

Workshop: Housing Affordability and Demographic Dynamics

Seoul National University, May 25-26 2026

Draft Program

Venue: Building 223, Woosuk Economic Hall, 1 Gwanak-ro, Gwanak-gu, Seoul National University

Day 1: May 25, 2026

Introduction: 9-9:30a

Session 1: 9:30-11:30a: Housing Affordability, Tenure, and Fertility

Session Chair: Euijune Kim, SNU

- Paper 1: "Living with Parents, Delaying Marriage? Housing Affordability, Co-residence, and Family Formation in Thailand"
Presenter: Sasiwimon Warunsiri Paweenawat, Thammasat University
Discussant: Ji-Hwan Kim, University of Pennsylvania
- Paper 2: "Changes in homeownership and in the entry into parenthood in the Nordic countries"
Presenter: Jessica Nisén, University of Turku
Discussant: Hyojung Lee, SNU
- Paper 3: "Co-Residence and Later-Life Family Outcomes"
Presenter: Arthur Acolin, University of Washington
Discussant: Betty Wang, University of Hong Kong
- Paper 4: "Hidden Costs of Co-residence: Gendered Affordability in Flat Sharing Rental Markets"
Presenter: William Cheung, University of Auckland
Discussant: Changwei Zhan, University of Hong Kong

Keynote: 12-1:30p: Dowell Myers, University of Southern California

Session 2: 1:30-3:30p: Housing and Life Course Choices

Session Chair: Susan Wachter, University of Pennsylvania

- Paper 5: "Demographic and Market Drivers of Declining U.S. Residential Crowding, 1970-2020"
Presenter: Peter Hepburn, Rutgers University
Discussant: Brian An, Georgia Institute of Technology and KAIST
- Paper 6: "Housing Prices and Childcare Costs"
Presenter: Xi Yang, University of North Texas
Discussant: JungHo Park, Yonsei University
- Paper 7: "Lifecycle Bridges: Intergenerational Transfers and Housing Access Across the Life Course"
Presenter: Amalie Zinn, University of Southern California
Discussant: Jiro Yoshida, Pennsylvania State University
- Paper 8: "Who's Not Forming Households in the U.S.?"
Presenter: Seongmoon Cho, University of Southern California
Discussant: Andi Nygaard, University of New South Wales

Session 3: 4:00-6:00p Policies and Demographic Dynamics

Session Chair: Seongwoo Lee, SNU

- Paper 9: "The Demographics of Homeowner Tax Preferences"
Presenter: Casey Dawkins, University of Maryland
Discussant: Jae Sik Jeon, Konkuk University
- Paper 10: "Property Taxation and the Intergenerational Transfer of Housing Wealth during the Lifecycle"
Presenter: Chamna Yoon, SNU
Discussant: Pengyu Zhu, HKUST
- Paper 11: "Housing Market Re-segmentation: Evidence from Singapore's Presale Public Housing Market"
Presenter: Cristian Badarinza, Frankfurt School of Finance and Management
Discussant: Yu Zhang, Peking University
- Paper 12: "Lived Housing Difficulties and Fertility Intention in China"
Presenter: Chen Zhang, Duke Kunshan University
Discussant: Seungbeom Kang, Yonsei University

6:30p Conference Dinner

Sponsor: IFS Population

Day 2: May 26, 2026

Venue: Hoam Faculty House, 125동 1 Gwanak-ro, Gwanak-gu, Seoul National University

Session 4: 8:30-10:00a Macro Impact on Global Demographic Transition

Session Chair: Man Cho, KDI

- Paper 13: "Global Demographic Transition and Long-Run Housing Wealth: Structural Evidence from 17 Countries, 1970–2020"
Presenter: Chihiro Shimizu, Hitotsubashi University
Discussant: Cristian Badarinza, Frankfurt School of Finance and Management
- Paper 14: "Housing Unaffordability, Public Spending, and Birth Rates: A Global Panel Analysis (1990–2024)"
Presenter: Hassan Gholipour Fereidouni, Western Sydney University
Discussant: Casey Dawkins, University of Maryland
- Paper 15: "Fertility Rate for Renters Have Dropped Significantly More than Owners: What Explains the Variation?"
Presenter: Jung Hyun Choi, Urban Institute
Discussant: Pinchuan Ong, National University of Singapore

Policy Focused Roundtable 10:30-12:30p: Dual Demographic Challenges and Housing Markets in South Korea

Moderator: Kwan Ok Lee, National University of Singapore

Emcee: Hyojung Lee, SNU

- Presenters
 - Chulhee Lee, SNU
 - Jihye Kim, KRIHS
 - Arthur Acolin, University of Washington
- Panelists
 - Dowell Myers, University of Southern California
 - Susan Wachter, University of Pennsylvania
 - Jiro Yoshida, Penn State & University of Tokyo
 - Jaewon Lee, Bank of Korea
 - Hyuncheol Kim, Yonsei University

Lunch 12:45-2:00p

Government Agencies Session 2:00-5:00p: Financial Institutions (need simultaneous translation)

- Emcee: Kwan Ok Lee, National University of Singapore
- Block 1: Housing Finance - Korea Housing Finance Corporation (HF) & Korea Housing & Urban Guarantee Corporation (HUG)
 - Chair: Kyung-Hwan Kim, Korea Housing Finance Corporation
 - Presentations
 - Kibaek Song, HUG
 - TBC, HF

- Susan Wachter, University of Pennsylvania
- Discussants:
 - Susan Wachter, University of Pennsylvania
 - Jiro Yoshida, Pennsylvania State University & University of Tokyo
 - Jung Hyun Choi, Urban Institute
 - Man Cho, KDI
 - Changmoo Lee, Hanyang (TBC)
- Block 2: Public Housing & Tax/Appraisal - REB & KRERI & LH
 - Chair: Miseon Park, KRIHS
 - Presentations
 - Shrinking Cities and Vacant Housing, REB
 - Aging and Polarization of Property Markets, KRERI
 - Casey Dawkins, University of Maryland
 - Discussants:
 - Casey Dawkins, University of Maryland
 - Andi Nygaard, UNSW
 - William Cheung, University of Auckland
 - Kyung-Min Kim, SNU
 - JaeSeung Lee, SNU