



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

- 12:05 p.m. **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-İlan, 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

2:40p.m. Adjourn