



The American
Real Estate and
Urban Economics
Association

2024 AREUEA National Conference

Wednesday, May 29th

2:00 pm - 5:00 pm Board of Directors Meeting (*by invitation only*) | Location: TBD

4:00 pm - 6:15 pm Registration | Location: Stratford

Thursday, May 30th

7:30 am - 5:00 pm Registration | Location: Stratford

7:30 am - 11:30 am Coffee Break | Location: National Ballroom Foyer

8:00 am - 9:15 am WREN Breakfast (*registration required*) | Location: National Ballroom A&B

"Strategies and Tricks of the Trade for Publishing in Economics, Finance, and Policy Journals"

- *Stephanie Moulton (Co-Editor, Journal of Policy Analysis and Management)*

- *Ruchi Singh (Co-Editor, Journal of Real Estate Finance and Economics)*

- *Eva Steiner (Co-Editor, Real Estate Economics)*

- *Siqi Zheng (Co-Editor, Journal of Regional Science)*

9:30 am - 11:30 am Concurrent Paper Sessions | *Presenter's Email Included*

Junior Scholar Session 1 | The Place Effects of Policy Shocks

Location: Monticello East

Chair: Kyle Mangum

The Welfare Consequences of Incoming Remote Workers on Local Residents

Author: Yoo, Hoyoung

University of Wisconsin Madison, United States of America;

hyoo36@wisc.edu

Spillover Effects of Mass Layoffs on Neighboring Firms

Author: Moghadam, Roozbeh

University of California - Davis; rfmoghadam@ucdavis.edu

Housing and Human Capital: Condominiums in Ethiopia

Authors: Agness, Daniel¹; Getahun, Tigabu²

¹University of California, Berkeley, United States of America; ²Policy Studies Institute, Ethiopia; dagness@berkeley.edu

Send Them Back? The Real Estate Consequences of Repatriations

Authors: Cortes, Gustavo²; Sant'Anna, Vinicios¹

¹Massachusetts Institute of Technology, United States of America;

²University of Florida; vsantann@mit.edu

Junior Scholar Session 2 | Housing Affordability and Inequality

Location: Monticello West

Chair: Ben Keys

Improving Access to Opportunity: Housing Vouchers and Residential Equilibrium

Author: Park, JoonYup

Duke University, United States of America; joonyup.a.park@gmail.com

Quantifying the Welfare Effects of Gentrification on Incumbent Low-Income Renters

Authors: French, Robert¹; Gandhi, Ashvin^{2,3}; Gilbert, Valentine¹

¹Harvard Kennedy School, United States of America; ²UCLA Anderson; ³NBER;

robertfrench@g.harvard.edu

Suburban Housing and Urban Affordability: Evidence from Residential Vacancy Chains

Author: French, Robert Timon; Gilbert, Justin Valentine

Harvard University; jvgilbert@g.harvard.edu

Racial Discrimination in Eviction Filing

Author: Lodermeier, Alison

Brown University, United States of America; ali.lodermeier@gmail.com

Junior Scholar Session 3 | Environment and urban development

Location: Woodlawn

Chair: Tingyu Zhou

What are the Benefits of a Subway in Mumbai, India?

Suri, Palak¹; Cropper, Maureen²

¹West Virginia University, United States of America; ²University of Maryland;

palak.suri@mail.wvu.edu

From Vacancy to Verdancy? The Impact of Land Options on the Timing of Vacant Lot Investment

Author: Lin, Desen

California State University, Fullerton; desenlin@fullerton.edu

Small Banks and the Recovery Advantage in Commercial Real Estate

Authors: Aldana, Ernesto

University of North Carolina at Chapel Hill, United States of America;

Joseernesto_aldanavizcaino@kenan-flagler.unc.edu

The Lock-In Effect of Rising Mortgage Rates

Authors: Batzer, Ross¹; Coste, Jonah¹; Doerner, William¹; Seiler, Michael^{1,2}

¹Federal Housing Finance Agency, United States of America; ²The College of William & Mary; jonah.coste@fhfa.gov

11:30 am - 1:00 pm Luncheon with Policy Forum (*registration required*) | Location: National Ballroom

"Families, children, and economic mobility in cities"

Moderator: Albert Saiz, Massachusetts Institute of Technology

Panelists:

- *Dionissi Aliprantis, Federal Reserve Bank of Cleveland*
- *Lieke Beekers, University of Tilburg*
- *Len Costa, Federal Housing Finance Agency*
- *Lindsey Currier, Harvard University*
- *Tara Watson, Brookings Institution*

1:15 pm - 3:15 pm Concurrent Paper Sessions | *Presenter's Email Included*

ESG and Climate 1

Location: Woodlawn

Chair: Jeffrey Cohen

From Efficiency to Excess: Understanding Utility Usage in Green-Certified Homes

*Authors: Agarwal, Sumit; Araral, Eduardo; Fan, Mingxuan; Qin, Yu; Zheng, Huanhuan, National University of Singapore, Singapore; mfan@nus.edu.sg
Discussant: McClain, William Boyd (Fannie Mae)*

Unveiling Dynamics in Climate Disaster Information Dissemination: A Variance Decomposition Network Approach

Authors: Box-Couillard, Sebastien¹; Fan, Yichun²; Huang, Yi³; Shi, Zhentao⁴; Xu, Yilan¹; Zheng, Siqi²

¹University of Illinois, United States of America; ²MIT, United States of America; ³Nanjing Audit University, China; ⁴Chinese University of Hong Kong, Hong Kong; yilanxu@illinois.edu

Discussant: Liao, Wen-Chi (National University of Singapore)

Wildfires and the Resilience of Commercial Activity

Authors: Malliaris, Steven¹; Meltzer, Rachel²; Rettl, Daniel¹; Singh, Ruchi¹

¹University of Georgia, United States of America; ²Harvard University, United States of America; ruchi.singh@uga.edu

Discussant: Wang, Chongyu (Florida State University)

Picking Up the PACE: Nudges for Residential Climate-Proofing

Authors: Bellon, Aymeric¹; LaPoint, Cameron²; Mazzola, Francesco³; Xu, Guosong⁴

¹UNC Chapel Hill, Kenan-Flagler Business School; ²Yale School of Management; ³ESCP Business School; ⁴Erasmus University, Rotterdam School

of Management; aymeric_bellon@kenan-flagler.unc.edu

Discussant: McCollum, Meagan (University of Tulsa)

Land Use Policies

Location: Monticello East

Chair: Leah Brooks

Evaluating urban planning: evidence from Dar es Salaam

Authors: Regan, Tanner¹; Michaels, Guy²; Henderson, Vernon²; Manara, Martina³; Libano-Monteiro, Francisco²

¹George Washington University, United States of America; ²LSE; ³University of Sheffield; tanner_regan@gwu.edu

Discussant: Schuetz, Jenny (Brookings Institution)

Why zoning is too restrictive

Authors: Favilukis, Jack¹; Song, Jaehee²

¹University of British Columbia; ²University of Colorado;

jaehee.song@colorado.edu

Discussant: Jedwab, Remi (George Washington University)

Making Housing Affordable? The Local Effects of Relaxing Land-Use Regulation

Authors: Lutz, Elena Catharina; Büchler, Simon

ETH Zurich and MIT, United States of America; buechler@mit.edu

Discussant: Molloy, Raven (Federal Reserve Board of Governors)

Housing Submarket Dynamics & Their Impact on Policy Assessment: The Case of Historic Preservation Zones in Los Angeles

Author: Redfearn, Christian

USC, United States of America; redfearn@usc.edu

Discussant: Brooks, Leah (George Washington University)

Pricing Dynamics in Housing Markets

Location: East Room

Chair: Natalya Bikmetova

A Test for Pricing Power in Urban Housing Markets

Authors: Ziv, Oren; Watson, C. Luke

Michigan State University, United States of America; orenziv@msu.edu

Discussant: Suri, Palak (West Virginia University)

Can Stay-at-Home Orders Create a Pandemic Housing Boom?

Authors: Arefeva, Alina¹; Guo, Shengwei¹; Han, Lu¹; Ortego-Marti, Victor²

¹University of Wisconsin-Madison, Wisconsin School of Business, United States of America; ²University of California Riverside; arefeva@wisc.edu

Discussant: Xiao, Xue (Virginia Tech)

Spatial Extrapolation in the Housing Market

Author: Li, Gen

UBC, Canada; gen.li.phd@gmail.com

Discussant: Zevelev, Albert (SDSU)

Partial Ownership: A Quantitative Analysis

Authors: Brandsaas, Eirik Eylands¹; Kvaerner, Jens²

¹Federal Reserve Board, United States of America; ²Tilburg University;
eirik.e.brandsaas@frb.gov

Discussant: Zhang, Dayin (University of Wisconsin-Madison)

Agency and FHA Mortgage Credit

Location: Monticello West

Chair: Pedro Gete

Investor Heterogeneity in GSE Credit Risk Transfers

Authors: Gete, Pedro¹; Tsouderou, Athena²; Bi, Chuqiao³; Wachter, Susan⁴

¹IE University, Spain; ²University of Miami; ³Cornell University; ⁴The Wharton School; pedro.gete@ie.edu, wachter@wharton.upenn.edu

Discussant: Zhou, Tingyu (Florida State University)

Housing Speculation, GSEs, and Credit Market Spillovers

Authors: Amornsiripanitch, Natee¹; Strahan, Philip²; Zhang, Song³; Zheng, Xiang⁴

¹Federal Reserve Bank of Philadelphia, United States of America; ²Boston College; ³University of Delaware; ⁴University of Connecticut;
natee.amornsiripanitch@phil.frb.org

Discussant: Lacour-Little, Michael (Fullerton)

Dealers and the Dealer of Last Resort: Evidence from the Agency MBS Market in the COVID-19 Crisis

Authors: Chen, Jiakai¹; Liu, Haoyang²; Sarkar, Asani³; Song, Zhaogang⁴

¹University of Hawaii, United States of America; ²Federal Reserve Bank of Dallas; ³Federal Reserve Bank of New York; ⁴The Johns Hopkins Carey Business School; jiakai@hawaii.edu

Discussant: DLima, Walter (Florida International University)

How the Source of Financing Discrimination Affects Housing Opportunities for FHA Buyers

Authors: Gilbukh, Sonia¹; Ambrose, Brent W.²; Conklin, James N.³; Lopez, Luis⁴

¹Zicklin School of Business, Baruch College; ²Smeal College of Business, The Pennsylvania State University; ³Terry College of Business, University of Georgia; ⁴College of Business Administration, University of Illinois at Chicago; sophia.gilbukh@baruch.cuny.edu

Discussant: Maloney, Maeve (FNMA)

2:30 pm - 4:15 pm Coffee Break | Location: National Ballroom Foyer

3:30 pm - 5:30 pm Concurrent Paper Sessions | Presenter's Email Included

Global Regional and Urban Economics

Location: East Room

Chair: Eunjee Kwon

Do Foreign Buyer Taxes Affect House Prices?

Authors: Zevelev, Albert¹; Wachter, Susan²; Hartley, Jonathan³; Ma, Li⁴

¹SDSU, United States of America; ²Wharton; ³Stanford; ⁴Baruch;

azev77@gmail.com

Discussant: Zhang, Calvin (Federal Reserve Bank of Philadelphia)

The Evolution of Slums in Chile, 2000-2021

Authors: Gertler, Paul¹; Gonzalez-Navarro, Marco¹; Undurraga, Raimundo²;

Urrego, Joaquin A¹

¹University of California - Berkeley; ²Universidad de Chile;

jaurrego@berkeley.edu

Discussant: Regan, Tanner (George Washington University)

Tariff Wall Jumping at the China-Vietnam Border

Authors: Kahn, Matthew E.¹; Liao, Wen-Chi²; Zheng, Siqi³

¹USC, United States of America; ²NUS, Singapore; ³MIT, United States of

America; sqzheng@mit.edu

Discussant: Zarate, Roman (World Bank)

Evaluating the Relocation of Indonesia's Capital: A Quantitative Spatial Model Approach

Authors: Rothenberg, Alexander¹; Rafols, Radine²; Wang, Yao³; Jiang, Yi⁴

¹Syracuse University, United States of America; ²Cornell University; ³The

Ohio State University; ⁴Asian Development Bank; adrothen@sy.edu

Discussant: Jedwab, Remi (George Washington University)

Credit to the Underserved

Location: Monticello East

Chair: Meagan McCollum

Algorithmic Underwriting in High Risk Mortgage Markets

Authors: Gao, Janet²; Yi, Livia¹; Zhang, David³

¹Boston College; ²Georgetown University; ³Rice University; livia.yi@bc.edu,

contact@dhz.me

Discussant: Choi, Jung (Urban Institute)

Measuring Potential Appraisal Disparities in Home Refinancing Applications

Authors: Begley, Jaclene; Palim, Mark

Fannie Mae, United States of America; jaclenebegley@gmail.com

Discussant: Mayer, Yanling (CoreLogic)

The effect of minority ownership on minority credit

Authors: Hurtado, Agustin¹; Sakong, Jung²

¹University of Maryland; ²Federal Reserve Bank of Chicago;

hurtado@umd.edu

Discussant: Ringo, Daniel (Federal Reserve Board)

Mortgage Lenders' Diversity Policies and Mortgage Lending to Minorities

Authors: Feng, Ivy¹; Shanthikumar, Devin²; Zhang, Dayin¹

¹University of Wisconsin-Madison, United States of America; ²University of California Irvine; dayin.zhang@wisc.edu

Discussant: Contat, Justin (FHFA)

Mortgages: Macro Effects

Location: Monticello West

Chair: James Conklin

The Case of Missing Mortgages: Are Minorities Still Being Disproportionately Denied a Loan and for What Reasons?

Author: Dimova, Dilyana

HUD/Stanford University, United States of America;

dilyana.d.dimova@hud.gov

Discussant: Ricks, Judith (CFPB)

More Tax, Less Refi? The Mortgage Interest Deduction and Monetary Policy Pass-Through

Authors: Scharlemann, Tess¹; van Straelen, Eileen²

¹Federal Reserve Board of Governors, United States of America; ²Federal Reserve Board of Governors, United States of America;

eileen.vanstraelen@frb.gov

Discussant: Keys, Ben (Wharton)

Small Mortgages and the Rise of FinTech and Shadow Banks

Authors: Chu, Yongqiang¹; Zhang, David²; Zhang, Tim³

¹UNC Charlotte; ²Rice University, United States of America; ³UT San Antonio;

dzhang@rice.edu

Discussant: Zhao, Lawrence (Texas Tech)

The Credit Supply Channel of Monetary Policy Tightening and its Distributional Impacts

Authors: Bosshardt, Joshua¹; Di Maggio, Marco²; Kakhbod, Ali³; Kermani, Amir³

¹Federal Housing Finance Agency, United States of America; ²Harvard Business School; ³University of California, Berkeley, Haas School of Business;

joshua.bosshardt@fhfa.gov

Discussant: Low, David Chester (CFPB)

ESG and Climate 2

Location: Woodlawn

Chair: Dragana Cvijanovic

The Impact of Natural Disasters on Rents: Evidence from Hurricane Sandy

Author: Harwood, Katharine WH

New York University, United States of America; kh1692@nyu.edu
Discussant: Rolheiser, Lyndsey Anne (University of Connecticut)

Adaptation in Financial Markets: Climate Diversification Through Securitization

Authors: Kahn, Matthew E¹; Ouazad, Amine Charles Louis²; Yönder, Erkan³
¹University of Southern California; ²Rutgers Business School; ³John Molson School of Business, Concordia University; aouazad@business.rutgers.edu
Discussant: Giacoletti, Marco (USC Marshall)

Measuring Flood Underinsurance in the United States

Authors: Amornsiripanitch, Natee¹; Biswas, Siddhartha¹; Orellana-Li, John¹; Zink, David²
¹Federal Reserve Bank of Philadelphia, United States of America; ²Federal Reserve Bank of San Francisco, United States of America;
Siddhartha.Biswas@phil.frb.org
Discussant: Hacamo, Isaac (Indiana University)

Climate Change and the Regulation of a Crashing Insurance Market

Authors: Taylor, Reid¹; Turland, Madeline¹; Weill, Joakim²
¹UC Davis; ²Federal Reserve Board; joakim.a.weill@frb.gov
Discussant: Coutts, Spencer (University of Southern California)

3:30 pm - 5:30 pm Event for Pipeline Scholars (by invitation only) | Location: TBD

5:30 pm - 7:00 pm On-Site Reception (registration required)
Location: Vista Terrace

Friday, May 31st

7:30 am - 2:30 pm Registration | Location: Stratford

7:30 am - 11:30 am Coffee Break | Location: National Ballroom Foyer

7:30 am - 2:30 pm Panel Prep Room | Location: East Room

8:00 am - 10:00 am Concurrent Paper Sessions | Presenter's Email Included

Gentrification and Income Sorting

Location: Monticello West

Chair: Kate Pennington

Environmental Gentrification

Author: Wang, Wen

Hong Kong University of Science and Technology, Hong Kong S.A.R. (China);

wen.wang.academic@gmail.com

Discussant: Yu, Yue (University of Toronto)

Distributional Consequences of Supply Expansions in the Homeownership Market

Author: Baum, Micah Y

University of Michigan, United States of America; mybaum@umich.edu

Discussant: Acosta, Camilo (Inter-American Development Bank)

New Residential Investment and Gentrification

Authors: Baldomero-Quintana, Luis A¹; Singh, Divya²

¹William & Mary, United States of America; ²Amazon;

labaldomeroqui@wm.edu

Discussant: Kwon, Eunjee (University of Cincinnati)

The Impact of Labels on Neighborhoods

Authors: Demyanyk, Yuliya¹; Lopez, Luis A.¹; Tzur-Ilan, Nitzan²

¹University of Illinois at Chicago; ²Federal Reserve Bank of Dallas;

lal@uic.edu

Discussant: Ang, Amanda (University of Southern California)

Housing Wealth and Upward Mobility

Location: East Room

Chair: Sonia Gilbukh

Housing Generations

Authors: Albouy, David^{1,2}; Hendershott, Callan¹; Yi, Minh Joo¹

¹University of Illinois; ²National Bureau of Economic Research;

albouy@illinois.edu

Discussant: Yang, Xi (University of North Texas)

The Long-Run Effects of Parental Home Ownership and Housing Quality on Later Life Outcomes

Authors: Christensen, Garret S¹; Voorheis, John L²

¹FDIC, United States of America; ²US Census Bureau; gachristensen@fdic.gov

Discussant: French, Robert (Harvard Kennedy School)

Housing Policies and Social Mobility

Authors: Da Mata, Daniel¹; Mation, Lucas²

¹Sao Paulo School of Economics - FGV, Brazil; ²Institute for Applied Economic Research - IPEA; daniel.damata@fgv.br

Discussant: Singh, Ruchi (University of Georgia)

Price uncertainty and returns to housing

Author: Amaral, Francisco

University Bonn, Germany; francisco.amaral@uni-bonn.de

Discussant: Sant'Anna, Vinicios (Massachusetts Institute of Technology)

REITS and CMBS

Location: Woodlawn

Chair: David Ling

A First Look at the Historical Performance of the New NAV REITs

Authors: Coutts, Spencer¹; Goncalves, Andrei²

¹University of Southern California, United States of America; ²The Ohio State University; spencer.coutts@gmail.com

Discussant: Ray, Sugata (University of Alabama)

CMBS Market Evolution and Emerging Risks

Authors: An, Xudong¹; Cordell, Larry²; Smith, Nicholas¹

¹Federal Reserve Bank of Philadelphia; ²Independent; xudong.an@phil.frb.org

Discussant: Christopoulos, Andreas (Yeshiva University)

Single Family REITs

Authors: Giacoletti, Marco¹; Heimer, Rawley²; Li, Wenli³; Yu, Edison³

¹USC Marshall, United States of America; ²ASU, United States of America; ³FRB-Philadelphia; marco.giacoletti@marshall.usc.edu

Discussant: DLima, Walter (Florida International University)

Regulatory Risk, Hedging, and Investment

Authors: Giambona, Erasmo¹; Kumar, Anil²; Lopez A., Ricardo¹

¹Syracuse University; ²Aarhus University, Denmark; akumar@econ.au.dk

Discussant: Nichols, Joe (Federal Reserve Board)

Rental Market Policy

Location: Monticello East

Chair: William Larson

Discrimination Against Housing Voucher Holders: Evidence from Online Rental Listings

Authors: Blanco, Hector¹; Song, Jaehee²

¹Rutgers University - New Brunswick, United States of America; ²University of Colorado - Boulder, United States of America; hector.blanco@rutgers.edu

Discussant: Meltzer, Rachel (Harvard University)

Rental Voucher Programs in Middle Income Countries: Quasi-experimental Evaluation of the Chilean Rental Subsidy

Author: Selman, Javiera

University of Chile; jselman@fen.uchile.cl

Discussant: Hughes, Samuel (The Wharton School, UPenn)

Rent Control, Rent Overcharge, and Racial Disparity: Evidence from New York City

Authors: Ambrose, Brent¹; Bian, Xun²; Chen, Ruoyu³; Jiang, Hanchen⁴

¹Smeal College of Business, Pennsylvania State University; ²G. Brint Ryan College of Business, University of North Texas; ³Department of Economics, University of Windsor; ⁴Department of Economics, University of North Texas;

hanchen.jiang@unt.edu

Discussant: Ruchti, Tom (Treasury)

Priced-out: Rent Control and Wage Inequality

Authors: Hacamo, Isaac¹; Cerqueiro, Geraldo²; Raposo, Pedro²

*¹Indiana University, United States of America; ²Catoliza Business School;
ihacamo@iu.edu*

Discussant: Watson, Luke (FDIC)

10:15 am -
12:15 pm

Concurrent Paper Sessions | Presenter's Email Included

Landlords

Location: East Room

Chair: Luis A. Lopez

Agents, Landlords and Tenants: Market Structure in the Rental Market

Authors: Datta, Nikhil¹; Bakker, Jan David²

¹University of Warwick; ²Bocconi University; nikhil.datta@warwick.ac.uk

Discussant: Kenney, Jeanna Helen (The Wharton School)

Regulation and market structure: An investigation of Airbnb's decline in San Francisco

Author: Kytömaa, Lauri

Cornell University, SC Johnson College of Business; lvk7@cornell.edu

Discussant: Demyanyk, Yuliya (UNIV OF ILLINOIS AT CHICAGO)

Rent Guarantee Insurance

Authors: Abramson, Boaz; Van Nieuwerburgh, Stijn

*Columbia University Graduate School of Business, United States of America;
sgv2110@columbia.edu*

Discussant: Ambrose, Brent (Penn State University)

Individual Landlords in the Mortgage Market

Authors: Cocco, Joao¹; Naaraayanan, Lakshmi¹; Tripathy, Jagdish²

*¹London Business School, United Kingdom; ²Bank of England, United Kingdom;
jagdish.tripathy@bankofengland.co.uk*

Discussant: Lopez, Ricardo (Syracuse University)

Workers in Cities

Location: Monticello East

Chair: Carlos Hurtado

Remote Work and City Structure

Authors: Monte, Ferdinando¹; Porcher, Charly¹; Rossi-Hansberg, Esteban²

¹Georgetown University, United States of America; ²The University of Chicago, United States of America; ferdinando.monte@georgetown.edu

Discussant: Parkhomenko, Andrii (University of Southern California)

Young Women in Cities: Urbanization and Gender-biased Migration

Authors: Koh, Yumi¹; Li, Jing²; Wu, Yifan³; Yi, Junjian⁴; Zhang, Hanzhe⁵

¹University of Seoul; ²Singapore Management University, Singapore;

³Shanghai Trust; ⁴Peking University; ⁵Michigan State University;

hanzhe@msu.edu

Discussant: De la Roca, Jorge (University of Southern California)

Two-Sided Sorting of Workers and Firms: Implications for Spatial Inequality and Welfare

Author: Hong, Guangbin

University of Toronto, Canada; g.hong@mail.utoronto.ca

Discussant: Watson, Luke (FDIC)

Should I stay or should I go? The role of housing in understanding limited inter-regional worker mobility

Author: Bojeryd, Jesper

UCLA; bojeryd91@gmail.com

Discussant: Albouy, David (University of Illinois)

Mortgage Performance

Location: Monticello West

Chair: Eileen Driscoll van Straelen

Default Costs and Repayment of Underwater Mortgages

Authors: Brueckner, Jan¹; Conklin, James²; Coulson, N. Edward¹; Diop, Moussa³

¹UC-Irvine; ²University of Georgia; ³USC; jnc152@uga.edu

Discussant: Low, David Chester (CFPB)

The impact of non-disclosure laws on the single-family housing market: Appraisal bias and mortgage default

Authors: Garate, Sergio¹; Pennington-Cross, Anthony²; Hilterbrand, Charles³

¹Emory University, United States of America; ²Marquette University, United States of America; ³The University of Mississippi; sergio.garate@emory.edu

Discussant: Kruger, Samuel (University of Texas at Austin)

HOME SWEET LOAN: THE IMPACT OF SOCIAL CAPITAL ON HOME LOANS FROM APPROVAL TO REPAYMENT

Authors: An, Xudong¹; El Ghouli, Sadok²; Guedhami, Omrane³; Levine, Ross⁴; Roman, Raluca A¹

¹Federal Reserve Bank of Philadelphia, United States of America; ²University of Alberta; ³University of South Carolina; ⁴Stanford University; xudong.an@phil.frb.org

Discussant: Giacoletti, Marco (USC Marshall)

Fraud Litigation and FHA Mortgage Lending

Authors: Frame, Scott¹; Gerardi, Kristopher²; Mayer, Erik³; Xu, Billy⁴; Zhao, Chengzhi⁵

¹Structured Finance Association; ²Federal Reserve Bank of Atlanta;

³University of Wisconsin-Madison; ⁴University of Rochester; ⁵Texas Tech University; cz.lawrence.zhao@gmail.com

Discussant: Kim, You Suk (Federal Reserve Board)

Places and Policies

Location: Woodlawn

Chair: Helen Bao

State Affordable Housing Tax Credits and Renter Outcomes: Evidence from Illinois

Author: Hendershott, Callan

University of Illinois at Urbana-Champaign, United States of America; chende27@illinois.edu

Discussant: Jiang, Hanchen (University of North Texas)

Place-based Policy, Migration Barriers, and Spatial Inequality

Author: Huynh, Nghiem

Yale University, United States of America; nghiem.huynh@yale.edu

Discussant: Kwon, Eunjee (University of Cincinnati)

Public housing design, racial sorting and welfare: Evidence from New York City public housing 1930-2010

Authors: Guennewig-Moenert, Maximilian

Trinity College Dublin, Ireland; gnewigm@tcd.ie

Discussant: Hendershott, Callan (University of Illinois at Urbana-Champaign)

Effects of HOPE VI Revitalization Programs on Local Housing Markets: A National Study

Author: Liu, Lizhong

University of Southern California, United States of America; lizhongl@usc.edu

Discussant: Huynh, Nghiem (Yale)

12:15 pm - 1:45 pm Luncheon & Quigley Award Address from Nancy Wallace (*registration required*) | *Location: National Ballroom*

"The Wildfire Risk of California Residential Real Estate: Measurement, property insurance, and mitigation policies"

2:00 pm - 4:00 pm Concurrent Paper Sessions | *Presenter's Email Included*

Sales: Retail and Housing Search

Location: East Room

Chair: Alina Arefeva

Retail on the Ground and on the Books: Vacancies and the (mis)Match between Retail Activity and Regulated Land Uses

Authors: Meltzer, Rachel¹; Brooks, Leah²

¹Harvard University, United States of America; ²George Washington University, United States of America; rmeltzer@gsd.harvard.edu

Discussant: Moszkowski, Erica (Federal Reserve Board of Governors)

The Death of Retail and Neighborhood Amenities

Authors: Billings, Stephen¹; Rohlin, Shawn²; Zhou, Tingyu³

¹University of Colorado - Boulder; ²Kent State University; ³Florida State

University, United States of America; tzhou@business.fsu.edu
Discussant: Mukharlyamov, Vladimir (Georgetown University, McDonough School of Business)

Market Concentration, Labor Quality, and Efficiency: Evidence from Barriers in the Real Estate Industry

Author: Kenney, Jeanna
The Wharton School, United States of America;
jhkenney@wharton.upenn.edu
Discussant: Gilbukh, Sonia (Baruch College)

Haggle of Hammer? Dual-Mechanism Housing Search

Authors: Barkley, Aaron¹; Genesove, David²; Hansen, James¹
¹The University of Melbourne; ²The Hebrew University of Jerusalem;
james.hansen@unimelb.edu.au
Discussant: Badarinza, Cristian (National University of Singapore)

Urban Economics

Location: Monticello East
Chair: Ferdinando Monte

Transit Oriented Development: Network Expansion in Superstar City and Housing Creation in Commuting Towns.

Authors: Liao, Wen-Chi^{1,2}; Jing, Kecen³; Luo, Yilan⁴
¹National University of Singapore, Singapore; ²Massachusetts Institute of Technology, USA; ³Nankai University, China; ⁴Hunan University, China;
wliao@nus.edu.sg
Discussant: Mangum, Kyle (Federal Reserve Bank of Philadelphia)

Dynamic Urban Economics

Authors: Greaney, Brian¹; Parkhomenko, Andrii²; Van Nieuwerburgh, Stijn³
¹University of Washington; ²University of Southern California; ³Columbia University; sgv2110@columbia.edu
Discussant: Hurtado, Carlos (University of Richmond)

Racial Representation, Segregation, and Sorting

Author: Zeng, Jiangnan
University of Pittsburgh, United States of America; jiz198@pitt.edu
Discussant: Bao, Helen (University of Cambridge)

The American Dream? U.S. vs. Worldwide Construction Patterns in Global Volume Data

Authors: Barr, Jason¹; Jedwab, Remi²
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Discussant: Rolheiser, Lyndsey Anne (University of Connecticut)

Credit

Location: Monticello West

Chair: Lily Shen

Localized Housing Prices by Nonbanks

Authors: Choi, Hyun-Soo¹; Deng, Yongheng²; Yoon, Heejin²

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Discussant: Garate, Sergio (Emory University)

Expense Shocks Matter

Authors: Low, David Chester; Fulford, Scott

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Discussant: Yang, Xi (University of North Texas)

Debt Rollover in Rental Housing

Author: Hughes, Samuel

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Discussant: Krivenko, Pavel (Baruch College)

The Mortgage Structure Link Between Monetary Policy and Financial Stability

Author: Elenev, Vadim¹; Liu, Lu²

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Discussant: Aldana, Ernesto (University of North Carolina at Chapel Hill)

Zoning and Land Use

Location: Woodlawn

Chair: Simon Buechler

Carrot and Stick Zoning

Authors: Lebret, Daniel; Liu, Crocker H.; Valentin, Maxence

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Discussant: Cui, Tianfang (Furman Center, New York University)

The Costs of Housing Regulation: Evidence From Generative Regulatory Measurement

Authors: Gupta, Arpit¹; Milo, Dan¹; Bartik, Alex²

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Discussant: Song, Jaehee (University of Colorado Boulder)

Inclusive but Concentrated: The impacts of Voluntary Inclusionary Zoning. Evidence from Los Angeles, California

Authors: Aravena-Gonzalez, Ignacio Alejandro

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Discussant: Redfearn, Christian (USC)

The Value of Urban Land Encumbered by Structure: A Study in Variety

Authors: Clapp, John²; Lindenthal, Thies³; Nichols, Joseph¹

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Discussant: Kumar, Anil (Aarhus University)
