

Los Cabos Summary Schedule: Preliminary Program, as of July 31, 2005

Conference runs from August 3 (registration and reception) to morning of August 6 (brunch)

Contact authors (and presumably, presenters) are in bold; 3 digit numbers, if available, key papers to registration database.

Check <http://www.areuea.org> for program updates!

	Wednesday, August 3	Thursday, August 4		
Time	Plenary Sessions and Events	Concurrent Session 1	Concurrent Session 2	Concurrent Session 3
7:30	Breakfast			
8:00	Concurrent sessions: 8:00 to 9:45			
8:15		3. Housing Tenure 1 (Chair: Albert Saiz): 674 Stuart Gabriel , Homeownership Trends and Racial Gaps 879	4. Commercial RE Finance and Investment 1 (Chair: Richard Buttimer): 747 Richard Buttimer and Steve Ott, Commercial Real Estate Valuation & Leasing w.	5. Housing Prices 1 (Chair: Marion Steele): 875 Javier Ribal Sanchez, Roberto Cervello Royo , Jose Angel Rodriguez Fernandez and Baldomero Segura Garcia del Rio, Urban Renovation of Historic European Cities & Effects on Housing Markets, 646 Francois Des Rosiers , Martin Lee-Gosselin, Marius Theriault, Public Transit and Urban Accessibility: Metrobus and Quebec City Housing Prices; 649 Loretta O'Sullivan , Modeling the Dublin Housing Market
8:30		and Housing Affordability; 641 Don Haurin & Stuart Rosenthal, Low Income Households Homeownership Choices	Uncertainty; 684 Yun Li , Time Varying Risk Behavior in Real Estate Investment; 678, Frank Reiner and Ralph Rogalla , Return and Risk Of German Open-End Real Estate Funds	Break
8:45			Break	Break
9:00			6. Urban 1 (Chair: John Quigley): 880 Jacob Vigdor , David Cutler, Ed Glaeser, Are Immigrant Ghettos Bad?; 676 Thomas Davidoff , Saku Aura Optimal Taxation and the Property Tax	7. International RE Capital Markets (Chair: Robert Buckley): 640 Michael LaCour-Little and Cynthia Holmes, Multifamily Mortgage Lending in US and Canada, 752 Veronica Caddac Warnock , Brian Sack, Francis Warnock, International Capital Flows and US Interest Rates
9:15				8. Housing Tenure 2 (Chair: Lynn Fisher): 883 Peter Englund , Kyung-Hwan Kim, Steve Malpezzi, Bengt Turner, International Housing Tenure, Institutions and Regulations; 884 Ken Gibb , Andy Nygaard, Evolution of Social Housing in Britain, Neoinstitutionalist Perspective; 887 Pablo Casas Arces, Albert Saiz , Do Courts Matter?
9:30	Break: 9:45 to 10:00	Break	Break	Break
9:45	Concurrent sessions: 10:00 to 11:45			
10:00				
10:15				
10:30				
10:45				
11:00				
11:15				
11:30				
11:45	Break: 11:45 to 12:00	Go to Lunch	Go to Lunch	Go to Lunch
12:00	Lunch, 12:00 to 1:30			
12:15				
12:30				
12:45				
13:00	9. Luncheon Events Welcoming Remarks by CONAFOVI Commissioner Carlos Gutiérrez (Shannon Sorzano to introduce). Luncheon Keynote Speaker: HUD Secretary Alphonso Jackson (Stuart Gabriel , past AREUEA President, to introduce). Special Luncheon Guests: Eduardo Sojo Garza Aldape , Oficina para las Políticas Públicas de la Presidencia; Guillermo Babatz Torrez , Sociedad Hipotecaria Federal (SHF)			
13:15				
13:30	Break: 1:30 to 1:45	Break	Break	Break
13:45	Concurrent sessions: 1:45 to 3:30	10. International Real Estate Markets (Chair: Brent Smith) Ana Beatriz Poli Veronezi , Quality Certification System of Office Buildings in Brazil; Min Hwang , Examining Asset Pricing in a CCAPM Framework with Housing; Piriya Pholpirul , From the Past Experiences to Early Warning System in Thailand's Property Market	11. Commercial RE Finance and Investment 2 (Chair: Kyung Hwan Kim): 683 Chris Downing , Nancy Wallace, Commerical MBS: How Much Subordination? 634 Alberto Piazzini, Walter Torous, Rossen Valkanov , Expected Returns & Growth of Rents in Commercial Real Estate; 638 Masaaki Otaka , Integrated Valuation of Real Estate and RE Backed Securities	12. Housing Prices 2 (Chair: Don Haurin): 647 Grace Wong , Anatomy of a Housing Bubble: Hong Kong; 679 Jim Clayton, Norm Miller, Liang Peng , Endogenous Price-Volume Correlation in Housing; 639 Vinita Mital Deodhar , Does the Housing Market Value Heritage? Sydney
14:00		Go to Plenary	Go to Plenary	Go to Plenary
14:15				
14:30				
14:45				
15:00	1. Registration			
15:15				
15:30	Break: 3:30 to 4:00	Martha Robles Montijo, Mexico National Council on Housing (CONAFOVI)	Go to Plenary	Go to Plenary
15:45				
16:00				
16:15	13. Plenary , 4:00 to 5:30: Panel on Low Income Housing Policy (Chair & Opening Remarks: Antonio Vivanco , Sociedad Hipotecaria Federal (SHF); Moderator, Steve Malpezzi). Marja Hoek-Smit , Wharton; Robert Buckley , World Bank; Antonio Vivanco (SHF),			
16:30				
16:45				
17:00				
17:15				
17:30	Break: 5:30 to 6:00			
17:45				
18:00	2. Welcome Reception	14. Reception and Dinner		
18:15				

Friday, August 5

Saturday, August 6

Time	Plenary Sessions and Events	Concurrent Session 1	Concurrent Session 2	Concurrent Session 3
7:30	Breakfast			
8:00	Concurrent sessions: 8:00 to 9:45			
8:15		15. Housing Policy (Chair: Marja Hoek-Smit): 881 Ed Olsen , Analytics of Vouchering Out Program Assistance; 806 Robert Buckley and Jerry Kalarickal, Housing Policies in Developing Countries: Conjectures & Refutations; 687 Kyung-Hwan Kim and Susan Wachter, Housing & Government Policy: Korea and the US	16. Housing & Land Tenure 3 (Chair: Steve Malpezzi): 889 Richard Green, Brian Surette, Don Bradley , Overcoming Barriers to Mexican-American Homeownership; 633 Jane Londerville Examination of Life Lease Housing Issues in Canada; Thomas Mitchell , Richard Green, Steve Malpezzi, Scott Bernstein, Forced Sales and Farmland Prices: Testing for Discrimination against Black and Small Farmers	17. Panel on Local Finance and Development (Chair: Alven Lam , Moderator Brent Smith): Larry Hannah (World Bank), Craig Davis (SEDESOL), Lynn Fisher
8:30				
8:45				
9:00				
9:15				
9:30				
9:45	Break: 9:45 to 10:00	Break	Break	Break
10:00	Concurrent sessions: 10:00 to 11:45	18. Open Session (if needed for last minute papers)	19. Land, Finance and Housing Policy (Chair: Ken Gibb): 748 Lynn Fisher , Financial Contracting and Land Assembly; 685 Ashok Deo Bardhan, Rajarshi Datta , Housing Finance in Transitioning & Developing Economies: Benchmarking; 867 Anupam Jain , Land as Resource for Housing Economically Weaker Sections	20. Housing Regulation (Chair: Edgar Olsen): 650 Carl Mason, John Quigley , Curious Institution of Mobile Home Rent Control; 746 Richard Buttimer , Steven Clark, Housing Development, Slow Growth Policies & Leviathan Government; Steve Malpezzi, Henry Pollakowski, Tammie Simmons-Mosley , Distribution of Rent Changes within a Market & Implications for Second Generation Rent Control
10:15				
10:30				
10:45				
11:00				
11:15				
11:30				
11:45	Break: 11:45 to 12:00	Go to Lunch	Go to Lunch	Go to Lunch
12:00	Lunch, 12:00 to 1:30			
12:15				
12:30				
12:45	21. Lunch Lunchtime Keynote Speaker: Bertrand Renaud , Renaud Advisors, and former World Bank Housing Finance Advisor (Steve Malpezzi to introduce)			
13:00				
13:15				
13:30				
13:45	Concurrent sessions: 1:45 to 3:30	22. Panel on Global Advances in Real Estate Education (Chair: Steve Malpezzi): Ken Gibb , Lynn Fisher , two others TBD	23. Urban 2 (Chair: Stuart Gabriel): 885 Jacob Vigdor , Does Urban Decay Harm the Poor?; 749 Leah Brooks , Volunteering to Be Taxed: Business Improvement Districts; 751 Shalini Sharma , Structural Breaks and Urban Evolution in India	24. Rental/Multifamily Housing (Chair: Tammie Simmons-Mosley): 636 Charles Tu , Interaction of Apartment Rents, Occupancy Rates & Concessions; 750 Miguel Angel Fernandez , Yoon Lee, Use of Multifamily Investment Property to Fund Retirement; 643 Jason Dean, Marion Steele , Renter Mobility, Cash Flow Shocks & Financial Strength
14:00				
14:15				
14:30				
14:45				
15:00				
15:15				
15:30	Break: 3:30 to 4:00	Go to Plenary	Go to Plenary	Go to Plenary
15:45				
16:00	25. Plenary Panel on Housing Finance Policy (Chair & Opening Remarks: Shannon Sorzano (HUD Assistant Secretary for International Affairs); Moderator, Richard Green); Bertrand Renaud , Renaud Advisors; José Manuel Agudo , Hipotecaria Su Casita; Kyung Hwan Kim , Sogang University; Miguel Hernández , Mexico National Council on Housing (CONAFOVI)			
16:15				
16:30				
16:45				
17:00				
17:15	Break: 5:30 to 6:00			
17:30				
17:45				
18:00	26. Reception and Dinner			
18:15				

27. Brunch, farewell to old friends and new.