



## DELORES A. CONWAY, PH.D.

### **CURRENT POSITION**

University of Rochester, Rochester, New York  
Associate Dean of Masters Programs  
Professor of Statistics and Real Estate Economics (2010 - present)

### **PAST POSITIONS**

University of Rochester, Rochester, New York  
Visiting Professor of Statistics and Real Estate Economics (2009 - 2010)

University of Southern California, Los Angeles, California  
Director of the Casden Real Estate Economics Forecast (2004 - 2009)

University of Southern California, Los Angeles, California  
Associate Professor, Marshall School of Business (1985 - 2010)

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

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

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

University of Florida, Gainesville, Florida  
Visiting Assistant Professor, Center for Economics and Decision Sciences (1982)

Stanford University, Stanford, California  
Instructor, Department of Statistics (1976)  
Research and Teaching Assistant (1974 -1979)

Northwestern Mutual Life Insurance Company, Milwaukee, Wisconsin  
Research Analyst (1972 - 1974)

### **EDUCATION AND PROFESSIONAL CERTIFICATION**

PH.D., Statistics, Stanford University, 1979



M.S., Statistics, Stanford University, 1975

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

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

## **ADMINISTRATIVE APPOINTMENTS**

*Chair of Two Search Committees to Recruit Executive Directors for the Career Management Center and Admissions, Simon Graduate School of Business, University of Rochester, Rochester, NY (2009-2010).*

*Elected Department Representative to the Marshall Faculty Council, Marshall School of Business, University of Southern, CA (2008-2009).*

*Member of Search Committee for the USC Lusk Center Director, Marshall School of Business and School of Policy, Planning and Development, University 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 100 "Women Making a Difference," Los Angeles Business Journal, May 2008.

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, University Southern California, (1999-2001), Distinguished Fellow (2001-Present).

1999 Associates Award for Excellence in Teaching, University 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**

***Professor, Simon School of Business, University of Rochester (2009-Present).***

GBA 412: Regression and Econometric Models (MBA Core)

GBA 429D: Experience Simon Module – Real Estate (Masters Programs)

***Associate Professor, Marshall School of Business, University of Southern California (1985-2011).***

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, University of Southern California (2000-2010).***

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 Prognoslicon 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).*

## **REFEREED RESEARCH PUBLICATIONS**

Conway, D., Li, C., Wolch, J., Kahle, C. and Jerret, M. (2009), "A Spatial Autocorrelation Approach for Examining the Effects of Urban Greenspace on Residential Property Values. *Journal of Real Estate Finance and Economics*, (forthcoming). (Also published online November 4, 2008).

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

Conway, D., Kahle, C. and Walch, 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. (2009). "2009 Southern California Multifamily Market Report." *Casden Real Estate Economics Forecast*, Lusk Center for Real Estate, University of Southern California.

Conway, D. (2008). "2008 Southern California Office and Industrial Market Report." *Casden Real Estate Economics Forecast*, Lusk Center for Real Estate, University of Southern California.

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

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

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

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

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

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

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

Conway, D. (2004). "2004 Southern California Office and Industrial Market Report." *Casden Real Estate Economics Forecast*, 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. and Curtin, M. "The Relationship between Higher Rents and CMBS Sales in Office Property Markets," (For submission to Journal of Real Estate Finance).

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: 1971-09," (For submission to American Journal of Real Estate and Urban Economics).

## **PEER REVIEWED RESEARCH PUBLICATIONS**

Ahn, D., Wzykowski, M., and Conway, D. A. (2009). "Burgeoning Multifamily Development in Korcatown." *2009 Casden Multifamily Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp. 60-64.

Curtin, M. and Conway, D. A. (2008). "Office Property Sales in West Los Angeles Push Rents Upwards." *2008 Casden Office and industrial Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp. 68-73.

Moore, J., Weltmer, A., and 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 .. Earlier version 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., and Conway, D. A. (2007). "Evaluating the dynamics of the Condo-Hotel Market." *2007 Casden Multifamily Market Report*, Casden Real Estate Economics Forecast, USC Lusk Center for Real Estate, pp. 50-54. (Served as foundation for an April 19, 2007 by David DeVoss of Investor's Business Daily)

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

Cassel, A., Conway, D., and 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*, 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. "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 2010."

## **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,"

*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 - Theory and Methods*.

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**

Community Development Advisory Board, Wells Fargo Bank (2007-2010). (Pro Bono)

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 (1988-1991).

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 (1984-1989).

### **Service on University Committees**

Executive Board (2004-Present), USC Lusk Center for Real Estate, Chair, Richard Green, Stan Ross.

Academic Honors Convocation Committee (2007-10), USC Provost's Office, Chair, John Callaghan.

USC Associates Award for Teaching Committee (2002-03, 2008-09), USC Provost's Office, Chair, Lawford Anderson.

Research Committee, (2002-2005, 2008-09), 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, University 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**

Elected Member of Faculty Council, Marshall School of Business (2008-2009)

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**

*"California Real Estate Outlook"*, Keynote Speaker. (November 3-4, 2009). 2009 Real Estate Conference, California CPA Educational Foundation, Hilton Universal City, Los Angeles and SF Marriott Hotel, San Francisco.

*"Economic and Real Estate Outlook"*, Distinguished Speaker (October 6, 2009). Forum on Distressed Commercial Property, Information Management Network, New York Hilton, New York.

*"Outlook for the Economy and Real Estate"*, Keynote Speaker. (July 14, 2009). Asian Business League Annual Real Estate Conference, Omni Hotel, Los Angeles.

*"Economic and California Real Estate Outlook"*, Keynote Speaker. (June 10, 2009). Southern California Mid-Year Real Estate Conference, USC Marshall Alumni Association, Qualcomm "Q" Auditorium, San Diego.

*"Economic and California Real Estate Outlook"*, Keynote Speaker. (April 24, 2009). CREW California Conference, Westin St. Francis, San Francisco.

*"2009 Multifamily Forecast for Southern California"*, Speaker. (April 11, 2009). Sixth Annual Casden Multifamily Conference, USC Lusk Center for Real Estate, Biltmore Hotel- Los Angeles.

*"Economic Real Estate Market Outlook"*, Keynote Speaker. (February 3, 2009). Cushman & Wakefield Southern California Brokers Conference, Beverly Hills.

*"Real Estate Market Outlook"*, Keynote Speaker. (January 29, 2009). 15th Annual Real Estate Forecast Breakfast, BOMA, Dorothy Chandler Pavilion, Music Center, Los Angeles.

*"2008 Office and Industrial Real Estate Forecast for Southern California"*, Speaker. (December 11, 2008). Seventh Annual Casden Office and Industrial Conference, Casden Forecast and the USC Lusk Center, USC Radisson Hotel.

*"Real Estate Market Outlook"*, Keynote Speaker. (November 13, 2008). Annual Women of Influence Luncheon, So CA Real Estate Magazine, Allen Matkins, City Club, Los Angeles.



*"State of the State - Real Estate Outlook"*, Keynote Speaker. (November 9-10, 2008). 2008 Real Estate Conference, California CPA Educational Foundation, Burbank Marriott, Los Angeles and Hotel Nikko, San Francisco.

*"Economic Impact of the Golf Industry on the Coachella Valley"*, Speaker (October 30, 2008). Coachella Valley Water Conference, Coachella Valley Water District, UC San Bernardino Campus Palm Desert, CA.

*"Apartment and Economic Outlook"*, Panel Speaker. (October 2, 2008). Apartment 2008 Outlook Conference, Real Estate Media and GlobeStreet.com, Westin Bonaventure Hotel in Downtown LA.

*"Real Estate Market Outlook for Southern California"*, Keynote Speaker (September 19, 2008). Bixby Land Board of Directors Meeting, Bixby Land Corporation, Bixby Corporate Offices - Irvine, CA.

*"Market Watch - Economic and Housing Outlook"*, Presenter. (June 26, 2008). PCBC 2008 Builder's Conference, Pacific Coast Builders Organization, San Francisco Convention Center.

*"Economic Trends and Los Angeles Apartment Markets"*, Invited Speaker (April 29, 2008). Special Presentation to Los Angeles City Council, LA City Council, City Hall in downtown Los Angeles.

*"Economic Overview and So CA Real Estate Markets"*, Keynote Speaker. (April 18, 2008). Sares Regis Executive Conference, Sares Regis Group, LA Quinta Resort.

*"2008 Multifamily Forecast for Southern California"*, Speaker. (April 10, 2008). Sixth Annual Casden Multifamily Conference, USC Lusk Center for Real Estate, Biltmore Hotel - Los Angeles.

*"Mispricing Risk in the Sub-Prime Loan Mortgage Market"*, Speaker (January 28, 2008). USC Statistics Faculty Forum, Center for Excellence in Research, Seminar Room - USC Credit Union Bldg.,

*"Economic Overview and Industrial Real Estate Markets"*, Keynote Speaker. (January 15, 2008). Tejon Ranch Executive Forum, Tejon Ranch, Tejon Ranch - Bakersfield, CA.

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

## **TESTIMONY OF DR. DELORES CONWAY**

In the last five years, Dr. Conway testified as a statistical expert in the following cases:

*U.S. Life Insurance co. vs. Superior National Insurance Co.* Arbitration Hearing in Los Angeles County. (Deposed February 6, 2006) Testified March 17, 27, and 28, 2006.

In the last five years, Dr. Conway was also deposed in the following cases:

*Roberts et al. v. Best Buy Co.* (Case No. Co2-01642). Superior Court of the State of California, County of Contra Costa. (Deposed October 21, 2006).



*James W. Cristler, et al. v. Express Messenger Systems, Inc., et al.* (Case No. GIC 803519). Superior Court of the State of California, County of San Diego. (Deposed June 13, 2006 and Dec. 21, 2006).

*Redwood Fire and Casualty v. Personnel Plus, Inc.* (Case No. BC35772), Superior Court of the State of California for the County of Los Angeles. (Deposed on January 8, 2008).

## **CONTACT INFORMATION**

Delores A. Conway  
Associate Dean of Masters Program  
University of Rochester

Phone: 585.275.3754  
Cell: 310.613.9773  
Email: [deloras.conway@simon.rochester.edu](mailto:deloras.conway@simon.rochester.edu)

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