

## DELORES A. CONWAY

### Curriculum Vitae

Marshall School of Business  
University of Southern California  
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### Education

*Ph.D. Statistics*, Department of Statistics, Stanford University, 1979.

*M.S. Statistics*, Department of Statistics, Stanford University, 1975.

*B.S. Computer Methods and Statistics*, Department of Statistics, University of Wisconsin - Madison, 1972.

*B.S. Mathematics*, Department of Mathematics, University of Wisconsin - Madison, 1971.

### Employment

*Director of the Casden Real Estate Economics Forecast*, Lusk Center for Real Estate, University of Southern California, Los Angeles, California (2004-Present)

*Associate Professor*, Marshall School of Business, University of Southern California, Los Angeles, California (1985-Present).

*Visiting Research Statistician*, Department of Social Policy, Rand Corporation, Santa Monica, California (1993).

*Visiting Associate Professor*, Department of Economics, University of California, Santa Barbara, California (Autumn 1987).

*Assistant Professor*, Graduate School of Business, University of Chicago, Chicago, Illinois (1979-85).

*Visiting Assistant Professor*, Center for Econometrics and Decision Sciences, College of Business Administration, University of Florida, Gainesville, Florida (Winter 1982).

*Instructor*, Department of Statistics, Stanford University, Stanford, California (1976), *Research and Teaching Assistant* (1974-79).

*Research Analyst*, Northwestern Mutual Life Insurance Company, Corporate Planning and Development Department, Milwaukee, Wisconsin (1972-74).

## **Administrative Appointments**

*Member of Search Committee for the USC Lusk Center Director, Marshall School of Business and School of Policy, Planning and Development, U. of Southern California (2007-2008).*

*Member of Selection Committee for USC Associates Award in Teaching Excellence, Office of the Provost, University of Southern California (1999-2001, 2006-Present).*

*Member of Task Force on Evaluating Teaching, Office of the Provost, University of Southern California (1999-2003).*

*Member of Special Task Force on Pay Equity for Women, Office of the Provost, University of Southern California (1994-98).*

*Assistant Dean and Director of Career Services, School of Business Administration, University of Southern California, Los Angeles, California (1993).*

*Chair of Committee to Recruit a Senior Statistician, School of Business Administration, University of Southern California, Los Angeles, California (1992-93).*

*Member of Dean's Search Committee, School of Business Administration, University of Southern California, Los Angeles, California (1993).*

*Member of MBA Curriculum Design Team, School of Business Administration, University of Southern California, Los Angeles, California (1990-92).*

*Chair of Council of Sections, American Statistical Association (1989-90), Past Chair (1991).*

*Chair of Editorial Search Committee, Journal of Business and Economic Statistics, American Statistical Association (1988).*

## **Honors and Elected Positions**

*Selected as one of "8 Notable People for 2007 in Multihousing," Multihousing News.*

*Selected as one of 50 "Women of Influence in Real Estate" (2005-06 and 2007-08), Real Estate So CA Magazine.*

*Elected Member of the Board of Directors (2001-2005), USC Faculty Center. Treasurer (2003-05)*

*Chair of the Business and Economics Statistics Section (2003), American Statistical Association, Chair Elect (2002), Past Chair (2004).*

*Elected Fellow of the Center for Excellence in Teaching, U. Southern California, (1999-2001), Distinguished Fellow (2001- Present).*

*1999 Associates Award for Excellence in Teaching, U. Southern California, (1999).*

*Most Popular MBA Professor in Marshall School of Business, Business Week, (1998).*

*Elected Fellow of the American Statistical Association (1997).*

*MBA Golden Apple Teaching Award (Runner-Up), (1996, 1998).*

*Zumberge Fellow* (1992-93), University of Southern California.

*Beta Gamma Sigma Faculty Initiate* (1990), School of Business Administration, University of Southern California.

*Dean's Research Fellow* (1987-89), School of Business, University of Southern California.

*University Scholar* (1986), University of Southern California.

*Phi Beta Kappa* (1972), University of Wisconsin.

*Graduated with Distinction* (1971), University of Wisconsin.

*Honor Society of Phi Kappa Phi* (1970), University of Wisconsin.

*Sigma Epsilon Sigma* (1969), University of Wisconsin.

## **Languages**

French (reading and writing proficiency)

Spanish (conversation)

## **Teaching**

*Associate Professor*, Marshall School of Business, U. of Southern California (1985-Present).

BBT Program: Applied Managerial Statistics (Internet, Web-based Course)

GSBA 524: Managerial Statistics (MBA Core)

GSBA 545: Data Analysis for Managers (MBA Core)

IOM 520: Regression Models (MBA Elective)

IOM 522: Applied Time Series and Forecasting (MBA Elective)

MMM Program: Applied Managerial Statistics (Master's Degree for Physicians)

GSBA 604: Experimental Design and Sample Surveys (Ph.D. Core)

GSBA 605: Multivariate Methods (Ph.D. Core)

*Associate Professor (by courtesy)*, School of Policy, Planning and Development, U. of Southern California (2000-Present).

RED 509: Market Analysis for Real Estate Development (MRED, MBA Core)

*Visiting Associate Professor*, Economics Department, University of California, Santa Barbara (Autumn 1987).

Econ 246: Time Series Methods and Forecasting (M.S. Elective)

*Assistant Professor*, Graduate School of Business, University of Chicago (1979-1985).

Bus 320: Introductory Statistics (MBA Core)

Bus 321: Probability and Statistical Inference (MBA Core)

Bus 322: Regression and Linear Models (MBA Core)

Bus 325: Time Series Analysis (MBA Elective)

Bus 423: Multivariate Analysis (Ph.D. Elective)

*Visiting Assistant Professor*, School of Business, University of Florida, (Winter 1982).

Bus 690: Special Topics in Econometrics (Ph.D. Elective)

*Lecturer*, Department of Statistics, Stanford University, (1976-1977).

Stat 180: Statistical Computing (M.S. Elective)

## **Fields of Specialization**

Real Estate Analysis. Multivariate Methods, Observational Studies, Statistical Methods in Legal Cases, Financial Models.

## **Research Grants and Awards**

*Center for Sustainable Cities Research Center Award*, \$2,500, Center for Sustainable Cities, University of Southern California (2002-2003).

*Lusk Research Center Award*, \$3,000, Lusk Research Center for Real Estate, University of Southern California (2000). (Joint with Professor Jenifer Wolch, Dept of Geography)

*Lusk Research Institute Award*, \$2,500, Lusk Research for Real Estate Development, University of Southern California (1996).

*Zumberge Research and Innovation Fund Award*, \$13,500, University of Southern California (1992).

*National Science Foundation Travel Award*, \$750, International Symposium on Multivariate Analysis and its Applications, National Science Foundation (1992).

*Medical Prognosticon Research Grant*, \$12,000, Medical Intensive Care Foundation, Northwestern University Medical Center (1984).

*Academic Planning Research Grant*, \$7,500, Eli Lilly Foundation, Academic Planning Office, Stanford University (1978).

## **Development Activities**

2008 Casden Multifamily Forecast Conference, “*Strategies for a changing Multifamily Market*,” April 13, 2008, Biltmore Hotel, Raised \$25,000 in sponsorships to date.

Data Gift valued at \$800,000 per year for 3 years from Hanley Wood. Faculty researchers at USC will have access to their proprietary Builder and Information Tools Interactive data base which provides detailed information on new home sales, permits and planned communities.

2007 Casden Office and Industrial Forecast Conference, “*New Perspectives for Southern California Office and Industrial Markets*,” December 13, 2007, USC Galen Center, Founders Room, Raised \$15,000 in sponsorships.

2007 Casden Multifamily Forecast Conference, “*Southern California Strategies for Mixed Use Development*,” April 4, 2007, Disney Music Center, Raised \$36,000 in sponsorships to date.

Alan Casden Gift, Gift of \$50,000 per year for 5 years (\$250,000 total) to support the research activities of the Casden Real Estate Economics Forecast. (Beginning in 2007)

2006 Casden Office and Industrial Forecast Conference, “*Southern California Office and Industrial Markets in a Connected World*,” December 5, 2006, USC Gerontology Auditorium, Raised \$12,000 in sponsorships.

2006 Casden Multifamily Forecast Conference, “*Southern California Strategies for High Density Development*,” April 5, 2006, Science Center, Raised \$42,000 in sponsorships.

2005 Casden Office and Industrial Forecast Conference, “*Do Market Fundamentals Meet Investor Expectations?*” December 1, 2005, Lewis Hall at USC, Raised \$6,000 in sponsorships.

2005 Casden Multifamily Forecast Conference, March 30, 2005, Science Center, Raised \$20,000 in sponsorships.

2004 Casden Office and Industrial Forecast Conference, “*Momentum Investing in the Office and Commercial Markets*” December 2, 2005, Lewis Hall at USC, Raised \$5,000 in sponsorships.

## **Refereed Research Publications**

Conway, D., Li, C., Wolch, J., Kahle, C. and Jerret, M. (2006), “A Spatial Autocorrelation Approach for Examining the Effects of Urban Greenspace on Residential Property Values (Received a revised and resubmit from *Journal of Real Estate Finance*, resubmitted in September 2007).

Kossovsky, N., Conway, D., Kossovsky, R., and Petrovich, D. (1996). "Novel Anti-Silicone Surface Associated Antigen Antibodies (anti-SSA(x)) May Help Differentiate Symptomatic Patients with Silicone Breast Implants from Patients with Classical Rheumatological Disease," *Current Topics in Microbiology and Immunology*, 210, 327-336.

Conway, D. and Dale-Johnson, D. (1994). "Multivariate Analysis of Real Estate Prices," in *Multivariate Analysis and Its Applications*, T.W. Anderson, K.T. Fang and I. Olkin, eds., IMS Lecture Notes -- Monograph Series Vol. 24, Hayward, CA, 439-444.

Conway, D. and Roberts, H. (1994). "Analysis of Employment Discrimination through Homogeneous Job Groups," *Journal of Econometrics*, 61, 103-131.

Conway, D. (1993). "Comment on Employment Discrimination and Complex Salary Structures," *Statistical Science*, 8, 158-165.

Conway, D. (1988). "Comment: Employment Discrimination and Statistical Science," *Statistical Science*, 3, 171-174.

Conway, D. and Reinganum, M. (1988). "Stable Factors in Security Returns: Identification through Cross Validation," *Journal of Business and Economic Statistics*, 6, 1-15.

Conway, D. and Reinganum, M. (1988). "Reply to Comments on 'Stable Factors in Security Returns'", *Journal of Business and Economic Statistics*, 6, 24-28.

Conway, D. (1986). "The Plackett Family of Distributions," *Encyclopedia of Statistical Sciences*, Volume 7, eds. N. Johnson and S. Kotz. New York: John Wiley, 1-5.

Conway, D. and Roberts, H. (1986). "Regression Analyses in Employment Discrimination Cases," in *Statistics and the Law*, eds. S. Fienberg, M. Degroot, and J. Kadane. New York: John Wiley, 107-168.

Conway, D. and Roberts, H. (1986). "Rejoinder to Discussion of 'Regression Analyses in Employment Discrimination Cases,'" in *Statistics and the Law*, eds. S. Fienberg, M. Degroot, and J. Kadane. New York: John Wiley, 183-195.

Conway, D. and Roberts, H. (1984). "Rejoinder to Comments on 'Reverse Regression, Fairness and Employment Discrimination.'" *Journal of Business and Economic Statistics*, 2, 126-139.

Conway, D. (1983). "The Farlie-Gumbel-Morgenstern Distributions," *Encyclopedia of Statistical Sciences*, Volume 3, eds. N. Johnson and S. Kotz, New York: John Wiley, 28-31.

Conway, D. and Roberts, H. (1983). "Reverse Regression, Fairness, and Employment Discrimination." *Journal of Business and Economic Statistics*, 1, 75-85.

Conway, D. and Theil, H. (1982). "The Conditioning of the Maximum Entropy Covariance Matrix and its Inverse," *Statistics and Probability Letters*, 1, 103-106.

Conway, D. and Theil, H. (1980). "The Maximum Entropy Moment Matrix with Missing Values." *Economics Letters*, 5, 319-322.

## **Refereed Proceedings Articles**

Conway, D., Kahle, C. and Wolch, J. (2005) "The Effects of Public Parks on House Prices in Major Cities." *Colloquium on the City Park System*, The Trust for Public Land,

Conway, D. and Dale-Johnson, D. (1995). "Asset Pricing of Residential Real Estate in Metropolitan Areas." *Proceedings of the Decision Sciences Institute*, 210-216..

## **Research Monographs**

Conway, D. (2008). "2008 Southern California Multifamily Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California. (Forthcoming)

Conway, D. (2007). "2007 Southern California Office and Industrial Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2007). "2007 Southern California Multifamily Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2006). "2006 Southern California Office and Industrial Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2006). "2006 Southern California Multifamily Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2005). "2005 Southern California Office and Industrial Market Report." *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2005). "2005 Southern California Multifamily Market Report" *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2004). "2004 Southern California Office and Industrial Market Report" *Casden Forecast Report*, Lusk Center for Real Estate, University of Southern California.

## **Research Papers Under Review**

Conway, D. "Information about Dependence for Samples of Bivariate Data with Missing Observations." (For submission to *Statistics and Probability Letters*).

Conway, D. "Representing Bivariate Distributions by Their Contours," (Final revisions for submission to *Journal of Multivariate Analysis*).

## **Research Papers in Final Stages for Submission**

Conway, D. and Ng, M. "New Measures of Affordability with Application to Southern California Housing Markets." (For submission to *Journal of Real Estate Finance*).

Conway, D. "Logistic Regression Model Development using Graphical Methods and Grouped Data." (For submission to *Communications in Statistics*).

Conway, D., Dale-Johnson, D., Hamilton, S. and Schwann, G. "A Comparison of Long Run House Price Determination in Two Pacific Rim Cities: Vancouver and Los Angeles," (Revised for resubmission to *American Journal of Real Estate and Urban Economics*).

Conway, D. and Dale-Johnson, D. "Housing Price Indexes for Selected Cities in Los Angeles County: 1971-07," (For submission to *American Journal of Real Estate and Urban Economics*).

## **Non Refereed Research Publications**

Moore, J., Weltmer, A., Conway, D. A. (2008). "Cargo Volume from the LA/Long Beach Ports Shapes Industrial Real Estate in the Inland Empire." *California Real Estate Journal*, January 15, 2008, pp. 1,3, and 4.. Also appeared in the *2007 Office and Industrial Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp.69-74.

Guzman, Y., Rozenberg, R., Conway, D. A. (2007). *Evaluating the dynamics of the Condo-Hotel Market. 2007 Casden Multifamily Market Report*, pp. 50-54. USC Lusk Center for Real Estate. (Served as foundation for an April 19, 2007 by David DeVoss of *Investor's Business Daily*)

Cibrian, A., Semotiuk, M., Conway, D. (2007). "Employment Growth Propels Demand for Office Space in San Diego." *California Real Estate Journal*, April 19, 2007, pp. 1-2. Also appeared in the *2006 Office and Industrial Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp.61-65.

Conway, D., Goodman, G., Leon, H., Scott, L., Weston, S. (2006). "Return of the Rental." *California Real Estate Journal* (December 11, 2006), pp. 18-28.

Cassel, A., Conway, D., Herman, V. (2006). "The Dynamic Pace of Revitalizing Downtown Los Angeles." *2006 Southern California Multifamily Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp. 37-41.

Gill, D.K. and Conway, D. (2005). "Capacity Planning and Future Growth at the Ports of Los Angeles and Long Beach." *2005 Southern California Office and Industrial Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp. 67-71.

## **Proceedings Articles**

Conway, D. (1996). "Logistic Regression Diagnostics using Grouped Data." *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 176-184.

Conway, D. and Dale-Johnson, D. (1992). "Dynamic Structure of Real Estate Asset Prices within Metropolitan Areas." *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 219-223.

Conway, D. and Dale-Johnson, D. (1990). "Real Estate Asset Pricing and Market Efficiency." *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 10-16.

Conway, D. (1985). "The Use of the Propensity Score in Discrimination Studies," *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 508-512.

Conway, D. and Roberts, H. (1985). "Homogeneous Job Groups, Candidate Pools, and Study of Employment Discrimination." *Proceedings of the Survey Research Methods Section of the American Statistical Association*, 77-86.

Conway, D. (1983). "Information about Dependence for Samples of Bivariate Data with Missing Observations." *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 559-563.

Conway, D. (1983). "Discussion - Statistical Models in Labor Applications," *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 186-188.

Conway, D. (1981). "Bivariate Distribution Contours," *Proceedings of the Business and Economic Statistics Section of the American Statistical Association*, 475-480.

## **Other Research Papers**

Conway, D. "Assessment of Employment Discrimination in Salaries with External Market Measures."

Conway, D. "Causal Inferences about Employment Discrimination from Reverse Regression and Propensity Scores," (For submission to *Communications in Statistics*).

Conway, D. and Kossovsky, N. "Combination of Novel Anti-Silicone Surface Associated Antigen Antibodies Measures to Differentiate Symptomatic Patients with Silicone Breast Implants."



Conway, D. and Roberts, H. "Statistical Assessment of Advancement and Promotion in Employment Studies," (For submission to *Journal of Human Resources*).

## **Book Chapters and Reviews**

Conway, D. (2002), "The Effects of Green Space on Housing Prices," *Marshall Magazine*, Spring Issue (Cover Article), 32-37.

Conway, D. (1989) "Review of *Statistical Methods in Discrimination Litigation*," *Journal of American Statistical Association*, 84, 1095-1096.

## **Work in Progress**

Conway, D. "Comparison of the Repeat Sales and Hedonic Methods for Pricing Real Estate in Micro Markets of Metropolitan Areas."

Conway, D. "Cointegration of Housing Markets in Metropolitan Areas: The Los Angeles Experience."

Conway, D. "Data Augmentation Methods to Correct for Sample Selection Bias."

Conway, D. "Direct and Reverse Regression Estimates of Employment Discrimination to Assess Causal Consistency," (For submission to *Statistics and Probability Letters*).

Conway, D. "The Effects of Recessions on Housing Prices in Los Angeles from 1971 to 2002."

## **Technical Reports**

Yeh, L. and Conway, D. (2003), "The Effects of the Dot-Com Bubble on Housing Prices," Lusk Research Center Working Paper.

Conway, D., Kahle, C. and Wolch, J. (2002), "Pricing The Green City: An Hedonic Analysis Of Residential Property Values And Urban Landscape Features Using GIS," Lusk Research Working Paper Series .

Conway, D. and Dale-Johnson, D. (1991). "A New Perspective on House Prices, Price Indexes and Market Efficiency," Technical Report No. 91-10, Department of Finance and Business Economics, University of Southern California.

Conway, D. (1979). "Multivariate Distributions with Specified Marginals," Technical Report No. 145, Department of Statistics, Stanford University.

Conway, D. and Verducci, J. (1979). "The Influence of Financial Aid Factors on Freshmen Enrollment Decisions at Stanford University," Tech. Report No. 139, Department of Statistics, Stanford University.

## **Ph.D. Committees**

*Pei Feng*, "Development of House Price Indices," 2007-Present. (School of Policy and Planning, USC). He passed his qualifying exam in October 2007.

*Christina Li* “Spatial Autocorrelation Effects of Green Space,” 2004-Present. (Geography Dept. USC). She passed her qualifying exam in June 2006.

*Duan Shuang,* “Spatial Dependence and Neighborhood Effects in Mortgage Lending,” 2006-2007. (School of Policy and Planning, USC). She defended her dissertation in June 2007.

*Della Zhang,* “The Real Estate Effects of Economic Rent Controls,” 2003-2007. (School of Policy and Planning, USC). She defended her dissertation in June 2007.

*Jongsoo Park,* “Dynamic Movements in Housing Markets,” 2004-2005. (School of Policy and Planning, USC).(Transferred to MIT)

*Jane Arnold,* ““Increasing the Demand for Girls’ Education: Policies and Implementation in Developing Countries,” 2003-2005. (School of Policy and Planning, USC).

*Chen Li,* “Economic Growth Patterns in Major SMSA’s,” 2001-Present. (School of Policy and Planning, USC).

*Paul Pavlou,* “Information Systems and Supply Chain Management,” 2001-2004. (Information and Operations Mgt. Dept., USC).

*Jun Chen,* “Analysis of the Factors underlying the Security Returns of REITS,” 2001-2004. (School of Policy and Planning, USC).

*Soomy Mookerjee,* - "The Relationship between Property Values and Crime," 1997-Present. (School of Policy and Planning, USC)

*Weiwei Feng* - "Cooperation, Productivity and Profit Sharing in Chinese Township and Village Enterprises," 1995-Present. (Department of Economics, USC)

*Buohong Sun* - "Estimation of a Multistage Qualitative Choice Model with Application to Cellular Telephone Service," 1993-95. (Department of Economics, USC)

*Sushmita Vij* - "A Decision Support Systems-Based Approach to Warranty Related Evaluations in Organizations," 1990-94. (Statistics and Information Systems, USC)

*Arvinder Loomba* - "Product Sale and Service Support in Industrial Distribution Channels," 1989-93. (Operations Management, USC)

*Imed Liman* - "An Econometric Evaluation of Economic Stabilization Programs in Developing Countries," 1989-92. (Department of Economics, USC)

*Deborah Kellogg* - "Customer Contact: Measurement and Implications," 1988-90. (Operations Management, USC)

*Bart Broadman* - "Target Firm Behavior in Corporate Takeovers: Examination of Motivating Forces," 1986-88. (Finance, USC)

*Khalifa Ghali* - "Econometric Modeling of United States Regional Electricity Demand under Peak-Load Pricing," 1986-88. (Department of Economics, USC)

*John Scowcroft* - "An Empirical Examination of Dividend Adjustments for the Black-Scholes Option

Pricing Model," 1984-85. (Finance, U. of Chicago)

*Peter Rossi* - "Specification and Analysis of Econometric Production Models," 1982-83.  
(Econometrics, U. of Chicago)

*Susan Chaplinsky* - "The Economic Determinants of Leverage: Theories and Evidence," 1981-83.  
(Finance, U. of Chicago)

*Anthony Abowd* - "Pay Comparisons between Federal and Non-Federal Employers and between Blacks and Hispanics using Selectivity Adjustments and Reverse Regression," 1981-83. (Labor Economics, U. of Chicago)

*James Meisner* - "Simultaneous Equation Estimation from Undersized Samples," 1980-81.  
(Econometrics, U. of Chicago) (Co-chair)

*Michael Haselkorn* - "APB Opinion No. 8 and Fluctuation in Pension Expenses: A Case Study in the Effectiveness of Accounting Regulation," 1979-80. (Accounting, U. of Chicago)

## **Membership in Professional Societies**

*American Real Estate and Urban Economics Association* (AREUA) (1994-Present)

*American Statistical Association* (ASA) (1975-Present)

*Institute of Mathematical Statistics* (IMS) (1975-Present)

*Decision Sciences Institute* (DSI) (1994-Present)

## **Editorial Activities**

Associate Editor (2002-Present), *Communications in Statistics*.

Associate Editor (1993-96), *Journal of the American Statistical Association*.

Associate Editor (1986-94), *Journal of Business and Economic Statistics*.

Reviewer of Manuscripts for the *American Statistician*, *Communications in Statistics*, *Journal of the American Statistical Association*, *Journal of Business*, *Journal of Business and Economic Statistics*, *Journal of Econometrics*, *J. of Real Estate Economics* and *Psychometrika*

## **Professional and University Service Activities**

*Service on National Committees*

Elected Chair of the Business and Economics Statistics Section, American Statistical Association (2002), Chair (2003), Past chair (2004).

Chair of Nominating Committee of Officers of the Business and Economics Statistics Section, American Statistical Association (2001).

Committee on Continuing Education, American Statistical Association (1995-Present).

Council of Sections, American Statistical Association (1988-91).

Nominating Committee for Officers, Business and Economic Statistics Section, ASA (1986).

Economic Status of the Profession Committee, American Statistical Assoc. (1985-88).

Committee on Membership, American Statistical Association (1984-89).

*Service on University Committees*

Executive Board (2004-Present), *USC Lusk Center for Real Estate*, Chair, Stuart Gabriel and Stan Ross.

Research Committee, (2002-2005), *USC Lusk Center for Real Estate*, Chair, Gary Painter.

USC Ambassadors, (2002-Present). Appointed by President Sample.

Executive Committee of MRED Comprehensive Examination, School of Policy, Planning and Development, University of Southern California (2000-Present).

Faculty Senate Task Force for Underrepresented Faculty (Chair, John. Slaughter), University of Southern California (1999-2000).

Committee on Distance Learning, Office of the Provost, University of Southern California (1998-2000).

Committee on Women's Issues and Gender Equity, Office of the Provost, University of Southern California (1995-99).

Special Task Force on Pay Equity for Women, Office of the Provost, University of Southern California (1995-99).

Faculty Committee on Marketing the University for the Capital Campaign, Office of the Provost, University of Southern California (1994-95).

Committee for Mediating Faculty Grievances, U. of Southern California (1993-1995).

Graduate and Professional Studies Committee, University of Southern California (1990-92, 1993-96), Executive Committee (1995-96).

Faculty Senate, University of Southern California (1992-93).

Special Committee on Tenure and Promotion Decisions, University of Southern California (1991-92).

President of Beta, Gamma, Sigma Honor Society, University of Southern California Chapter (1990-92). Vice President, (1995-96).

### *Service on Business School Committees*

Member of Search Committee for the USC Lusk Center Director, Marshall School of Business and School of Policy, Planning and Development, U. of Southern California (2007-2008).

Chair of Task Force to Improve Graduate and Undergraduate Electives (2003-2004).

Chair of Marshall Innovative Teaching Award Committee (2001-2002).

MBA Core Faculty Advisory Committee, Marshall School of Business (1997-98).

Research Committee, Marshall School of Business (1996 and 1997).

Chair of Bennis Leadership Awards Committee, Marshall School of Business (1994-95).

Business Awards Committee, Marshall School of Business (1991-95).

Statistics Faculty Advisor to Master's Students, Information and Operations Management Department (1989-Present).

Statistics Faculty Recruiting Committee, Information and Operations Management Department (1988-Present).

Dean's Search Committee, Marshall School of Business (1993).

Dean's Faculty Advisory Committee, Marshall School of Business (1992).

MBA Curriculum Design Team, Marshall School of Business (1990-92).

Ph.D. Committee, Marshall School of Business (1986-90).

Dean's Fellows Appointments Committee, Marshall School of Business (1987-89).

MBA Steering Committee, Marshall School of Business (1988-89).

### **Presentations at Regional and National Meetings**

*"2007 Office and Industrial Real Estate Forecast for Southern California,"* Keynote Speaker, (December 13, 2007). Sixth Annual Casden Office and Industrial Conference, Casden Forecast and the USC Lusk Center, USC Galen Center Founders Room.

*"Economic Overview and So CA Real Estate Markets,"* Keynote Speaker. (November 13, 2007). Far East Bank Executive Conference, Far East National Bank, California Club - Downtown LA.

*"Economic Outlook and CA Real Estate,"* Real Estate Panel. (November 7, 2007). WIRE Fall Real Estate Conference, Women in Real Estate (WIRE), Beverly Hills Country Club.

*"So CA Real Estate Markets,"* Market Panel. (November 2, 2007). CAR Annual Conference, CA Association of Realtors, Hilton Hotel - Universal Studios.

*"Apartment and Economic Outlook"*, Market Watch Panel. (October 11, 2007). *Apartment 2007 Outlook Conference*, Real Estate Media and GlobeStreet.com, Westin Bonaventure Hotel in Downtown LA.

*"Economic Market Conditions and Affordable Housing"*, Keynote Speaker. (October 9, 2007). Affordable Housing Forum, Comerica Bank and USC, Davidson Conference Center.

*"Economic Overview and Real Estate Markets"*, Keynote Speaker. (October 3, 2007). KPMG Real Estate and Financial Services Forum, KPMG, California Club - Downtown LA,

*"Economic Overview and Inland Empire Real Estate Markets"*, Keynote Address (September 26, 2007). Inland Empire Real Estate Conference, California Real Estate Journal, Ontario Convention Center - Ontario,

*"Outlook for Southern CA Real Estate Markets"*, Keynote Address (July 26, 2007). Steel Framing Alliance CA Forum, CA Steel Framing Association, Disneyland Conference Center.

*"Market Watch - Economic and Housing Outlook"*, Market Watch Panel from USC Lusk Center (May 31, 2007). PCBC 2007 Builder's Conference, Pacific Coast Builders Organization, San Francisco Convention Center.

*"Residential Market Outlook for California"*, Keynote Speaker. (May 30, 2007). Executive Conference for CEO's in Lumber Industry, Hanley Wood, Palace Hotel - San Francisco.

*"Dynamic Trends in Los Angeles Apartment Markets"*, Invited Speaker (May 9, 2007). Special Presentation to Los Angeles City Council, LA City Council, City Hall, Los Angeles.

*"2007 Multifamily Forecast for Southern California"*, Keynote Speaker (April 4, 2007). Fifth Annual Casden Multifamily Conference, USC Lusk Center for Real Estate, Disney Music Center - Los Angeles.

*"Economic Outlook for Real Estate,"* Keynote Speaker. (March 14, 2007). USC Lusk Center for Real Estate Board Meeting, USC Galen Center, Founders Room.

*"Residential Market Trends for California"*, Keynote Speaker. (January 19, 2007). Phoenix Realty Executive Conference, Phoenix Realty, Ritz Carlton - Laguna Niguel,

*"Housing Outlook: Inside the Crystal Ball"*, (Panel Speaker) Inman News, Live Web Cast from San Francisco, December 11, 2006.

*"2006 Casden Office and Industrial Forecast,"* (Keynote Speaker) Fifth Annual Casden Office and Industrial Conference, USC Lusk Center for Real Estate, USC Gerontology Auditorium, December 5, 2006.

*"Apartment and Economic Outlook,"* (Panel Speaker) Apartment 2006 Outlook Conference, Real Estate Media and GlobeStreet.com, Los Angeles Renaissance Hotel at Hollywood and Vine, October 5, 2006. (1200 people attending)

*"Macro Economics and Condo Conversions: Are the Fundamentals Changing?"*(Panel Speaker) West Coast Condo Conversion Conference, Information Management Network, Hyatt Regency Century Plaza, Los Angeles, July 13, 2006.

*"Market Watch - Economic and Housing Outlook,"* PCBC 2006 Builder's Conference, Pacific Coast Builders Organization, San Francisco Convention Center, June 22, 2006. (600 people attending)

*"2006 Casden Multifamily Forecast,"* (Keynote Speaker) Fourth Annual Casden Multifamily Conference, USC Lusk Center for Real Estate, Los Angeles Science Center in Exposition Park, April 5, 2006.

*"Cracking the Urban Code: Housing and Jobs"* (Panel Speaker) Urban Marketplace 2006, Urban Land Institute, Los Angeles Convention Center, March 15, 2006. (500 people attending)

*"Regional Economic Review and Multifamily Trends",* (Keynote Speaker). Fifth Annual Developers Roundtable, Four Seasons Hotel, Beverly Hills, February 16, 2006.

*"2005 Casden Office and Industrial Forecast,"* (Keynote Speaker), Fourth Annual Casden Office and Industrial Conference, USC Lusk Center for Real Estate, USC Campus, December 1, 2005.

*"Graduate Education Programs in Real Estate"* (Panel Speaker) November 3, 2005. Urban Land Institute National Conference, Bonaventure Hotel, Los Angeles (50 people attending)

*"California's Housing Market: How Much 'Froth' Is Out There?"* (Panel Speaker) October 31, 2005. Milken Institute State of the State Conference, Beverly Hills Hotel, LA (500 people attending)

*"Southern California Real Estate Markets,"* (Featured Speaker) Samil - Price Waterhouse Coopers Executive Seminar, USC Campus, October 3, 2005. (50 executives)

*"Where is the Apartment Market and the Overall Economy Headed?"* (Panel Speaker) Apartment 2005 Conference, Westin Century Plaza, Los Angeles, September 26, 2005. (900 people in audience).

*"The So CA Housing Market: Where Do We Go From Here?"* (Keynote Address), July 28, 2005, Orange County Investor Club, City Council Building, Irvine (300 people in audience).

*"Market Watch: The Economy and Its Impact on Real Estate."* (Panel Speaker) June 2, 2005. PCBC 2005 Builder's Conference, Convention Center, San Francisco (400 people in audience).

*"Pricing the Green City: An Hedonic Analysis of Residential Property Values and Urban Landscape Features Using GIS."* (Research Seminar Speaker) May 23, 2005 Simon School of Business Seminar, Rochester University, Rochester, NY. (45 Faculty and Students attending)

*"Outlook for Southern California Retail and Industrial Markets,"* (Keynote Speaker) May 3, 2005. Annual Meeting of Shamrock Corp. Investors. Westin Century Plaza, Los Angeles (50 people in audience)

*"Pricing the Green City: An Hedonic Analysis of Residential Property Values and Urban Landscape Features Using GIS."* (Research Seminar Speaker) Biostatistics Seminar, UCLA, Los Angeles, May 4, 2005. (50 Faculty and Students attending)

*"Perspectives on the Southern California Residential Real Estate Markets,"* (Keynote Speaker) Organization for Women Executives, Jonathan Club, Los Angeles, April 28, 2005. (60 people attending)

*"2005 Casden Multifamily Forecast,"* (Keynote Speaker) Third Annual Casden Multifamily Conference, USC Lusk Center for Real Estate, Los Angeles Science Center in Exposition Park, March

30, 2005.

"2004 Casden Office and Industrial Forecast," (Keynote Speaker), Third Annual Casden Office and Industrial Conference, USC Lusk Center for Real Estate, USC Campus, December 2, 2004.

"Southern California Trends in Residential Real Estate and Affordability in Orange County," (Panel Sepaker) The Counselors of Real Estate, 2004 Annual Convention, Beverly Regent Wilshire Hotel, Beverly Hills, CA, October 18, 2004.

"Analysis of Trends in Real Estate Markets," (Invited Speaker) The Society for Marketing Professional Services (SPMS LA Chapter), Omni Hotel, Los Angeles, March 10, 2004.

"Green Space and Housing Prices," Colloquium on the City Park System, The Trust for Public Land, Philadelphia, PA, October 8-9, 2003. (With J. Wolch and C. Kahle)

Organizer and Chair of the Economic Outlook Luncheon for the Business and Economics Statistics Section, Peter Kretzmer, Bank of America Securities (Invited Speaker), *American Statistical Association 2003 Joint Meetings*, San Francisco, August 5, 2003.

"Effective Use of Statistics and Surveys in the Courtroom," *California CPA Education Foundation*, Advanced Business Litigation Institute, La Quinta, CA, May 9, 2003.

"The Effects of Green Space on Housing Prices," *University of Vermont Nicole Maria Stata Lecture*, School of Business, University of Vermont, March 7, 2003.

"Pricing The Green City: An Hedonic Analysis Of Residential Property Values And Urban Landscape Features Using GIS," Lusk Research Seminar, University of Southern California, November 9, 2001. (With J. Wolch and C. Kahle)

Chair of Session - "Survey Analysis," Jointly sponsored by the Business and Economics Statistics Section, Government Statistics Section, and Section on Survey Research, Annual Meeting of the American Statistical Association, Orlando, Florida, August 16, 1995.

"Microstructure of Residential Real Estate in Metropolitan Areas," Annual Meeting of the American Statistical Association, Orlando, August 17, 1995.

"Pricing of Residential Real Estate: The Los Angeles Experience," Featured Speaker at the Spring Meeting of the Houston Chapter, American Statistical Assoc., Houston, Feb. 14, 1995.

"Asset Pricing of Residential Real Estate in Metropolitan Areas" (with D. Dale-Johnson), Annual Meeting of the Decision Sciences Institute, Honolulu, November 22, 1994.

Discussant - "Identifying Factors Influencing Risk and Profitability: The Case of the Property and Casualty Insurance Industry, Annual Meeting of the Decision Sciences Institute, Honolulu, November 20, 1994.

"Methods for Pricing Real Estate in Metropolitan Areas" (with D. Dale-Johnson), Invited Paper, Urban Economics and Policy Symposium, Portland State University, Portland, November 4, 1994.

"Logistic Regression Diagnostics using Grouped Data," Annual Meeting of the American Statistical Association, Toronto, August 15, 1994.

"Analysis of the Dynamic Structure of Real Estate Markets in Metropolitan Areas," (with D. Dale-



Johnson), Symposium on Real Estate and Urban Economics, Lusk Center Research Institute, University of Southern California, Los Angeles, July 29, 1994.

"A Comparison of Long Run House Price Determination in Two Pacific Rim Cities: Vancouver and Los Angeles," (with D. Dale-Johnson, S. Hamilton, and G. Schwann), American Real Estate and Urban Economics Association International Conference, Mystic, Connecticut, October 5, 1993.

"Housing Price Indexes for Selected Cities in Los Angeles County: 1971-92" (with D. Dale-Johnson), Annual Meeting of the American Economic Association, Anaheim, January 6, 1993.

"Dynamic Structure of Real Estate Prices within Metropolitan Areas" (with D. Dale-Johnson), Annual Meeting of the American Statistical Association, Boston, August 12, 1992.

Discussant - "Measuring the Nonprofit Sector of the U.S. Economy," Workshop on Improving Economic Statistics, Committee on National Statistics, National Research Council, National Academy of Sciences, Washington, D.C., May 21, 1992.

"Multivariate Analysis of the Capital Structure of Real Estate Markets" (with D. Dale-Johnson), International Symposium on Multivariate Analysis and its Applications, Institute of Mathematical Statistics, Hong Kong, March 18, 1992.

Organizer and Chair of Session - "Statistical Aspects of Finance," Western Regional Meeting of the Institute of Mathematical Statistics, Santa Barbara, July 2, 1991.

Discussant - "Making Statistics Effective in Schools of Business," Wharton School Conference, Philadelphia, June 7, 1991.

Chair of Session - "Time Series Applications," Annual Meeting of the American Statistical Association, Anaheim, August 8, 1990.

"Real-Estate Asset Pricing and Market Efficiency" (with D. Dale-Johnson), Invited Paper, Annual Meeting of the American Statistical Association, Anaheim, August 6, 1990.

Discussant - "Data Snooping Biases in Tests of Financial Asset Pricing Models," Western Finance Meetings, Santa Barbara, June 20, 1990.

"Estimation of the Arbitrage Pricing Theory Model" (with M. Reinganum), Invited Paper, Annual Meeting of the American Statistical Association, New Orleans, August 25, 1988.

"Capital Market Factor Structure: Identification using Cross-Validation" (with M. Reinganum), Western Finance Meetings, San Diego, June 22, 1987.

"Homogeneous Job Groups, Reverse Regression, and Study of Employment "Discrimination" (with H. Roberts), Featured Speaker at the Los Angeles Joint Chapter Meeting of TIMS/ORSA and the American Statistical Association, Los Angeles, April 23, 1987.

"Security Price Reactions to Financial Information," Annual Meeting of the American Statistical Association, Chicago, August 21, 1986.

Panel Member - "Statistics in Business and Implications for Teaching," Second International Conference on Teaching Statistics, Victoria, August 14, 1986.

Chair of Session - "Applications in Finance," Annual Meeting of the American Statistical Association, Las Vegas, August 8, 1985.

"The Use of the Propensity Score in Discrimination Studies," Annual Meeting of the American Statistical Association, Las Vegas, August 7, 1985.

Chair of Roundtable Session - "Statistical Methods for Financial Studies," Annual Meeting of the American Statistical Association, Las Vegas, August 6, 1985.

"Measuring Stock Price Reactions to New Information," Featured Speaker at the Chicago Chapter Meeting of the American Statistical Association, Chicago, April 16, 1985.

Chair of Session - "Classification, Discrimination, Discrete Choice, and Other Methodological Problems," Annual Meeting of the American Statistical Association, Philadelphia, August 14, 1984.

"Statistical Measures of Advancement in Employment Studies" (with H. Roberts), Regional Meeting of the American Statistical Association, Orlando, March 12, 1984.

Panel Member - "Statistical Topics in Discrimination Litigation," Regional Meeting of the American Statistical Association, Orlando, March 12, 1984.

"Information about Dependence for Samples of Bivariate Data with Missing Observations," Annual Meeting of the American Statistical Association, Toronto, August 17, 1983.

Chair of Roundtable Session - "Statistical Issues in Fairness and Employment Discrimination," Annual Meeting of the American Statistical Association, Toronto, August 15, 1983.

Discussant to Panel - "Statistical Models in Labor Applications," Annual Meeting of the American Statistical Association, Toronto, August 15, 1983.

"Bivariate Distribution Contours," Annual Meeting of the American Statistical Association, Detroit, August 13, 1981.

"Reverse Regression" (with H. Roberts), Invited Paper, Conference on Law and Justice Statistics, Annual Meeting of the American Statistical Association, Detroit, August 9, 1981.

"The Influence of Financial Aid Factors on Freshmen Enrollments at Stanford University," Annual Meeting of the American Statistical Association, Houston, August 12, 1980.

## **Media Exposure**

The Casden Real Estate Economics Forecast is becoming nationally known as an expert source of accurate and detailed information about the residential, office and industrial real estate markets in Southern California. As Director of the Casden Real Estate Economics Forecast, I have been giving numerous media interviews and speaking engagements throughout Los Angeles and California to bridge the gap between academic research and the community.

Last year, the Casden forecast was cited in over 250 publications and I personally completed more than 180 media interviews with the press, television and radio. My radio and television appearances included KCBS, KNBC and KABC (Los Angeles) television stations, as well as KNX and KFWB radio stations, *MarketPlace* and the *CBS Evening News*. I also gave interviews with the *New York*

*Times, Wall Street Journal, Investors Business Daily, Marketwatch, MSN Money, Los Angeles Times, Orange County Register, Chicago Tribune, Forbes, LA Business Journal, San Diego Business Journal, San Diego Union Herald Tribune, San Francisco Chronicle, San Jose Mercury News, Sacramento Bee* and many other publications.

One particular contribution in the past year is to give media interviews that reassure the community about the slowdown in the housing market. The research and analysis from the Casden Forecast reports have been particularly helpful in providing data and accurate information about foreclosures and the housing slowdown.