

# Anthony W. Orlando

501 W. Olympic Blvd., #929 | Los Angeles, CA 90015 | (570) 582-6018 | aorlando@usc.edu

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## EDUCATION

- 2018 Sol Price School of Public Policy, University of Southern California, Los Angeles CA  
Doctor of Philosophy in Public Policy and Management  
*Dissertation title:* “Asset Markets, Credit Markets, and Inequality”  
*Dissertation committee:* Raphael W. Bostic (chair), Antonio M. Bento, and  
Christian L. Redfearn
- 2014 University of Southern California, Los Angeles, CA  
Master of Professional Writing
- 2010 London School of Economics and Political Science, London, UK  
Master of Science in Economic History *with Distinction* (highest level attainable)
- 2009 The Wharton School, University of Pennsylvania, Philadelphia, PA  
Bachelor of Science in Economics, Concentration in Finance, *Magna Cum Laude*  
Joseph Wharton Scholar, Benjamin Franklin Scholar, Wharton Research Scholar

## PUBLICATIONS

- 2018 “The Role of Transparency in Promoting Healthy Behaviors: Pros, Cons, and Perils of Information-Sharing to Foster Personal Responsibility in Health Care,” (with Arnold J. Rosoff), forthcoming book chapter.
- 2018 “More Than Enough to Go Around: \$10 Trillion in Revenues to Reduce Inequality,” (with Bruce S. Jansson), forthcoming book chapter.
- 2017 “When the Invisible Hand Isn’t a Firm Hand: Disciplining Markets That Won’t Discipline Themselves,” (with Raphael W. Bostic), in *Evidence and Innovation in Housing Law and Policy*, edited by Lee Anne Fennell and Benjamin J. Keys, Cambridge University Press.
- 2017 “Sustainable Financing Structures for Population Health: Historical Patterns and Insights for the Future,” (with Raphael W. Bostic), in *Building Sustainable Financial Structures for Population Health: Insights from Non-Health Sectors*, The National Academies Press.
- 2017 “Understanding the Small and Medium Multifamily Housing Stock,” (with Brian An, Raphael W. Bostic, Andrew Jakabovics, and Seva Rodnyansky), report for Enterprise Community Partners and the USC Bedrosian Center on Governance.
- 2015 “Employers and Health Insurance Under the Affordable Care Act,” (with Arnold J. Rosoff), *Annals of Health Law*, 24(2): 470-513.

- 2013 *Letter to the One Percent*, Lulu Press Inc., Raleigh, NC.
- 2012 “A Comment on ‘The American Mortgage System: Crisis and Reform,’” (with Susan M. Wachter and Marvin M. Smith), *World Financial Review*.
- 2011 “Booms and Busts in Real Estate,” (with Susan M. Wachter), *Wharton Real Estate Review*, 15(1): 72-77.

### **AWARDS AND GRANTS**

- 2017-18 USC Graduate School Final Year Fellowship (\$30,000)
- 2017 USC Bedrosian Center for Governance & Beverly Hills/Greater Los Angeles Association of REALTORS Research Grant (\$5,000)
- 2015 USC Lusk Center for Real Estate Research Grant (\$10,000)

### **WORKING PAPERS**

“Asset Markets, Credit Markets, and Inequality: Distributional Changes in Housing, 1970-2017.” Job market paper.

“An Econometric Analysis of Housing Supply Dynamics in the United States, 1959-2015.” Dissertation chapter.

“Oil at Risk: Terrorism and Accelerated Carbon Extraction in the Middle East and North Africa,” (with Ryan K. Merrill). To be submitted for publication in fall 2017.

“Why Are Small and Medium Multifamily Properties So Affordable?” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky). To be submitted for publication in fall 2017.

“Federalism and Innovation in Medicaid: The Role of State Waivers in Achieving Health Care for All,” (with Arnold J. Rosoff). To be submitted for publication in spring 2018.

“Local Business Tax Cuts, Property Values, and Effects on Business: A Natural Experiment from the Los Angeles Business Tax Reform of 2004,” (with Raphael W. Bostic and Gene Burinskiy). To be presented at APPAM conference in fall 2017.

### **PRESENTATIONS**

- 2017 “Asset Markets, Credit Markets, and Inequality: Distributional Changes in Housing, 1970-2017,” prepared for the 39<sup>th</sup> Annual Fall Research Conference of the Association for Public Policy Analysis & Management in Chicago, IL, November 2-4.
- 2017 “Privacy Perils in Promoting Personal Responsibility in Health,” co-author Arnold J. Rosoff, prepared for the 40<sup>th</sup> Annual Health Law Professors Conference co-sponsored by the American Society of Law, Medicine & Ethics and Georgia State University College of Law in Atlanta, GA, June 8-10.

- 2017 “An Econometric Analysis of Housing Supply Dynamics in the United States, 1959-2015,” prepared for the 2017 American Real Estate & Urban Economics Association International Conference in Amsterdam, The Netherlands, July 3-5.
- 2017 “Oil at Risk: Terrorism and Accelerated Carbon Extraction in the Middle East and North Africa,” co-author Ryan K. Merrill, prepared for the 2017 Commodity and Energy Markets Conference at the University of Oxford in the United Kingdom, June 14-15.
- 2017 “The Role of Transparency in Promoting Healthy Behaviors: Pros, Cons, and Perils of Information-Sharing to Foster Personal Responsibility in Health Care,” co-author Arnold J. Rosoff, prepared for the 2017 Petrie-Flom Center Annual Conference at Harvard Law School in Cambridge, MA, April 28.
- 2017 “What’s Lost in the Aggregate: Lessons from a Dynamic, Local Index of Housing Supply Restrictions,” co-author Christian L. Redfearn, prepared for the 47<sup>th</sup> Annual Conference of the Urban Affairs Association in Minneapolis, MN, April 19-22.
- 2017 “Federalism and Innovation in Medicaid: The Role of State Waivers in Achieving Health Care for All,” co-author Arnold J. Rosoff, prepared for the 75<sup>th</sup> Annual Midwest Political Science Association Conference in Chicago, IL, April 6-9.
- 2016 “Stuck in the Middle: The Role of Small and Medium Multifamily Housing in Urban Spatial Structure,” co-authors Brian An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky, prepared for the 63<sup>rd</sup> Annual North American Meetings of the Regional Science Association International in Minneapolis, MN, November 9-12.
- 2016 “One Bubble, Many Experiences: Distributional Changes in the Housing Market over Time and Across Cities,” prepared for the 38<sup>th</sup> Annual Fall Research Conference of the Association for Public Policy Analysis & Management in Washington, DC, November 3-5.
- 2016 “Violent Hotelling Pressures: The Effect of Terrorism on Oil Production,” co-author Ryan K. Merrill, prepared for the 38<sup>th</sup> Annual Fall Research Conference of the Association for Public Policy Analysis & Management in Washington, DC, November 3-5.
- 2016 “Are Small and Medium Multifamily Housing Properties the Key to Housing Affordability?” co-authors Brian An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky, prepared for the 2016 American Planning Association California Conference, October 22-25.
- 2016 “When the Invisible Hand Isn’t a Firm Hand: Disciplining Markets That Won’t Discipline Themselves,” co-author Raphael W. Bostic, prepared for the Kreisman Housing Conference at the University of Chicago, June 2-4.
- 2016 “Buying the Right to Pollute: Oligopsonistic Political Spending by Energy Companies,” co-author Ryan K. Merrill, prepared for the 74<sup>th</sup> Annual Midwest Political Science Association Conference in Chicago, IL, April 7-10.

- 2015 “Small and Medium Multifamily Housing Units: Affordability, Distribution, and Trends,” co-authors Brian An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky, prepared for the 62<sup>nd</sup> Annual North American Meetings of the Regional Science Association International in Portland, OR, November 11-14.
- 2015 “Waging a War on Inequality,” co-authors Bruce S. Jansson, Raphael Angulo, and John Lahey, prepared for the 61<sup>st</sup> Annual Program Meeting of the Council on Social Work Education in Denver, CO, October 15-18.

**GRADUATE TEACHING**

- 2016 “RED 509: Market Analysis for Real Estate,” Assistant Lecturer, University of Southern California, Sol Price School of Public Policy.
- 2016 “More Than Enough to Go Around: \$10 Trillion in Revenues to Reduce Inequality,” guest lecture in “SOWK 733: Policy Analysis and Advocacy in a Comparative Social Policy Context,” University of Southern California, Sol Price School of Public Policy.
- 2016 “Investment Strategies,” guest lecture in “RED 500: Real Estate Development and the Economy,” University of Southern California, Sol Price School of Public Policy.
- 2013-2014 “BUS 305: Business Communications,” Lecturer, California State University, Los Angeles, College of Business and Economics.

**UNDERGRADUATE TEACHING**

- 2017 “Motivations and Prisoner’s Dilemma,” guest lecture in “PPD 225: Public Policy and Management,” University of Southern California, Sol Price School of Public Policy.
- 2017 “Gini Coefficients and Inequality in Wealth and Income,” guest lecture in “PPD 361: Sustainable Communities, Policy, and Planning,” University of Southern California, Sol Price School of Public Policy.

**PROFESSIONAL EXPERIENCE**

- 2016 **University of Southern California**, Assistant Lecturer
- 2015-Present **Enterprise Community Partners**, Housing Researcher
- 2015-2016 **University of Southern California**, Teaching Assistant
- 2014-2016 **University of Southern California**, Research Assistant
- 2014-2016 **Zillow**, Real Estate Consultant
- 2013-Present **The Huffington Post**, Op-Ed Columnist
- 2013-2014 **California State University, Los Angeles**, Lecturer
- 2009-2014 **South Florida Sun-Sentinel**, Op-Ed Columnist
- 2011-2012 **Syncora**, Financial Consultant
- 2010 **WorldNow**, Copywriter

2008 **Oliver Wyman Financial Services**, Summer Associate  
2007-2014 **The Wharton School, University of Pennsylvania**, Research Assistant  
2007-2008 **The Wharton School, University of Pennsylvania**, Teaching Assistant  
2006-2009 **Hazleton Standard-Speaker**, Op-Ed Columnist

## **MEMBERSHIPS**

American Planning Association  
American Real Estate and Urban Economics Association  
American Society of Law, Medicine, & Ethics  
Association for Public Policy Analysis & Management  
Mensa International  
Midwest Political Science Association  
Northeastern Political Science Association  
Urban Affairs Association  
World Economics Association

## **REFERENCES**

Raphael W. Bostic  
Federal Reserve Bank of Atlanta  
1000 Peachtree Street N.E.  
Atlanta, GA 30309-4470  
(404) 498-8500  
[bostic@usc.edu](mailto:bostic@usc.edu)

Antonio M. Bento  
University of Southern California  
Ralph and Goldy Lewis Hall 214  
Los Angeles, CA 90089-0626  
(213) 821-1762  
[abento@usc.edu](mailto:abento@usc.edu)

Richard K. Green  
University of Southern California  
Ralph and Goldy Lewis Hall 331B  
Los Angeles, CA 90089-0626  
(213) 740-4093  
[richarkg@usc.edu](mailto:richarkg@usc.edu)

Christian L. Redfearn  
University of Southern California  
Ralph and Goldy Lewis Hall 321  
Los Angeles, CA 90089-0626  
(213) 821-1364  
[redfearn@usc.edu](mailto:redfearn@usc.edu)

Arnold J. Rosoff  
University of Pennsylvania  
650 Jon M. Huntsman Hall  
3730 Walnut Street  
Philadelphia, PA 19104  
(215) 898-7610  
[rosoffa@wharton.upenn.edu](mailto:rosoffa@wharton.upenn.edu)

Susan M. Wachter  
University of Pennsylvania  
430 Vance Hall  
3733 Spruce Street  
Philadelphia, PA 19104  
(215) 898-6355  
[wachter@wharton.upenn.edu](mailto:wachter@wharton.upenn.edu)