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8:00 AM-9:00 AM	
Women in Real Estate (WREN)/AREUEA Breakfast	
Park Hyatt Hotel, Drawing Room I	
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Park Hyatt Hotel, Salons 1-2	
Mortgage Pricing and the Primary Mortgage Market	3
Park Hyatt Hotel, Salons 3-5	
11:30 PM-12:15 PM	
Lunch with the Code of Conduct Subcommittee	
Park Hyatt Hotel, Gallery 1-2	
12:45 PM	
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Park Hyatt Hotel, Gallery 3	
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Park Hyatt Hotel, Salons 1-2	
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Reception at Fannie Mae	
1100 15th Street NW [Map]	

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Discrimination in Housing Markets Park Hyatt Hotel, Salons 1-2	18
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Women in Real Estate (WREN)/AREUEA Breakfast

Workplace Harassment Bystander Awareness

Thursday, May 30, 2019

8:00 am - 9:00 am

Drawing Room I

Park Hyatt Hotel, Washington DC

Featured Luncheon Speaker:

Code of Conduct Subcommittee

Chairs:

Morris Davis
Gilles Duranton
Lynn Fisher
Karen Pence

Thursday, May 30, 2019

11:30 am - 1:00 pm



		Park Hyatt Hotel, Salon 1-2	Park Hyatt Hotel, Salon 3-5	Park Hyatt Hotel, Gallery Ballroom 3
Thursday 5/30/2019	09:30 AM	Agglomeration and Inequality	Mortgage Pricing and the Primary Mortgage Market	Housing Cycles
	12:45 AM	Transportation	Rent	House Prices I
	03:00 PM	Regulations	CRE: Pricing	The Mortgage Market and Real Economy
Friday 5/31/2019	08:00 AM	House Prices II	Housing Policy and Homeownership	REITs
	10:15 AM	Neighborhood Change	Housing Affordability	CRE: Financing and Risk
	02:00 PM	Discrimination in Housing Markets	Managing the Adverse Effects of Mortgage Default	Measurement

SESSION INFORMATION:

Session Title: **Housing Cycles**
Day: **Thursday, May 30, 2019**
Time: **09:30 AM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Zhenguo (Len) Lin**
Florida International University
Miami, FL
zlin@fiu.edu

PAPERS & AUTHORS:

Price and Trading Volume in Real Estate Markets

Ping Cheng (*Florida Atlantic University*), Zhenguo (Len) Lin (*Florida International University*), Yingchun Liu (*University of North Texas*)

Capital Flows, Real Estate, and City Business Cycles: Micro Evidence from the German Boom

Alessandro Rebucci (*Johns Hopkins University*)

A Wild Flipping Ride: Economic Returns to U.S. House Flipping, 2002-2018

Arthur Jobe (*CoreLogic*), Ralph B. McLaughlin (*CoreLogic*)

What Drove the 2003-2006 House Price Boom and Subsequent Collapse? Disentangling Competing Explanations

John M. Griffin (*University of Texas, Austin*), Sam Kruger (*University of Texas, Austin*), Gonzalo Maturana (*Emory University*)

DISCUSSANTS:

Ed Coulson (*University of California, Irvine*)

Tingyu Zhou (*Florida State University*)

Mike Seiler (*The College of William & Mary*)

Weifeng Wu (*Fannie Mae*)

SESSION INFORMATION:

Session Title: **Agglomeration and Inequality**
Day: **Thursday, May 30, 2019**
Time: **09:30 AM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Jeffrey Brinkman**
Federal Reserve Bank of Philadelphia
Philadelphia, PA
jeffrey.brinkman@phil.frb.org

PAPERS & AUTHORS:

How Will Hukou Reform Affect the City System in China?

Yijiao Liu (*Stony Brook University*)

Does Population Reflect City Size? Theory and Evidence Across Countries

Remi Jedwab (*George Washington University*), Prakash Loungani (*International Monetary Fund*), Anthony Yezer (*George Washington University*)

Is There a Kuznets Curve for Intra-City Earnings Inequality?

Haixiao Wu (*George Washington University*)

The Effects of Local Control on Zoning and Agglomeration: Evidence from Chicago's System of Aldermanic Privilege

Asad Khan (*University of Illinois, Urbana-Champaign*)

DISCUSSANTS:

John Gardner (*University of Mississippi*)

Yichen Su (*Federal Reserve Bank of Dallas*)

Jeffrey Brinkman (*Federal Reserve Bank of Philadelphia*)

Timothy Hamilton (*University of Richmond*)

SESSION INFORMATION:

Session Title: **Mortgage Pricing and the Primary Mortgage Market**

Day: **Thursday, May 30, 2019**

Time: **09:30 AM**

Location: **Park Hyatt Hotel, Salons 3-5**

Presiding: **Hamilton Fout**
Fannie Mae
Washington, DC
hamilton_fout@fanniemae.com

PAPERS & AUTHORS:

Mortgage Servicing Pricing and Servicer Behavior

Moussa Diop (*University of Wisconsin*), Chen Zheng (*University of Wisconsin, Madison*)

Do Earthquakes Shake Mortgage Lenders' Risk Perceptions?

Minhong Xu (*Nanjing Audit University*), Yilan Xu (*University of Illinois*)

Paying Too Much? Price Dispersion in the U.S. Mortgage Market

Neil Bhutta (*Federal Reserve Board of Governors*), Andreas Fuster (*Swiss National Bank*), Aurel Hizmo (*Federal Reserve Board of Governors*)

Mortgage Risk Since 1990

Morris A. Davis (*Rutgers University*), William D. Larson (*Federal Housing Finance Agency*), Stephen David Oliner (*American Enterprise Institute*)

DISCUSSANTS:

Arnab Biswas (*University of Wisconsin, Stout*)

Jessica Shui (*Federal Housing Finance Agency*)

Nick Embrey (*Fannie Mae*)

Molly Boesel (*CoreLogic*)

SESSION INFORMATION:

Session Title: **House Prices I**
Day: **Thursday, May 30, 2019**
Time: **12:45 PM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Michael LaCour-Little**
Fannie Mae
Washington, DC
michael_lacourlittle@fanniemae.com

PAPERS & AUTHORS:

Continuous House Price Tiers in Repeat Sales Estimation
Doug McManus (*Freddie Mac*)

Some Remarks on the Constant Quality Assumption in Repeat-Sale House Price Indexes
Adam Nowak (*West Virginia University*), Patrick Smith (*San Diego State University*)

The Local Relationship Between Higher Density and Single-Family Home Values
Arthur Acolin (*University of Washington*), Gregg Colburn (*University of Washington*), Rebecca Walter (*University of Washington*)

The Rise of Institutional Investment in the Residential Real Estate Market
Rohan Ganduri (*Emory University*), Serena Wenjing Xiao (*University of Texas, Dallas*), Steven Chong Xiao (*University of Texas, Dallas*)

DISCUSSANTS:

Meaghan McCollum (*University of Tulsa*)

Jeffrey P. Cohen (*University of Connecticut*)

William M. Doerner (*Federal Housing Finance Agency*)

Nuno AF Mota (*Fannie Mae*)

SESSION INFORMATION:

Session Title: **Transportation**
Day: **Thursday, May 30, 2019**
Time: **12:45 PM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Alejandro Molnar**
Vanderbilt University
Nashville, TN
alejandro.i.molnar@vanderbilt.edu

PAPERS & AUTHORS:

The Long Run Effects of Ride-hailing Transportation Service on Public Transit, Sprawl, and Energy Consumption

Weihua Zhao (*University of Louisville*)

Infrastructure Costs

Leah Brooks (*George Washington University*), Zachary Liscow (*Yale University*)

Welfare Improvements to the Braess Paradox Under Congestion Pricing

Chad Redmer (*George Washington University*)

More Bikes, More Traffic Accidents? A Case Study of the Introduction of Citi Bike in New York City

Cheng Xu (*George Washington University*)

DISCUSSANTS:

Santiago Pinto (*Federal Reserve Bank of Richmond*)

Dave Wasshausen (*U.S. Bureau of Economic Analysis*)

William D. Larson (*Federal Housing Finance Agency*)

Justin Tyndall (*University of British Columbia, Sauder*)

SESSION INFORMATION:

Session Title: **Rent**
Day: **Thursday, May 30, 2019**
Time: **12:45 PM**
Location: **Park Hyatt Hotel, Salons 3-5**
Presiding: **Erin Browne**
U.S. Department of Housing and Urban Development
Washington, DC
erin.k.browne@hud.gov

PAPERS & AUTHORS:

Condo Rents and Apartment Rents

Ed Coulson (*University of California, Irvine*), Lynn Fisher (*American Enterprise Institute*)

Does Luxury Housing Construction Increase Nearby Rents in Gentrifying Areas?

Brian J. Asquith (*W.E. Upjohn Institute*), Evan Mast (*W.E. Upjohn Institute*), Davin Reed (*Federal Reserve Bank of Philadelphia*)

The Effects of Small Area Fair Market Rents on the Neighborhood Choices of Families with Children

Samuel Dastrup (*Abt Associates*), Ingrid Gould Ellen (*New York University*), Meryl Finkel (*Abt Associates*)

The Price-Rent Ratio During the Boom and Bust: Measurement and Implications

Jaclene Begley (*Fannie Mae*), Lara Loewenstein (*Federal Reserve Bank of Cleveland*), Paul S. Willen (*Federal Reserve Bank of Boston*)

DISCUSSANTS:

Lawrence A. Souza (*Pillar6 Advisors LLC*)

Lei Ding (*Federal Reserve Bank of Philadelphia*)

Peter Kahn (*U.S. Department of Housing and Urban Development*)

Brian Adams (*U.S. Bureau of Labor Statistics*)

SESSION INFORMATION:

Session Title: **The Mortgage Market and Real Economy**
Day: **Thursday, May 30, 2019**
Time: **03:00 PM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Stephen David Oliner**
American Enterprise Institute
Washington, DC
stephen.oliner@gmail.com

PAPERS & AUTHORS:

The Real Effects of Secondary Market Trading Structure: Evidence from the Mortgage Market
Yesol Huh (*Federal Reserve Board of Governors*), You Suk Kim (*Federal Reserve Board of Governors*)

Consumption Response to the Final Mortgage Payment
Yifan Chen (*Pennsylvania State University*), Huangnan Shen (*University of London*), Da Zhao (*Sichuan University*)

Quantitative Tightening
Vadim Elenev (*Johns Hopkins University*), Miguel Faria-e-Castro (*Federal Reserve Bank of St. Louis*), Daniel L. Greenwald (*Massachusetts Institute of Technology*)

Credit Expansion, Competition, and House Prices
Xudong An (*Federal Reserve Bank of Philadelphia*), Vincent W. Yao (*Georgia State University*)

DISCUSSANTS:

Michael Fratantoni (*Mortgage Bankers Association*)
Aditya Aladangady (*Federal Reserve Board of Governors*)
Michael Kiley (*Federal Reserve Board of Governors*)
Amy Crews Cutts (*Independent Contractor*)

SESSION INFORMATION:

Session Title: **Regulations**
Day: **Thursday, May 30, 2019**
Time: **03:00 PM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Jenny Schuetz**
Brookings Institution
Washington, DC
jschuetz@brookings.edu

PAPERS & AUTHORS:

The Effects of Regulating the Housing Short-Term Rental Market: Evidence from New Orleans
Maxence Valentin (*Pennsylvania State University*)

Getting High and Low Prices: Marijuana Dispensaries and Home Values
Justin Tyndall (*University of British Columbia, Sauder*)

The Effect of Land Use Regulation on Housing Prices: Theory and Evidence from California
Desen Lin (*University of Pennsylvania*), Susan Wachter (*University of Pennsylvania*)

A Comprehensive Look at the Interaction of Heritage, Zoning and Housing Values
Trevor Kollmann (*Swinburne University of Technology*), Adrian Puglia (*Independent Researcher*)

DISCUSSANTS:

Jaclene Begley (*Fannie Mae*)

Anna Tranfaglia (*Federal Reserve Bank of Philadelphia*)

Weihua Zhao (*University of Louisville*)

Arthur Acolin (*University of Washington*)

SESSION INFORMATION:

Session Title: **CRE: Pricing**
Day: **Thursday, May 30, 2019**
Time: **03:00 PM**
Location: **Park Hyatt Hotel, Salons 3-5**
Presiding: **Joseph B. Nichols**
Federal Reserve Board of Governors
Washington, DC
joseph.b.nichols@frb.gov

PAPERS & AUTHORS:

Short-Term and Long-Term Discount Rates for Commercial Real Estate

Carmelo Giaccotto (*University of Connecticut*), Erasmo Giambona (*Syracuse University*), Yanhui Zhao (*University of Wisconsin, Whitewater*)

The Financial Impacts of Coworking Rental Prices and Market Dynamics in the Commercial Office Market

Andrea Chegut (*Massachusetts Institute of Technology*), Mike Langen (*Maastricht University*)

The Importance of Property-Specific Factors in the Estimation of a Term Structure of Lease Rates

Robert Arscott (*Syracuse University*)

Introducing Synthetic Cap Rate Indices for US Commercial Real Estate

Joshua G. Barratt (*Barratt Consulting*), Andreas D. Christopoulos (*Yeshiva University*), Daniel C. Ilut (*Cornell University*)

DISCUSSANTS:

Robert Kurtzman (*Federal Reserve Board of Governors*)

Crocker Liu (*Cornell University*)

Calvin Schnure (*National Association of Real Estate Investment Trusts*)

Kamila Sommer (*Federal Reserve Board of Governors*)

SESSION INFORMATION:

Session Title: **REITs**
Day: **Friday, May 31, 2019**
Time: **08:00 AM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Benjamin Scheick**
Villanova University
Villanova, PA
benjamin.scheick@villanova.edu

PAPERS & AUTHORS:

Systematic Mispricing: Evidence from Real Estate Markets

Shaun A. Bond (*University of Cincinnati*), Hui Guo (*University of Cincinnati*), Changyu Yang (*University of Cincinnati*)

Mortgage REIT Sector Dynamics and Performance

Eva Steiner (*Cornell University*)

Tenant Focus, Agency Cost and REITs Performance

Chen Zheng (*University of Reading*), Bing Zhu (*University of Reading*)

REITs, Underlying Property Markets and Liquidity: A Firm Level Analysis

David Downs (*Virginia Commonwealth University*), Bing Zhu (*University of Reading*)

DISCUSSANTS:

Robert A. Connolly (*University of North Carolina, Chapel Hill*)

Mariya Letdin (*Florida State University*)

Peng Liu (*Cornell University*)

Chongyu Wang (*University of Florida*)

SESSION INFORMATION:

Session Title: **House Prices II**
Day: **Friday, May 31, 2019**
Time: **08:00 AM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Mark Shroder**
U.S. Department of Housing and Urban Development
Washington, DC
mark.d.shroder@hud.gov

PAPERS & AUTHORS:

Do Sunk Costs Affect Prices in the Housing Market?
Dimuthu Ratnadiwakara (*University of Houston*), Vijay Yerramilli (*University of Houston*)

Controlling Unobserved Heterogeneity in Repeat Sales Models: Application to the Anchoring Effect in Housing
John Clapp (*University of Connecticut*), Ran Lu-Andrews (*University of Connecticut*), Tingyu Zhou (*Florida State University*)

Anonymous Capital Flows and U.S. Housing Markets
Sean Hundtofte (*Better Mortgage and New York University*), Ville Rantala (*University of Miami*)

What Happens in Vegas Doesn't Always Stay in Vegas: The Dynamics of House Prices and Foreclosure Rates Across Space and Time
Hua Kiefer (*Federal Deposit Insurance Corporation*), Leonard C. Kiefer (*Freddie Mac*), Diana Wei (*Office of the Comptroller of the Currency*)

DISCUSSANTS:

Kevin Park (*U.S. Department of Housing and Urban Development*)
Jose Fernandez (*U.S. Department of Housing and Urban Development*)
Kevin Park (*U.S. Department of Housing and Urban Development*)
Jose Fernandez (*U.S. Department of Housing and Urban Development*)

SESSION INFORMATION:

Session Title: **Housing Policy and Homeownership**
Day: **Friday, May 31, 2019**
Time: **08:00 AM**
Location: **Park Hyatt Hotel, Salons 3-5**
Presiding: **Paul E. Carrillo**
George Washington University
Washington, DC
pcarrill@gwu.edu

PAPERS & AUTHORS:

A House for a Bride: Marriage and Homeownership in China
Scarlet Chen (*Stanford University*), Adam Zhang (*Stanford University*)

The Geography of Housing Subsidies
Yashar Blouri (*University of Bern*), Simon Camilo Büchler (*University of Bern*), Olivier Schöni (*Laval University*)

Does Proximity to Fast Food Cause Obesity among Low-Income Children? Evidence from Public Housing in New York City
Brian D. Elbel (*New York University*), Jeehee Han (*Syracuse University*), Amy Ellen Schwartz (*Syracuse University*)

DISCUSSANTS:

Yao Pan (*Altoo University*)

Scott Wentland (*Bureau of Economic Analysis*)

Anthony Yezer (*George Washington University*)

SESSION INFORMATION:

Session Title: **CRE: Financing and Risk**
Day: **Friday, May 31, 2019**
Time: **10:15 AM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Eva Steiner**
Cornell University
Ithaca, NY
ems457@cornell.edu

PAPERS & AUTHORS:

Developers, Wall Street and the Taxmen: A Theory of Real Estate Development
Marta Faías (*University NOVA of Lisbon*), Jaime Luque (*ESCP Europe*)

Leverage Cycles in a Mature Asset Class: New Evidence from a Natural Laboratory
Robert A. Connolly (*University of North Carolina, Chapel Hill*), Tobias Muhlhofer (*University of Miami*)

A Model of Recourse and Distress Loan Renegotiation
Daniel Le Bret (*Cornell University*), Daniel Quan (*Cornell University*)

Online Reputation Management through Investments in Quality: A study of the Lodging Industry.
Sergio Garate (*University of Mississippi*), Peter Newberry (*Pennsylvania State University*)

DISCUSSANTS:

Tobias Muhlhofer (*University of Miami*)

Shaun A. Bond (*University of Cincinnati*)

Alexei Tchisty (i>University of Illinois, Urbana-Champaign)

Jan A. deRoos (*Cornell University*)

SESSION INFORMATION:

Session Title: **Neighborhood Change**
Day: **Friday, May 31, 2019**
Time: **10:15 AM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Luis Quintero**
Johns Hopkins University
Baltimore, MD
leq@jhu.edu

PAPERS & AUTHORS:

Gentrification and the Location and Well-Being of Original Neighborhood Residents
Quentin Brummet (*NORC at the University of Chicago*), Davin Reed (*Federal Reserve Bank of Philadelphia*)

Voting Responses to Localized Economic Shocks: The Case of Housing Prices and the Great Recession
Ron Cheung (*Oberlin College*), Rachel Meltzer (*The New School*)

Housing and Labor Market Spillovers
Guangbin Hong (*University of Toronto*), Jeffrey Zabel (*Tufts University*)

Subsidized Housing Renovations and Health
Kacie Dragan (*New York University*), Ingrid Gould Ellen (*New York University*), Sherry Glied (*New York University*)

DISCUSSANTS:

Martha Jaimes (*The New School*)

Joanne Hsu (*Federal Reserve Board of Governors*)

Lu Fang (*Longwood University*)

Feng Liu (*Consumer Financial Protection Bureau*)

SESSION INFORMATION:

Session Title: **Housing Affordability**
Day: **Friday, May 31, 2019**
Time: **10:15 AM**
Location: **Park Hyatt Hotel, Salons 3-5**
Presiding: **Raven Molloy**
Federal Reserve Board of Governors
Washington, DC
raven.s.molloy@frb.gov

PAPERS & AUTHORS:

Multifamily Rental Housing Performance and Externalities from Local Housing Unaffordability
Meagan McCollum (*University of Tulsa*), Stanimira Milcheva (*University College London*)

Steering Consumers to Affiliated Financial Services: Evidence from Brokered Housing Transactions
Luis A. Lopez (*Pennsylvania State University*), Shawn J. McCoy (*University of Nevada, Las Vegas*), Vivek Sah (*University of Nevada, Las Vegas*)

The Effect of Rent Stabilization on Labor Market Outcomes: Evidence from the New York City
Hanchen Jiang (*Johns Hopkins University*), Luis Quintero (*Johns Hopkins University*)

DISCUSSANTS:

Lynn Fisher (*American Enterprise Institute*)

Judie Ricks (*Consumer Financial Protection Bureau*)

Kathy O'Regan (*New York University*)



SESSION INFORMATION:

Session Title: **Plenary Session to Present the John M. Quigley Award**
Day: **Friday, May 31, 2019**
Time: **12:15 PM**
Location: **Park Hyatt Hotel, Gallery 1-2**
Presiding: **Crocker Liu**
Cornell University
Ithaca, NY
crockerliu@gmail.com

Featured Address by Quigley Recipient:

William Wheaton,
Massachusetts Institute of Technology

SESSION INFORMATION:

Session Title: **Measurement**
Day: **Friday, May 31, 2019**
Time: **02:00 PM**
Location: **Park Hyatt Hotel, Gallery 3**
Presiding: **Michael K. Hollar**
U.S. Department of Housing and Urban Development
Washington, DC
michael_k._hollar@hud.gov

PAPERS & AUTHORS:

The Cost of Building Multifamily Housing: Estimating the Marginal Impact of Construction Inputs
Michael D. Eriksen (*University of Cincinnati*), Anthony W. Orlando (*California State Polytechnic University, Pomona*)

Valuing Housing Services in the Era of Big Data: A User Cost Approach
Marina Gindelsky (*Bureau of Economic Analysis*), Jeremy Moulton (*University of North Carolina, Chapel Hill*), Scott Wentland (*Bureau of Economic Analysis*)

Regional Trends in Commercial and Residential Construction
Joseph B. Nichols (*Federal Reserve Board of Governors*)

DISCUSSANTS:

Paul Emrath (*National Association of Home Builders*)

Han Liu (*George Washington University*)

Jessica Shui (*Federal Housing Finance Agency*)

SESSION INFORMATION:

Session Title: **Discrimination in Housing Markets**
Day: **Friday, May 31, 2019**
Time: **02:00 PM**
Location: **Park Hyatt Hotel, Salons 1-2**
Presiding: **Marcus Casey**
University of Illinois, Chicago
Chicago, IL
mcasey@uic.edu

PAPERS & AUTHORS:

Can Information Help Lakisha and Jamal Find Housing?: Evidence from an Online Experiment of Landlords

Judson Murchie (*Wells Fargo*), Jindong Pang (*Syracuse University*), David Schwegman (*Syracuse University*)

Sexual Orientation, Gender, Pregnancy, and Parental Status Discrimination in Mortgage Lending: A Pilot Study and Pre-Analysis Plan for a Field Experiment

Cathy Balfe (*Tulane University*), Patrick Button (*Tulane University*), Mary Penn (*Tulane University*), David Schwegman (*Syracuse University*)

Housing Discrimination and the Pollution Exposure Gap in the United States

Peter Christensen (*University of Illinois, Urbana-Champaign*), Ignacio Sarmiento Barbieri (*University of Illinois, Urbana-Champaign*), Christopher Timmins (*Duke University*)

The Physical Legacy of Racism: How Redlining Cemented the Modern Built Environment

Brian Y. An (*University of Southern California*), Anthony W. Orlando (*California Polytechnic State University, Pomona*), Seva Rodnyansky (*University of California, Berkeley*)

DISCUSSANTS:

Martha Galvez (*The Urban Institute*)

Claudia Aranda (*The Urban Institute*)

Aurel Hizmo (*Federal Reserve Board of Governors*)

Amirhossein Amini Behbahani (*Howard University*)

SESSION INFORMATION:

Session Title: **Managing the Adverse Effects of Mortgage Default**
Day: **Friday, May 31, 2019**
Time: **02:00 PM**
Location: **Park Hyatt Hotel, Salons 3-5**
Presiding: **Therese Scharlemann**
Federal Reserve Board of Governors
Washington, DC
therese.scharlemann@ofr.treasury.gov

PAPERS & AUTHORS:

Multiple Tranches, Information Asymmetry and the Impediments to Mortgage Renegotiation
Sanket Korgaonkar (*Pennsylvania State University*)

The Market for Mortgage Modification: Evidence from the Irish Non-Performing Loan Crisis
Claire Labonne (*Federal Reserve Bank of Boston*), Fergal McCann (*Central Bank of Ireland*), Terry O'Malley (*Central Bank of Ireland*)

Does Mortgage Assistance for Unemployed Homeowners Reduce Foreclosures? Evidence from the Hardest Hit Fund Program
Stephanie Casey Pierce (*Ohio State University*), Yung Chun (*Ohio State University*), Holly Holtzen (*Ohio Housing Finance Agency*), Stephanie Moulton (*Ohio State University*), Roberto Quercia (*University of North Carolina, Chapel Hill*)

Do VPROs Ameliorate Foreclosure Price Externalities? Evidence from Florida
Arnab Biswas (*University of Wisconsin, Stout*), Christopher Cunningham (*Federal Reserve Bank of Atlanta*), Kirstopher Gerardi (*Federal Reserve Bank of Atlanta*), Daniel Sexton (*Federal Reserve Bank of Atlanta*)

DISCUSSANTS:

Sam Kruger (*University of Texas, Austin*)
Stephen Hammond Shore (*Georgia State University*)
Troland Erin (*Federal Reserve Board of Governors*)
Elliot Anenberg (*Federal Reserve Board of Governors*)