

# TAMMIE X. SIMMONS MOSLEY, PH.D.

Campus Address:

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## EDUCATION

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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 and 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

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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

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## SOFTWARE PROFICIENCY

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SAS, SPSS, Gauss, ArcView GIS, Matlab, Microsoft Office, Blackboard, and Tenant Leasing Software: Argus and Pro-Ject

## GRANTS

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Real Estate Program Improvement Grant 2003 - 2017 Recipient  
California State University Real Estate and Land Use Institute

Online and Hybrid Course Quality Transformation Grants Spring 2015 Recipient  
to develop the online course and certified by QM  
California State University, East Bay

Course Redesign: Adopting Supplemental Instruction (SI) Grant 2015 - 2016 Recipient  
California State University Chancellor's Office

## FELLOWSHIPS/SCHOLARSHIPS/AWARDS

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California State University Forgivable Loan/Doctoral Incentive Program 1997 - 2000 Recipient  
Advanced Opportunity Fellowship 1995 - 1997 Recipient  
RREEF Fund Scholarship 1995 Recipient  
Consortium for Graduate Study in Management Fellowship 1994 - 1995 Recipient  
Big Ten Conference's Annual Case Competition 1995 1st Place Recipient  
California State University Real Estate and Land Use Institute Scholarship 1991 Recipient

## UNIVERSITY COMMITTEES

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California State University, East Bay	
University PI Advisory Committee	2016 - 2017
University RTP Committee	2015 - 2016
University Professional Leave Committee	2015 - 2016
Department RTP Committee	2014 - 2015
Department Post-Tenure Review Committee	2014 - 2015
Academic Senate	Fall 2003, Winter 2006, 2010 - 2014
University Faculty Hearing Panel	2013 - 2014
Finance Tenure-Track Search Committee	2004 - 2006, 2007 - 2008, 2011 - 2013
Chair of Search Committee	2007 - 2008, 2011 - 2013
Advisory Committee for Acct. & Fin. Dept. Chair Position	Winter 2013
CBE Vision Action Task Force	Fall 2011
Concord Strategic Task Force	Summer 2011 - Winter 2012
Academic Senate Executive Committee	2010 - 2011
General Education (GE) Subcommittee	2003 - 2011
Committee on Budget and Resource Allocation	2009 - 2010
Accounting and Finance Department Chair Search Committee	2008 - 2009
Student Affairs	2003 - 2004

## ACTIVITIES and BOARDS

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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

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

## LICENSE

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California Real Estate Broker