

TAMMIE X. SIMMONS MOSLEY, PH.D.

Campus Address:

Department of Accounting and Finance

School of Business and Economics

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510-885-3316

EDUCATION

University of Wisconsin-Madison

Real Estate and Urban Land Economics Major and Financial Quantitative Theory Minor, Doctor of Philosophy in Business August 2000

Real Estate Appraisal and Investment Analysis, Masters of Science courses, offered through the School of Business, Economics, and courses in urban planning offered through the School of Social and Behavioral Sciences

ACADEMIC EXPERIENCE

Professor

September 2014 - Present

Associate Professor

September 2009 – September 2014

Tenured

September 2009

Assistant Professor

Chung, Richard, Scott Fung, James D. Shilling and Tammie X. Simmons Mosley. 2007. Hedge Fund Managers Better Able to Forecast Real Estate Security Returns than Others? *Journal of Portfolio Management* Special Issue, pp. 165-174.

Christopher Lubwama and Tammie X. Simmons Mosley. 2010. Funds From Operations (FFO) as an Indicator: Evidence of Rational Behavior and Explanatory Power. *Journal of Academy of Business and Economics* Vol. 7 (1), pp. 173-177.

Simmons Mosley, Tammie X. and Stephen Malpezzi. 2006. Household Mobility in New York City's Regulated Rental Housing Market. *Journal of Housing Economics* Vol. 15 (1), pp. 38-62.

Shilling, James D., Tammie X. Simmons, and Stephen H. Hsieh. 2005. Stand-Alone Centers Occupied by Big Box Retailers. *Journal of Portfolio Management* Special Issue, pp. 124-133.

Simmons Mosley, Tammie X. 2003. Interdependence Effects of Abandonment and Renovation. *Journal of Real Estate Research* Vol. 25 (4), pp. 421-430.

WORK IN PROGRESS

What Drives Commercial Real Estate Investment Spending? Is it Low Interest Rates, Hurdle Rates that are Set Too Low, or A Combination Thereof? (with James D. Shilling).

REIT Resiliency and Corporate Governance (with Richard Chung, Scott Fung and James D. Shilling)

Stochastic Property Taxes and Abandonment

The Distribution of Rent Changes Within a Market, and Implications for Second Generation Rent Control (with Stephen Malpezzi and Henry O. Pollakowski)

PAPERS PRESENTED AT CONFERENCES

2016

"Local Housing Policies: A Mechanism of Deterring Abandonment and Encouraging Renovation" at an International Business and Economics annual meeting. Las Vegas, NV.

2015

"What Drives Commercial Real Estate Investment Spending? Low Interest Rates, Hurdle Rates that are Set t

“Why Are Hurdle Rates on Retail Shopping Centers so High” (with James D. Shilling and Stephen F. Thode) at an American Real Estate and Urban Economics Association Session which is a part of an Allied Social Science Association (ASSA) Annual Conference. Philadelphia, PA. Note: Paper entitled “The “Go Dark” Option in Retail Anchor Tenant Leases.”

2004

“The Effects of the Community Reinvestment Act on Homeownership, Property Values, and Labor Markets,” (with Neville R. Francis) at an American Real Estate and Urban Economics Association Session which is a part of the oCha

SOFTWARE PROFICIENCY

SAS, SPSS, Gauss, ArcView GIS, Matlab, Microsoft O

ACTIVITIES and BOARDS

Merritt Community Capital Corporation 2009 - Present
Coordinator/Liaison of scholarship and internship program, California State University, East Bay.

Real Estate Education Endowment Fund 2008 – 2011, 2015 - Present
Advisory Board member as a CSU faculty member, Sacramento CA and Fullerton, CA.

Real Estate Club Advisor (Founding Advisor) 2004 - Present
Founded in Fall 2004, California State University, East Bay.

Super Sunday Participant February 2005 - 2009, 2011, 2013
California State University initiative to increase African-American college enrollment.

WREAA Student Liaison for Employment Opportunities September 1994 - May 1995
Real Estate Club, University of Wisconsin-Madison.

Senator February 1994 - May 1994
Graduate Business Council, Tulane University.

Volunteer Income Tax Assistant (V.I.T.A.) January 1991 - April 1991
California State University, Northridge.
Prepared 1040EZ, 1040A, 1040, state and various schedules for low and moderate income brackets.

MEMBERSHIPS

The American Real Estate and Urban Economics Association
The American Real Estate Society
Alpha Kappa Alpha Sorority, Incorporated

LICENSE

California Real Estate Broker