



American Real Estate and Urban Economics Association

2025 National Conference

Washington, D.C. / May 28-30

Wednesday, May 28th

8:00am - 11:00am **Registration** | *Location: Monticello Ballroom Foyer*

9:00am - 10:30am **Rental Housing: Ownership and Spillovers**

Location: Monticello West

Chair: Alvin Murphy

Desegregation and Public Investment in Schools Near Affordable Housing

Authors: [Kenneth Whaley](#); University of South Florida

Discussant: [Amy Ellen Schwartz](#); University of Delaware

The Rise of Corporate Landlords: An Examination of Behavioral Differences in the Multifamily Market

Authors: [Katharine WH Harwood](#)⁽¹⁾; Ingrid Gould Ellen⁽²⁾; Katherine O'Regan⁽²⁾; ⁽¹⁾University of North Carolina at Chapel Hill; ⁽²⁾New York University

Discussant: [Chen Zhao](#); Redfin

Is the Land Rent Too High?

Authors: [Oren Ziv](#)⁽¹⁾; C Luke Watson⁽²⁾; ⁽¹⁾Michigan State University; ⁽²⁾FDIC

Discussant: [Konhee Chang](#); UC Berkeley

11:00am - 12:30pm **Housing Supply and Flood Risk**

Location: Monticello West

Chair: Ingrid Ellen

Why don't we know more about supply elasticity

Author: [Daniel Broxterman](#)⁽¹⁾; Yishen Liu⁽²⁾; Anthony Yezer⁽²⁾; ⁽¹⁾Florida State University, College of Business; ⁽²⁾George Washington University, Economics

Discussant: [Albert Saiz](#); MIT

Effects of land use regulation in India

Authors: [Arnab Dutta](#)⁽¹⁾; [Sahil Gandhi](#)⁽²⁾; [Richard Green](#)⁽¹⁾; ⁽¹⁾The University of Hong Kong; ⁽²⁾University of Manchester; ⁽³⁾University of Southern California

Discussant: [Kenzo Asahi](#); Pontificia Universidad Catolica de Chile

When Risk Doesn't Discount: Flood History and Rising Property Valuations

Authors: William M. Doerner⁽¹⁾; [Michael J Seiler](#)⁽²⁾; Matthew Suandi;



⁽¹⁾Independent; ⁽²⁾College of William & Mary
Discussant: [Luis Lopez](#); UIC

12:30pm	Grab & Go Lunch (Pre-Registration Required)
2:00pm - 5:00pm	Board of Directors Meeting (<i>by invitation only</i>) Location: Monticello West
4:00pm - 6:15pm	Registration Location: Stratford

Thursday, May 29th

7:30am - 5:00pm	Registration Location: Stratford
7:30am - 11:30am	Coffee Break Location: National Ballroom Foyer
8:00am - 9:15am	WREN Breakfast (<i>pre-registration required</i>) Location: National Ballroom A&B
9:30am - 11:30am	Junior Scholar Concurrent Paper Sessions <i>Presenter's Email Included</i> Affordable Housing, Homeownership, and Neighborhood Effects Location: Ashlawn South Chair: Jeff Lin Mentors: Dany Hartley, Oren Ziv The "Scarlet E": Effects of Public Eviction Records on Low-Income Households Presenter: Grace Ortuzar , University of Notre Dame House Size, Household Size, and Income: The Distributional Effects of the Minimum Lot Size Regulation Presenter: Mike Mei , Colgate University Participation Costs, Search Time, and Match Quality in the Housing Choice Voucher Program Presenter: Sarah Stochak , New York University Racial Segregation and the Crowd-out effect of the Low-Income Housing Tax Credit Program Presenter: Sowon Kim , University of Auckland Business School Real Estate Markets, Prices, and Investments Location: Monticello West Chair: Walter D'Lima Mentors: Gary Painter, Alina Arefeva Negative Capital Shock, Overseas Buyers, and Housing Market Presenter: Qian Wang , Purdue University



The Writing on the Maturity Wall: Commercial Real Estate Performance and Rollover Risk

Presenter: [Yifan Chen](#), University of Hawaii at Manoa

The Effect of Temporary Air Quality Change on Housing Prices

Presenter: [Wonjong Kim](#), University of Alabama

How Real Estate Responds to Regulatory Changes over the Long Run: Evidence from the Closure of Hong Kong's Downtown Airport

Presenter: [Jingwen Zheng](#), George Washington University

Environment and Urban Development

Location: Ashlawn North

Chair: Sonia Gilbukh | Mentors: Leah Brooks, Greg Howard

Optimal Infrastructure Investment under a Two-Tier Government Structure in the Global Economy

Presenter: [Weizhao Sun](#), University of Colorado Boulder

An Empirical Equilibrium Model of the Markets for Rental and Owner-Occupied Housing

Presenter: [Sidharth Muktan](#), London School of Economics

The Equilibrium Impacts of Broker Incentives in the Real Estate Market

Presenter: [Gi Heung Kim](#), University of Pennsylvania

Leveraging the Microgeography of Flood Damage to Estimate Causal Effects on Residential Choices

Presenter: [Wesley Austin Miller](#), University of Southern California

11:30am - 1:00pm

Policy Forum Luncheon (*pre-registration required*)

Location: National Ballroom

"The State of U.S. Housing Supply: Hearing from Policy, Industry and Research Perspectives"

Moderator: Gary Painter; University of Cincinnati

Panelists:

- [Jenny Schuetz](#), Arnold Ventures
- [Alex Baca](#), Greater Greater Washington
- [Caitlin Sugrue Walter](#), National Multifamily Housing Council (NMHC)
- [Troup Howard](#), University of Utah

1:15pm - 3:15pm

Concurrent Paper Sessions | *Presenter's Email Included*



Urban Economics

Location: Ashlawn South

Chair: Arpit Gupta

Regulatory Hurdles and Costly Delay in Housing Development

Author: [Daniel E Gold](#); University of Wisconsin-Madison

Discussant: [Eileen van Straelen](#); Board of Governors of the Federal Reserve System

Remote Work and Consumer Cities

Authors: Franklin Qian ⁽¹⁾; [Yichen Su](#) ⁽²⁾

⁽¹⁾University of North Carolina; ⁽²⁾Southern Methodist University

Discussant: [Lindsay Relihan](#); Purdue University

The Variety of Nontradable Consumption Amenities and Local Firm

Productivity: Evidence from Restaurants

Author: [Rui Du](#); Oklahoma State University

Discussant: [Vinicios Sant'Anna](#); MIT

Lost in the Process? Information Barriers and Incomplete Take-Up of Rental Vouchers

Authors: [Javiera Selman](#) ⁽¹⁾; Pablo Celhay ⁽²⁾; Hugo E. Silva ⁽²⁾

⁽¹⁾University of Chile, Chile; ⁽²⁾Catholic University, Chile

Discussant: [Sarah Strochak](#); New York University

Mortgage and Residential Real Estate

Location: Woodlawn

Chair: Nitzan Tzur-Ilan

Is Mortgage Lock-In Responsible for Housing Market Tightness?

Authors: [Kyle Mangum](#), Aaron Graybill; Federal Reserve Bank of Philadelphia

Discussant: [David Zhang](#); Rice University

Debt-to-income as a measure of ability to repay

Authors: Adam D. Nowak ⁽¹⁾; [Patrick S. Smith](#) ⁽²⁾; Mark Thiboddeau ⁽³⁾

⁽¹⁾West Virginia University; ⁽²⁾UNC Charlotte; ⁽³⁾Florida International University

Discussant: [Eileen van Straelen](#); Federal Reserve Board

Mortgages for 2nd Residences and Housing Markets

Authors: [Thomas S. Conkling](#), Zachary Blizard, Georgia Ronis von Helms; Consumer Financial Protection Bureau (CFPB)

Discussant: [Siddhartha Biswas](#)

White Out Bad Policy: Pass-Through Under Costly Debt Sale (and its Reversal)



Author: [Taha Ahsin](#) ⁽¹⁾; Manuel Adelino ⁽²⁾

⁽¹⁾University of Pittsburgh; ⁽²⁾Duke University

Discussant: [Luis Lopez](#); University of Illinois of Chicago

Housing Cost and Supply

Location: East Room

Chair: Mariya Letdin

The Effect of Cutting Local Road Tax Levies on House Values

Authors: David Brasington, [Saani Rawat](#); University of Cincinnati

Discussant: [Chao Liu](#); Chinese University of Hong Kong

Spatial Distribution of Housing Liquidity

Authors: [Francisco Amaral](#) ⁽¹⁾; Mark Toth ⁽²⁾; Jonas Zdrzalek ⁽³⁾

⁽¹⁾University of Zurich and Swiss Finance Institute; ⁽²⁾University of Bonn; ⁽³⁾

Kiel Institute for the World Economy

Discussant: [Leah Brooks](#); George Washington University

Fiscal Stimulus and Housing Booms: Evidence from the 2003 Tax Cuts

Authors: [Leming Lin](#) ⁽¹⁾; Atanas Mihov ⁽²⁾; Xun Xiong ⁽³⁾

⁽¹⁾University of Pittsburgh; ⁽²⁾University of Kansas; ⁽³⁾University of Kansas

Discussant: [Joshua Abel](#); College of the Holy Cross

Negative Capital Shock, Overseas Buyers, and Housing Market

Authors: [Qian Wang](#); Purdue University

Discussant: [Maggie Hu](#); Baruch College

Commercial Real Estate

Location: Ashlawn North

Chair: Alex Van De Minne

The Commercial Real Estate Ecosystem

Authors: Ralph Koijen ⁽²⁾; [Neel Shah](#) ⁽¹⁾; Stijn Van Nieuwerburgh ⁽¹⁾

⁽¹⁾Columbia University Graduate School of Business; ⁽²⁾University of Chicago

Booth

Discussant: [Simon Buechler](#); Miami University

The Impact of Generative AI on Tenant-Driven Commercial Real Estate Valuation

Authors: [Chongyu Wang](#), Jingfang Wang, Tingyu Zhou; Florida State University

Discussant: [Camilla Schneier](#); University of Chicago

Determinants and Consequences of Return to Office Policies

Authors: Sean Flynn ⁽¹⁾; Andra Ghent ⁽²⁾; [Vasudha Nair](#) ⁽³⁾



⁽¹⁾Cornell University; ⁽²⁾University of Utah; ⁽³⁾University of Utah
 Discussant: [Christos Makridis](#); Arizona State University

Distributional Effects of Exclusive Dealing in Retail Real Estate

Authors: [Camilla Schneier](#); University of Chicago

Discussant: [Mike Mei](#); Colgate University

2:30pm - 4:15pm

Coffee Break | Location: National Ballroom Foyer

3:30pm - 5:30pm

Concurrent Paper Sessions | Presenter's Email Included

Housing Affordability, Allocation, and Market Behavior

Location: Ashlawn South

Chair: Andrea Heuson

An Alpha in Affordable Housing?

Authors: Sven Damen ⁽¹⁾; Matthijs Korevaar ⁽²⁾; [Stijn Van Nieuwerburgh](#) ⁽³⁾

⁽¹⁾University of Antwerp; ⁽²⁾Erasmus University Rotterdam; ⁽³⁾Columbia University Graduate School of Business

Discussant: [Michael LaCour-Little](#); Cal State Fullerton

Shill Bidding in Online Housing Auctions

Authors: [Maggie Hu](#) ⁽¹⁾; Yiyi Zhao ⁽²⁾

⁽¹⁾Baruch College, City University of New York; ⁽²⁾The Chinese University of Hong Kong

Discussant: [Andrea Heuson](#); University of Miami

Property Taxes and Housing Allocation Under Financial Constraints

Authors: Joshua Coven ⁽¹⁾; Sebastian Golder ⁽²⁾; [Arpit Gupta](#) ⁽¹⁾; Abdoulaye Ndiaye ⁽¹⁾

⁽¹⁾NYU Stern ⁽²⁾University of Hamburg

Discussant: [Alex Zevelev](#); San Diego State

How Many Units Are Needed? Measuring Housing Shortages in the U.S.

Authors: [Seongmoon Cho](#); University of Southern California

Discussant: [Sophie Gilbuckh](#); Baruch University

Energy, Sustainability, and Real Estate Performance

Location: Ashlawn North

Chair: Dongxiao Niu

European Energy Crisis: Did Electricity Prices Shock Real Estate Markets?

Authors: Becka Brolinson ⁽²⁾; William M. Doerner ⁽²⁾; [Arne Johan Pollestad](#) ⁽¹⁾; Michael J. Seiler ^(2,3)

⁽¹⁾Norwegian University of Science and Technology; ⁽²⁾Independent;



⁽³⁾College of William & Mary

Discussant: [Rogier Holtermans](#); University of Guelph

Superstar Multinational Companies and Environmental Sustainability

Authors: Matthew Kahn ⁽¹⁾; [Wen-Chi Liao](#) ⁽²⁾; Siqi Zheng ⁽³⁾

⁽¹⁾University of Southern California; ⁽²⁾ National University of Singapore;

⁽³⁾Massachusetts Institute of Technology

Discussant: [Yichen Su](#); Southern Methodist University

Regulations for Building Emissions. An Analysis from Boston's BERDO

Authors: Pedro Gete ⁽¹⁾; [Amparo Mercader](#) ⁽¹⁾; Yujing Gao ^(1,2)

⁽¹⁾ IE University; ⁽²⁾Navarra

Discussant: [Taina Souza Pacheco](#); Universitat Autònoma de Barcelona

Energy Efficiency and Financial Performance in Swiss Real Estate Funds: Insights from Property-Level Data

Authors: [Laura Svoboda-Archer](#), Mark Thompson, Tomasz Orpiszewski; Zürich University of Applied Sciences

Discussant: [Simon Buechler](#); Miami University

Home Ownership and Mortgage Access

Location: Woodlawn

Chair: Xuesong You

Dementia Risk and Homeownership

Author: Gary Painter ⁽¹⁾; Xun Bian ⁽²⁾; [Hanchen Jiang](#) ⁽²⁾

⁽¹⁾University of Cincinnati; ⁽²⁾University of North Texas

Discussant: [Mike Eriksen](#); Purdue University

The Male and Female Gap in Home Appraisals

Authors: Joshua Bosshardt ⁽¹⁾; Simi Kedia ⁽²⁾; [Tim Zhang](#) ⁽³⁾

⁽¹⁾Independent; ⁽²⁾Rutgers University; ⁽³⁾University of Texas at San Antonio

Discussant: [Judith Ricks](#); Housing Authority of St. Louis County

The Effects of Credit Access on Mobility and Neighborhood Choice

Authors: [Greg Howard](#) ⁽¹⁾; Jack Liebersohn ⁽²⁾; Flavio Rodrigues ⁽¹⁾

⁽¹⁾University of Illinois, Urbana-Champaign; ⁽²⁾University of California, Irvine

Discussant: [David Zhang](#); Rice University

Language Frictions in Consumer Credit

Authors: [Chao Liu](#); Chinese University of Hong Kong

Discussant: [Aurel Hizmo](#); Federal Reserve Board

Monetary Policy and Public Finance

Location: Monticello West

Chair: Stephanie Moulton



Understanding Excess Repayment

Author: Jack Liebersohn ⁽¹⁾; Vikram Jambulapati ⁽²⁾; [Michael Fitzpatrick](#) ⁽¹⁾

⁽¹⁾University of California Irvine; ⁽²⁾UCSD

Discussant: [Tess Scharlemann](#); Federal Reserve Board

Mortgage Lock-In and Home Sales Volume Dynamics

Authors: [Joshua Abel](#); Northeastern University

Discussant: [Luke Watson](#); FDIC

Monetary Policy and Rents

Authors: Boaz Abramson ⁽¹⁾; Pablo De Llanos ⁽²⁾; [Lu Han](#) ⁽³⁾

⁽¹⁾Columbia Business School; ⁽²⁾ Columbia University; ⁽³⁾University of Wisconsin-Madison

Discussant: [Daniel Dies](#); Federal Reserve Board

Impact of Local Market Credit Supply on Construction Loan Losses

Authors: Emily Johnston Ross ⁽¹⁾; [Joseph Nichols](#) ⁽²⁾; Lynn Shibut ⁽³⁾

⁽¹⁾FDIC; ⁽²⁾Federal Reserve Board; ⁽³⁾Unaffiliated

Discussant: [Wooserk Park](#); Indiana University Bloomington

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

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

Friday, May 30th

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

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

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

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

Land Use and Urban Economics

Location: Ashlawn South

Chair: Tanner Regan

The Biodiversity Protection Discount

Author: [Golnaz Bahrami](#), Matthew Gustafson, Eva Steiner;
Penn State Smeal College of Business

Discussant: [Nathaniel Baum-Snow](#); University of Toronto

The Unequal Effects of Up-Zoning: Evidence from Cook County

Author: Mateus Rodrigues, [Daniel Da Mata](#), Vitor Possebom;



Sao Paulo School of Economics - FGV, Brazil

Discussant: [Wen-Chi Liao](#); National University of Singapore

New Residential Investment and Gentrification

Authors: [Rebecca Diamond](#) ⁽¹⁾; Tim McQuade ⁽²⁾; Zong Huang ⁽³⁾;

⁽¹⁾Stanford GSB; ⁽²⁾UC Berkeley Haas; ⁽³⁾Stanford University

Discussant: [Tianfang Cui](#); New York University

The effects of transport infrastructure on housing supply: the role of land-use regulation

Authors: Hugo Silva ⁽¹⁾; Andrea Herrera ⁽²⁾; Kenzo Asahi ⁽¹⁾;

⁽¹⁾Pontificia Universidad Catolica de Chile, Chile; ⁽²⁾London School of Economics and Political Science

Discussant: [Alex Rothenberg](#); Syracuse University

Affordable Housing

Location: Ashlawn North

Chair: Xi Yang

Discrimination During Eviction Moratoria

Authors: [Alina Arefeva](#) ⁽¹⁾; Qihui Hu ⁽²⁾; Kay Jowers ⁽³⁾; Christopher Timmins ⁽¹⁾;

⁽¹⁾University of Wisconsin-Madison, Wisconsin School of Business; ⁽²⁾Carnegie Mellon University, Heinz School of Public Policy; ⁽³⁾ Duke University, Kenan Institute & Nicholas Institute

Discussant: [Hanchen Jiang](#); University of North Texas

The Impact of Temporary Rental Subsidies on Homelessness: A Randomized Controlled Trial

Authors: [Grace Ortuzar](#); David C. Phillips; James X. Sullivan;

Department of Economics, University of Notre Dame

Discussant: [Gary Painter](#); University of Cincinnati

Age Structure and Housing Affordability

Authors: Gregor Schubert ⁽¹⁾; Erica Moszkowski ⁽²⁾; [Shiyan Wei](#) ⁽³⁾; ⁽¹⁾UCLA

Anderson School of Management; ⁽²⁾UBC Sauder; ⁽³⁾UC Irvine

Discussant: [Evan Mast](#); University of Notre Dame

Optimizing Public Housing Policy in a Dynamic Spatial Equilibrium

Author: [Ying Fan](#); Yiran Niu;

The Hong Kong Polytechnic University

Discussant: [Yichen Su Southern](#); Methodist University

Political Economy and Housing Markets

Location: Woodlawn

Chair: Jonathan Moreno-Medina



Electoral Impact of the Rental Market: Evidence from Israel

Authors: Yael Elster; University of Haifa

Discussant: [Yao Wang](#); Ohio State University

The Invisible Host: Race and Identifiability of Hosts on Airbnb

Authors: Abdul Raheem Shariq Mohammed; Northeastern University

Discussant: [Jon Moreno-Medina](#); University of Texas at San Antonio

Firm Locations and Market Reactions to Regional Shocks: Insight from Brexit Referendum

Authors: Zifeng Feng ⁽¹⁾; Rose Neng Lai ⁽²⁾; Zongyuan Li ⁽³⁾;

⁽¹⁾University of Texas at El Paso; ⁽²⁾University of Macau; ⁽³⁾University of Galway

Discussant: [Camilo Acosta](#); Inter-American Development Bank

Eviction Moratoria and Race Disparities of Eviction Filing Rates in the U.S.

Authors: Linchi Hsu, Alexander Henke; Howard University

Discussant: [Tingyu Zhou](#); Florida State University

Mortgage Securitization and Default

Location: Monticello West

Chair: William Doerner

Commercial Mortgage Debt Overhang

Authors: [Daniel Broxterman](#); Mariya Letdin; Chongyu Wang; Tingyu Zhou; Florida State University, College of Business

Discussant: [Joe Nichols](#); Federal Reserve Board

Adverse Selection in the Wholesale Mortgage Market

Author: [Jonathan Edward Becker](#); Office of Financial Research, U.S. Department of the Treasury

Discussant: [Matthew Suandi](#); Independent

The Effects of Imperfect Risk-Based Pricing: Evidence from Recent GSE Fee Changes

Authors: [You Suk Kim](#) ⁽¹⁾; Feng Liu ⁽²⁾; David Zhang ⁽³⁾

⁽¹⁾Federal Reserve Board; ⁽²⁾Consumer Financial Protection Bureau; ⁽³⁾Rice University

Discussant: [Luke Watson](#); Villanova University

Cheap Talk in the Mortgage-Backed Securities Offerings

Authors: Harold Zhang ⁽¹⁾; [Feng Zhao](#) ⁽¹⁾; Xiaofei Zhao ⁽²⁾;

⁽¹⁾University of Texas at Dallas; ⁽²⁾McDonough School of Business, Georgetown University

Discussant: [Will Larson](#); Treasury's Office of Financial Research (OFR)



10:15am - 12:15pm Concurrent Paper Sessions | *Presenter's Email Included*

Rental Market Dynamics

Location: Monticello West

Chair: Gary Painter

Housing Affordability and the Mobility of Renterst

Authors: [Nathaniel Baum-Snow](#) ⁽¹⁾; Abdollah Farhoodi ⁽¹⁾; Lu Han ⁽²⁾;

⁽¹⁾University of Toronto; ⁽²⁾Wisconsin Business School

Discussant: [Eunjee Kwon](#); University of Cincinnati

Dominant Currency Adoption and Exchange Rate Pass-Through: Evidence from Dollarization in Argentina's Rental Markets

Author: Joaquin Liwski ⁽¹⁾; [Paula Margaretic](#) ⁽²⁾; Rodrigo Wagner ⁽³⁾

⁽¹⁾University of San Andres; ⁽²⁾University of Chile, Business Department;

⁽³⁾University of Adolfo Ibañez

Discussant: [Taina Souza Pacheco](#); Universitat Autònoma de Barcelona

Mortgage rates and rents: Evidence from local mortgage lock-in effects

Authors: [Jorge De la Roca](#) ⁽¹⁾; Marco Giacoletti ⁽²⁾; Lizhong Liu ⁽³⁾

⁽¹⁾University of Southern California; ⁽²⁾University of Southern California;

⁽³⁾University of Southern California

Discussant: [Kyle Mangum](#); Federal Reserve Bank of Philadelphia

Sticky Continuing-Tenant Rents

Authors: Joshua H. Gallin ⁽¹⁾; [Lara Pia Loewenstein](#) ⁽²⁾; Hugh Montag ⁽³⁾;

Randal Verbrugge ⁽²⁾

⁽¹⁾Federal Reserve Board; ⁽²⁾Federal Reserve Bank of Cleveland; ⁽³⁾Bureau of Labor Statistics

Discussant: [Hanchen Jiang](#); University of North Texas

Machine Learning, Natural Language Processing

Location: Ashlawn North

Chair: Steve Choi

Hassle Costs vs Winner's Curse: Is iBuying Sustainable?

Authors: [So Hye Yoon](#); Princeton University

Discussant: [Yifan Chen](#); UH Manoa

Off the Beaten Tract: Constructing a New Neighborhood Geography from Migration Data

Authors: [Evan Mast](#); University of Notre Dame

Discussant: [Joaquin Urrego](#); UC Berkeley

Density Zoning Interacts With Racial Diversity: New Evidence From National Data



Author: [Tianfang Cui](#) ⁽¹⁾; Vicki Been ⁽²⁾

⁽¹⁾New York University, Furman Center; ⁽²⁾New York University

Discussant: [Wooserk Park](#); Indiana University Bloomington

U.S. Elections, Economic Sentiment, and Housing Prices

Author: [Hayden Klok](#), Shaun Bond; The University of Queensland

Discussant: [Xue Xiao](#); Virginia Tech

Neighborhoods and Segregation

Location: Woodlawn

Chair: Wen-Chi Liao

Boundaries Generate Widespread Discontinuities in the Urban Landscape

Authors: [Kenneth Whaley](#) ⁽¹⁾; Vikram Maheshri ⁽²⁾;

⁽¹⁾University of South Florida; ⁽²⁾University of Houston

Discussant: [Ruchi Singh](#); University of Georgia

Housing Interior Investments and Well-being in Slums: Observational Evidence from Colombia

Authors: [Albert Saiz](#); MIT

Discussant: [Kenzo Asahi](#); Pontificia Universidad Católica de Chile

The First Era of American Public Housing (1940-1960) – Effects on Neighborhoods

Authors: [Emiliano Harris](#); Cornell University

Discussant: [Rebecca Diamond](#); Stanford University

Redevelopment and Gentrification in General Equilibrium

Authors: [Guangbin Hong](#) ⁽¹⁾; James Macek ⁽²⁾

⁽¹⁾University of Chicago; ⁽²⁾University of Toronto

Discussant: [Ying Fan](#); The Hong Kong Polytechnic University

Climate Change and Commercial Real Estate

Location: Ashlawn South

Chair: Rogier Holtermans

Estimating the impact of climate risk on commercial real estate portfolios

Author: [Simon Camilo Buechler](#) ^(1,2); Juan Palacios ^(1,3); Xudong Sun ⁽³⁾; Siqi Zheng ⁽¹⁾;

⁽¹⁾MIT; ⁽²⁾Miami University; ⁽³⁾Maastricht University

Discussant: [Cayman Seagraves](#), The University of Tulsa

Smoked Out: Impact of Wildfire Smoke on Labour and Buildings

Author: Lyndsey Anne Rolheiser ⁽¹⁾; [Alex Van de Minne](#) ⁽²⁾; Dragana Cvijanovic ⁽³⁾; Olivier Schöni ⁽⁴⁾

⁽¹⁾York University; ⁽²⁾University of Connecticut; ⁽³⁾Cornell University;



⁽⁴⁾Université de Lausanne

Discussant: [Shaun Bond](#), The University of Queensland

Agency Cost of Choosing Green

Authors: [Mariya Letdin](#) ⁽¹⁾; Cayman Seagraves ⁽²⁾; Chongyu Wang ⁽¹⁾; Tingyu Zhou ⁽¹⁾

⁽¹⁾Florida State University; ⁽²⁾University of Tulsa

Discussant: [Avis Devine](#), York University

After the Storm: Reallocation in Commercial Real Estate

Author: Meagan McCollum, [Cayman Seagraves](#), Jason Walter; University of Tulsa

Discussant: [Jingwen Zheng](#), George Washington University

12:15pm - 1:45pm

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"

2:00pm - 4:00pm

Concurrent Paper Sessions | *Presenter's Email Included*

Real Estate Intermediaries

Location: Ashlawn South

Chair: Rose Neng Lai

Public vs. Private Real Estate in Pension Plan Portfolios

Authors: David Ling ⁽¹⁾; [Ryan Chacon](#) ⁽³⁾; Sugata Ray ⁽²⁾

⁽¹⁾University of Florida; ⁽²⁾University of Alabama; ⁽³⁾University of Denver,

Discussant: [Robert Kurtzman](#); Board of Governors of the Federal Reserve System

Beyond the Storm: Climate Risk and Homeowners' Insurance

Authors: Ankit Kalda ⁽¹⁾; Varun Sharma ⁽¹⁾; Vikas Soni ⁽²⁾; [Derek Wenning](#) ⁽¹⁾

⁽¹⁾Indiana University; ⁽²⁾University of South Florida

Discussant: [Chongyu Wang](#); Florida State University

The Economic Consequences of Mergers Between Real Estate Agencies and Mortgage Lenders

Author: [Rebecca Jorgensen](#); Baylor University

Discussant: [John Comeau](#); Council of Federal Home Loan Banks

Bank Local Mortgage Exposure and Corporate Lending Decision

Authors: Jakub Hajda ⁽¹⁾; Luca Lin ⁽²⁾; [Xinyan Yan](#) ⁽³⁾; Tim Zhang ⁽⁴⁾

⁽¹⁾HEC Montreal; ⁽²⁾SUNY at Buffalo; ⁽³⁾U of South Florida; ⁽⁴⁾U of Texas at San



Antonio

Discussant: [Daniel Broxterman](#); Florida State University

Climate Risk in Housing and Finance

Location: Monticello West

Chair: Sisi Zhang

Tale of Two Storms: Neighborhood Racial Change After Hurricanes Sandy and Harvey

Authors: Ingrid Gould Ellen ⁽¹⁾; Kate Harwood ⁽²⁾; [Rachel Meltzer](#) ⁽³⁾

⁽¹⁾New York University; ⁽²⁾University of North Carolina at Chapel Hill;

⁽³⁾Harvard University

Discussant: [Matt Kahn](#); University of South California

Climate Risk and Collateral Misreporting

Authors: [Dongxiao Niu](#) ⁽¹⁾; Nils Kok ⁽²⁾; Juan Palacios ^(1,2); Siqi Zheng ⁽¹⁾

⁽¹⁾MIT; ⁽²⁾Maastricht University

Discussant: [Joaquin Urrego](#); UC Berkeley

Homeowners Insurance and Housing Prices

Author: Evan Eastman, Kyeonghee Kim, [Tingyu Zhou](#); Florida State University

Discussant: [Soon Hyeok Choi](#); Rochester Institute of Technology

Up in Smoke: The Impact of Wildfire Pollution on Healthcare Municipal Finance

Authors: Luis Lopez ⁽¹⁾; Dermot Murphy ⁽²⁾; [Nitzan Tzur-Ilan](#) ⁽³⁾; Sean Wilkoff ⁽⁴⁾

⁽¹⁾University of Illinois at Chicago; ⁽²⁾University of Illinois at Chicago;

⁽³⁾Federal Reserve Bank of Dallas; ⁽⁴⁾University of Nevada, Reno

Discussant: [Wen-Chi Liao](#); National University of Singapore

Household Finance and Mortgages

Location: Woodlawn

Chair: Patrick Smith

Bank Mergers and Loan Officer Reallocation

Authors: [Zixin Jiang](#); University of North Carolina at Charlotte

Discussant: [Tess Scharlemann](#); Federal Reserve Board

The Winner's Curse in Housing Markets

Authors: Soon Hyeok Choi ⁽¹⁾; Adam Nowak ⁽²⁾; Patrick Smith ⁽³⁾; [Alexei Tchisty](#) ⁽⁴⁾

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Discussant: [Greg Howard](#); University of Illinois at Urbana-Champaign



Housing Wealth and Female Labor Supply: Evidence from Geographically-linked Microdata

Author: [Xi Yang](#); University of North Texas

Discussant: [Adam Nowak](#); West Virginia University

Housing, Labor, and Social Mobility

Location: Ashlawn North

Chair: Alexander Rothenberg

Finding Home When Disaster Strikes: Dust Bowl Migration and Housing in Los Angeles

Authors: Diogo Baerlocher ⁽¹⁾; Gustavo Cortes ⁽²⁾; [Vinicios Sant'Anna](#) ⁽³⁾

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Discussant: [Yael Elster](#); University of Haifa

Location Preferences of Women Police Officers in India

Authors: [Palak Suri](#); West Virginia University

Discussant: [Daniel da Mata](#); São Paulo School of Economics

Segregated Workplaces and the Careers of Less-Educated Workers

Authors: [Francis Dillon](#) ⁽¹⁾; Edward L. Glaeser ⁽²⁾; William Kerr ⁽¹⁾

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Discussant: [Guangbin Hong](#); University of Chicago

Blockbusting and the Challenges Faced by Black Families in Building Wealth through Housing in the Postwar United States

Authors: [Daniel Hartley](#), Jonathan Rose; Federal Reserve Bank of Chicago

Discussant: [Kenneth Whaley](#); University of South Florida
