed enhanced
239 clustering of low-mobility compact chromatin scanning by SOX2, compared to that for HNF4A
240 (Figure 3C-D, red dots).

241 To quantify such differences, we performed Delaunay Triangulation of compact
242 chromatin interactions (Figure 3B-D, red dots and see STAR Methods) and used the areas of
243 the Delaunay territories (Figure 3G and Supplemental Figure 5A and B) as a measure of the
244 density in scanning of compact chromatin by transcription factors. Compared to HNF4A,
245 FOXA1 and SOX2 presented a significantly denser scanning of low-mobility chromatin (Figure
246 3G), which could reflect how a critical density in low-mobility chromatin is necessary to achieve
247 targeting of compact chromatin (see Discussion). The faster scanning behavior of SOX2
248 allows a larger exploration of chromatin domains, counterbalancing the difference in density
249 seen between FOXA1 and SOX2, explaining how both pioneer factors present similar
250 capacities in targeting silent chromatin.

251 Altogether, our simulations support how different modalities of engagement with low-
252 mobility chromatin by FOXA1 and SOX2 result in site targeting in compact chromatin, as seen
253 in ChIP-seq and CUT&RUN. As the probability of exploring the same site twice exists, in
254 particular when driven by affinity to a consensus motif, the increased density of compact
255 scanning could influence repetitive occupancy by pioneer factors in compact chromatin.

256

257 **Nonspecific DNA Interactions Elicit Slow Chromatin Scanning by FOXA1**

258 We previously showed that the slow scanning behavior of FOXA1 was mainly governed by
259 nonspecific DNA and nucleosome interactions^{17,40}. In order to assess whether perturbations
260 of slow chromatin scanning by FOXA1 impairs the ability of the pioneer factor to interact with
261 low-mobility, compact chromatin, we used previously characterized mutants¹⁷ targeting amino
262 acids within the DNA binding domain (DBD), responsible for specific (N216, H220 substituted
263 with alanine, henceforth NHAA) or nonspecific (R262, R265 substituted with alanine,
264 henceforth RRAA) DNA interactions (Figure 4A and Supplemental Figure 1A and 5C). The
265 FOXA1-NHAA mutant has attenuated binding to a canonical FOXA motif, while FOXA1-RRAA
266 mutants have attenuated binding to non-specific DNA sites, but can still bind specific sites,
267 albeit weakly^{17,45}. Fast and SlowSMT of FOXA1-RRAA in human fibroblasts showed that loss
268 of nonspecific DNA interactions causes a strong increase in diffusion (Supplemental Figure
269 5D and E) and a marked decrease in residence times (Supplemental Figure 5F and G).
270 Conversely, loss of DNA site specificity (FOXA1-NHAA) had a lesser effect on diffusion and
271 residence times (Supplemental Figure 5D-G), reflecting how nonspecific DNA interaction
272 provide a major contribution to the slow chromatin scanning characteristic of FOXA1.

273 Nevertheless, when measuring two-parameter mobility of the chromatin-bound
274 mutants, we found that impairment of either nonspecific or specific DNA interactions had
275 modest or no impact on scanning low-mobility chromatin (Supplemental Figure 6A and B).
276 Thus, while impacting the dynamics of chromatin scanning by FOXA1, perturbation of specific
277 or nonspecific DNA binding alone does not shape the extent of exploration of low-mobility,
278 compact chromatin.

279 We simulated exploratory trajectories of FOXA1-NHAA and FOXA1-RRAA to illustrate
280 how switches in exploratory behavior do not perturb the capacity of FOXA1 to target silent
281 chromatin (Figure 4B). The loss of nonspecific DNA interactions (FOXA1-RRAA) results in an
282 increased total size of explored areas, rates, and in a faster scanning of the chromatin sites
283 (Figure 4B and Supplemental Figure 6C and D). Nevertheless, as FOXA1-RRAA conserved
284 the high levels of engagement with low-mobility chromatin of FOXA1 (19%), the mutant
285 achieved a dense chromatin scanning mode compatible with targeting of silent chromatin
286 (Figure 4C) at levels similar to SOX2 (Figure 3C). Loss of specific DNA binding results in
287 intermediate dynamics, closer to FOXA1-WT, confirming the major contribution of nonspecific
288 DNA binding to the chromatin scanning by FOXA1 (Figure 4B and C, Supplemental Figure 6C
289 and D). Altogether, our observations show that changing the slow exploratory mode of FOXA1
290 does not impair the capacity of the pioneer factor to scan low-mobility, compact chromatin.

291

292 **Pervasive, low-level sampling of most cognate motifs in the genome by FOXA1**

293 A major question is whether pioneer factors recognize, or “sample,” many or most of their
294 cognate motifs in any cell, despite forming clear binding peaks in particular cell types.
295 Donaghey et al. ¹¹ previously observed that FOXA1 weakly associates with sites stably bound
296 among three alternative lineages, as assessed by a remnant ChIP-seq signal. Here, we
297 assessed whether sampling by FOXA1 could be observed at all FoxA DNA motifs in the
298 genome of human fibroblasts. We measured the input subtracted FOXA1 ChIP-seq signal at
299 the 1,455,946 FoxA genomic motifs for which we did not identify a ChIP-seq peak (Figure 5A,
300 B). We observed a weak but increased signal centered on FoxA motifs, suggesting that
301 ectopically expressed FOXA1 samples many or most motifs that were not called as a peak
302 (Figure 5A and B). Randomly-selected “background” sequences did not show specific
303 enrichment for wild type FOXA1 or the mutants, confirming that the sampling occurs at motifs
304 specific to the pioneer factor (Figure 5B, grey lines).

305 To assess how changes in specific and non-specific DNA binding might impact site
306 sampling by FOXA1, we performed ChIP-seq for FOXA1-NHAA-HALO and FOXA1-RRAA-

307 HALO in human fibroblasts (Figure 5A and Supplemental Figure 7A). As for wildtype FOXA1,
308 we measured CHIP-seq levels at unbound FoxA motifs for FOXA1-NHAA and FOXA1-RRAA
309 (Figure 5A and B). Loss of nonspecific DNA binding (RRAA) led to an attenuation of sampling
310 by FOXA1 (Figure 5A heatmap and B, orange line, compare to WT black line). Impairing
311 nonspecific DNA binding (RRAA) leads to a switch to a fast scanning mode by FOXA1,
312 attenuating the sampling of FoxA motifs and relating to the fact that FOXA1-RRAA binds
313 mainly to a subset of the wildtype chromatin sites (Supplemental Figure 7B). Unexpectedly,
314 the specific DNA binding mutant (NHAA) displayed stronger signals over domains harboring
315 a FOXA1 motif compared to wild type (Figure 5A and B, green line), reflecting an increase in
316 sampling. Yet the increase in sampling signals extended widely from the FoxA motifs,
317 consistent with a near absence of specificity and with the NHAA mutant targeting new specific
318 and nonspecific chromatin sites (Supplemental Figure 7B), consistent with its slow scanning
319 process (Figure 4B, C).

320

321 **FOXA1 Targets Compact Chromatin via Specific or Nonspecific Interactions**

322 To understand how loss of specific versus nonspecific DNA binding impacts the targeting of
323 wild type FOXA1 binding sites, we assessed their overlap of CHIP-seq peaks. We observed
324 that loss of nonspecific or specific DNA binding by FOXA1 leads to targeting of a different,
325 reduced set of sites (Figure 5C, Supplemental Figure 7B), as seen previously in NIH-3T3 cells
326 ⁴⁶. Still, 86% of FOXA1-RRAA targeted sites overlapped with FOXA1-WT and displayed a
327 strengthened canonical FOXA1 motif compared to the wildtype peak set (Supplemental Figure
328 7C and D). Together with lower sampling levels (Figure 5B), impairment of nonspecific DNA
329 binding leads to a reduced exploration of potential DNA binding sites. Conversely, only 58%
330 of FOXA1-NHAA targeted sites overlap with FOXA1-WT and show a weakened enrichment
331 for the FOXA1 motif, but a strengthening of other enhancer binding factor motifs, such as for
332 AP-1 (Supplemental Figure 7C and E). As supported by the increased sampling (Figure 5B),
333 loss of specific DNA binding (FOXA1-NHAA) leads to loss of chromatin interactions
334 (Supplemental Figure 5D-E) and decreased capacity for stable binding at its cognate motif.

335 Altogether, these results indicate that impairing specific or nonspecific DNA interactions
336 impacts the search process for stable and transient DNA binding sites, which causes a
337 redistribution of the FOXA1 cistrome.

338 We hypothesized that loss of specific or nonspecific DNA binding, by decreasing
339 chromatin interactions, would also affect the capacity of FOXA1 to target silent, DNase-
340 resistant chromatin. Nevertheless, we observed that the set of peaks bound by both FOXA1-
341 NHAA and FOXA1-RRAA (Supplemental Figure 7F) are largely in DNase I resistant chromatin
342 sites, as for wild type FOXA1. Altogether with the conserved scanning capacity of low-mobility
343 chromatin by FOXA1-NHAA and FOXA1-RRAA in SMT (Figure 4B and C, Supplemental
344 Figure 6A and B), we conclude that the ability of FOXA1 to interact with compact chromatin
345 occurs with either specific or nonspecific DNA interactions.

346

347 **Role of non-DBD domains in Scanning and Targeting by FOXA1 and SOX2**

348 Given the defining characteristic of nucleosome binding for pioneer transcription factors, we
349 evaluated whether the DNA binding domains of FOXA1 and SOX2, which are sufficient to
350 bind nucleosomes *in vitro*⁴⁷, dominate the chromatin scanning and closed chromatin targeting
351 characteristics of the full-length proteins.

352 We first assessed chromatin occupancy by the DBDs of FOXA1 and SOX2 (Figure 6A
353 and B) by using CUT&RUN (SOX2-V5, Supplemental Figure 1A and 8A) or ChIP-seq (FOXA1-
354 HALO, Supplemental Figure 1A and 8B). For both factors, the DBDs target a subset of the
355 full-length sites, with the SOX2-DBD and FOXA1-DBD peaks binding 26% and 17% of full-
356 length SOX2 and FOXA1 peaks, respectively (Figure 6C and Supplemental Figure 8C and D).
357 Notably, both the SOX2-DBD and FOXA1-DBD showed a reduction primarily in targeting of
358 DNase-resistant chromatin and generally targeted the more open chromatin sites seen by the
359 full-length factors (Figure 6C and D, Supplemental Figure 8E and F).

360 FastSMT diffusion coefficients and SlowSMT residence time measurements showed
361 that the DBD domains alone exhibit impaired chromatin scanning (Supplemental Figure 9A).
362 Compared to the full-length proteins, a reduced fraction of both the SOX2-DBD and FOXA1-

363 DBD molecules interact with chromatin (Supplemental Figure 9B and C). For SOX2 and
364 FOXA1, the scanning activity of DBD truncations display a 35% (SOX2) and 55% (FOXA1)
365 decrease in the levels of low-mobility chromatin scanning (Figure 6E, Supplemental figure
366 8D). Furthermore, truncations to the DBD resulted in a decrease of residence times, which
367 was more marked for FOXA1 than SOX2 (Supplemental Figure 9E-G). While showing a lesser
368 decrease in residence times than FOXA1, SOX2 still presented a strong, significant reduction
369 in the number of stably-bound molecules (Supplemental Figure 9H).

370 Visualization of scanning trajectories displays how the loss of non-DBD domains
371 results in the faster scanning of larger areas by FOXA1 and SOX2 (Figure 6F) and with a
372 decrease in the density of low-mobility chromatin scanning (Figure 6G and H), correlating with
373 the impaired targeting of silent chromatin states as seen by the genomic assays. Altogether,
374 these results indicate that non-DBD domains provide a significant contribution to chromatin
375 scanning, pioneering, and occupancy by FOXA1 and SOX2 by enhancing interactions with
376 compact, low-mobility chromatin.

377

378 **DISCUSSION**

379 In this study, we compared the chromatin binding and nuclear exploratory behavior of pioneer
380 factors FOXA1 and SOX2 and non-pioneer factor HNF4A and discovered how distinct modes
381 of chromatin scanning by the pioneer factors can lead to comparable targeting of sites in
382 compact chromatin. FOXA1 and SOX2 primarily target DNase-resistant chromatin containing
383 low-turnover nucleosomes, demonstrating that high nucleosome dynamics is not a pre-
384 condition for pioneer factor binding. By performing SMT on the three transcription factors and
385 using FOXA1 and SOX2 DNA binding domains alone, with attenuated targeting to DNase-
386 resistant chromatin, we found that binding to silent chromatin targets involves interacting with
387 sites that are spatially confined. Our visualization tool and simulation of pioneer factors
388 scanning trajectories revealed how a key feature of pioneer factors for targeting silent sites is
389 a critical density of interaction with low-mobility chromatin. Scanning high-density, compact
390 scanning could enable repetitive occupancy by pioneer factors in the absence of a high

391 residence time for each occupancy event. The faster scanning behavior of SOX2 might allow
392 a larger exploration of chromatin domains, counterbalancing the difference in domain density
393 scanning seen for FOXA1 and SOX2, and explaining how both pioneer factors present similar
394 capacities in targeting silent chromatin.

395 Specifically, we found that FOXA1 and SOX2 reach their targets in compact chromatin
396 with distinct scanning behaviors. FOXA1 is a slow explorer, showing more frequent and
397 longer-lived interactions, while SOX2 is a fast explorer, diffusing frequently and interacting
398 transiently with chromatin. The discrepancy between chromatin scanning kinetics of FOXA1
399 and SOX2 could relate to their mode of binding the nucleosome. While SOX2 recognizes an
400 exposed, partial motif on the nucleosome surface ^{10,13}, FOXA1 is predicted, via homology in
401 its winged-helix domain, to compete with linker histone H1 ^{26,47}, and to bind to nucleosomes
402 in various orientations ¹⁰. The differential motif availability may cause SOX2 to move rapidly
403 from nucleosome-to-nucleosome, while FOXA1 may be able to sample motifs in a mode that
404 is less dependent of their position on the nucleosome. The MNase signal underlying Dnase
405 resistant peaks supports different modes of nucleosome binding: a strong Mnase signal
406 underlying SOX2 peaks suggests specific nucleosome orientations facilitate binding, while a
407 fuzzy Mnase signal underlying FOXA1 peaks suggests targeting nucleosomes that are not as
408 well-positioned (Figure 1C-E). It will be interesting to determine which modalities are used by
409 other pioneer factors and if various other modes of binding nucleosomes *in vitro* ¹⁰ predict *in*
410 *vivo* chromatin targeting behavior.

411 We observed a discrepancy between the frequency of interactions with compact
412 chromatin interactions measured by SMT (~20%) and the number of ChIP-seq or CUT&RUN
413 peaks found in Dnase I resistant chromatin (~70%). The observation highlights how chromatin
414 interactions measured by FastSMT have a different nature, nonspecific and labile, of those
415 assessed by genomics approaches, specific and stable. A corollary is that 80% of chromatin
416 scanning interactions by FOXA1 and SOX2 seen by FastSMT occur in open chromatin, with
417 only 30% of targeted open chromatin sites in ChIP-seq and CUT&RUN. This highlights the

418 observed preference of FOXA1 and SOX2 for establishing stable interactions in compact
419 chromatin, leading to the detection of a peak.

420 By various criteria, including nucleosome mapping, histone turnover, DNase
421 resistance, and SMT, we observed markedly distinct, ectopic chromatin binding activities of
422 FOXA1 and HNF4A in primary human fibroblasts, compared to another study using stably
423 transfected, doxycycline-inducible constructs of FOXA1 and HNF4A in the tumor cell line K562
424 ^{48,49}. K562 cells are multipotent, malignant, and aneuploid ^{50,51}, possibly explaining differences
425 observed and raising interesting questions about the nature of cancer cell chromatin. In our
426 study, transcription factors were expressed de novo, typical of developmental or early
427 reprogramming contexts in which FOXA1 functions with other factors to change cell fate ⁵².

428 We observed that the decrease of nonspecific DNA binding by FOXA1 leads to the
429 loss of the slow chromatin exploration, but not of interactions with compact chromatin by ChIP-
430 Seq. We observe that FOXA1-RRAA chromatin scanning behavior is very similar to SOX2,
431 which is consistent with the fact that the mutation does not abolish FOXA1's capacity to target
432 silent chromatin, and that the slow scanning mode of FOXA1 might be imparted by other
433 aspects of the pioneer transcription factor. The R262 of FOXA1 (the first R in the RRAA
434 mutant) was recently found to be associated with prostatic cancer ^{53,54}, highlighting how a
435 switch in chromatin scanning dynamics could lead to the targeting of a new, pathogenic set of
436 regulatory sites.

437 Given the sufficiency of the FOXA1 and SOX2 DBDs to bind nucleosome *in vitro* ⁸, we
438 were surprised to find that both DBDs bind only a subset of the full-length sites, biased towards
439 those in accessible chromatin. Correspondingly, SMT of the DBDs showed a shift in scanning
440 low-mobility to high-mobility chromatin. The DBDs retain some ability to scan low-mobility
441 chromatin and 30-40% of the bound sites are in DNase-resistant chromatin, showing that the
442 DBD is capable of targeting nucleosomes *in vivo*, but is stabilized at many other sites by
443 additional protein domains. An increasing literature identifies the role of non-DBD domains in
444 stabilizing transcription factors within nuclear bodies and on chromatin ^{55,56}. The difference in
445 chromatin scanning modes between the full length and DBD-alone FOXA1 and SOX2

446 underlines the emerging appreciation that accession to distinct chromatin subtypes is
447 facilitated by protein domains outside the DBD.

448 Numerous studies have individually assessed which chromatin states are bound by
449 transcription factors ^{11,12,57-59} and how the factors traverse the nucleus to reach their targets
450 ^{5,14,19,20,25,39,44}. Here, we profiled both chromatin targeting and single molecule trajectories to
451 connect transcription factor mobility with binding of different chromatin states. We find that
452 markedly different modalities of chromatin scanning lead to comparable extents of binding to
453 compact chromatin with a low-mobility state. A further understanding of how pioneer
454 transcription factors bind chromatin, beyond the level of the nucleosome, both through
455 structural analyses as well as identifying how domains outside of the DBD interact with protein-
456 partners and nuclear structures, will further shed light on the processes underlying the
457 observed molecular behaviors and will enhance our ability to control cell fate at will.

458

459

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463 A.K.

464

465 AUTHOR CONTRIBUTIONS

466 Conceptualization: J.L, A.K, K.Z; Data Curation: J.L, A.K; Formal analysis: J.L, A.K; Funding
467 acquisition: K.Z; Investigation: J.L, A.K, J.Z; Methodology : J.L, A.K; Project administration:
468 K.Z, J.L; Resources: K.Z, J.L, J.Z; Software: J.L, A.K; Supervision: K.Z; Validation: J.L, A.K;
469 Visualization: J.L., A.K, K.Z; Writing – Original Draft : J.L, A.K, K.Z

470

471 DECLARATION OF INTERESTS

472 The authors have no conflicts of interest to declare.

473

474 **MAIN FIGURES TITLES AND LEGENDS**

475 **Figure 1: Ectopically expressed pioneer factors FOXA1 and SOX2 predominantly bind**
476 **to silent, low histone integration chromatin**

477 A: Experimental strategy to dissect chromatin interactions of transcription factors. FOXA1-
478 HALO, SOX2-V5/HALO, and HNF4A-HALO were ectopically expressed in human fibroblasts
479 with lentiviral vectors for 48 hours, followed by ChIP-seq (FOXA1, HNF4A), CUT&RUN
480 (SOX2) and SMT (FOXA1, HNF4A, and SOX2).

481 B: Experimental strategy to annotate regions of high and low histone turnover. After 24 hours
482 of infection with lentiviral vectors, H2B-HALO expression is induced with doxycycline for 6
483 hours, and ChIP-seq is performed against the HALO tag.

484 C: Browser track views show regions of low versus high H2B-HALO integration.

485 D-F: Examples of ChIP-seq (FOXA1, HNF4A) or CUT&RUN (SOX2) peaks stratified by
486 overlap with DNase I sensitive (accessible) or resistant chromatin.

487 G-I: Heatmaps displaying the pre-existing chromatin features in human fibroblasts, centered
488 on ectopic FOXA1 (G), HNF4A (H) and SOX2 (I) target sites. FOXA1 (G) and SOX2 (I) peaks
489 were randomly down-sampled to the number of HNF4A peaks (n=38,291).

490

491 **Figure 2: FOXA1 and SOX2 Display Enhanced Scanning Interactions with Low-Mobility**
492 **Chromatin**

493 A: Process of chromatin scanning by transcription factors: Transcription factors alternate
494 between nucleoplasmic diffusion (green) and chromatin interactions. Chromatin interactions
495 occur in open (blue) or compact (black) chromatin, with transient or stable residence times.

496 B: In living cells, pioneer transcription factors interact with low (left) and high (right) mobility
497 chromatin. Low mobility chromatin is characteristically bound by heterochromatin regulators,
498 which suggests a compact state. Non-pioneers are found interacting primarily with high
499 mobility chromatin.

500 C: SMT measurement of scanning of low mobility chromatin by FOXA1-HALO, SOX2-HALO
501 and HNF4A-HALO. *** indicates $p < 0.0001$, n.s. non-significant differences ($p > 0.05$) as
502 determined by one-way ANOVA, see Table S1).

503 D: Average displacements of SlowSMT motion tracks of FOXA1-HALO (blue) SOX2-HALO
504 (red) and HNF4A-HALO (green) for molecules with long residence times. Long residence
505 times are defined as above 40 seconds, corresponding to the longest binding events that can
506 be measured by SlowSMT, representing the 95th percentile of histone H2B residence time
507 distribution (see Supplemental Figure 4A). Representative motion tracks are shown for each
508 transcription factors. Increased displacements reflect binding to more open chromatin. ***
509 indicates $p < 0.0001$, n.s. non-significant differences ($p > 0.05$) as determined by one-way
510 ANOVA, see Table S1).

511

512 **Figure 3: While Displaying Opposite Kinetics, FOXA1 and SOX2 both Perform a dense**
513 **Scanning of Compact Regions.**

514 A: Simulating chromatin scanning trajectories for 1,000 steps of FOXA1, SOX2 and HNF4A:
515 after a step of nucleoplasmic diffusion (green), the probability that the transcription factor (TF)
516 diffuses again ($P_{\text{diffusion}}$, green) or interacts with chromatin ($P_{\text{interaction}}$, red) is inferred from the
517 measurement of diffusion coefficients. If the TF interacts with chromatin, the probability to
518 interact with a compact, low-mobility chromatin site (P_{compact} , black) versus an open, high-
519 mobility chromatin site (P_{open} , orange) is inferred from the radius of confinement and average
520 displacements measurements. The area scanned across the simulated trajectory is
521 measured.

522 B-D: Visualization of representative scanning trajectories by a single molecule of FOXA1 (B),
523 SOX2 (C) and HNF4A (D) exploring 1,000 chromatin sites, using the algorithm in panel A.
524 Each step of diffusion is set to occur in a random direction. Red dots indicate binding to low
525 mobility, compact chromatin, while white dots indicate binding to high mobility, open
526 chromatin.

527 E: Total time spent interacting with chromatin during the exploration of 1,000 sites, inferred
528 from the residence time distribution, for FOXA1, SOX2 and HNF4A. *** indicates $p < 0.0001$,
529 n.s. non-significant differences ($p > 0.05$) as determined by one-way ANOVA, see Table S1).

530 F: Total time spent diffusing in the nucleoplasm during the exploration of 1,000 sites, inferred
531 from the average duration of diffusing tracks, for FOXA1, SOX2 and HNF4A. *** indicates
532 $p < 0.0001$, n.s. non-significant differences ($p > 0.05$) as determined by one-way ANOVA, see
533 Table S1).

534 G: Measurement of average areas (μm^2) after Delaunay triangulation of low-mobility, compact
535 chromatin interactions spatial coordinates, for 10,000 simulated scanning trajectories of
536 FOXA1, SOX2 and HNF4A. *** indicates $p < 0.0001$, n.s. non-significant differences ($p > 0.05$)
537 as determined by one-way ANOVA, see Table S1).

538

539 **Figure 4: Impairing Nonspecific DNA Binding Switches the Scanning Mode of FOXA1**
540 **from Slow to Fast without Impairing Interactions with Low-Mobility Chromatin**

541 A: FOXA1-NHAA mutations target amino acids interacting with the DNA bases and abolish
542 specific DNA binding. FOXA1-RRAA mutations target amino acids interacting with the DNA
543 backbone and abolish nonspecific DNA binding

544 B: Visualization of representative scanning trajectories by a single molecule of FOXA1-NHAA
545 and FOXA1-RRAA

546 C: Measurement of average areas (μm^2) after Delaunay triangulation of low-mobility, compact
547 chromatin interactions spatial coordinates, for 10,000 simulated scanning trajectories of
548 FOXA1-WT, NHAA and RRAA. *** indicates $p < 0.0001$, n.s. non-significant differences
549 ($p > 0.05$) as determined by one-way ANOVA, see Table S1).

550

551 **Figure 5: Impairment of Specific and Nonspecific DNA Binding alters the Motif**
552 **Sampling by FOXA1 but Not Targeting of Silent Chromatin**

553 A: Heatmap of FOXA1-WT, FOXA1-NHAA, and FOXA1-RRAA ChIP-seq signal over unbound
554 FoxA motifs. $1/10^{\text{th}}$ of all motifs (145,595) randomly sampled and plotted for visual clarity.

555 B: Meta-analysis of ChIP-seq signal at all unbound FoxA motifs for FOXA1-WT (black),
556 FOXA1-NHAA (green), FOXA1-RRAA (orange) compared to background sequences without
557 a FoxA motif (gray).

558 C: Heatmap displaying ChIP-seq and DNase I-seq signal and peak examples at sites bound
559 by FOXA1-WT, FOXA1-NHAA and FOXA1-RRAA, alone or together.

560

561 **Figure 6: Non-DBD Protein Regions Provide an Essential Contribution to the Targeting**
562 **and Scanning of Silent, Compact Chromatin by FOXA1 and SOX2**

563 A-B: Graphic representation of SOX2 (A) and FOXA1 (B) -HALO/V5 constructs, and
564 corresponding DBD truncations.

565 C-D: Heatmaps displaying ChIP-seq and DNase I signals for SOX2, SOX2-DBD (C) and
566 FOXA1, FOXA1-DBD (D). at shared peaks (upper panel) or peaks bound only by the full-
567 length proteins.

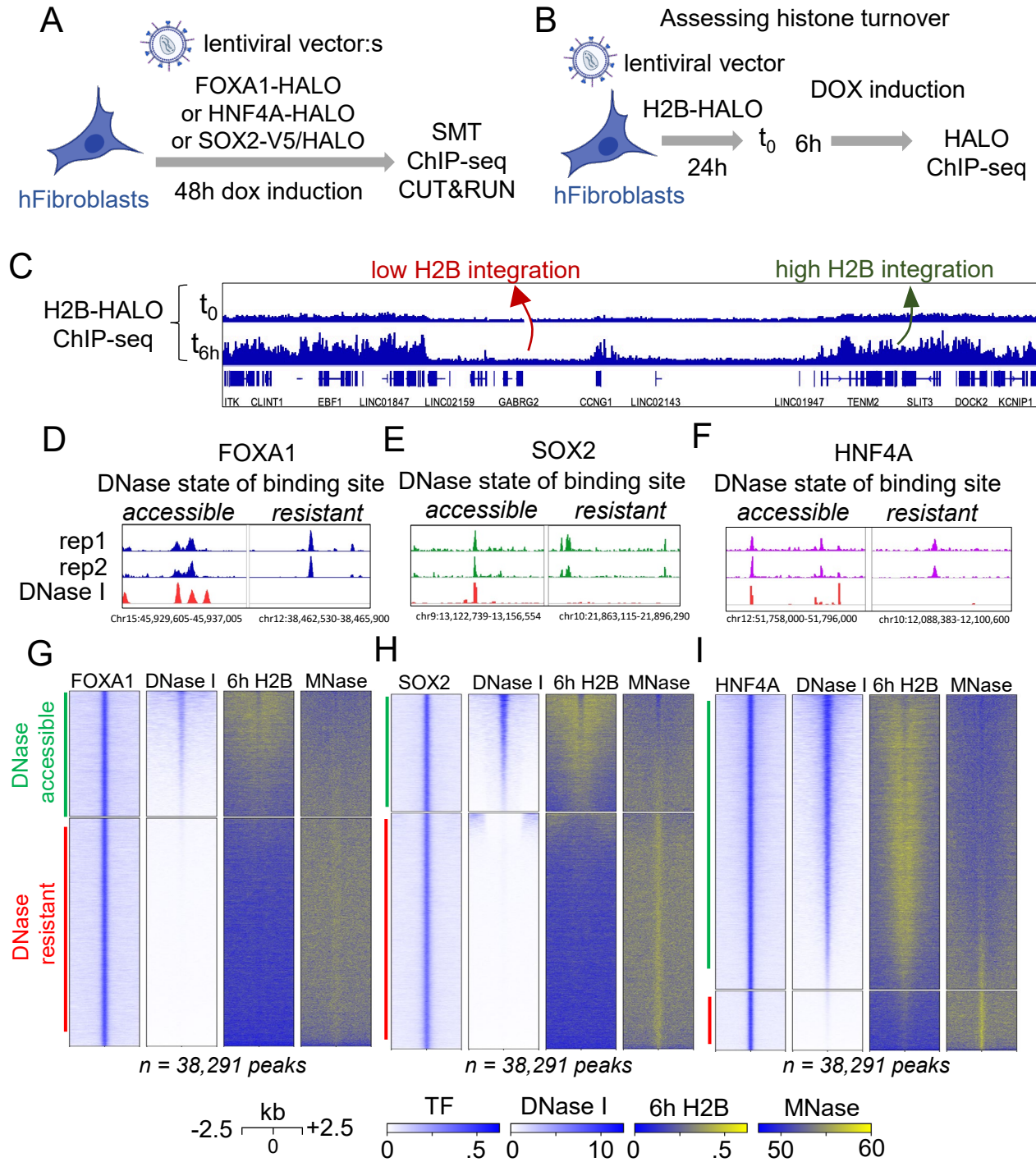
568 E: SMT measurement of scanning of low mobility, compact chromatin by HALOtagged SOX2
569 and FOXA1 full-length and DBD truncations.

570 F: Visualization of representative scanning trajectories by a single molecule of SOX2-DBD
571 and FOXA1-DBD.

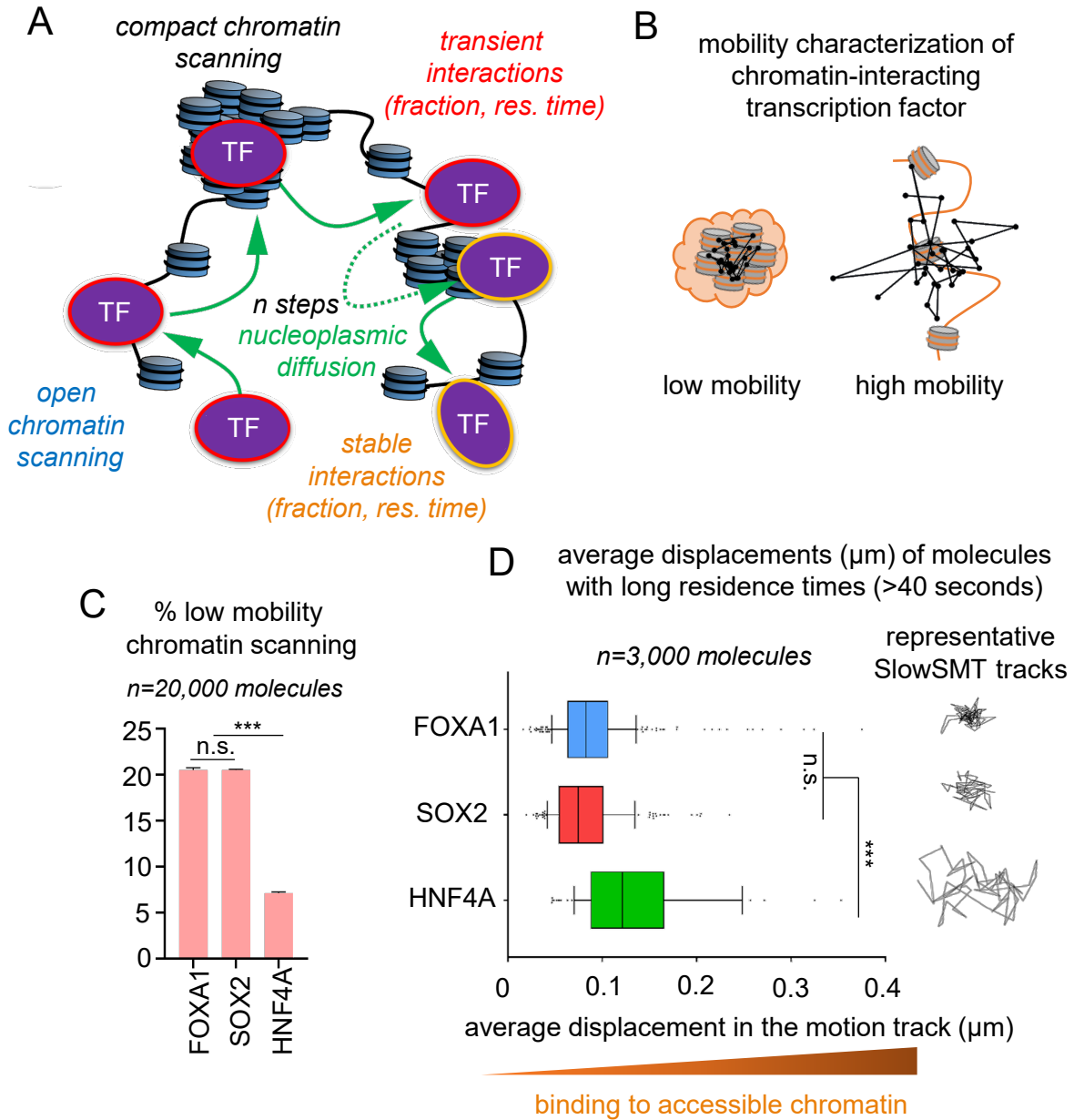
572 G-H: Measurement of average areas (μm^2) after Delaunay triangulation of low-mobility,
573 compact chromatin interactions spatial coordinates, for 10,000 simulated scanning trajectories
574 of full-length or DBD truncations of SOX2 (G) and FOXA1 (H). *** indicates $p < 0.0001$, n.s.
575 non-significant differences ($p > 0.05$) as determined by one-way ANOVA, see Table S1).

576

Lerner et al. Figure 1

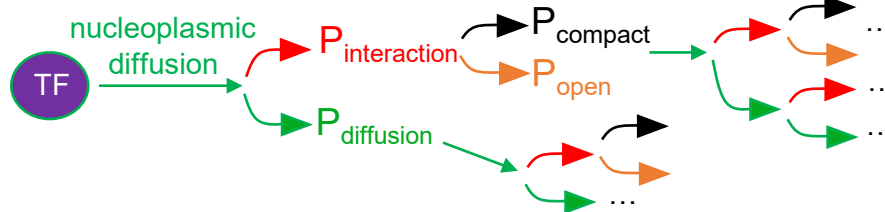


Lerner et al. Figure 2

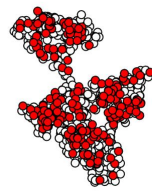


Lerner et al. Figure 3

A exploration of 1,000 chromatin sites by an individual TF



B FOXA1

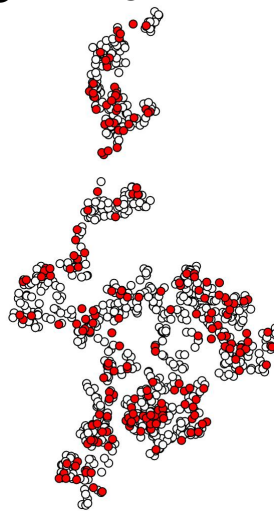


- low mobility binding event
- high mobility binding event

20% compact chromatin

interaction + diffusion
= ~40 minutes

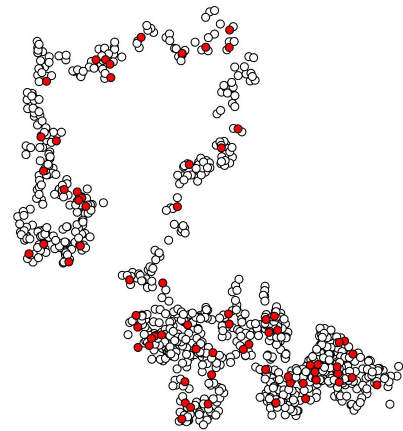
C SOX2



20% compact chromatin

interaction + diffusion
= ~20 minutes

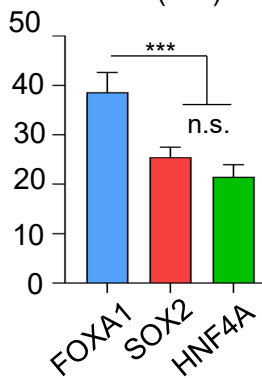
D HNF4A



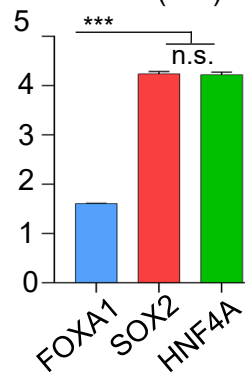
7% compact chromatin

interaction + diffusion
= ~20 minutes

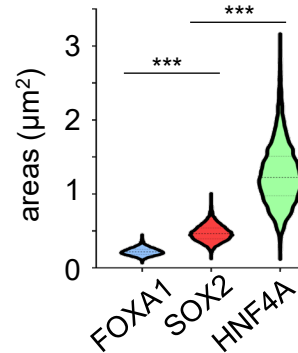
E total interaction times (min)



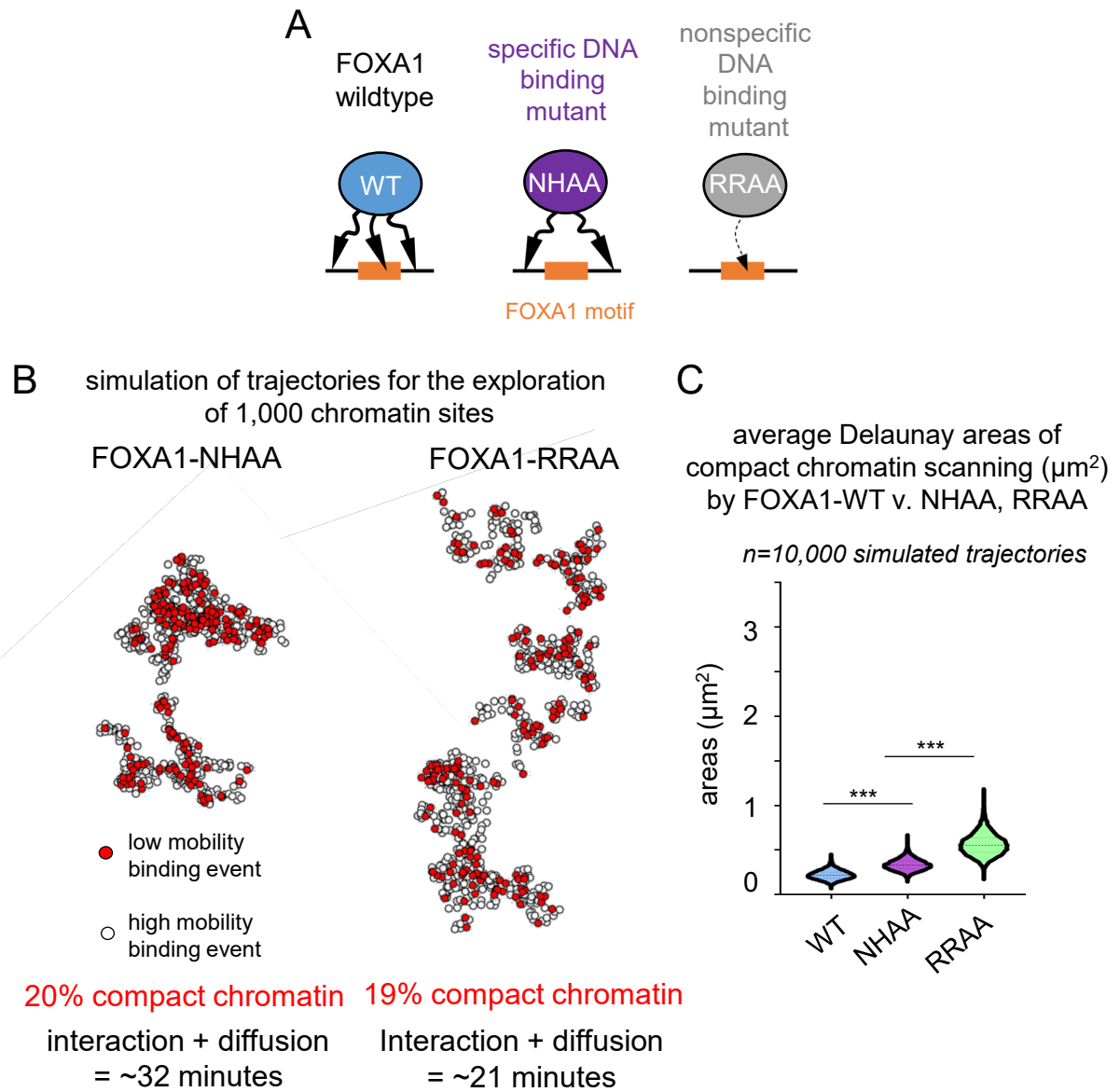
F total diffusion times (min)



G average Delaunay areas of compact chromatin scanning (μm^2)
n=10,000 simulated trajectories

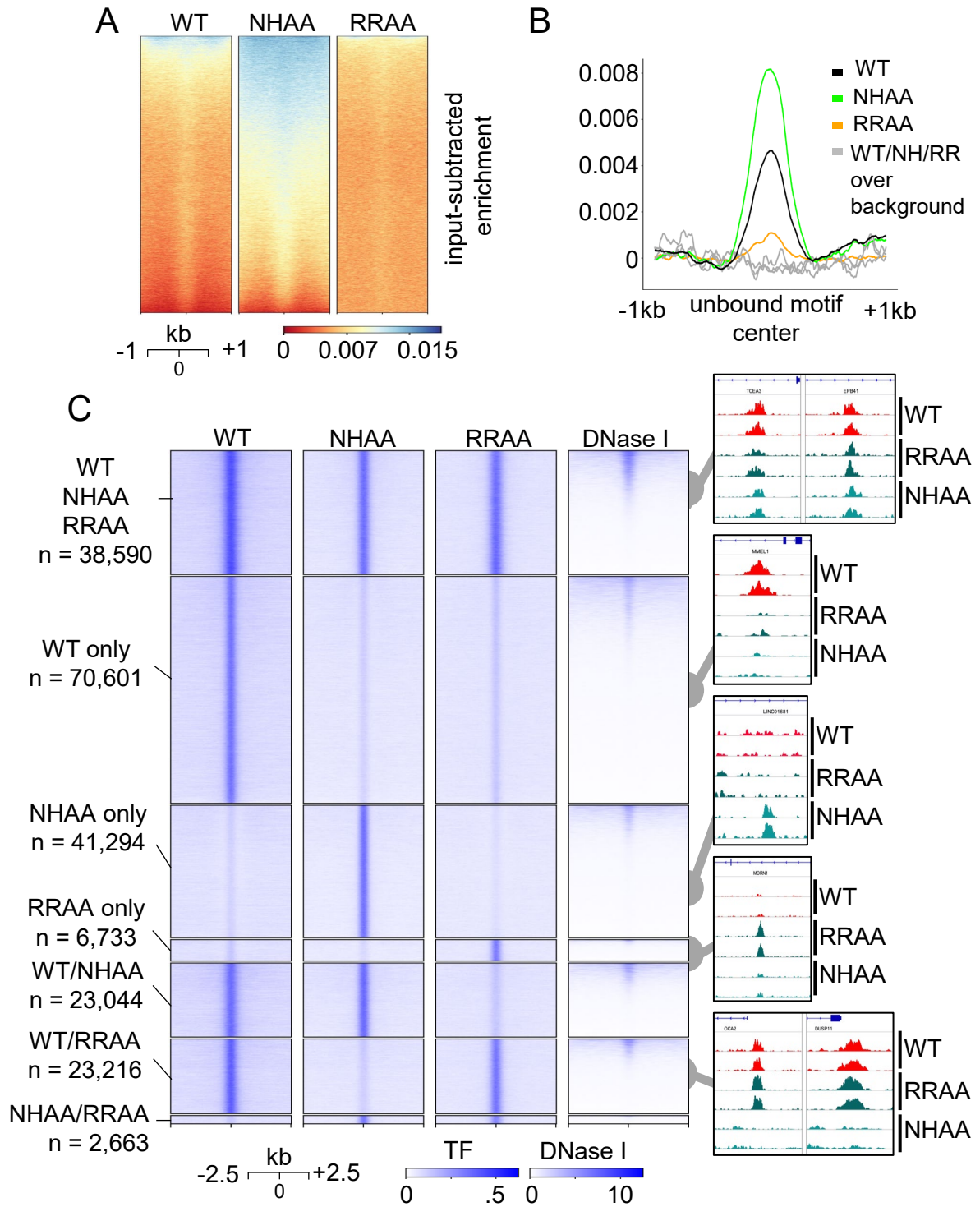


Lerner et al. Figure 4

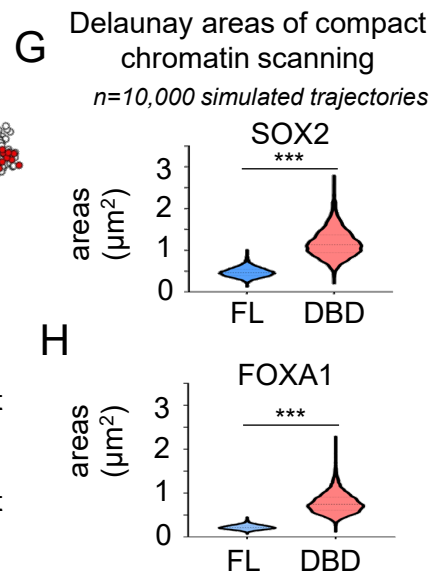
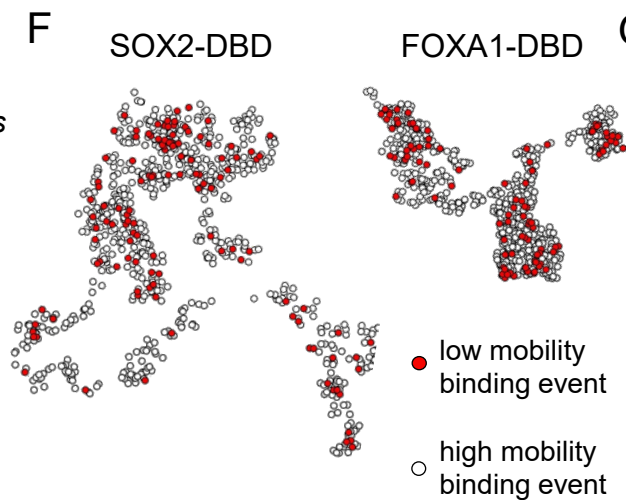
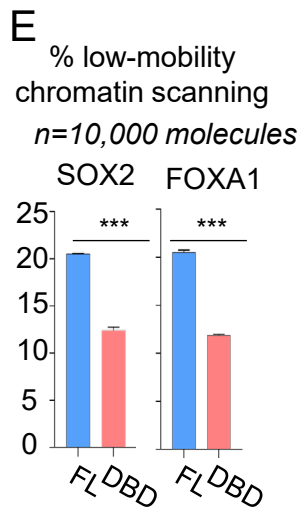
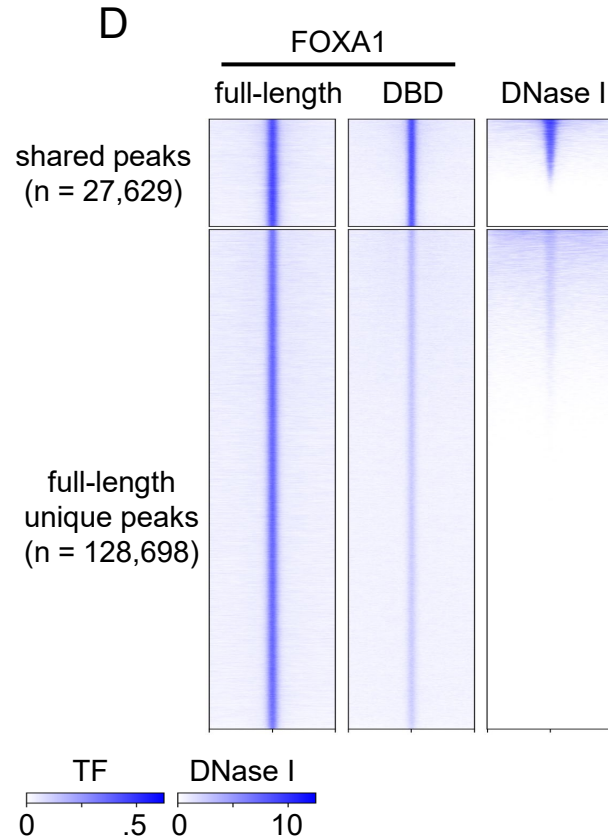
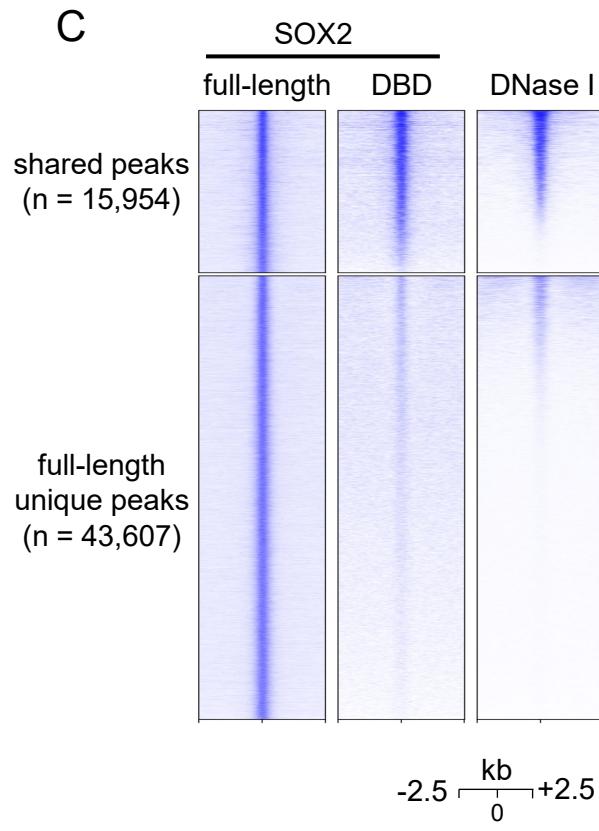
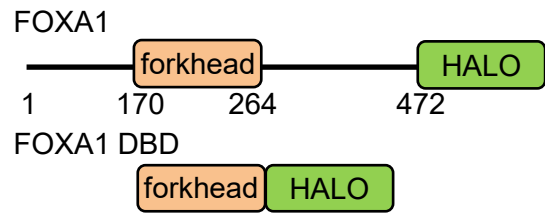
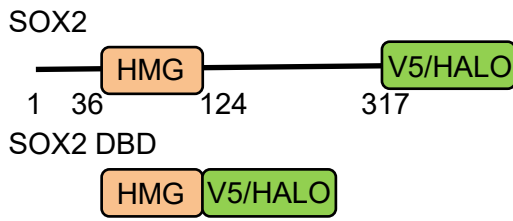


Lerner et al. Figure 5

Assessment of FOXA1 sampling: ChIP-seq enrichment over unbound FoxA motifs



Lerner et al. Figure 6



577 **STAR METHODS**

578 **RESOURCE AVAILABILITY**

579 **Lead Contact for Reagent and Resource Sharing**

580 For other reagents generated in this study or questions about the reagents, please contact

581 Ken Zaret (zaret@penncmedicine.upenn.edu).

582

583 **Materials availability**

584 All the materials generated in this study are accessible upon request.

585

586 **Data and Code availability**

587 The data and code used in this study are accessible upon request. All ChIP-seq, MNase-seq

588 and CUT&RUN sequencing data has been deposited to the Gene Expression Omnibus

589 (GEO) under the accession number GSE220570. DNase I-seq data was obtained from the

590 ENCODE data portal (<https://www.encodeproject.org/>) with the following identifier:

591 ENCSR000EME.

592

593 **EXPERIMENTAL MODEL AND SUBJECT DETAILS**

594 **Cell Lines and Tissue Culture**

595 Human BJ fibroblasts cells were grown in High Glucose DMEM (ThermoFisher 11965118)

596 pyruvate, GlutaMAX, supplemented with 10% characterized fetal bovine serum (Hyclone

597 SH300071.03), 100 units/ml penicillin and 100 µg/ml streptomycin(Thermo Fischer 15140122)

598 at 37C with 5% CO₂.

599 Imaging experiments were carried out in Phenol red-free High Glucose Medium

600 (ThermoFisher 21063029) pyruvate, GlutaMAX, in an imaging chamber heated at 37°C (more

601 details in the Single Molecule Live Cell Imaging section).

602 For ChIP and CUT&RUN experiments, 1M of human BJ fibroblasts were seeded on

603 four 15cm diameter plates. Once the cells attached, 5mL of non-concentrated rTTA2 lentivirus

604 were added to each plate, in a total volume of 20mL of culture media supplemented with

605 Polybrene (8ug/mL final concentration). The next day, the medium was replaced by 10mL of
606 non-concentrated Halotag-TF virus, in a total volume of 20mL of culture media supplemented
607 with Polybrene (8ug/mL final concentration) and doxycycline (1ug/mL final concentration).
608 After 24h, the media was supplemented with fresh doxycycline at 1ug/mL final concentration.

609

610 **METHOD DETAILS**

611 **Plasmid Construction and Genome Editing**

612 TETO-FUW plasmids (lentiviral vectors):

613 TETO-FUW-FOXA1-HALO/TETO-FUW-FOXA1-NHAA-HALO/TETO-FUW-FOXA1-RRAA-

614 HALO/TETO-FUW-FOXA1-DBD-HALO/TETO-FUW-HNF4A-HALO/TETO-FUW-SOX2-

615 HALO/TETO-FUW-SOX2-DBD-HALO/TETO-FUW-Histone H2B-HALO

616 ORF of interest (see Key resource table) were PCR amplified with the adequate primers (see

617 Table S1) and assembled using Gibson Assembly® Master Mix kit (NEB E2611L) with EcoRI

618 (NEB) digested TETO-FUW-OCT4 (Addgene plasmid #20323).

619

620 **Lentiviral and retroviral production and concentration**

621 Lentivirus were produced as described in ⁶⁰. In brief, 293T cells were co-transfected with

622 lentiviral expression vector, psPAX2 and PMDG. Fresh medium was added after 24h. After

623 another 72h, the medium containing the lentivirus was centrifuges at 2,000 rpm for 10 min,

624 passed through a 0.45 µm filter, pelleted by ultracentrifugation (24,000 rpm 3 hours) and

625 resuspended at high concentration in 200 µL DMEM high glucose. Lentivirus were titered in

626 H2.35 cells. Suboptimal M.O.I. (Multiplicity of Infection) was used (<1), in order to obtain low

627 expression levels.

628

629 **Western blotting**

630 Nuclear extracts were performed as previously described ⁶¹, and run on 10 % Bis-Tris gels

631 (Life technologies), followed by standard western blotting procedures. HALO and V5 tags were

632 detected with a primary antibody (Promega G9211 1:1000 and Thermofisher R960-25 1:1000,

633 respectively) and a anti mouse secondary antibody (Santa Cruz SC-2005, 1:10,000).
634 Detection was performed with ECL Prime reagent (SuperSignal™ West Pico PLUS
635 Chemiluminescent Substrate, ThermoFisher 34580) and the Amersham 600 imager.

636

637 **MNase-seq**

638 Profiling of compact nucleosomes was performed as previously described (Lim et al., 2023).
639 Briefly, human fibroblasts were washed twice with PBS and dissociated with Trypsin. For each
640 replicate, 200,000 cells were transferred to a 1.5mL tube and washed three times with wash
641 buffer (200mM HEPES, 150mM NaCl, 0.5mM Spermidine, EDTA-free protease inhibitor).
642 After the final wash, cells were permeabilized by resuspension in wash buffer with 0.05%
643 digitonin for 5 minutes. Next, 80 U/mL MNase was added, and samples were left at 37C on a
644 heating block for 2 minutes. The MNase reaction was activated by adding 3 mM CaCl₂, and
645 proceeded for 5 minutes at 37C. After 5 minutes, the digestion was halted by equal addition
646 of 2x Stop Buffer (340 mM NaCl, 20 mM EDTA, 4 mM EGTA, 0.05% digitonin, 0.05 mg/mL
647 RNase A, 0.05 mg/mL Glycogen). Digested chromatin was incubated for 30 minute at 37C to
648 allow RNase activity, and then treated with 0.1% SDS and Proteinase K (200ug/mL) for an
649 additional 2 hours. The resultant DNA was extract by phenol chloroform isolation. Verification
650 of a nucleosome ladder was confirmed by running 250ng DNA on a 1.3% agarose gel.

651 Mononucleosome-sized DNA fragments were isolated by performing an AMPure XP
652 bead selection. Sample volumes were adjusted to 50µl and mixed with 42.5µl AMPure XP
653 beads (0.85x). After a 10 minute incubation at room temperature, followed by separation of
654 the beads on a magnetic rack, the resultant supernatant was transferred to a fresh tube and
655 the beads (containing larger DNA fragments) were discarded. The DNA was purified and
656 concentrated by ethanol precipitation, resuspending the samples in 25µl TE. Isolation of the
657 correct sized DNA fragments was confirmed by TapeStation analysis, and subsequently made
658 into a library following manufacturers' protocols.

659

660 **MNase-seq analysis**

661 Paired-end MNase-seq reads were trimmed with trim_galore version 0.4.3 with parameters --
662 paired -q 20 --minimum-length 20. Trimmed reads were aligned to the human genome build
663 hg19 using STAR aligner version 2.5.2a, with run parameters --alignSJDBoverhangMin 999 -
664 -alignIntronMax 1 --alignMatesGapMax 1000 --outFilterMultimapNmax 1. A quality-filtered
665 BAM file was generated with the command samtools view -q 5 -f 2 -bS. BAM files were sorted
666 by coordinate with command samtools sort. Bigwig files were generated using DANPOS3
667 command dpos.

668

669 **CUT&RUN methodology**

670 CUT&RUN was performed as previously described, with minor adjustments (Skene et al.,
671 2018, Janssens et al., 2018). Briefly, adherent fibroblasts were detached with Accutase,
672 washed, bound to magnetic concanavalin A beads, and permeabilized with a dig-wash buffer
673 (0.1% digitonin, 20mM HEPES pH 7.5, 75mM NaCl, 0.5mM Spermidine, EDTA-free protease
674 inhibitor). Bead-bound cells were incubated with a V5 antibody (Thermo R960-25, 1:100) at
675 4C overnight. The following morning, the cells were washed twice with dig-wash buffer,
676 incubated with pA/G-MNase for an hour at 4C, and washed twice more. After chilling cells on
677 an ice block, MNase digestion was activated for 30 minutes in the presence of 2mM CaCl₂.
678 The reaction was stopped by adding an equal volume of 2X STOP buffer (340 mM NaCl, 20
679 mM EDTA, 4 mM EGTA, 0.1% Digitonin, 0.05 mg/mL glycogen, 5 mg/mL RNase A). Digested
680 chromatin was extracted from permeabilized cells at 37C for 30 minutes, and DNA was purified
681 by phenol-chloroform. Libraries were prepared as described (Liu et al., 2018).

682

683 **CUT&RUN data analysis:**

684 Paired-end reads were mapped to the human genome build hg19 using bowtie2 (v2.3.4.1)
685 with run parameters --local --very-sensitive --no-unal --no-mixed --no-discordant -l 10 -X 700.
686 A quality-filtered BAM file was generated with the command samtools view -q 5 -f 2 -bS. BAM
687 files were sorted by coordinate with command samtools sort. Bigwig files for visualization were
688 generated from BAM files with command bamCoverage --smoothLength 10 --normalizeUsing

689 CPM --ignoreForNormalization chrM (deeptools 3.5.0). BED files were generated from BAMs
690 using the bedtools command bamToBed (bedtools v2.27.1). BED files were converted to
691 bedgraph format using the bedtools command genomecov. Peaks were called on the
692 bedgraph files with SEACR v1.3 (Meers et al., 2019b), using the stringent setting and selecting
693 the top 0.01% of regions by AUC. Final peak sets were selected by taking the union of
694 biological replicates.

695

696 **Chromatin immunoprecipitation**

697 ChIP-seq was performed as in ¹² with a total of 10M human BJ fibroblasts were used as a
698 replicate for each ChIP-seq experiment. In brief, cells were washed twice with PBS before
699 fixation in PBS-1% formaldehyde for 10 minutes. After quenching with 125mM Glycine, cells
700 were washed three times in PBS and collected by scraping, and frozen at -80C. After three
701 freeze-thaw cycles, the cell pellet was resuspended in 5mL of ice-cold hypotonic buffer (20
702 mM HEPES-KOH pH 7.5, 20 mM KCl, 1 mM EDTA, 10% Glycerol, 1 mM DTT, complete
703 protease inhibitors cocktail) and incubated on a wheel for 10 min at 4C. After a 5 minute
704 centrifugation at 2,000 rpm, the pellet was resuspended in 5 mL ice-cold lysis buffer (50 mM
705 HEPES-KOH, pH7.5, 140 mM NaCl, 1mM EDTA, 10% glycerol, 0.5% NP-40, 0.25% Triton X-
706 100, 1 mM DTT, complete protease inhibitors cocktail) and incubated on a wheel for 10 min
707 at 4C. The cells were then dounced at least 5 times to isolate the nuclei and centrifugated 5
708 minutes at 2,000 rpm. The pellet was resuspended in 10 ml ice-cold wash buffer (Buffer III)
709 (10 mM Tis-HCl, pH8, 200 mM NaCl, 1mM EDTA, 0.5 mM EGTA, 1 mM DTT, complete
710 protease inhibitors cocktail) and incubated on a wheel for 10 min at 4C. After 5 minutes
711 centrifugation at 2,000 rpm, the pellet of nuclei was frozen on dry ice, before thawing and
712 resuspension in 2mL ice-cold sonication-lysis buffer (Buffer IV) (10 mM Tis-HCl, pH8, 100
713 mM NaCl, 1 mM EDTA, 0.5 mM EGTA, 0.1% Na-Deoxycholate, 0.5% N-lauroylsarcosine, 1
714 mM DTT, complete protease inhibitors cocktail). The nuclei were then sonicated 10 minutes
715 on a COVARIS sonicator, leading t fragment sizes around 300 to 500 bp. Before the
716 immunoprecipitation step, the chromatin extracts were solubilized with 1% triton and rocked

717 at least 10 minutes, and the supernatant was saved after centrifugation at maximum speed
718 for 20 minutes. For 1 replicate, the 2mL of chromatin from 10 million cells was
719 immunoprecipitated with 12uL of anti Halotag antibody (Promega G9281) and rocked
720 overnight at 4C. Before adding the antibody, 100uL total were uptake as inputs for each
721 condition. The next day, 50 uL of dynabeads-protein G saturated overnight with 1mg/mL BSA
722 in sonication buffer were added to the antibody/chromatin mix and rocked 3 hours at 4C. The
723 beads were washed a total of 5 times with the ice-cold CHIP washing buffer (HEPES-KOH
724 50mM, LiCl 500mM, EDTA 1mM, NP-40 1%, NaDOC 0.7% + Complete EDTA-free from
725 Roche), and once with Tris-EDTA. The beads and the inputs were then resuspended in 150
726 ul of CHIP Elution Buffer (1% SDS, 0.1M NaHCO₃), and decrosslinked overnight at 65C. The
727 next day, 150uL of Tris-EDTA was added to each tube, with 5uL of 10mg/mL RNase A and
728 incubated 2 hours at 37C. 5uL of 10mg/mL Proteinase K were then added to the mix and
729 incubated 1 hours at 55C. After a phenol chloroform extraction, CHIP DNA Clean and
730 Concentrator columns (Zymo research) were used to concentrate the DNA in 30 uL of elution
731 buffer. A total of 5 to 10ng of DNA were typically obtained, as measured by QUBIT and
732 processed in libraries using NEBNext® Ultra™ II for DNA Library Prep (New England Biolabs).

733

734 **ChIP-seq data analysis**

735 Single-end reads were aligned to the human genome build hg19 using bowtie2 v2.3.4.1 with
736 run parameters --local -X 1000. A quality-filtered bam file was generated with the command
737 samtools view -q 5 -bS (SAMtools v1.1). Optical and PCR duplicate reads were marked and
738 removed using PICARD MarkDuplicates REMOVE_DUPLICATES=TRUE
739 ASSUME_SORT_ORDER=queryname (GATK 4.2.6.0). Bigwig files were generated from
740 BAM files with command bamCoverage --smoothLength 10 --normalizeUsing CPM --
741 ignoreForNormalization chrM (deeptools 3.5.0).

742 BED files were generated from BAMs using the bedtools command bamToBed
743 (bedtools v2.27.1). Peaks were called from BED files using MACS2 callpeak against a
744 matched input control with a FDR of 0.1% (MACS2 v2.2.7.1). Peaks were then examined for

745 overlaps with the ENCODE blacklist using bedtools intersect and were filtered accordingly.
746 The union set of peaks from replicates were taken and used for downstream analyses.

747 H2B-HALO ChIP-seq experiments were spike-in normalized by aligning reads to a joint
748 dm6/hg19 genome. The data was processed into BED files as described above. A scaling
749 factor was calculated by dividing the number of uniquely-drosophila aligned reads by the
750 number of uniquely-human aligned reads. Bigwig files were generated with the command
751 `bamCoverage --binSize 50 --scaleFactor 'dm6/hg19 ratio'`.

752 **Transcription factor binding motif analysis**

753 Motif analysis was performed with HOMER-v4.6. Scanning for motif enrichment underlying
754 FOXA1-HALO, HNF4A-HALO, or SOX2-V5 peak sets was performed using the command
755 `findMotifsGenome.pl` with default parameters. Motifs differentially enriched in FOXA1-NHAA-
756 HALO or FOXA1-RRAA-HALO mutants over wild type FOXA1-HALO was performed by
757 setting the wild type peaks as the background set.

758 To explore sampling of FOXA1 we identified instances of the canonical FOXA1 motif
759 across the genome by scanning for the position weight matrix FOXA1(Forkhead)/MCF7-
760 FOXA1-ChIP-Seq(GSE26831)/Homer (Motif 110). FOXA1 motifs were then classified as
761 unbound by selecting motif instances that do not overlap with the union set of FOXA1-
762 NHAA/RRAA/WT peaks, using the command `bedtools intersect -v`.

763

764 **Genomic data visualization**

765 Heatmaps and metaplots were generated with deeptools version 3.5.0. Counts matrices were
766 generated with command `computeMatrix reference-point --missingDataAsZero --`
767 `referencePoint center`. Images were produced with the `plotHeatmap` or `plotProfile` commands,
768 using default arguments.

769

770 **Single molecule live cell imaging**

771 All single-molecule live-cell imaging experiments were carried out in a Nanoimager S from
772 Oxford Nanoimaging Limited (ONI), in a temperature and humidity controlled chamber, a

773 scientific Complementary metal–oxide–semiconductor (sCMOS) camera with a 2.3 electrons
774 rms read noise at standard scan, a 100X, 1.49 NA oil immersion objective and a 561 nm green
775 laser. Images were acquired with the Nanoimager software.

776 30,000 human BJ fibroblasts were seeded in a LabTek-II chambered 8 well plates (Lab-Tek
777 155049) and infected with rTTA2 and the appropriate TETO-FUW-HALO lentivirus with 1
778 $\mu\text{g/ml}$ doxycycline for 48h. The day of imaging, cells were treated with 5nM of Janelia Fluor
779 549 (JF549) HaloTag ligand (a kind gift from Luke Lavis, HHMI) for 15 minutes. Cells were
780 subsequently washed three times in PBS at 37C, and Phenol Red-free High Glucose medium
781 was added to each well. All imaging was carried out under HILO conditions (Tokunaga et al.,
782 2008). For imaging experiments, one frame was acquired with 100ms of exposure time (10
783 Hz) to measure the intensity of fluorescence of the nuclei, and in Fast Single-Molecule
784 Tracking (FastSMT) experiments, 5000 frames were acquired with an exposure of 10ms (100
785 Hz), while in SlowSMT, 200 frames were acquired with an exposure of 500ms (2 Hz).

786

787 **QUANTIFICATION AND STATISTICAL ANALYSIS**

788 This protocol has been thoroughly described and explained in ¹⁹ and ⁴⁰. All scripts are publicly
789 available.

790 **Two Parameters Single Molecule Tracking Analysis - Tracking algorithm**

791 In brief, TIF stacks SMT movies were analyzed using MATLAB-based SLIMfast script (Teves
792 et al., 2016), a modified version of MTT (Sergé et al., 2008), with a Maximal expected Diffusion
793 Coefficient (DMax) of $3 \mu\text{m}^2/\text{s}$.

794 The SLIMfast output .txt files were reorganized by the homemade csv_converter.m MATLAB
795 script (available in ⁴⁰) in .csv format for further analysis.

796

797 **Two Parameters Single Molecule Tracking Analysis - Classification of the tracks:**

798 The single molecule tracking .csv files (see previous section) were first classified by the
799 homemade SMT_Motion_Classifier.m MATLAB script. Single molecule trajectories (or tracks)
800 with a track duration shorter than 5 frames were discarded from the analysis. Motion tracks

801 are classified by the script in different groups: tracks with $\alpha \leq 0.7$ were considered as Confined;
802 motion tracks with $0.7 < \alpha < 1$ as Brownian; and motion tracks with $\alpha \geq 1$ as Directed. In
803 addition, the motion tracks showing a behavior similar to a levy-flight (presenting mixed
804 Confined and Directed/Brownian behavior) were detected by the presence of a jump superior
805 to the average jump among the track + a jump threshold of 1.5, and classified as “Butterfly.”
806 Butterfly motion tracks were segmented into their corresponding Confined and
807 Directed/Brownian sub-trajectories for posterior analysis. As an additional filtering step of
808 Confined motions (including confined segments of Butterfly tracks), we defined a jump
809 threshold of 100nm, to filter out motion tracks with an average frame-to-frame jump size bigger
810 than 100nm.

811

812 For the two-parameters analysis of all transcription factors, we defined the bound state as
813 being the pool of Confined motion tracks and of the Confined segments of the Butterfly motion
814 tracks. The unbound state was defined as the pool of Directed and Brownian motion tracks.

815

816 **Two Parameters Single Molecule Tracking Analysis - Analysis of trajectories**

817 After the track classification, the trajectories were analyzed as in ^{19,40} by the
818 Two_Parameter_SMT.m homemade MATLAB script to quantify radius of confinement for the
819 FastSMT bound states motion tracks only and average frame-to-frame displacement for
820 FastSMT bound, unbound states motion tracks and SlowSMT motion tracks.

821

822 **Two Parameters Single Molecule Tracking Analysis - Radius of Confinement versus** 823 **Average displacement**

824 For the joint representation, we have built scatter density plots using the same number of
825 tracks for each condition (using random downsampling when necessary). For this purpose,
826 we used the freely available Scatplot.m MATLAB function. We measured the percentage of
827 particles in each previously defined chromatin mobility populations using the following gates:

828 -Very low mobility region: radius of confinement between 10 and 35 nm, average
829 displacement between 10 and 29 nm.

830 -Low mobility region: radius of confinement between 35 and 50 nm, average displacement
831 between 10 and 30 nm.

832 -Intermediate mobility region: radius of confinement between 10 and 35 nm, average
833 displacement between 29 and 36 nm.

834 - High mobility region: radius of confinement between 35 and 55 nm, average displacement
835 between 30 and 55 nm.

836 - Very High mobility region: radius of confinement between 55 and 300 nm, average
837 displacement between 60 and 300 nm.

838 The fraction corresponding to compact chromatin scanning is the pool of very low and low
839 mobility regions, preferentially bound by heterochromatin regulators (see ¹⁹).

840

841 **Diffusion coefficients**

842 The first 4 points of each T-MSD curve corresponding to each trajectory were fitted with a
843 linear distribution to estimate the diffusion coefficient (Equation 2, Michalet, 2010):

$$844 \quad (2) \text{ MSD} = 4 \cdot D \cdot t_{\text{lag}} + \text{offset}$$

845 Where D is the diffusion coefficient, t_{lag} is the time between the two positions of the molecule
846 used to calculate the displacement. The offset is due to the limited localization precision
847 inherent to localization-based microscopy methods (~14 nm for our experiments). We set a
848 coefficient of determination $R^2 \geq 0.8$ to ensure the good quality of the fitting performed to
849 estimate D. Since the distribution of D follows a log-normal distribution ⁶³, the $\text{Log}_{10}(D)$ was
850 used for a proper visualization and fitting of the Gaussian Bi-modal distribution.

851

852 **Residence times:**

853 We measured the residence times as performed previously ^{64,65}. In brief, the
854 “residence_time.m” Matlab script extracts the duration of every detected track and converted
855 it in a residence time ($\text{Res.Time} = \text{Track_Duration} \cdot \text{Exposure_Time}$).

856 The 1-cumulative distribution function (1-CDF) of the residence time of every detected
857 track was fitted with a two-exponential decay equation on GraphPad Prism 8, to separate the
858 1-CDF in a short-lived and a long-lived population (Equation 3).

$$859 \quad (3) F(t) = f \cdot e^{-k_1 \cdot t} + (1 - f) \cdot e^{-k_2 \cdot t}$$

860 k_1 and k_2 are the unbinding constant rates in seconds⁻¹, $t_1=1/k_1$ and $t_2=1/k_2$ the residence times
861 in seconds, and f a number from 0 to 1 measuring the fraction belonging to each population.
862 As photobleaching highly affects the measure of residence times, the measured $k_{1,2}$ can be
863 separated into their two contributions:

$$864 \quad (4) k_1 = k_{off1} + k_b \quad \text{and} \quad k_2 = k_{off2} + k_b$$

865 where k_{off} is the corrected unbinding rate and k_b the rate due to photobleaching.

866 In order to measure k_b , we used the k_{off3} of histone H2B, as in ^{18,41}.

867

868 **Visualization tool – generation of random walk coordinates**

869 To build our visualization tool, we used a simplified version of the publicly available
870 `brownian_motion_simulation.m` Matlab function from John Burkardt (function1.m, available
871 here). This function generates a set of Euclidian coordinates from a position (0,0) using the
872 following inputs: t , the time between each step of displacement; m , the spatial dimension; s ,
873 the step size in μm ; and n , the number of steps.

874 The time step t is set as 0.01 seconds. The spatial dimension m is set to 2. To define the step
875 size s , corresponding to the length of the diffusion distance between two interaction events,
876 we measured the average displacement steps in the pool of unbound motion tracks (Directed
877 + Brownian motion tracks, see section about track classification), by performing a lognormal
878 fitting of the distribution (see Figure S4E-F). Here, we have used $s=0.45 \mu\text{m}$ for all transcription
879 factors.

880 To define n , we used the $P_{interacting}$ (%) obtained by the measurement of Diffusion Coefficients.

$$881 \quad (5) n = \frac{1000}{P_{interacting}}$$

882 For example, for FOXA1, $P_{\text{interacting}}=74\%$, thus $n=1351$ was used as input in function1.m, which
883 thus provides a set of 1351 coordinates (output *ans*) with a step size of $0.45 \mu\text{m}$. For SOX2,
884 $P_{\text{interacting}}=30\%$, thus $n=3333$ was used in the script. The script viz_tool1.m uses the
885 parameters defined in function1.m to randomly select 1,000 of the coordinates (output coord)
886 generated by function 1, inputting the probability to interact with a chromatin sites versus
887 performing another step of “free” nucleoplasmic diffusion at each step. The script viz_tool1
888 generates a visualization of the trajectory as a scatter plot.

889

890 **Visualization tool – visualization of compact versus noncompact scanning**

891 To visualize individual trajectories for transcription factors scanning 1,000 chromatin
892 compact or open sites, we used the homemade viz_tool2.m script (available here). The
893 script uses the set of coordinates (*ans*) from viz_tool1.m and its only input is Pcompact (%),
894 corresponding to the percentage of compact chromatin scanning for each transcription
895 factor. The viz_tool1.m script randomly select the corresponding percentage in the pool of
896 1,000 coordinates and display them as a red dot, representing a binding event to compact
897 chromatin.

898

899 **Visualization tool – simulation of chromatin scanning trajectories and measurement** 900 **of compact scanning density.**

901 We used viz_tool3.m to generate 10,000 of the trajectories produced by viz_tool2.m, and
902 measure the density of compact chromatin scanning, using Pcompact (%) as an input,
903 similarly to viz_tool2.m.

904 To measure the density of compact chromatin scanning in the 10,000 trajectories simulated
905 by viz_tool3.m, the script uses the Delaunay function of Matlab to triangulate the coordinates
906 of compact chromatin scanning events (red dots in viz_tool2.m), and calculate the areas of
907 the Delaunay territories (see Supplemental Figure 5A). The viz_tool3.m script then uses the
908 publicly available fitExponential.m from Jing Chen to fit the distribution of Delaunay areas

922 **SUPPLEMENTAL INFORMATION TITLES AND LEGENDS**

923 **Supplemental Figure 1 (related to Figure 1): Expression of Transcription Factors and**
924 **Histone H2B to assess Chromatin Targeting and Turnover**

925 A: Western blot with an anti-HALO or V5 antibody, showing similar expression levels for
926 FOXA1-HALO, FOXA1-NHAA-HALO, FOXA1-RRAA HALO, FOXA1-DBD-HALO, HNF4A-
927 HALO, SOX2-V5, SOX2-DBD-V5, SOX2-HALO, SOX2-DBD-HALO, after 48 hours of
928 doxycycline induction.

929 Loading control : RNA polymerase II (noted pol 2). TATA-binding protein (noted TBP).

930 B: Cartoon schematic of high-concentration MNase digestion to isolate mononucleosomes
931 from compact chromatin regions.

932 C: Chromatin digestion with varying MNase concentrations. Mononucleosome-sized DNA
933 fragments marked by the yellow box were isolated for sequencing.

934 D-E: Heatmaps displaying DNase I-seq, 6 hours H2B-HALO ChIP-seq and MNase-seq signals
935 at active promoters (D) and enhancers inactive in human fibroblasts (E).

936

937 **Supplemental Figure 2 (related to Figure 1): ChIP-seq of FOXA1, SOX2 and HNF4A in**
938 **human fibroblasts**

939 A: Number of peaks called, highest enriched motif and p-value after ChIP-seq of HNF4A-
940 HALO, FOXA1-HALO and SOX2-V5.

941 B-C: Comparison of ChIP-seq data from our experiments to previously published FOXA2 (B)
942 and SOX2 (C) datasets.

943 D-E: Heatmaps displaying FOXA1 ChIP-seq (D) and SOX2 CUT&RUN (E) signals at all
944 peaks, with corresponding DNase I-seq, 6 hours Histone H2B-HALO ChIP-seq and MNase-
945 seq signals.

946 F: Meta-analysis of 6 hours Histone H2B ChIP-seq signal over peaks at DNase I-resistant
947 sites for FOXA1, SOX2 and HNF4A

948

949 **Supplemental Figure 3 (related to Figure 2): FastSMT of FOXA1-HALO, SOX2-HALO and**
950 **HNF4A-HALO in Human Fibroblasts**

951 A: Halo-549 fluorescence intensity (A.U.) of cells imaged for FOXA1-HALO, SOX2-HALO and
952 HNF4A-HALO showing similar levels of expression.

953 B: Logarithmic frequency of diffusion coefficients ($\mu\text{m}^2/\text{s}$) of FOXA1-HALO (blue), SOX2-
954 HALO (red) and HNF4A-HALO (green), in triplicates. In each panel, the logarithmic frequency
955 of diffusion coefficients in triplicates for histone H2B and dCas9 expressed without a guide
956 RNA is indicated with a hard or dotted black line, respectively Orange arrow: chromatin
957 interacting molecules; Green arrow: molecules performing nucleoplasmic diffusion. $n=20,000$
958 molecules measured in 50-100 cells for each replicate.

959 C: Aspects of high (green) and low (orange) diffusion coefficients motion tracks acquired over
960 50 seconds in a single nucleus.

961 D: Frequency of nucleoplasmic diffusion and chromatin interactions of FOXA1-HALO, SOX2-
962 HALO and HNF4A-HALO molecules, inferred from bimodal fitting of diffusion coefficient
963 distributions of panel B. The values are the average of the triplicates.

964 E: Scatter density plots of radius of confinement vs. average displacement for FOXA1-HALO,
965 HNF4A-HALO and SOX2. The molecules interacting with low mobility, compact chromatin are
966 encircled by a red dashed line, the molecules interacting with high mobility, open chromatin
967 are on the right of the black dashed line.

968

969 **Supplemental Figure 4 (related to Figure 2): SlowSMT to measure residence times of**
970 **FOXA1-HALO, SOX2-HALO and HNF4A-HALO**

971 A: Logarithmic frequency distribution (1-CDF: cumulative distribution function subtracted to 1)
972 of residence times for $n=10,000$ molecules of FOXA1-HALO (blue), SOX2-HALO (red) and
973 HNF4A-HALO (green) and histone H2B (black), in triplicates. The hard line indicates the
974 average frequency in each bin, and the dotted lines indicate the standard deviation.

975 B: Average displacements (μm) of SlowSMT motion tracks of FOXA1 (blue) SOX2 (red) and
976 HNF4A (green) with residence times below 40 seconds.

977 C-E: 2-exponential decay fitting of the non-logarithmic residence time frequency Distribution
978 provides for FOXA1-HALO, SOX2-HALO and HNF4A-HALO: average residence time
979 (seconds) of the long (C) and short (D) - lived fraction, and size (%) of the long-lived fraction
980 (E), in triplicates on n=10,000 molecules. Residence times values are corrected for
981 photobleaching based on the residence times of Histone H2B. *** indicates $p < 0.0001$, n.s.
982 non-significant differences ($p > 0.05$) as determined by one-way ANOVA, see Table S1).

983 F-G: For FastSMT diffusing motion tracks of FOXA1-HALO, SOX2-HALO and HNF4A-HALO,
984 distribution of average displacements (F) and means (G) after lognormal fitting of the
985 distribution.

986 H-I: For FastSMT diffusing motion tracks of FOXA1-HALO, SOX2-HALO and HNF4A-HALO,
987 Logarithmic frequency distribution (1-CDF: cumulative distribution function subtracted to 1) of
988 residence times, and 1-exponential decay fitting provides the average duration of
989 nucleoplasmic diffusion events.

990

991 **Supplemental Figure 5 (related to Figure 3 and 4): Measurement of SMT Parameters for**
992 **FOXA1 DNA binding Mutants**

993 A: Principle of Delaunay Triangulation

994 B: Distribution of Delaunay areas after triangulation of low-mobility coordinates for 100
995 simulated trajectories.

996 C: Halo-549 fluorescence intensity (A.U.) of cells imaged for FOXA1-HALO WT, NHAA and
997 RRAA showing similar levels of expression.

998 D: Logarithmic frequency of Diffusion Coefficients ($\mu\text{m}^2/\text{s}$) of FOXA1-HALO-WT (blue), NHAA
999 (purple) and RRAA (gray), in triplicates. Orange arrow: chromatin interacting molecules;
1000 Green arrow: molecules performing nucleoplasmic diffusion. n=20,000 molecules measured
1001 in 50-100 cells for each replicate.

1002 E: Frequency of nucleoplasmic diffusion and chromatin interactions of FOXA1-HALO-WT,
1003 NHAA and RRAA inferred from bimodal fitting of Diffusion Coefficient distributions of panel B.
1004 The values are the average of the triplicates.

1005 F: Logarithmic frequency distribution (1-CDF: cumulative distribution function subtracted to 1)
1006 of residence times for n=10,000 molecules of FOXA1-HALO-WT (blue), NHAA (purple), RRAA
1007 (grey) and histone H2B (black), in triplicates. The hard line indicates the average frequency in
1008 each bin, and the dotted lines indicate the standard deviation.

1009 G: 2-exponential decay fitting of the non-logarithmic residence time frequency
1010 Distribution provides for FOXA1-HALO-WT, NHAA and RRAA: average residence time
1011 (seconds) of the long and short-lived fraction, and size (%) of the long-lived fraction, in
1012 triplicates on n=10,000 molecules. Residence times values are corrected for photobleaching
1013 based on the residence times of Histone H2B.

1014

1015 **Supplemental Figure 6 (related to Figure 4): Low-Mobility Chromatin Interactions of**
1016 **FOXA1 DNA Binding Mutants**

1017 A: Scatter density plots of radius of confinement vs. average displacement for FOXA1-HALO-
1018 WT, NHAA and RRAA. The molecules interacting with low mobility, compact chromatin are
1019 encircled by a red dashed line, the molecules interacting with high mobility, open chromatin
1020 are on the right of the black dashed line.

1021 B: SMT measurement (%) of scanning of low mobility, compact chromatin by FOXA1-HALO-
1022 WT, NHAA and RRAA

1023 C: Total time (minutes) spent interacting with chromatin during the exploration of 1,000 sites,
1024 inferred from the residence time distribution, for FOXA1-HALO, -WT, NHAA and RRAA

1025 D: Total time (minutes) spent diffusing in the nucleoplasm during the exploration of 1,000 sites,
1026 inferred from the average duration of diffusing tracks, for FOXA1-HALO, -WT, NHAA and
1027 RRAA

1028

1029 **Supplemental Figure 7 (related to Figure 5): ChIP-seq of FOXA1 DNA Binding Mutants**

1030 A: Pearson Correlations of FOXA1-HALO-WT, NHAA and RRAA ChIP-seq replicates

1031 B: Venn diagram displaying overlapping between FOXA1-HALO-WT, NHAA and RRAA peak
1032 sets

1033 C: FOXA1 motif enrichment in NHAA and RRAA peaks versus FOXA1-HALO-WT
1034 D-E: Top 5 motifs found enriched in FOXA1-RRAA-HALO (D) and FOXA1-NHAA-HALO peak
1035 set.
1036 F: Heatmaps displaying HALO ChIP-seq signal and DNase I-seq signal at FOXA1-HALO-WT,
1037 NHAA and RRAA peaks.
1038
1039 **Supplemental Figure 8 (related to Figure 6): ChIP-seq of FOXA1 and SOX2 DNA Binding**
1040 **Domain Truncation**
1041 A-B: Pearson Correlations of SOX2-HALO-WT/DBD (A) and of FOXA1-HALO-WT/DBD (B)
1042 ChIP-seq replicates.
1043 C-D: Venn diagrams displaying overlapping between SOX2-HALO-WT and DBD (C) or
1044 FOXA1-HALO-WT and DBD (D)
1045 E-F: Representative example of sites bound in DNase I- resistant chromatin that the DBD
1046 truncation of SOX2 (E) and FOXA1 (F) do not bind to.
1047
1048 **Supplemental Figure 9 (related to Figure 6): SMT of FOXA1 and SOX2 DNA Binding**
1049 **Domain Truncation**
1050 A: Halo-549 fluorescence intensity (A.U.) of cells imaged for FOXA1-HALO-WT/DBD and,
1051 SOX2-HALO-WT/DBD showing similar levels of expression.
1052 B: Logarithmic frequency of Diffusion Coefficients ($\mu\text{m}^2/\text{s}$) of FOXA1-HALO-WT or SOX2-
1053 HALO-WT (blue) and DBD truncations (red) in triplicates. Orange arrow: chromatin interacting
1054 molecules; Green arrow: molecules performing nucleoplasmic diffusion. n=20,000 molecules
1055 measured in 50-100 cells for each replicate.
1056 C: Frequency of nucleoplasmic diffusion and chromatin interactions of FOXA1-HALO-WT,
1057 SOX2-HALO-WT and DBD truncations. The values are the average of the triplicates.
1058 D: Scatter density plots of radius of confinement vs. average displacement for FOXA1-HALO-
1059 WT, SOX2-HALO-WT and DBD truncations. The molecules interacting with low mobility,

1060 compact chromatin are encircled by a red dashed line, the molecules interacting with high
1061 mobility, open chromatin are on the right of the black dashed line.

1062 E-F: Logarithmic frequency distribution (1-CDF: cumulative distribution function subtracted to
1063 1) of residence times for n=10,000 molecules of SOX2-HALO-WT (E) or FOXA1-HALO-WT
1064 (F) in blue or DBD truncations in red, in triplicates. The hard line indicates the average
1065 frequency in each bin, and the dotted lines indicate the standard deviation.

1066 G: 2-exponential decay fitting of the non-logarithmic residence time frequency

1067 Distribution provides for FOXA1-HALO-WT, SOX2-HALO-WT and DBD truncations: average
1068 residence time (seconds) of the long and short-lived fraction, and size (%) of the long-lived
1069 fraction, in triplicates on n=10,000 molecules. Residence times values are corrected for
1070 photobleaching based on the residence times of Histone H2B. *** indicates $p < 0.0001$, n.s.
1071 non-significant differences ($p > 0.05$) as determined by one-way ANOVA, see Table S1).

1072

1073

1074

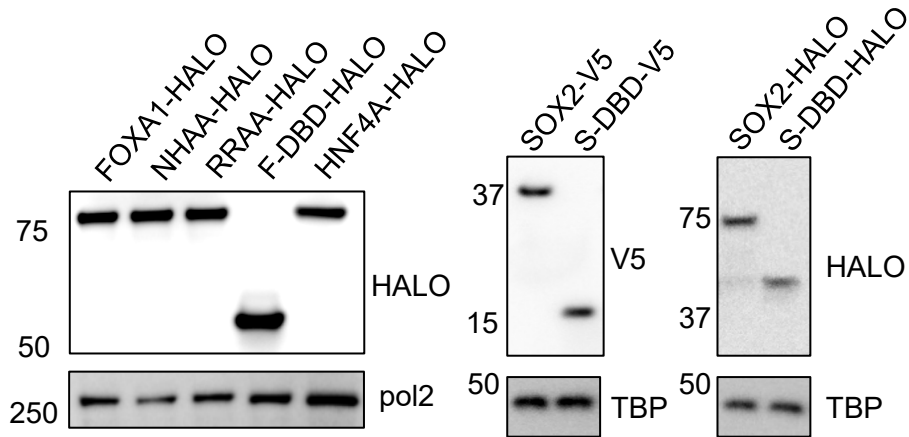
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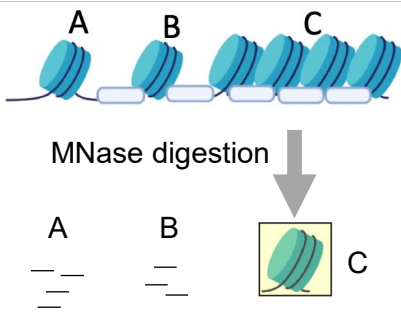
1077

Lerner et al. Supp Figure 1

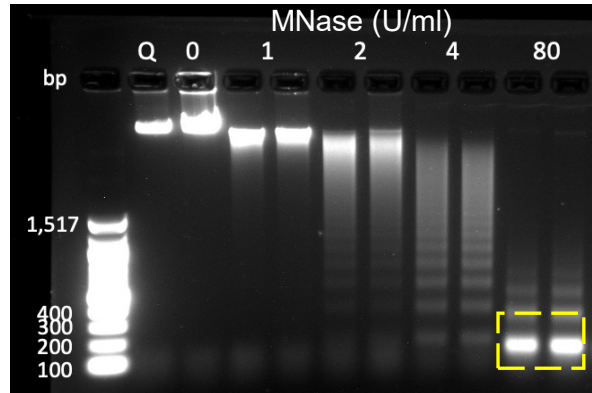
A Western blots to verify consistent expression of ectopic transcription factors



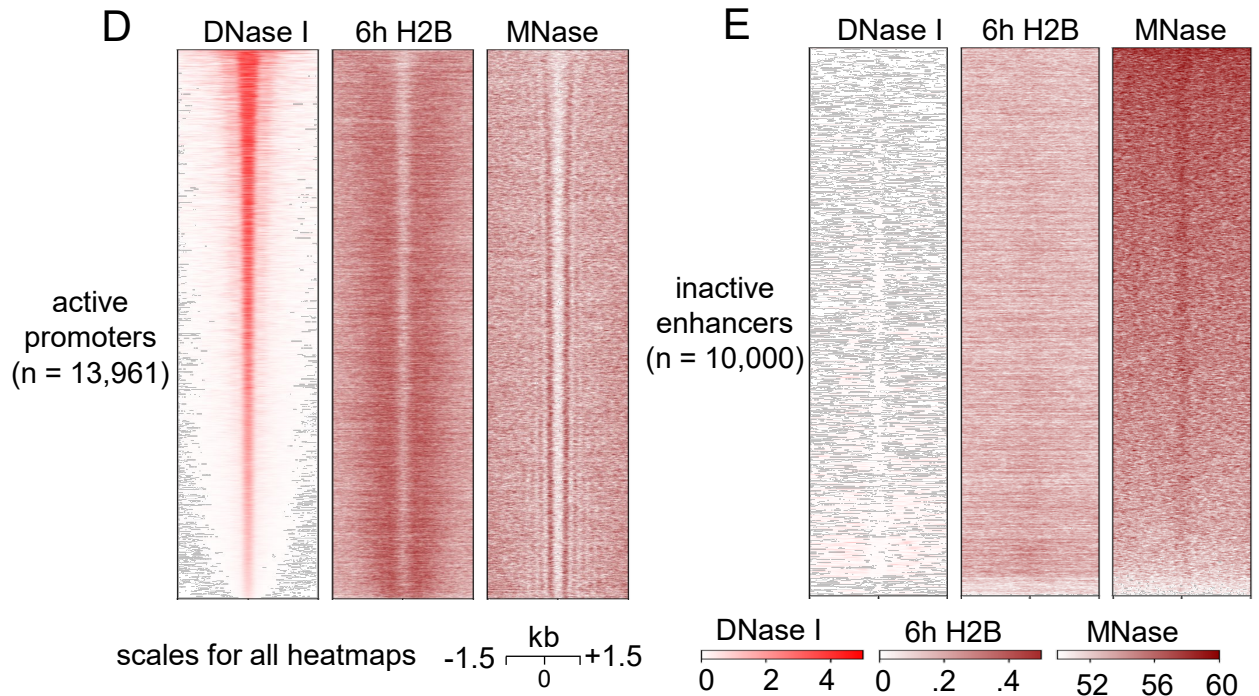
B dense chromatin isolation by MNase digestion



C high-level MNase digestion to isolate mononucleosomes in compact chromatin



chromatin dynamics (H2B turnover) over fibroblast regulatory elements

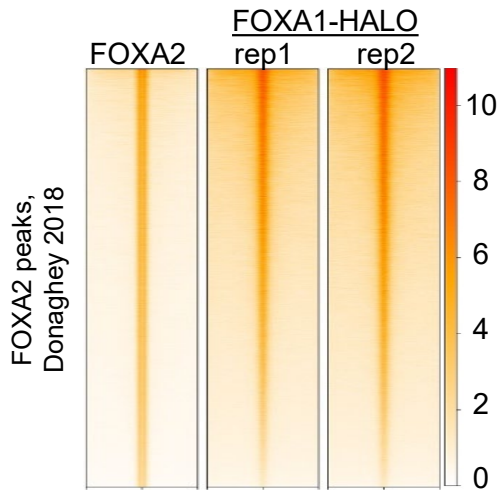


Lerner et al. Supp Figure 2

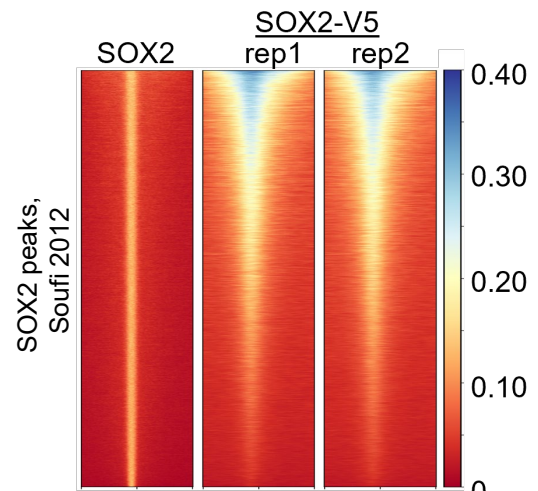
A summary of peak calls from ectopic TF ChIP-seq and CUT&RUN

TF	Peak number	Closest known motif	Enrichment
HNF4A-HALO	38,291	HNF4A(NR/DR1)	1e-831
FOXA1-HALO	155,653	FOXA1(Forkhead)	1e-1422
SOX2-V5	59,561	Sox3(HMG)	1e-1549

B comparison of FOXA1-HALO ChIP-seq to FOXA2 from Donaghey, 2018

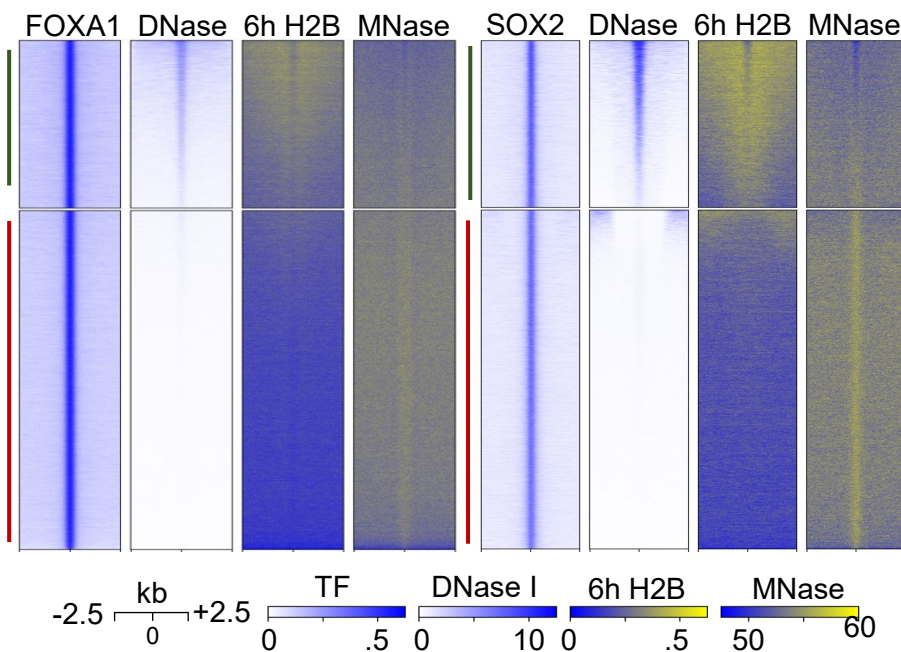


C comparison of SOX2-V5 CUT&RUN to SOX2 ChIP-seq from Soufi, 2012

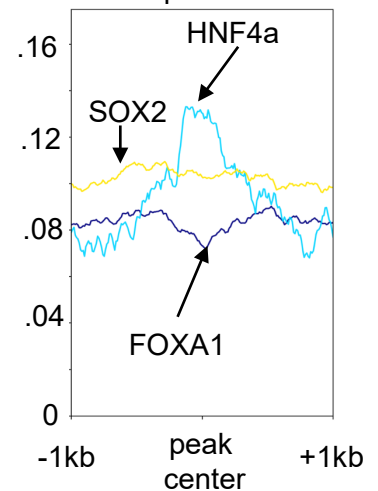


scales for all heatmaps -2.5 $\frac{\text{kb}}{0}$ +2.5

D nucleosome targeting of SOX2 and FOXA1 showing all peaks
n = 155,653 peaks **E** *n* = 59,561 peaks

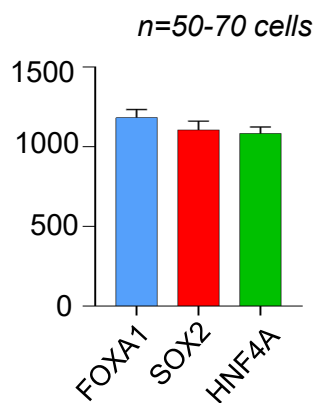


F 6h H2B signal over DNase-resistant peaks

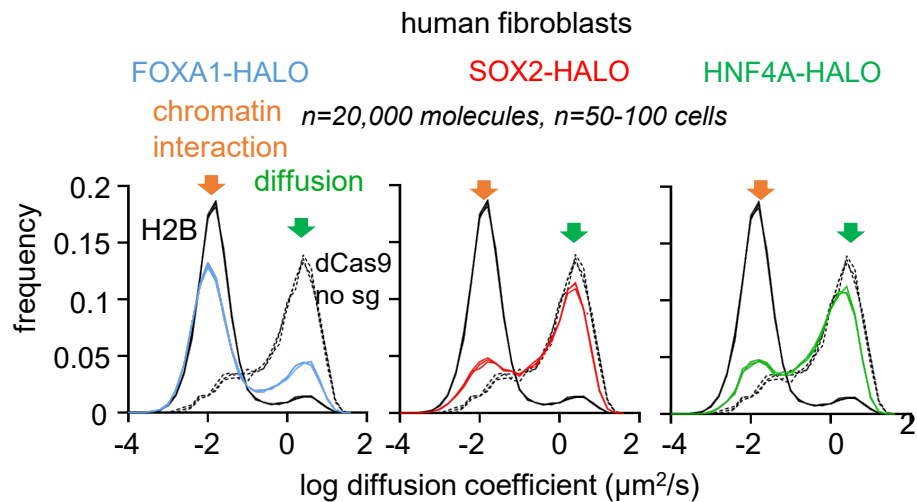


Lerner et al. Supp Figure 3

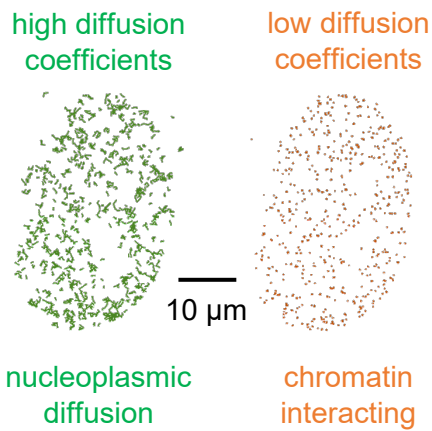
A fluorescence intensity of imaged cells (A.U.)



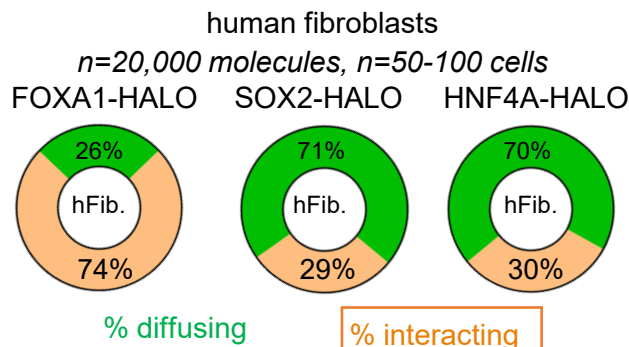
B measurement of diffusion coefficients for all motions tracks



C FOXA1-HALO, 1 cell

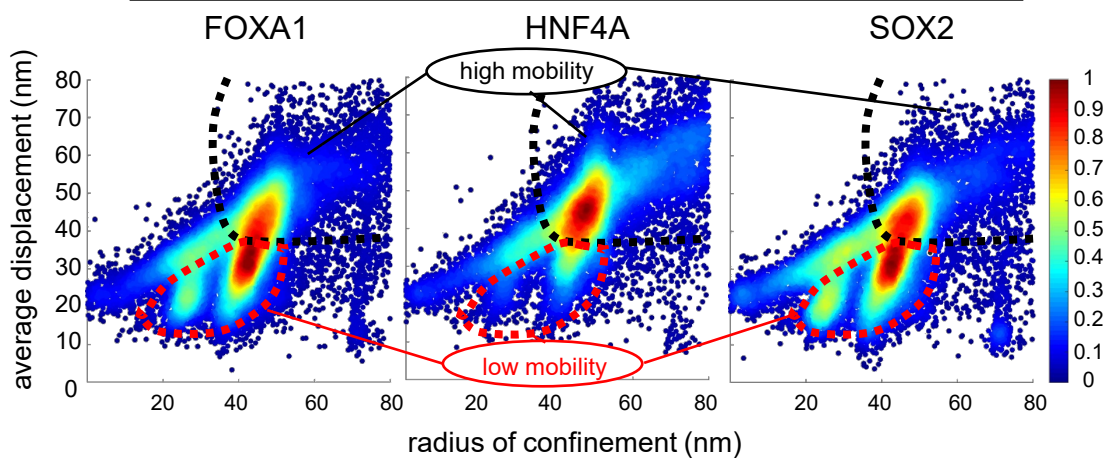


D frequency of diffusion vs. chromatin interaction

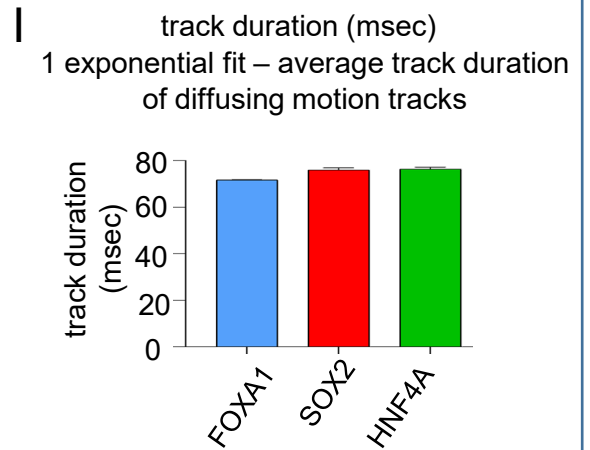
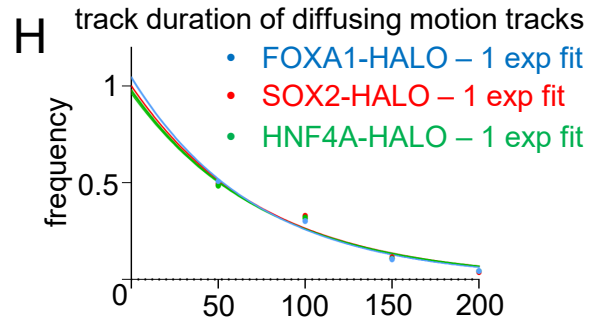
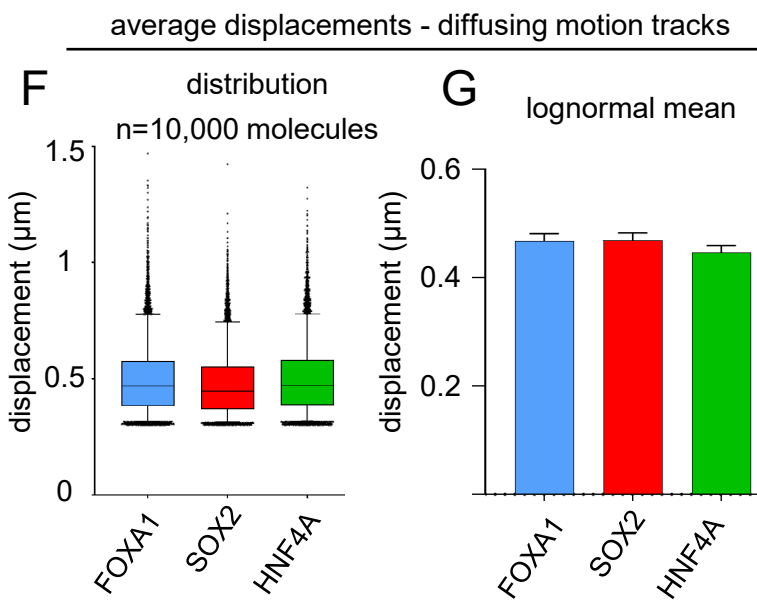
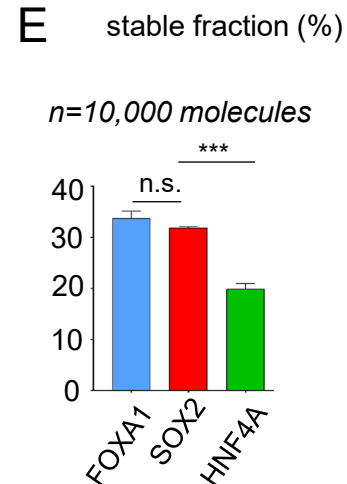
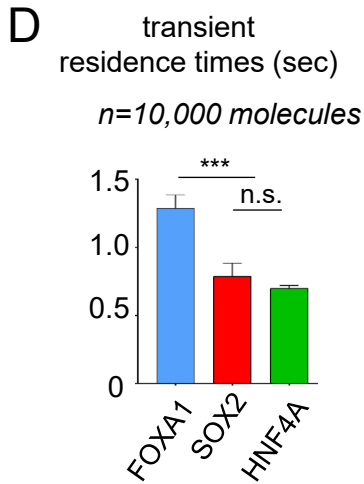
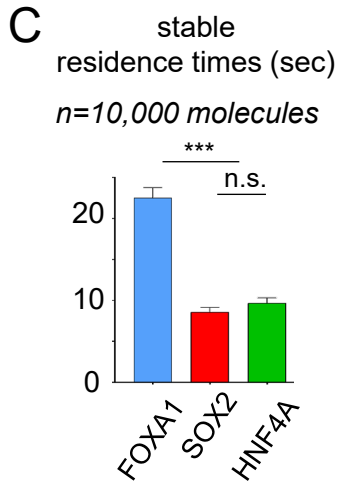
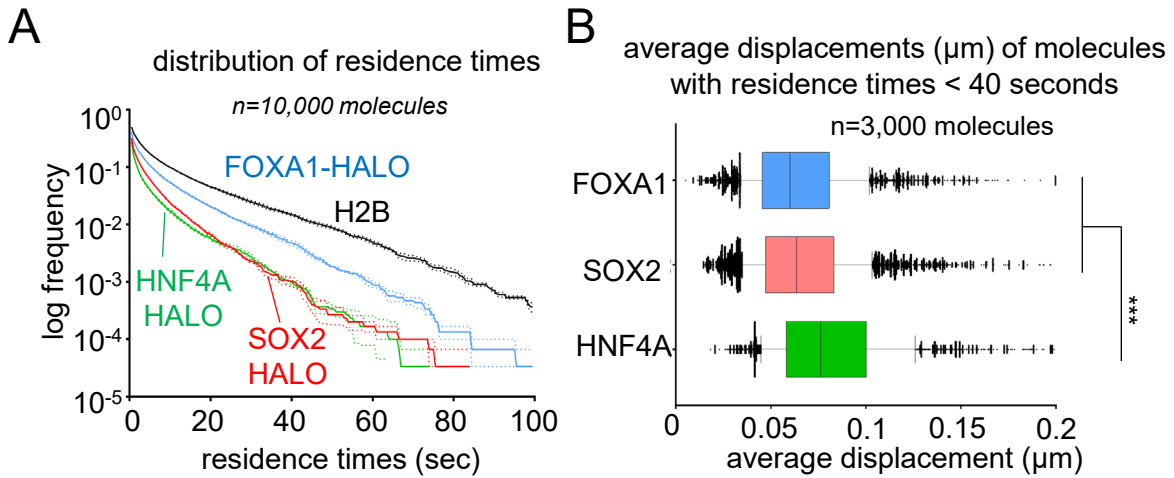


E two-parameter analysis of chromatin-interacting molecules human fibroblasts

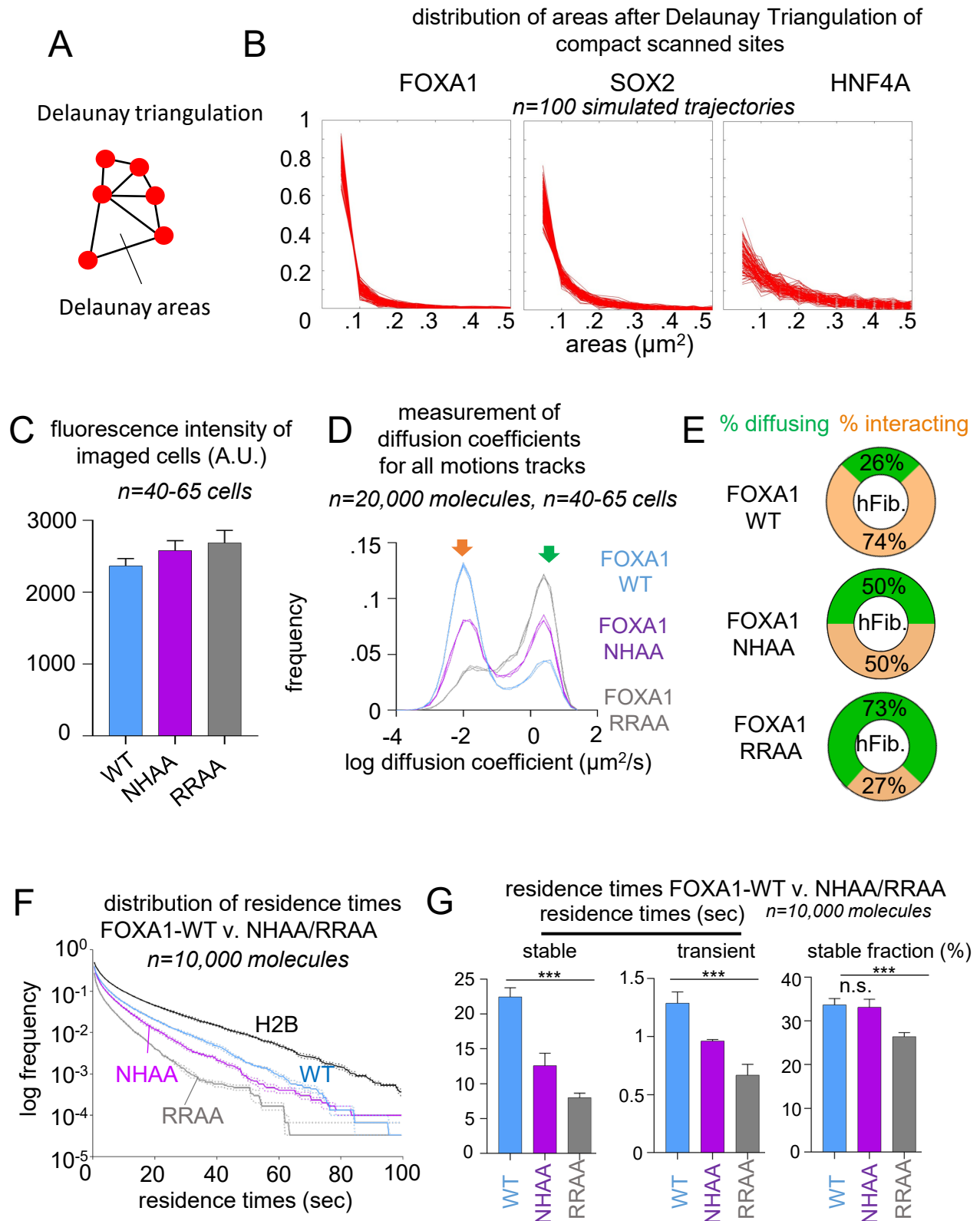
n=20,000 chromatin-interacting molecules pooled from 50-100 cells



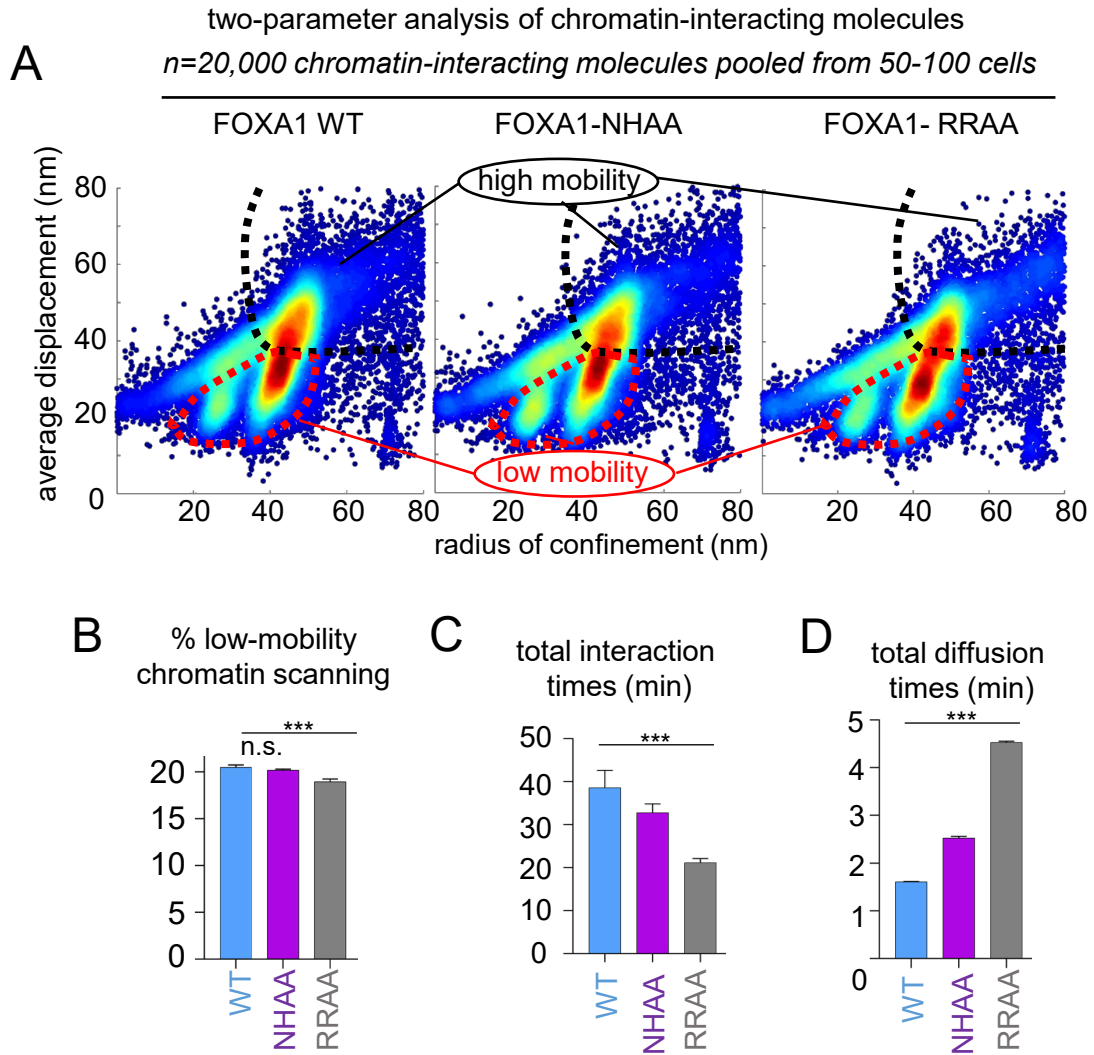
Lerner et al. Supp Figure 4



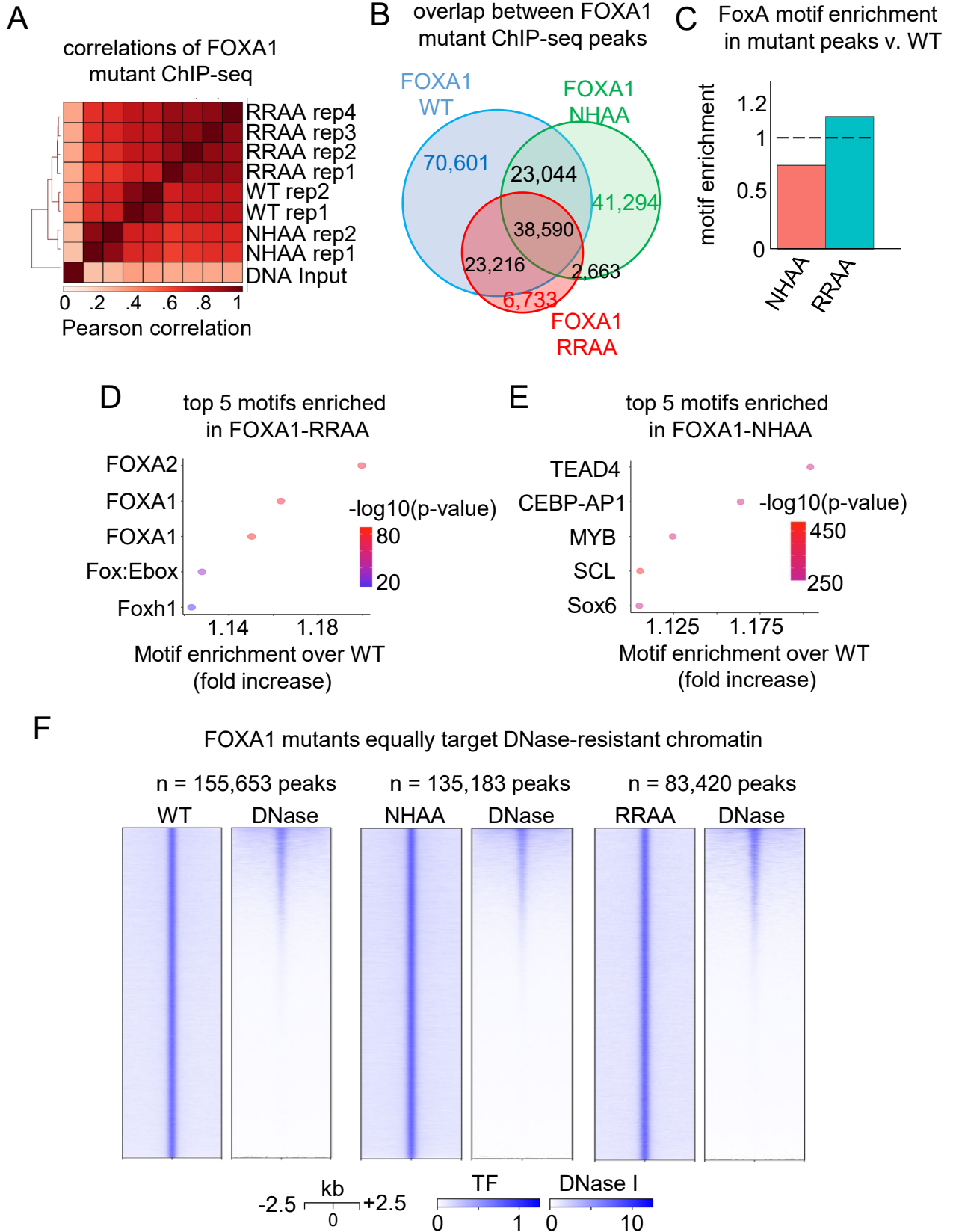
Lerner et al. Supp Figure 5



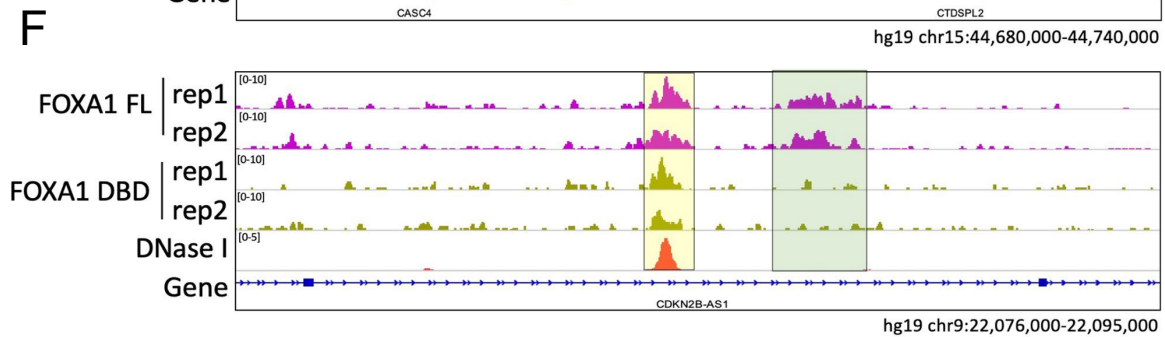
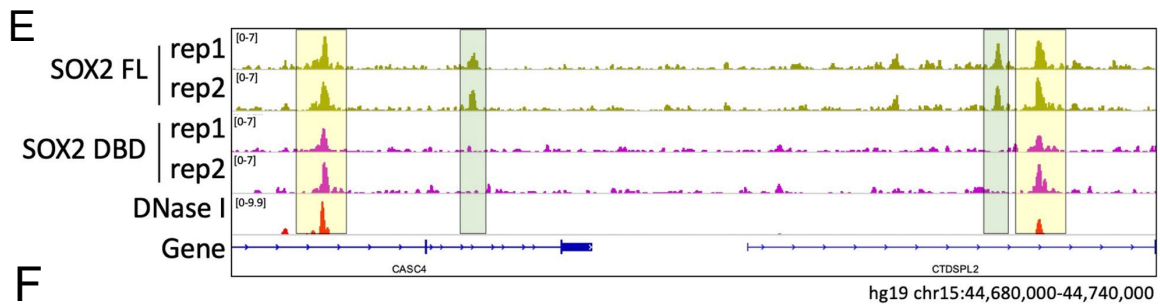
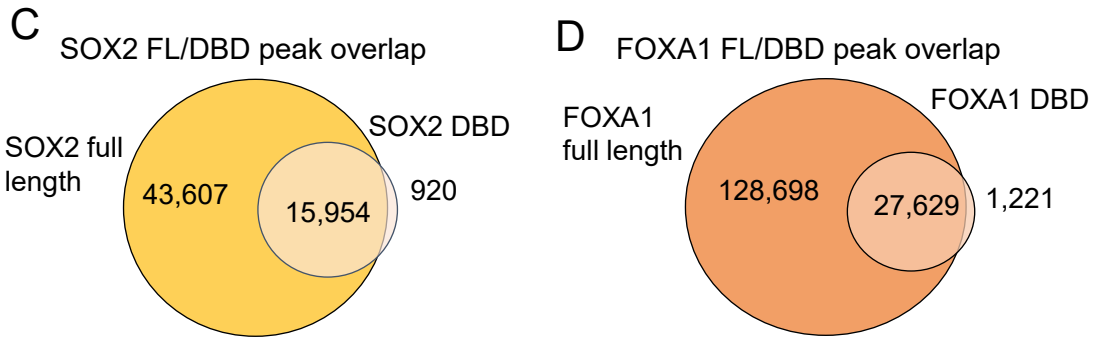
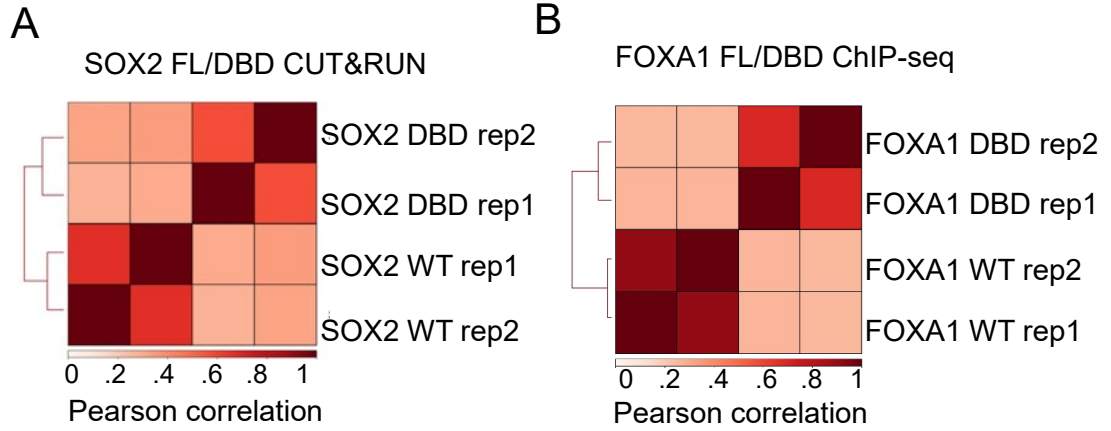
Lerner et al. Supp Figure 6



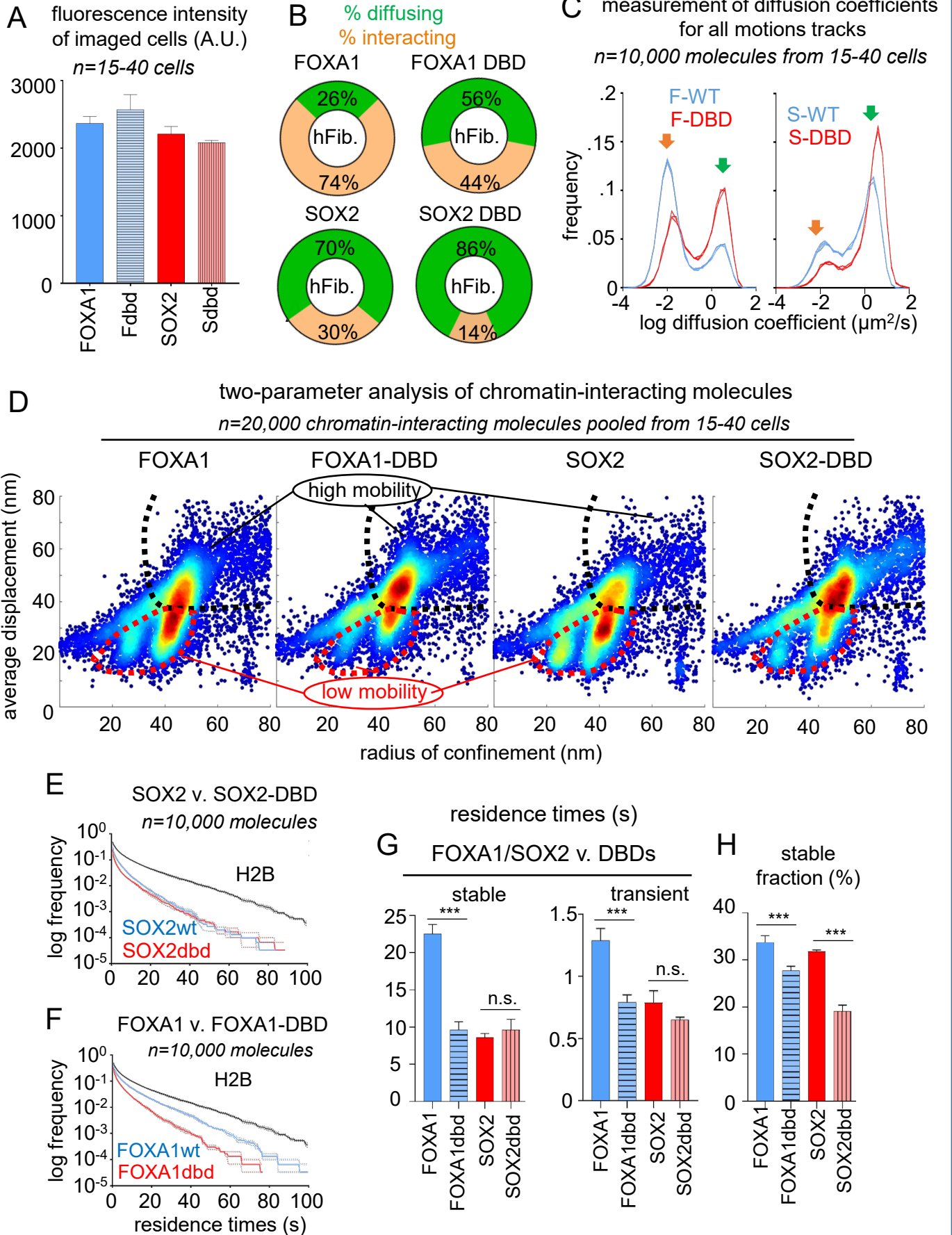
Lerner et al. Supp Figure 7



Lerner et al. Supp Figure 8



Lerner et al. Supp Figure 9



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