

## AREUEA 2003 Mid-Year Meeting

### Tuesday May 27th 1:00-3:00 pm

Track I: "The Role of Housing Markets in Local and National Economies"

Session Chair: **Susan Wachter, University of Pennsylvania**

Homeownership, Leverage and Unemployment	Hendershott
The Long-Run Relationship between House Prices and Income: Evidence from National and Local	Gallin
Urban Decline and Housing Reinvestment: The Role of Construction Costs and Union Environments	Saiz

### Tuesday May 27th 3:15-5:15 pm: Concurrent Sessions

Track I: "Household Portfolios"

Session Chair: **Isaac Megbolugbe, University of Pennsylvania**

A Life-cycle Model with Housing Portfolio Allocation, and Mortgage Financing	Nichols
Precautionary Savings and the Wealth Distribution with Illiquid Durables	Martin
Credit Lines and Credit Utilization	Ambrose

Track II: "Housing Markets"

Session Chair: **Doug Duncan, Mortgage Bankers Association**

Apartment Performance in Good Times and Bad	Goodman
The Effects of Portland's Urban Growth Boundary on Metropolitan Housing Prices	Schuetz
Stochastic Modeling of the FHA HECMs with Low-Cost Refinancing	Rodda
Compensating Differentials and the Social Benefits of the NFL	Carlino

### Wednesday May 28th 8:00-10:00 am

Track II: "Housing Policy"

Session Chair: **Amy Bogdon, Fannie Mae Foundation**

Mortgage Interest Rates and Refinancing: Racial and Ethnic Patterns	Susin
The Millennial Housing Commission Report: An Assessment	Olsen
Effectiveness of HUD's Housing Goal Incentives for Increased GSE Involvement in the Mortgage	Manchester
Post-Purchase Experiences of Low-Income, First-Time Homebuyers	Newburger
The Impact of North Carolina's Antipredatory Lending Law on Subprime Lending	Quercia

### Wednesday May 28th 10:15 am -12:15 pm: Concurrent Sessions

Track I: "Using the Tax Code to Improve Housing Opportunities"

Session Chair: **Charles Capone, Congressional Budget Office**

The Impact of Targeted Homeownership Tax Credit Programs on Urban Housing Markets: Evidence	Tong
Low Income Housing Tax Credit Housing Developments	Green

Track I: "Mortgage Market Issues"

Session Chair: **Frank Nothaft, Freddie Mac**

Piercing (and Then Papering Over) the Veil of Ignorance: GSE Monopoly and Informational Advantage	Riddiough
Market Forces or CRA-induced Externalities: What Accounts for the Increase in Mortgage Lending to	Surette
Information Externalities and Underwriting: Exploiting Information on Branch Location	Ross

### Wednesday May 28th 2:00-4:30 pm

Track I: "The Search for Influences on House Prices"

Session Chair: **Ellen Roche, National Association of Realtors**

Neighborhood Controls, Crime Rates, and Housing Prices	LaCour-Little
The Benefits of Owner-Occupation in Neighborhoods	Coulson
Has Falling Crime Driven New York City's Real Estate Boom?	Voicu
The Price of Protection: Foreclosure Law, Mortgages, and House Prices	Pence