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CURRENT APPOINTMENTS

2022 – Assistant Professor of Commerce, UVA, McIntire School of Commerce
2019 – Visiting Scholar, Federal Reserve Bank of Philadelphia

PAST APPOINTMENTS

2018 – 2022 Assistant Professor of Finance, Purdue University, Krannert School of Management
2020 – 2022 Member, Purdue Federal Credit Union, Assets and Liabilities Committee
2019 – 2022 Affiliate, Purdue University Research Center in Economics
2019 – 2020 Member, Purdue Federal Credit Union, Supervisory Committee
2011 Actuarial Summer Intern, CNA Financial
2010 Actuarial Summer Intern, OneAmerica Financial Partners

EDUCATION

2012 – 2018 Duke University, Fuqua School of Business, Ph.D., Business Administration
2008 – 2012 Purdue University, B.S., Actuarial Science, *Phi Beta Kappa*

PUBLICATIONS

“Hospital Financial Health and Clinical Choices: Evidence from the Financial Crisis,” with [Manuel Adelino](#) and [Katharina Lewellen](#), *Management Science*, 2022, 68(3):2098-2119, [MS \(link\)](#), [WP \(PDF\)](#)

“Household Mortgage Refinancing Decisions are Neighbor Influenced, Especially along Racial Lines,” with [Avni Shah](#), *Journal of Urban Economics*, 2022, 128:103409, [JUE \(link\)](#), [WP \(PDF\)](#)
media: [Globe and Mail](#)

“Does Household Finance Affect the Political Process? Evidence from Voter Turnout During a Housing Crisis,” *Review of Financial Studies*, 2021, 34(2):949-984, [RFS \(link\)](#), [WP \(PDF\)](#)
media: [New York Times](#), [Al Jazeera](#)

WORKING PAPERS

“Political Polarization Affects Households’ Financial Decisions, Evidence from Home Sales,” with [John Orellana-Li](#) and [Calvin Zhang](#), October 2021, conditionally accepted at the *Journal of Finance*, [WP \(PDF\)](#)

“Neighborhood Social Interactions Lead to Policy Spillovers: Evidence from Mortgage Refinancing following Conforming Loan Limit Changes,” with [Avni Shah](#), January 2023, revise and resubmit at the *Journal of the Association for Consumer Research*, [WP \(PDF\)](#)

“Distinguishing Causes of Neighborhood Racial Change: A Nearest Neighbor Design,” with [Patrick Bayer](#), [Marcus Casey](#), [John Orellana-Li](#), and [Calvin Zhang](#), reject and resubmit at the *American Economic Review*, July 2022, [WP \(PDF\)](#)

“The Role of Government and Private Institutions in Credit Cycles in the U.S. Mortgage Market,” with [Manuel Adelino](#) and [Antoinette Schoar](#), November 2020, [WP \(PDF\)](#)
media: [The FinReg Blog](#)

WORKS IN PROGRESS

“Americans Vote with their Pocketbooks: Evidence from Adjustable-Rate Mortgages,” with [Haoyang Liu](#), [Rodney Ramcharan](#), [Calvin Zhang](#), and [Xiaohan Zhang](#)

“Social Capital and Public Financing: New Evidence from Municipal Bond Referendum,” with [Sergey Chernenko](#), [Ha Diep-Nguyen](#), [Viet-Dung Doan](#), and [Nathaniel Feige](#)

INVITED AND CONFERENCE PRESENTATIONS

*: Conference presentation by co-author; includes scheduled; listed chronologically within year

2023	American Real Estate and Urban Economics Association Annual Conference Penn State University (Smeal)
2022	University of Virginia (McIntire) Purdue Political Science Research Workshop Midwest Finance Association Annual Meeting* Junior Household Finance Seminar National Bureau of Economic Research Summer Institute – Real Estate/Urban Economics* Urban Economics Association North American Meeting
2021	American Real Estate and Urban Economics Association Annual Conference American Finance Association Annual Meeting Ball State University (Miller) Baruch College (Newman) Urban Economics Association North American Meeting American Real Estate and Urban Economics Association Virtual Seminar
2020	Finance in the Cloud I SFS Cavalcade North America National Bureau of Economic Research Summer Institute – Corporate Finance Midwest Finance Association Annual Meeting* Association for Consumer Research Conference* Virtual Meeting of the Urban Economics Association Junior Household Finance Seminar
2019	European Financial Management Association Annual Meeting Wabash River Finance Conference Federal Reserve Bank of Philadelphia
2018	Rice University (Jones) Syracuse University (Whitman) College of William & Mary (Mason) Baruch College (Newman) Federal Reserve Board Federal Reserve Bank of Philadelphia Purdue University (Krannert)

Indiana University (Kelley)
NYU Conference on Household Finance
Wabash River Finance Conference

- 2017 American Finance Association Annual Meeting*
American Finance Association Annual Meeting PhD Poster Session
University of Toronto Urban Economics Reading Group
Cornell Biennial Household and Behavioral Finance Symposium PhD Presentation
Early-Career Behavioral Economics Conference*
Financial Management Association Annual Meeting Doctoral Consortium
Auburn University (Harbert)
Duke Political Science Graduate Student Colloquium
Atlanta Fed / Georgia State University Real Estate Finance Conference
- 2016 Consumer Financial Protection Bureau Research Conference

INVITED DISCUSSIONS

“Confederate Memorials and the Housing Market.” T. Clifton Green, Russell Jame, Jaemin Lee, and Jaeyeon Lee. *AFA*. January 2023.

“Leaky Director Networks and Innovation Herding.” *Commonwealth Finance Workshop*. October 2022.

“National Housing Cycles, Borrowing Costs, and Gentrification.” Daniel Murphy. *UEA*. September 2022.

“Partisan Entrepreneurship.” Joseph Engelberg, Jorge Guzman, Runjing Lu, and William Mullins. *Colorado Finance Summit*. December 2021.

“Neighbors, Test Scores, and Careers.” Sofoklis Goulas, Rigissa Megalokonomou, and Yi Zhang. *UEA*. October 2021.

“Voting with their Sandals: Partisan Residential Sorting on Climate Change Risk.” Asaf Bernstein, Stephen B. Billings, Matthew Gustafson, and Ryan Lewis. *WFA*. June 2021.

“Mortgage Servicer’s Sensitivity to Foreclosure Spillover.” Mark Thibodeau. *AREUEA National Conference*. June 2021.

“Personal Wealth and Self-Employment.” J. Anthony Cookson, Aymeric Bellon, Erik Gilje, and Rawley Heimer. *MFA*. August 2020.

“Tracing the Source of Liquidity for Distressed Housing Markets.” Rohan Ganduri, Steven Chong Xiao, and Serena Wenjing Xiao. *AREUEA-ASSA*. January 2020.

“Cross-Border Mergers and Acquisitions and Corporate Social Responsibility.” Zhe Li, Ping Wang, and Jing-Ming Kuo. *EFMA*. June 2019.

“The Local Effects of Foreclosures.” Christos A. Makridis and Michael Ohlrogge. *FIRS*. May 2019.

“Bank Size and Household Financial Sentiment: Surprising Evidence from the University of Michigan Surveys of Consumers.” Allen N. Berger, Felix Irresberger, and Raluca Roman. *Chicago Financial Institutions Conference*. March 2017.

MEDIA MENTIONS

“The role of government and private institution in credit cycles in the U.S. mortgage market,” *The FinReg Blog*, December 28, 2020.

“US elections: How do depression, anxiety, influence voter turnout?” Lauren-Whitney Gottbarth, *Al Jazeera*, October 9, 2020.

“Record-low interest rates have sparked a refinancing free-for-all,” Susan Orr, *Indianapolis Business Journal*, May 15, 2020.

“Trump has a gut feeling about what Covid-19 means for 2020,” Thomas B. Edsall, *New York Times*, April 15, 2020.

“How to create an income stream with real estate crowdfunding,” Will Ashworth, *InvestorPlace*, March 31, 2020.

“Want to save money on your mortgage? Have drinks with your neighbors,” Preet Banerjee, *The Globe and Mail*, April 8, 2019.

PUBLIC SPEAKING AND OTHER PRESENTATIONS

“Economic Distress and Voter Behavior,” *PURCE Economic Policy Luncheon*, October 15, 2020.

“Personal Finance,” *Purdue Experts on COVID-19*, May 8, 2020.

TEACHING

UVA – Graduate

GCOM 7060 – Financial Management – [2022 \(PDF\)](#)

Purdue – Undergraduate

MGMT 310 – Financial Management – [2019 \(PDF\)](#), [2020 \(PDF\)](#), [2021 \(PDF\)](#), [2022 \(PDF\)](#)

Purdue – PhD

MGMT 619 – Household Finance – [2020 \(PDF\)](#), [2022 \(PDF\)](#)

RESEARCH ADVISING AND MENTORSHIP

Ph.D. Advising

Viet-Dung Doan, Finance, Purdue, Committee Member, in progress

Nathaniel Feige, Finance, Purdue, Committee Member, in progress

John Orellana-Li, Economics, The Graduate Center at CUNY, Letter Writer, in progress

Undergraduate Advising/Faculty Host through the Colombia Purdue Partnership

2021, Fall: Shelly Valentina Gonzalez Ballesteros

2021, Spring: Ana Gabriela Ramirez Lopez

PROFESSIONAL SERVICE

Ad Hoc Journal Refereeing

Journal of Banking and Finance (2x)
Journal of Economic Behavior and Organization (1x)
Journal of Finance (1x)
Journal of Financial and Quantitative Analysis (3x)
Review of Financial Studies (9x)

Conference Organizing Committees

2021 Organizing Committee, Celebrating 60 Years of Doctoral Education in Finance at Krannert

Conference Program Committee

2021 Midwest Finance Association Annual Meeting

Conference Session Chair

2022 Midwest Finance Association Annual Meeting
2019 European Financial Management Association Annual Meeting

Professional Memberships

American Economic Association, American Finance Association, American Real Estate and Urban Economics Association, Western Finance Association

FACULTY SERVICE

Purdue University

2021 – 2022: Real Estate Program Advisory Committee
Real Estate Faculty Recruiting Committee
Finance Faculty Recruiting Committee
Finance Area Budget Committee
Spring Finance Seminar Organizer

2020 – 2021: Krannert Undergraduate Committee
Finance Faculty Recruiting Committee
Krannert Faculty Data Committee

2019 – 2020: BSIM 2.0 (IBE) Faculty Curriculum Committee
Krannert Undergraduate Committee
Finance PhD Admissions Committee
Spring Finance Seminar Organizer

2018 – 2019: Finance Faculty Recruiting Committee
Finance PhD Admissions Committee

HONORS & AWARDS

2020	PURCE Media Impact Award, \$2,000
2012 – 2017	James B. Duke Fellowship, Duke University
2008 – 2012	Trustee Scholar, Purdue University
2012	Mu Sigma Rho, Purdue University
2011	Outstanding Junior in Statistics, Purdue University
2010	Phi Beta Kappa, Purdue University
2009	Outstanding Freshman in Statistics, Purdue University

MISCELLANY

Actuarial Exams

Exam P (2009), Exam FM (2010), Exam C (2011), Exam MLC (2011), Exam MFE (2012)

Personal

Citizenship: United States

Family: I am married to Cathleen McCartney, and we have two children (born 2020, 2022)