Thursday, April 11, 2024

8:30 a.m.  Registration and Continental Breakfast – Grand Salon (G.503), Marion Anderson Hall

8:45 a.m.  Welcoming Remarks
Stuart Gabriel, UCLA Anderson School of Management and UCLA Ziman Center for Real Estate

Format: 35 minutes per paper (20 presentation/10 discussant/5 Q&A)

8:50 a.m.  Session One: Homeownership and Housing Returns Among Minorities
Chair: Danny Ben-Shahar, Tel Aviv University

Returns to Homeownership and Inequality: Evidence from the First-Time Homebuyer Tax Credit
Authors: Jeremy Moulton, University of North Carolina, Chapel Hill (with Marina Gindelsky, Kelly Wentland and Scott Wentland)
Discussant: Ashvin Gandhi, UCLA Anderson School of Management

Racial Differences in the Total Rate of Return on Owner-Occupied Housing
Authors: William Diamond, Wharton School, University of Pennsylvania (with Rebecca Diamond)
Discussant: Mark Garmaise, UCLA Anderson School of Management

The Erosion of Homeownership and Minority Wealth
Authors: Stephen Billings, University of Colorado – Boulder (with Adam Soliman)
Discussant: Elior Cohen, Federal Reserve Bank of Kansas City

10:35 a.m.  Break

10:55 a.m.  Session Two: Housing Inequality
Chair: Stuart Rosenthal, Cornell University

Land Use Regulation, Wealth Accumulation, and Inequality
Authors: Tracy Turner, Iowa State University (with Christian Hilber)
Discussant: Stanimira Milcheva, University College London

Homeownership, Polarization, and Inequality
Author: Andrii Parkhomenko, University of Southern California
Discussant: David Albouy, University of Illinois

Note: Presenting Author's Name in Bold
Special Session: Housing and Affordability in Los Angeles  
Chair: Stuart Gabriel, UCLA

Development Approval Timelines, Approval Uncertainty, and New Housing Supply: Evidence from Los Angeles  
Authors: Stuart Gabriel, UCLA and Edward Kung, California State University, Northridge

Harassment or Neglect? The Influence of Market Dynamics on Landlord Behavior in Los Angeles  
Authors: Gary Painter, University of Cincinnati (with Sean Angst, Jovana Rosen, and Soledad De Gregorio)

12:45 p.m.  Lunch – North Terrace

2:00 p.m.  Session Three: Effects of Gentrification on Low-Income Households  
Chair: Lu Han, University of Wisconsin-Madison

Neighborhood Revitalization and Residential Sorting  
Authors: Matthew Staiger, Harvard University (with Giordano Palloni and John Voorheis)  
Discussant: Christian Hilber, London School of Economics

Quantifying the Welfare Effects of Gentrification on Incumbent Low-Income Renters  
Authors: Robert French, Harvard Kennedy School (with Ashvin Gandhi and Valentine Gilbert)  
Discussant: Tom Davidoff, University of British Columbia

Friday, April 12, 2024

8:30 a.m.  Continental Breakfast – Grand Salon (G.503), Marion Anderson Hall

8:50 a.m.  Session Four: Rent Control  
Chair: Jaime Luque, ESCP Business School

Rent Control, Rent Overcharge, and Racial Disparity: Evidence from Rent Stabilization in New York City  
Authors: Hanchen Jiang, University of North Texas (with Brent Ambrose, Xun Bian, and Ruoyu Chen)  
Discussant: Marco Giacoletti, USC Marshall School of Business

The Perverse Effects of Rent Control: Evidence From a Large Scale Stringent Regulation in Catalonia  
Authors: Luisa Carrer, Toulouse School of Economics (with Michael Abel and Jaime Luque)  
Discussant: Andreas Mense, IAB Nuremberg

Priced-out: Rent Control and Wage Inequality  
Author: Isaac Hacamo, Indiana University (with Geraldo Cerqueiro and Pedro Raposo)  
Discussant: Tamar Ramot-Nyska, Bank of Israel

10:35 a.m.  Break

11:00 a.m.  Session Five: Housing Market Discrimination and Race  
Chair: Barney Hartman-Glaser, UCLA Anderson School of Management

Discrimination During Eviction Moratoria  
Authors: Alina Arefeva, University of Wisconsin – Madison (with Qihui Hu, Kay Jowers, and Christopher Timmins)  
Discussant: Nitzan Tzur-Ilan, Federal Reserve Bank of Dallas

Preferences over the Racial Composition of Neighborhoods: Estimates and Implications  
Authors: Daniel Hartley, Federal Reserve Bank of Chicago (with Morris Davis and Jesse Gregory)
Discussant: Jorge de la Roca, University of Southern California

12:10 p.m.  **Lunch and Keynote: Homelessness in Los Angeles**

**Lourdes Castro Ramirez**  
Chief Housing and Homelessness Officer, City of Los Angeles

1:30 p.m.  **Session Six: Predatory Lending and Targeted Subsidies**

Chair: Jan Brueckner, University of California, Irvine

**The Effect of Targeted Subsidies on Poverty Exposure of Housing Voucher Recipients: Evidence from the Small-Area Fair Market Rents**
Authors: **Eunjee Kwon**, University of Cincinnati (with Michael Eriksen and Guoyang Yang)  
Discussant: Tsur Somerville, University of British Columbia

**Predatory Lending and Hidden Risks**
Authors: **Gene Amromin**, Federal Reserve Bank of Chicago (with Sumit Agarwal, Itzhak Ben-David, Douglas Evanoff and Souphala Chomsisengphet)  
Discussant: Danny Ben-Shahar, Tel Aviv University

2:40 p.m.  Adjourn