

Anthony W. Orlando

CONTACT INFORMATION	Finance, Real Estate, & Law Department California State Polytechnic University, Pomona 3801 West Temple Avenue Pomona, CA 91768	<i>Phone:</i> (909) 869-2408 <i>Fax:</i> (909) 869-4511 <i>E-mail:</i> aworlando@cpp.edu <i>Website:</i> www.anthonyworlando.com
ACADEMIC EXPERIENCE	California State Polytechnic University, Pomona Assistant Professor of Finance, Real Estate, & Law	2018-present
EDUCATION	University of Southern California, Los Angeles, CA Ph.D., Public Policy & Management • Dissertation Title: “Risks, Returns, and Regulations in Real Estate Markets” • Dissertation Committee: Raphael W. Bostic (chair), Antonio M. Bento, and Christian L. Redfearn Master of Professional Writing London School of Economics and Political Science, London, UK M.Sc., Economic History University of Pennsylvania, Philadelphia, PA B.S., Economics	2018 2014 2010 2009
AWARD, GRANTS, AND FELLOWSHIPS	Federal Reserve Bank of Atlanta Visiting Scholar CPP College of Business Administration Donor’s Scholar of Analytics (\$5,000) USC Bedrosian Center for Governance and the Public Enterprise Faculty Affiliate USC Political Institutions and Political Economy Collaborative Faculty Affiliate Passed Chartered Financial Analyst (CFA) Level I Exam USC Graduate School Final Year Fellowship (\$30,000) USC Bedrosian Center for Governance and the Public Enterprise & Beverly Hills/Greater Los Angeles Association of REALTORS Research Grant (\$5,000) USC Lusk Center for Real Estate Research Grant (\$10,000)	2019-present 2019-present 2018-present 2018-present 2019 2017-2018 2017 2015
PUBLICATIONS	“Why Are Small and Medium Multifamily Properties So Inexpensive?” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky). <i>Forthcoming at the <u>Journal of Real Estate Finance & Economics</u></i> . “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), in <i><u>Transparency in Health and Health Care in the United States: Ethics and Law</u></i> , edited by Holly Fernandez Lynch, I. Glenn Cohen, Carmel Shachar, and Barbara J. Evans, Cambridge University Press, 2019. “The New Privacy Crisis: What’s Health Got to Do with It?” (with Arnold J. Rosoff), <i><u>American Journal of Medicine</u></i> , 132(2): 127-128, 2019. “Fast-Forward to the Frightening Future: How the 21st Century Cures Act Accelerates Technological	

Innovation... at Unknown Risk to Us All,” (with Arnold J. Rosoff), *American Journal of Law & Medicine* 44: 253-268, 2018.

“Finding Resources to Uplift Ordinary People (RUOPs),” (with Bruce S. Jansson), in *Reducing Inequality: Addressing the Wicked Problems Across Professions and Disciplines*, by Bruce S. Jansson, Cognella Academic Publishing, 2018.

“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, 2018.

“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.

“Employers and Health Insurance Under the Affordable Care Act,” (with Arnold J. Rosoff), *Annals of Health Law*, 24(2): 470-513, 2015.

Letter to the One Percent, Lulu Press Inc., 2013.

“A Comment on ‘The American Mortgage System: Crisis and Reform,’ ” (with Susan M. Wachter and Marvin M. Smith), *World Financial Review*, 2012.

“Booms and Busts in Real Estate,” (with Susan M. Wachter), *Wharton Real Estate Review*, 15(1): 72-77, 2011.

WORKING PAPERS “Oil at Risk: Political Violence and Accelerated Carbon Extraction in the Middle East and North Africa,” (with Ryan K. Merrill). *Revision requested at Energy Economics*.

“Small and Medium Multifamily Housing: Affordability and Availability,” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky). *Revision requested at Housing Studies*.

“Breaking Down Silos to Improve Elderly Health: The Case for Medicare to Cover Home Safety Renovations,” (with Richard K. Green). *Under review*.

“How Much of a Good Thing? The Effects of Concentrated LIHTC Development on Surrounding House Prices,” (with Raphael W. Bostic, Andrew Jakobovics, Richard Voith, Sean Zielenbach, Brian Y. An, Jing Liu, and Seva Rodnyansky). *Under review*.

“Preserving Affordable Housing Through Big Data Analysis,” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky).

“Where’s the Winning? Regional Economic Performance in the Age of Trump.” *Available for download at https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3267509*.

“For Whom the Price Grows: Monetary Policy and the Housing Distribution.”

“Does Housing (Production) Predict Recessions?”

“The Foundation of the Pyramid: Hedge Funds, Systematic Risk, and the Market for Mortgage-Backed Securities.”

“What’s Lost in the Aggregate: Lessons from a Local Index of Housing Supply Elasticities,” (with

Christian L. Redfearn).

“Returns to Scale in Residential Construction: The Marginal Impact of Building Height,” (with Michael D. Eriksen).

“The Lifetime Cost of Low-Income Housing Subsidies: How to Maintain, Renovate, and Preserve Affordability for the Long Run,” (with Michael D. Eriksen).

“The Physical Legacy of Racism: How Redlining Cemented the Modern Built Environment,” (with Brian Y. An and Seva Rodnyansky).

“Rental Affordability in the Wake of Natural Disasters,” (with Brian Y. An, Andrew Jakobovics, Seva Rodnyansky, and Raphael W. Bostic).

“Giving Credit Where Credit Will Skew: Mortgage Supply and the Housing Distribution.”

REPORTS

“Global Forces, Local Consequences: The Role of Foreign Investment and HNWI Money in US Real Estate Markets,” Dialogue of Civilizations Research Institute, 2018. *Available for download at https://doc-research.org/wp-content/uploads/2018/10/Global-forces-local-consequences-The-role-of-foreign-investment-and-HNWI-money-in-US-real-estate-markets_Download-file.pdf.*

“Understanding the Small and Medium Multifamily Housing Stock,” (with Brian An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky), Enterprise Community Partners and the USC Bedrosian Center on Governance, 2017. *Available for download at <https://www.enterprisecommunity.org/resources/understanding-small-and-medium-multifamily-housing-stock-19423>.*

CONFERENCE & SEMINAR PRESENTATIONS

2020: Federal Reserve Bank of Atlanta; Drexel University Kline School of Law (Philadelphia, PA).

2019: Annual Fall Research Conference of the Association for Public Policy Analysis & Management (Denver, CO); Annual Meeting of the Financial Management Association (New Orleans, LA); Fall Seminar of the Los Angeles County Chapter of the International Association of Assessing Officers; Annual Meeting of the Urban Economics Association (Philadelphia, PA); Institute for Economic and Social Research at Jinan University (Guangzhou, China); Annual Health Law Professors Conference (Chicago, IL); American Real Estate & Urban Economics Association National Conference (Washington, DC); Enterprise Community Partners Data Convening (Washington, DC); Penn-Oxford Symposium on Housing Affordability (Oxford, UK); American Planning Association National Conference (San Francisco, CA); California Polytechnic State University, Pomona (Finance, Real Estate, & Law Department Research Seminar); Annual Midwest Political Science Association Conference (Chicago, IL); Annual Meeting of the American Economic Association / Allied Social Sciences Association (Atlanta, GA).

2018: Annual Fall Research Conference of the Association for Public Policy Analysis & Management (Washington, DC); U.S. Department of Health & Human Services (Washington, DC); Annual Meeting of the Urban Economics Association (New York, NY); Federal Reserve Bank of San Francisco; European Real Estate Society Annual Conference (Reading, UK); Annual Health Law Professors Conference (Cleveland, OH); Annual Academic Investment Migration Seminar (Geneva, Switzerland); Annual Meeting of the Western Regional Science Association (Pasadena, CA); *American Journal of Law & Medicine* Symposium (Boston, MA).

2017: California Polytechnic State University, Pomona (Finance, Real Estate, & Law Department Research Seminar); Annual Conference of the Northeastern Political Science Association (Philadelphia, PA); Annual Fall Research Conference of the Association for Public Policy Analysis & Man-

agement (Chicago, IL); University of Southern California (Lusk Center for Real Estate Research Seminar); Annual Health Law Professors Conference (Atlanta, GA); American Real Estate & Urban Economics Association International Conference (Amsterdam, The Netherlands); Commodity and Energy Markets Conference (Oxford, UK); American Real Estate & Urban Economics Association National Conference (Washington, DC); Petrie-Flom Center Annual Conference (Cambridge, MA); Annual Conference of the Urban Affairs Association (Minneapolis, MN); Annual Midwest Political Science Association Conference (Chicago, IL).

2016: Annual North American Meetings of the Regional Science Association International (Minneapolis, MN); Annual Fall Research Conference of the Association for Public Policy Analysis & Management (Washington, DC); American Planning Association California Conference (Los Angeles, CA); Kreisman Housing Conference (Chicago, IL); Annual Midwest Political Science Association Conference (Chicago, IL).

2015: Annual North American Meetings of the Regional Science Association International (Portland, OR); Annual Program Meeting of the Council on Social Work Education (Denver, CO).

2014: The Wharton School of the University of Pennsylvania (Legal Studies & Business Ethics Department Research Seminar).

REFEREING	Journal of Alternative Investments, Regional Science and Urban Economics	
TEACHING	<i>Fundamentals of Real Estate</i> , California State Polytechnic University, Pomona (undergraduate)	2018-present
	<i>Real Estate Finance</i> , California State Polytechnic University, Pomona (undergraduate)	2018-2019
	<i>Real Estate Data Analysis</i> , California State Polytechnic University, Pomona (undergraduate)	2019
	<i>Introduction to Macroeconomics</i> , Shenzhen University (undergraduate)	2019
	<i>Introduction to Microeconomics</i> , Shenzhen University (undergraduate)	2019
	“Motivations and Prisoner’s Dilemma,” guest lecture in <i>Public Policy and Management</i> , University of Southern California (undergraduate)	2017
	“Gini Coefficients and Inequality in Wealth and Income,” guest lecture in <i>Sustainable Communities, Policy, and Planning</i> , University of Southern California (undergraduate)	2017
	<i>Market Analysis for Real Estate</i> , University of Southern California (graduate)	2016
	“More Than Enough to Go Around: \$10 Trillion in Revenues to Reduce Inequality,” guest lecture in <i>Policy Analysis and Advocacy in a Comparative Social Policy Context</i> , University of Southern California (doctoral)	2016
	“Investment Strategies,” guest lecture in <i>Real Estate Development and the Economy</i> , University of Southern California (graduate)	2016
	<i>Business Communications</i> , California State University, Los Angeles (graduate)	2013-2014

ACADEMIC RESPONSIBILITIES	ARGUS Challenge Team , Advisor	2020-present
	CBA Ambassadors Selection Committee , Member	2019-present
	CBA Student Success Innovations Committee , Member	2019-present
	FRL Department Recruitment Committee , Member	2019-present
	Bronco Consulting Society , Advisor	2019-present
	University Faculty Development Advisory Council , Member	2018-present
	FRL Department Curriculum Committee , Member	2018-present
	FRL Department Alumni Outreach Committee , Member	2018-present
	Minor in Real Estate , Advisor	2018-present
	Finance Society , Co-Advisor	2018-present
CONSULTING	Enterprise Community Partners, Zillow, Syncora, WorldNow, Oliver Wyman Financial Services	

Last updated: March 23, 2020