

AREUEA – ASSA Conference

Dallas, TX December 28-30, 1984

(Conference Hotel: Dallas Convention Center, AREUEA Hotel: Hyatt Regency)

AREUEA Schedule at a Glance:

Friday, December 28

- 8:00 am— Who Writes Real Estate Papers?
Developments in Pricing Mortgage-Backed Securities
Urban Land Values and Development Patterns
The George F. Bloom Session: Real Estate Market Analysis
- 10:15 am— The Challenge of New Financial Instruments for Models of Housing Market Activities
The Real Estate Brokerage System
Real Estate Appraisal
ARM Pricing (joint with AFA)
- 2:30 pm— Discrimination and Gentrification

Saturday, December 29

- 8:00 am— Household Formations
Real Estate Investment
Issues in Hedonic Methodology
- 10:15 am— Rent Control Regulations
Residential Mortgage Default
Savings and Loan Industry Structure
Economics of Urban Property Rights (joint with PCS)
- 2:30 pm— Interest Rate Risk and Federal Deposit Insurance
Real Estate Taxation
Real Estate Finance (joint with AFA)

Sunday, December 30

- 8:00 am— Property Valuation
Issues in Real Estate Investment
International Perspectives on Housing Finance
- 10:15 am— Intrametropolitan Location Decisions
Alternative Mortgage Instruments
Housing Consumption
Housing and Capital Allocation (joint with AEA)

AREUEA Daily Program of Events

Friday, December 28

2:30 pm, Hyatt— Cascade Ballroom A— Board of Directors Meeting

Saturday, December 29

2:30 pm, Hyatt— Brisbane B— Homer Hoyt Institute Breakfast
Invitation Only

12:00 pm, Hyatt— Regency A & B – Reception (Cash Bar)

12:45 pm, Hyatt— Regency A & B – Presidential Luncheon – Fee Event
Speaker: Michael Goldberg, University of British Columbia

4:45 pm, Hyatt— Bryan A—Membership Meeting

6:00 pm, Hyatt— Cascade Ballroom B—Cocktail Party
AREUEA Members and Invited Guests

AREUEA Session Information

Friday, December 28

- 8:00 am, Convention Center— N201 **Who Writes Real Estate Papers?**
Presiding: PATRICIA HART, University of Nevada-Las Vegas
HANS R. ISAKSON and NICHOLAS ORDWAY, University of Texas-Arlington—*Institutional Affiliation of Contributors to Ten Real Estate Journals*
JOSEPH D. ALBERT and P. R. CHANDRASEKARAN, North Texas State University—*The Production of Scholarly Real Estate Publications by Individuals and Institutions*
- Discussants:** RICHARD EVANS, Memphis State University
PATRICIA HART, University of Nevada-Las Vegas
- 8:00 am, Convention Center— N228 **Developments in Pricing Mortgage-Backed Securities**
Presiding: RONNIE J. CLAYTON, University of Tennessee
SCOTT M. PINKUS, Morgan Stanley and Company—*Pricing Mortgage-Backed Securities: A Trading Perspective*
FRANK J. NAVRATIL, Federal Home Loan Bank Board and John Carroll University—*Mortgage Termination Behavior: Evidence from Federal Home Loan Mortgage Corporation PCs*
STEPHEN A. BUSER, PATRIC H. HENDERSHOTT, and ANTHONY B SANDERS, Ohio State University—*Relative Option Values of Alternative Mortgage Instruments*
- Discussants:** RONNIE J. CLAYTON, University of Tennessee
KEVIN E. VILLANI, Federal Home Loan Mortgage Corporation
- 8:00 am, Convention Center— N214 **Urban Land Values and Development Patterns**
Presiding: ALLEN C. GOODMAN, Johns Hopkins University
JAMES R. FOLLAIN, University of Illinois, TAMAR EMI MIYAKE, and MOHAMMAD MOUSSAVIAN, Syracuse University—*A General Equilibrium Analysis of a Land Versus a Capital Value Tax*
JOHN E. ANDERSON, Eastern Michigan University—*Property Taxes and the Timing of Urban Land Development*
KENNETH F. WIEAND, University of South Florida—*Production Subcenters in Urban Areas: The Developer's Decision, the Market Response, and Urban Location Theory*
- Discussants:** JOHN F. MACDONALD, University of Illinois-Chicago
THOMAS G. THIBODEAU, Southern Methodist University
PETER M. ZORN, Cornell University
- 8:00 am, Convention Center— N216 **The George F. Bloom Session: Real Estate Market Analysis**
Presiding: JOHN M. CLAPP, University of Connecticut
JOHN B. CORGEL, Georgia State University, JAMES D. SHILLING, and C. F. SIRMANS, Louisiana State University—*Inventories, Price Adjustment, and Optimal Vacancies: An Examination of the Market for Rental Office Space*
T. J. BRENNAN, Irvine Associates, R. E. CANNADAY, and PETER F. COLWELL, University of Illinois—*Office Rents in the Chicago CBD*

JOHN M. CLAPP, University of Connecticut—*Real Estate Market Gap Analysis*

M. A. GOLDBERG and J. MARK, University of British Columbia—*Impact of Light Rail Transit on Land Values*

Discussants: JAMES B. KAU, University of Georgia and UC- Berkeley
RICHARD PEISER, Southern Methodist University
A. THOMAS KING, Federal Home Loan Mortgage Corp.
FRANK MITTELBACK, UCLA

10:15 am, Convention Center— N214 **The Challenge of New Financial Instruments for Models of Housing Market Activities**

Presiding: ROBERT M. BUCKLEY, Urban Institute

JAMES L. FREUND, Board of Governors of the Federal Reserve System—*A Short-Term Forecasting Model of Housing Activity: Some Preliminary Results*

JOHN L. GOODMAN, JR., Board of Governors of the Federal Reserve System—*Adjustable Rate Mortgages and the Demand for Mortgage Credit*

MICHAEL CARLINER, Chase Econometrics—*Dealing with New Mortgage Instruments in Housing Models*

Discussants: JAMES A. CHRISTIAN, U.S. League of Savings Institutions
ROBERT GOUGH, Data Resources, Inc.
DUANE McGOUGH, U.S. Department of Housing and Urban Development

10:15 am, Convention Center— N21 **The Real Estate Brokerage System**

Presiding: PAUL H. RUBIN, Federal Trade Commission

JAMES FREW, University of North Carolina-Greensboro—*Multiple Listing Service Participation in the Real Estate Brokerage Industry: Cooperation or Competition?*

LINDA L. JOHNSON and CHRISTINE A. LOUCKS, Appalachian State University—*The Effectiveness of State Licensing Regulations on the Quantity and Quality of Real Estate Brokerage*

JOHN T. EMERY and PHILLIP T. KOLBE, University of Arizona—*The Impact of Alternative Brokers on Residential Real Estate Sales*

Discussants: NORMAN MILLER, University of Cincinnati
JAMES HURDLE, Federal Trade Commission
ANTHONY YEZER, George Washington University

10:15 am, Convention Center— N219 **Real Estate Appraisal**

Presiding: KENNETH M. LUSHT, Pennsylvania State University

WILLIAM KINNARD, University of Connecticut—*What Value? Of What? To Whom?*

JOSEPH KOWALSKI, Joseph Block Company, PETER F. COLWELL, University of Illinois—*The Value of Industrial Land*

DAVID HARTZELL, University of Texas, JOHN HECKMAN, and MIKE MILES, University of North Carolina—*Inflation and Real Estate Value*

HALBERT SMITH, University of Florida—*Inconsistencies in Appraisal Practice*

Discussants: BYRL BOYCE, University of Connecticut
JEFFREY FISHER, Indiana University
RICHARD HANEY, Texas A&M University

10:15 am, Convention Center— N236 **AREUEA/AFA ARM Pricing**

Presiding: ARDEN HALL, Federal Home Loan Bank of San Francisco
JAMES B. KAU, University of Georgia and University of California-Berkeley,
DONALD KEENAN, University of Georgia, and WALTER J. MULLER, III,
Federal Home Loan Mortgage Corporation—*Option Theory and Mortgages*
PATRIC H. HENDERSHOTT, Ohio State University, and JAMES D.
SHILLING, Louisiana State University—*Pricing ARMs: Implications of Ex
Post Data Since 1970*
MICHAEL ASAY, Citicorp—*Options Pricing in ARMs*
STEPHEN MODZELEWSKI, Solomon Brothers, Inc.—*A Monte Carlo
Approach to ARM Pricing*

Discussants: KENNETH B. DUNN, Carnegie-Mellon University
CLIFFORD SMITH, University of Rochester
STANLEY DILLER, Goldman Sachs and Co.

2:30 pm, Convention Center— N214 **Discrimination and Gentrification**

Presiding: A. THOMAS KING, Federal Home Loan Mortgage Corporation
ROBERT L. OHSFELDT, Ball State University, and BARTON A. SMITH,
University of Houston—*Redlining: A "Prisoner's Dilemma?"*
JOHN W. REIFEL, Grand Valley State College—*Black-White Price
Differentials in Owner and Renter Housing in Grand Rapids, Michigan*
GEORGE GALSTER and STEPHEN PEACOCK, College of Wooster—
Explaining Urban Gentrification, Whatever It Is

Discussants: JAMES LITTLE, Washington University-St. Louis
ANN SCHNARE, Urban Institute
JAMES B. STEWARD, Pennsylvania State University

Saturday, December 29

8:00 am, Convention Center— N201 **Household Formations**

Presiding: DUANE MCGOUGH, U.S. Department of Housing and Urban
Development
DON WALLS, Harvard University—*Household Formations: An Empirical
Examination of its Two Components*
PATRIC H. HENDERSHOTT, Ohio State University, and MARC SMITH,
Temple University—*Household Formations: 1961 to 1982*
THOMAS ESPENSHADE, Urban Institute—*An Economic Theory of Marriages
and Divorces*

Discussants: JOHN L. GOODMAN, JR., Board of Governors of the
Federal Reserve System
DAVID CROWE, U.S. Department of Housing and Urban
Development
MICHAEL CARLINER, Chase Econometrics

8:00 am, Convention Center— N216 **Real Estate Investment**

Presiding: JAMES P. GAINES, Rice Center
RAYMOND CHAING and DAVID LING, University of Florida—*Valuing
Retail Leases: A Contingent Claims Analysis*

JOHN BENJAMIN, JAMES D. SHILLING, and C. F. SIRMANS, Louisiana State University—*An Empirical Application of the Option Pricing Model to Real Estate Purchase Contracts*

ADENA MOORE, University of Texas-Arlington—*Non-Monte Carlo Type Risk Analysis of Real Estate Investments*

ROBYN S. PHILLIPS, University of California-San Diego—*Metropolitan Housing Capitalization Rates: Intertemporal and Cross-Sectional Variation*

Discussants: PAUL ALLEN, Louisiana State University
RICHARD PEISER, Southern Methodist University
JAMES P. GAINES, Rice Center
CURTIS C. HARRIS, JR., University of Maryland

8:00 am, Convention Center— N214 **Issues in Hedonic Methodology**

Presiding: DOUGLAS B. DIAMOND, JR., U.S. Department of Housing and Urban Development DENNIS EPPLE, Carnegie-Mellon University—

Estimating Demand and Supply Functions for Differentiated Products

ROBERT L. OHSFELDT, Ball State University, and BARTON A. SMITH, University of Houston—*Assessing the Accuracy of Structural Parameter Estimates in Analyses of Implicit Markets*

JAN ONDRICH, Syracuse University—*The Choice of Functional Form in Hedonic Analysis*

JOHN C. WEICHER, American Enterprise Institute—*Some Limitations of the AHS: An Empirical Investigation*

Discussants: CLIFFORD R. KERN, State University of New York-Binghamton
KENNETH F. WIEAND, University of South Florida

10:15 am, Convention Center— N216 **Rent Control Regulations**

Presiding: ELIZABETH ROISTACHER, Queens College

STEPHEN MALPEZZI, World Bank—*Rent Controls: An International Comparison*

PETER CHINLOY, University of British Columbia—*Rent Controls: Microeconomic Aspects*

CLIFFORD R. KERN, State University of New York, and LARRY

LICHTENSTEIN, Canisius College—*The Impact of Rent Control in an Implicit Markets Model*

Discussants: EDGAR OLSEN, University of Virginia
ANN SCHNARE, Urban Institute
ANTHONY YEZER, George Washington University

10:15 am, Convention Center— N23 **Residential Mortgage Default**

Presiding: PETER F. COLWELL, University of Illinois-Urbana-Champaign

THOMAS THIBODEAU and KERRY D. VANDELL, Southern Methodist University—*A Generalized Longitudinal Model of Mortgage Default*

PATRICIA HART, University of Nevada—*AMIs and Borrower Risk of Potential Delinquency and Potential Default*

RICHARD D EVANS, Memphis State University, BRIAN A. MARIS, University of Wisconsin-LaCrosse, and ROBERT I. WEINSTEIN, Bradley University—*Expected Loss and Mortgage Default Risk*

Discussants: ROBERT EDELSTEIN, University of Pennsylvania and UC-Berkeley
MAURICE WEINROBE, Clark University
JAMES B. FOLLAIN, University of Illinois

10:15 am, Convention Center— N236 **Savings and Loan Industry Structure**

Presiding: DONALD J. PUGLISI, University of Delaware
JOHN H. CROCKETT, CLIFFORD L. FRY, and PAUL M. HORVITZ, University of Houston—*Equity Participation in Real Estate by Savings and Loans: Implications for Profitability and Risk*
YUK-SHEE CHAN, STUART I. GREENBAUM, and ANJAN V. THAKOR, Northwestern University—*Information Reputation and Asset Quality of Financial Intermediaries*
MICHAEL J. LEA—, Federal Home Loan Mortgage Corporation, and PETER M. ZORN, Cornell University—*Adjustable Rate Mortgages and Lender Portfolio Change*

Discussants: S. MICHAEL EDGAR, Federal Home Loan Bank of Dallas
DAVID J. HARTZELL, University of Texas-Austin
ROBERT SCHWEITZER, University of Delaware

10:15 am, Convention Center— N212 **AREUEA/PCS Economics of Urban Property Rights**

Presiding: AUSTIN J. JAFFE, Pennsylvania State University
JAMES B. KAU, University of Georgia and University of California-Berkeley, and PAUL H. RUBIN, Federal Trade Commission—*The Political Economy of Urban Land Use*
NANCY E. WALLACE, Washington State University—*The Market Effects of Zoning on Undeveloped Land Parcels*
DAVID DALE-JOHNSON, J. KIMBAL DIETRICH, and TERRENCE C. LANGETIEG, University of Southern California—*A Legal and Economic Analysis of the Due-on-Sale Clause*
SUSAN M. WACHTER, University of Pennsylvania—*Residential Real Estate Brokerage: Cartel Without Entry Barriers*

Discussants: JOHN B. CORGEL, Georgia State University
JAMES B. KAU, University of Georgia and UC-Berkeley
KENNETH B. DUNN, Carnegie-Mellon University
G. DONALD JUDD, University of North Carolina-Greensboro

12:00 pm, Hyatt Regency— Regency A&B **Reception** (Cash Bar)

12:00 pm, Hyatt Regency— Regency A&B **Presidential Luncheon** Fee Event
Speaker: Michael Goldberg, University of British Columbia

2:30 pm, Convention Center— N214 **Interest Rate Risk and Federal Deposit Insurance**

Presiding: J. HUSTON McCULLOCH, Ohio State University
GEORGE G. PENNACCHI, University of Pennsylvania—*The Value of Deposit Insurance for Financial Intermediaries Subject to Interest Rate Risk*
DAVID R. GOLDFARB, Columbia University—*Hedging Interest Rate Risk in Banking*
J. HUSTON McCULLOCH, Ohio State University— *Interest-Risk Sensitive Deposit Insurance Premia: Stable ACH Estimates*

Discussants: GEORGE G. KAUFMAN, Loyola University
ALAN MARCUS, Boston University
ROBERT VAN ORDER, U.S. Department of Housing and
Urban Development

2:30 pm, Convention Center— N216 **Real Estate Taxation**

Presiding: WILLIAM BRUEGGEMAN, Southern Methodist University
JEFFREY D. FISHER and GEORGE H. LENTZ, Indiana University—
Measuring Real Estate Tax Benefits
JAMES P. GAINES, Rice Center, F. JERRY INGRAM, University of South
Carolina, and CAROLINE D. STROBEL, University of South Carolina—
Evaluating Depreciation Tax Options in Real Estate Investment Analysis
DOUGLAS S. BIBLE, BERNIE J. GRABLOWSKY, Old Dominion University,
and JAMES R. HASSELBACK, Florida State University—*The Alternative
Minimum Tax and Real Estate Investors*

Discussants: MICHAEL J. LEA, Federal Home Mortgage Corporation
DAVID LING, University of Florida
JAMES D. SHILLING, Louisiana State University

2:30 pm, Convention Center— N222 **AFA/AREUEA Real Estate Finance**

Presiding: ANTHONY B. SANDERS, Ohio State University
KENNETH DUNN and CHESTER SPATT, Carnegie-Mellon University—*An
Analysis of Risk Sharing and Mortgage Contracting*
V. V. CHARI and RAVI JAGANATHAN, Northwestern University—*Adverse
Selection in a Model of Mortgage Lending*
JOSEPH WILLIAMS, New York University—*Trading and Valuing
Depreciable Assets*

Discussants: DOUGLAS DIAMOND, University of Chicago
CHARLES JACKLIN, University of Chicago
CLIFFORD SMITH, University of Rochester

Sunday, December 30

8:00 am, Convention Center— N201 **Property Valuation**

Presiding: HENRY O. POLLAKOWSKI, Massachusetts Institute of
Technology and Harvard University THOMAS ZUEHLKE and DAVID W.
RASMUSSEN, Florida State University—*Time on the Market and Reservation
Prices: A Search Model of the Housing Market*
PAUL K. ASABERE and BARRIE HARVEY, Saint Mary's University—
*Factors Influencing the Value of Urban Land: Evidence from Halifax-
Dartmouth, Canada*
TIMOTHY P. CRONAN, DONALD R. EPLEY, and LARRY G. PERRY,
University of Arkansas—*Small Sample Residential Property Valuation: An
Approach Using Bank Transformation Regression Analysis*
RICHARD L. HANEY, JR., Texas A&M University— *Estimating the Market
Value of Energy Efficiency*

Discussants: KARL E. CASE, Wellesley College
ROBERT EDELSTEIN, University of Pennsylvania and UC-
Berkeley
THOMAS G. THIBODEAU, Southern Methodist University

8:00 am, Convention Center— N216 **Issues in Real Estate Investment**

Presiding: JOHN TUCCILLO, National Council of Savings Institutions
JOHN W. RAMZY and CHARLES H. WURTZEBACH, University of Texas-
Austin—*An Investment Value Analysis of Privately Held Purchase Money
Mortgages*
KURT WINKELMANN, University of Minnesota—*Expected Inflation and the
Return on Housing: An Analysis with Vector Autoregression*
ARNOLD L. REDMAN, University of Cincinnati—*The Determination of the
Optimal Capital Structure of Real Estate Investments: A Model and Analysis*
JAMES E. OWENS, University of Massachusetts, and RONALD C. ROGERS,
University of Connecticut—*The Divestiture of Real Estate Assets by Sell-off and
Liquidation*

Discussant: MAURICE WEINROBE, Clark University

8:00 am, Convention Center— N218 **International Perspectives on Housing Finance**

Presiding: STEPHEN K. MAYO, World Bank
DUNCAN MACLENNAN, University of Glasgow—*Housing Finance Issues in
OECD Countries*
STEPHEN K. MAYO, World Bank, RAYMOND J. STRUYK, and MARJORIE
AUSTIN TURNER, Urban Institute— *Housing Finance and Household
Behavior in Developing Countries*
ROBERT M. BUCKLEY, Urban Institute, and RANJANA G.
MADHUSUDAN, Syracuse University—*The Macroeconomics of Housing's
Role in the Economy: An International Analysis*

Discussants: DOUGLAS B. DIAMOND, JR., U.S. Department of Housing
and Urban Development
MICHAEL MURRAY, Claremont Graduate School
JOHN QUIGLEY, University of California-Berkeley

10:15 am, Convention Center— N201 **Intrametropolitan Location Decisions**

Presiding: CURTIS C. HARRIS, JR., University of Maryland
LAWRENCE THURSTON and ANTHONY YEZER, George Washington
University—*What Moves to the Suburbs First: Housing or Industry?*
RENATO AGUILAR and BO SANDELIN, Gothenburg University—*The Sales
of Single Family Properties in Sweden*
CLIFFORD R. KERN, State University of New York, and PETE PARCELLS,
Whitman College—*Modelling and Forecasting Shopping Travel: Issues in
Model Specification*

Discussants: WAYNE ARCHER, University of Florida
WILLIAM R. LOUDON, Cambridge Systematics
ROBYN S. PHILLIPS, University of California-San Diego

10:15 am, Convention Center— N204 **Alternative Mortgage Instruments**

Presiding: SUSAN M. WACHTER, University of Pennsylvania
UPINDER DHILLON, JAMES D. SHILLING, and C. F. SIRMANS, Louisiana
State University—*Choosing Among Alternative Mortgage Instruments: An
Empirical Examination of the Mortgage Menu Problem*

JAMES FERRIS, University of Southern California, and WILLIAM A. KELLY, JR., Pennsylvania State University—*Inflation, Alternative Mortgages, and the Homeowner's Tax Subsidy*
MAURICE WEINROBE, Clark University—*Home Equity Conversion for the Elderly: The U.S. Experience*
ANTHONY B. SANDERS, Ohio State University—*The Pricing of Shared Appreciation Mortgages*

Discussants: ANN J. DOUGHERTY, Federal Home Loan Mortgage Corporation
JACK GUTTENTAG, University of Pennsylvania

10:15 am, Convention Center— N219 **Housing Consumption**

Presiding: EDGAR OLSEN, University of Virginia
WILLIAM C. APGAR, JR. and HENRY O. POLLAKOWSKI, Joint Center for Urban Studies of MIT and Harvard University—*A Model of Housing Consumption Adjustment*
WILLIAM J. REEDER, U.S. Department of Agriculture—*Economic Effects of Alternative Demand-Side Housing Subsidies*
J. SA-AADU, University of Iowa—*Horizontal and Vertical Equities in the Distribution of Benefits From Welfare Programs: The Case of Subsidized Housing*

Discussants: JAMES R. FOLLAIN, University of Illinois
JOSEPH DE SALVO, University of South Florida
CLAIRE HOLTON HAMMOND, Wake Forest University

10:15 am, Convention Center— E403 **AEA/AREUEA Housing and Capital Allocation**

Presiding: ROBERT VAN ORDER, U.S. Department of Housing and Urban Development
THOMAS COOLEY, University of California-Santa Barbara—*Inflation, Taxes and the Price of Housing Assets*
LAWRENCE SUMMERS, Harvard University—*A Survey of the Issue*
ROBERT VAN ORDER, U.S. Department of Housing and Urban Development—*Inflation, Taxes and Capital Allocation*