

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 (\$15,000) 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 II Exam 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 2021 2019 2017-2018 2017 2015
PUBLISHED AND FORTHCOMING PAPERS	“Returns to Scale in Residential Construction: The Marginal Impact of Building Height,” (with Michael D. Eriksen). <i>Forthcoming at Real Estate Economics</i> . “Small and Medium Multifamily Housing: Affordability and Availability,” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky). <i>Forthcoming at Housing Studies</i> . “Measuring the COVID-19 Financial Threat to Hospital Markets,” (with Robert I. Field). <i>Inquiry: The Journal of Health Care Organization, Provision, and Financing</i> , 58: 2021. “A Rising Tide Drowns Unstable Boats: How Inequality Creates Homelessness,” (with Thomas Hugh Byrne and Benjamin F. Henwood), <i>The Annals of the American Academy of Political and</i>	

Social Science, 693(1): 28-45, 2021.

“[Why Are Small and Medium Multifamily Properties So Inexpensive?](#)” (with Brian Y. An, Raphael W. Bostic, Andrew Jakobovics, and Seva Rodnyansky), *Journal of Real Estate Finance & Economics*, 62(3): 402-422, 2021.

“[Am I My Cousin’s Keeper? A Proposal to Protect Relatives of Genetic Database Subjects,](#)” (with Robert I. Field and Arnold J. Rosoff), *Indiana Health Law Review*, 18(1): 1-55, 2021.

“[Genetics and COVID-19: How to Protect the Susceptible,](#)” (with Robert I. Field and Arnold J. Rosoff), *Trends in Genetics*, 37(2): P106-108, 2021.

“[Oil at Risk: Political Violence and Accelerated Carbon Extraction in the Middle East and North Africa,](#)” (with Ryan K. Merrill), *Energy Economics*, 92: 104935, 2020.

“[Breaking Down Silos to Improve the Health of Older Adults: The Case for Medicare to Cover Home Safety Renovations,](#)” (with Richard K. Green and Patricia F. Harris), *Ageing Research Reviews*, 62: 101120, 2020.

“[The New Privacy Crisis: What’s Health Got to Do with It?](#)” (with Arnold J. Rosoff), *American Journal of Medicine*, 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.

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

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

BOOKS

Advanced Introduction to Real Estate Economics, (with Susan M. Wachter), Edward Elgar Publishing, *Forthcoming in 2022*.

Keeping Races in Their Places: The Dividing Lines That Shaped the American City, Routledge, 2021.

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

BOOK CHAPTERS

“[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 *Transparency in Health and Health Care in the United States: Ethics and Law*, edited by Holly Fernandez Lynch, I. Glenn Cohen, Carmel Shachar, and Barbara J. Evans, Cambridge University Press, 2019.

“[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.

WORKING PAPERS “Houston, You Have a Problem: How Large Cities Accommodate More Housing,” (with Christian L. Redfearn). *Revision requested at Real Estate Economics*.

[“The Effects of Concentrated LIHTC Development on Surrounding House Prices,”](#) (with Richard Voith, Jing Liu, Sean Zielenbach, Andrew Jakobovics, Brian Y. An, Seva Rodnyansky, and Raphael W. Bostic). *Revision requested at the Journal of Housing Economics*.

“More Than Enough to Go Around: \$15 Trillion in Revenues to Reduce Inequality in the United States.” *Under review*.

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

“Housing Supply Elasticities: A Structural Vector Autoregression Approach,” (with Christian L. Redfearn). *Under review*.

“The Effects of COVID-19 on Downtown Land Use: Evidence from Austin and Los Angeles,” (with Nathan Hutson). *Under review*.

“Who Owns Urban America? A Methodology for Identifying Real Estate Owners,” (with Brian Y. An, Andrew Jakobovics, Seva Rodnyansky, and Phillip W. Carnell). *Under review*.

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

[“Where’s the Winning? Regional Economic Performance in the Age of Trump.”](#)

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

“Does Housing (Production) Predict Recessions?”

“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.”

[“Is More Affordable Housing Better? The Housing Price Effects of Concentrating LIHTC Developments in Los Angeles,”](#) (with Richard Voith, Jing Liu, Sean Zielenbach, Andrew Jakobovics, Brian Y. An, Seva Rodnyansky, and Raphael W. Bostic).

“Opening the Taps for Election Day: Presidential Policies, Oil Markets, and Electoral Outcomes,” (with Ryan K. Merrill).

“Borrowing on the Wrong Side of the Tracks: Evidence from Mortgage Loan Discontinuities,” (with Gerd M. Welke).

REPORTS [“Locked Out: Unemployment and Homelessness in the Covid Economy,”](#) (with Daniel Flaming, Patrick Burns, and Seth Pickens), Economic Roundtable, 2021.

“Global Forces, Local Consequences: The Role of Foreign Investment and HNWI Money in US Real Estate Markets,” Dialogue of Civilizations Research Institute, 2018.

“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.

RESEARCH
PRESENTATIONS

2021: Federal Housing Finance Agency (virtual); California Polytechnic State University, Pomona (Finance, Real Estate, & Law Department Research Seminar); Annual Meeting of the Urban Economics Association (virtual); Annual Meeting of the Western Economic Association International (virtual); Annual Health Law Professors Conference (virtual); CPP California Center for Ethics and Policy (virtual); Annual Midwest Political Science Association Conference (virtual); Western Political Science Association Annual Meeting (virtual); CPP Singelyn Center for Data Analytics (virtual); Annual Midwest Political Science Association Conference (virtual).

2020: Southern Economic Association Annual Meeting (virtual); Southern Finance Association Annual Meeting (virtual); Annual Fall Research Conference of the Association for Public Policy Analysis & Management (virtual); Annual Meeting of the Urban Economics Association (virtual); Annual Meeting of the Western Economic Association International (virtual); Drexel University Kline School of Law (Philadelphia, PA); Federal Reserve Bank of Atlanta.

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); 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 & Management (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).

INDUSTRY
PRESENTATIONS

2021: Real Estate Research Council of Southern California (virtual); Los Angeles Chapter of International Association of Assessing Officers (virtual); Inland Empire Chapter of Commercial Real Estate Women Network (virtual).

2020: Apartment Investing Educational Network (virtual); TPK Properties (virtual).

2019: Los Angeles Chapter of International Association of Assessing Officers (Los Angeles, CA).

REFEREEING

Regional Science and Urban Economics, Housing Studies, Journal of Alternative Investments, Inquiry: The Journal of Health Care Organization Provision and Financing, Academia Letters

TEACHING

Personal Money Management, California State Polytechnic University, Pomona 2020-present (undergraduate)

Fundamentals of Real Estate, California State Polytechnic University, Pomona 2018-present (undergraduate)

Real Estate Finance, California State Polytechnic University, Pomona 2018-present (undergraduate)

“Crisis Management,” guest lectures for the College of the Extended University, California State Polytechnic University, Pomona (undergraduate) 2021

Real Estate Data Analysis, California State Polytechnic University, Pomona 2019 (undergraduate)

Introduction to Macroeconomics, Shenzhen University (undergraduate) 2019

Introduction to Microeconomics, Shenzhen University (undergraduate) 2019

“Overview of the U.S. Fund Market,” guest lecture for the College of the Extended University, California State Polytechnic University, Pomona (executive) 2018

“Motivations and Prisoner’s Dilemma,” guest lecture in *Public Policy and Management*, University of Southern California (undergraduate) 2017

“Gini Coefficients and Inequality in Wealth and Income,” guest lecture in *Sustainable Communities, Policy, and Planning*, University of Southern California (undergraduate) 2017

Market Analysis for Real Estate, University of Southern California (graduate) 2016

“More Than Enough to Go Around: \$10 Trillion in Revenues to Reduce Inequality,” guest lecture in *Policy Analysis and Advocacy in a Comparative Social Policy Context*, 2016

University of Southern California (doctoral)

“Investment Strategies,” guest lecture in *Real Estate Development and the Economy*, 2016
 University of Southern California (graduate)

Business Communications, California State University, Los Angeles (graduate) 2013-2014

ACADEMIC
 RESPONSIBILITIES

Cal Poly Pomona Institutional Review Board, Alternate Member 2021-present

Lanterman Developer Selection Advisory Committee, Faculty Representative 2021-present

Inland Empire Business and Employment Recovery Task Force, Member 2020-present

Chartered Financial Analyst Institute Research Challenge, Faculty Advisor 2020-present

Student Managed Investment Fund Advisory Board, Member 2020-present

CBA Assessment Committee, Member 2020-present

Wiley Advisory Panel, Member 2020-present

CBA Student Ambassadors Selection Committee, Member 2019-present

CBA Student Success Innovations Committee, Member 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

CBA Peer Mentor Team, Faculty Co-Coordinator 2020-2021

FRL Department Recruitment Committee, Member 2019-2020

CONSULTING

Enterprise Community Partners, Zillow, Syncora, WorldNow, Oliver Wyman Financial Services

Last updated: December 22, 2021