

## Desen Lin

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CONTACT INFORMATION	800 N. State College Blvd., SGMH 5178 Department of Finance Cal State Fullerton Fullerton, CA 92831 USA	Phone: +1 (657) 278-2407 E-mail: <a href="mailto:desenlin@fullerton.edu">desenlin@fullerton.edu</a> Website: <a href="http://www.desenlin.com">www.desenlin.com</a> Last update: August, 2024
RESEARCH INTERESTS	Real Estate Economics, Urban Economics, Household Finance	
EMPLOYMENT	<b>California State University, Fullerton</b> <i>Assistant Professor of Finance</i>	Fullerton, California <i>Aug. 2021 - present</i>
EDUCATION	<b>University of Pennsylvania</b> <i>Ph.D. in Economics</i> Committee: Dirk Krueger (co-advisor), Susan Wachter (co-advisor), Guillermo Ordonez, Joachim Hubmer	Philadelphia, Pennsylvania <i>May 2021</i>
	<b>University of California, Santa Barbara</b> <i>M.A. in Economics</i>	Santa Barbara, California <i>Aug. 2013 - Jun. 2015</i>
	<b>Fudan University</b> <i>B.A. in Mathematical Economics</i>	Shanghai, China <i>Sept. 2009 - Jun. 2013</i>
REFEREED PUBLICATION	Lin, D. (2024). <a href="#">From Vacancy to Verdancy? the impact of land options on the timing of vacant lot investment</a> , <b>Real Estate Economics</b> , 52 (5), 1263-1307 Acolin, A., Lin, D., & Wachter, S. M. (2024). <a href="#">Why do young Adults coreside with their parents?</a> <b>Real Estate Economics</b> , 52 (1), 7-44 Lin, D., Jensen, S. T., & Wachter, S. M. (2023). <a href="#">The price effects of greening vacant lots: How neighborhood attributes matter</a> . <b>Real Estate Economics</b> , 51 (3), 573-610 Levitin, A. J., Lin D., & Wachter S. M. (2020). <a href="#">Mortgage risk premiums during the housing bubble</a> . <b>Journal of Real Estate Finance and Economics</b> , 60 (4), 421-468 Acolin, A., Lin D., & Wachter S. M. (2019). <a href="#">Endowments and minority homeownership</a> . <b>Cityscape</b> , 21 (1), 5-62	
WORKING PAPERS	Housing Search and Rental Market Intermediation REIT Capital Structure Choices: When Does Preparation Matter? (with Andrey Pavlov and Susan Wachter) Land Use Regulation, Regulatory Spillover and Housing Prices (with Susan Wachter) Housing Boom, Mortgage Default and Agency Friction	
WORK IN PROGRESS	Housing Affordability and Student Performance (with HanNa Lim) Impact of Greening Vacant Lots on Commercial Activities (with Shane Jensen and Susan Wachter) Neighborhood Sufficiency in the New York City (with Kwan Ok Lee and Betty Wang)	

BOOK CHAPTERS	Lin, D., Renninger, A., Thornton, A. T., Wachter, S. M., & Zeng, D. Z. (2019). City Story: House Prices and Competitiveness. <i>House Prices: Changing the City World: The Global Urban Competitiveness Report (2017-2018)</i> , 257
HONORS AND AWARDS	<p>American Real Estate and Urban Economic Association (AREUEA) Homer Hoyt Doctoral Dissertation Award, 2021</p> <p>Best Manuscript Award of Real Estate Investment, American Real Estate Society (ARES), 2024 (\$1,500)</p> <p>ORSP Faculty Travel Grant, Cal State Fullerton, 2023-2024 (\$1,000)</p> <p>Principal Investigator, <i>Vacant Lot Greening as a Long-Term Investment in Legacy Cities? Evidence from the LandCare Program in Philadelphia</i>, Sponsored by Lincoln Institute of Land Policy, 2024-2025 (\$27,000)</p> <p>Lincoln Institute Scholars Program, 2024 (\$500)</p> <p>AREUEA Junior Scholars Program, 2024</p> <p>Junior/Senior Research Grant, Cal State Fullerton, 2023-2024 (\$7,500)</p> <p>ORSP Faculty Travel Grant, Cal State Fullerton, 2022-2023 (\$1,000)</p> <p>Best Manuscript Award of Real Estate Brokerage, American Real Estate Society (ARES), 2021 (\$2,500)</p> <p>University Fellowship, Penn, 2015-2020</p> <p>AREUEA Dissertation Award, 2020 (\$2,000)</p> <p>Mack Institute Ph.D. Research Fellowship, Penn Wharton, 2020 (\$3,000)</p> <p>Graduate and Professional Student Assembly Travel Grant, Penn, 2019-2020 (\$600)</p> <p>SASgov Travel Grant, Penn, 2018-2020 (\$300 × 2)</p> <p>Doctoral Travel Grant, AREUEA, 2019 (\$1,000)</p> <p>School of Arts and Sciences Dean's Travel Subvention, Penn, 2017-2019 (\$500 × 2)</p> <p>Xinmei Zhang Fellow, Penn, 2015-2018</p> <p>Thormahlen Family Fellowship in Economics, UC Santa Barbara, 2014-2015</p> <p>Graduate USAP Fellowship, UC Santa Barbara, 2013-2014</p> <p>Xiyuan Undergraduate Research Fellow, Fudan University, 2012-2013</p> <p>Renmin Scholarship, Fudan University, 2010-2013</p> <p>Honor Student Award, Fudan University, 2012-2013</p> <p>UCLA-CSST Summer Research Scholarship, UCLA, 2012</p> <p>UCEAP Visiting Scholarship, UC Davis, 2011</p>
PROFESSIONAL EXPERIENCE	<p>Referee: <i>Real Estate Economics</i>, <i>Journal of Housing Economics</i>, <i>Journal of Real Estate Finance and Economics</i>, <i>Journal of Housing Research</i></p> <p>Editorial Advisory Committee: <i>Journal of Real Estate Practice and Education</i></p>
UNIVERSITY, COLLEGE, OR DEPARTMENT SERVICE	<p>University: Library Committee (Fall 2022-Spring 2023)</p> <p>College: Academic Senate (Fall 2023-present), Graduate Senate (Fall 2023-present), Data Analytic Task Force (Fall 2022-present), MBA Steering Committee (Fall 2022-present)</p> <p>Department: Real Estate Committee (Fall 2021-present), Commencement Com-</p>

mittee (Fall 2021-present), Seminar Committee (Fall 2021-present), Fullerton Day Committee (Fall 2021-present)

Student club advisor: Real Estate Association (Fall 2022-present)

TEACHING  
EXPERIENCE

**California State University, Fullerton** Fullerton, California

- *Instructor* Aug. 2021 - Present
  - Real Estate Principles (Fall 2021 - present)
  - Real Estate Investment Analysis (Fall 2024 - present)

**University of Pennsylvania** Philadelphia, Pennsylvania

- *Teaching Assistant* Aug. 2016 - May 2021
  - Public Finance, Urban Real Estate Economics (MBA), International Housing Comparisons (MBA), Intermediate Microeconomics

**University of California, Santa Barbara** Santa Barbara, California

- *Teaching Assistant* Sept. 2013 - Jun. 2015
  - Microeconomic Theory I & II (M.A.), Intermediate Microeconomics, Principles of Microeconomics, Principle of Macroeconomics

**Fudan University** Shanghai, China

- *Teaching Assistant* Sept. 2012 - Jun. 2013
  - Public Economics, Probability and Statistics

CONFERENCE  
PRESENTATION

**2023-2024:** 2024 ASSA-AREUEA Annual Meeting, San Antonio, TX (x2); 2024 ARES Annual Meeting, Orlando, FL; Lincoln Institute of Land Policy, Cambridge, MA; 2024 AREUEA National Meeting, Washington D.C.

**2022-2023:** 2023 ASSA-AREUEA Annual Meeting, New Orleans, LA; FHFA Spring 2023 Econ Summit, Washington D.C.

**2021-2022:** 2021 AsRES-GCREC-AREUEA International Conference, virtual; 2022 ASSA-AREUEA Annual Meeting, virtual

**2020-2021:** University of Pennsylvania; Fudan University; University of Cincinnati; Cal State Fullerton; 2021 ARES Annual Meeting, virtual; 2021 AREUEA National Meeting, virtual; 2021 North American Summer Meeting of the Econometric Society, virtual

**2019-2020:** 14th Meeting of Urban Economics Association, Philadelphia, PA; 2020 ASSA-AEA Annual Meeting, San Diego, CA (x2); 2020 ARES Annual Meeting, Fort Meyers, FL (Cancelled due to Covid-19)

**2018-2019:** 2018 Midwest Macroeconomics Meetings, Nashville, TN; 13th Annual Economics Graduate Students Conference, WUSTL; Penn Macro Student Lunch, Penn; 2019 ASSA-AREUEA Doctoral Session, Atlanta, GA; 3rd Annual PhD Conference on Real Estate and Housing, OSU; 2019 AREUEA National Meeting, Washington D.C.; ESCP-TAU-UCLA Conference on Low-Income Housing Supply and Housing Affordability, Madrid, Spain

**2017-2018:** 2018 AREUEA National Meeting, Washington D.C.; World Cities Day Forum on Global Urban Competitiveness, by CASS and the UN Habitat, Guangzhou, China

CONFERENCE  
DISCUSSION

“Hedging the Climate Risk of Real Estate Investment Using Factor Mimicking Portfolios of Real-Estate Stocks” by Tunde Odusami, ARES Annual Meeting, Orlando, FL, 2024

“Real Estate Agents’ Expertise, Spatial Specialization, and Search Costs” by Stephen Buschbom and Darren Hayunga, AREUEA-Singapore Conference, virtual, 2021

“U.S. Millennial Multicultural Multigenerational Household Preferences and Ownership” by Yi Wu, Alan Tidwell and Vivek Sah, AREUEA-Singapore Conference, virtual, 2021

“Why Are Housing Cost Rising?” by Christos Makridis, AREUEA-ASSA Conference, San Diego, 2020

“Land Use Controls Do Not Reduce the Elasticity of Housing Supply in the Standard Urban Model” by Daniel Broxterman and Yishen Liu, 14th Meeting of Urban Economics Association, Philadelphia, PA, 2019

OTHER ACADEMIC  
EXPERIENCE

**University of Pennsylvania**

Philadelphia, Pennsylvania

- *Penn IUR Emerging Scholar* Feb. 2019 - present
- *Graduate Research Assistant at Penn Wharton GIS Lab* Jul. 2017 - Jun. 2021
- *Organizer of Financial Intermediation and Markets (FIM) Reading Group, Wharton Finance and Penn Economics* Sept. 2018 - May 2019
- *Research Assistant for Prof. Susan Wachter* Jul. 2017 - Jun. 2021

**University of California, Santa Barbara**

Santa Barbara, California

- *Research Assistant for Prof. Ted Bergstrom* Jun. - Aug. 2014

**University of California, Los Angeles**

Los Angeles, California

- *CSST Summer Research Internship Program* Jul. - Sept. 2012

**Fudan University**

Shanghai, China

- *Research Assistant for Prof. Yongqin Wang* Jul. 2011- Jul. 2012

SKILLS

Computer skill: MATLAB, STATA, R, L<sup>A</sup>T<sub>E</sub>X

Language: Chinese (native), English (proficient)