

LEE SELTZER

Curriculum Vitae (*Updated September 2021*)

Federal Reserve Bank of New York, 33 Liberty St, New York, NY 10045

Lee.Seltzer@ny.frb.org

EMPLOYMENT

Federal- Reserve Bank of New York
Financial Economist

August 2021 - Present

EDUCATION

The University of Texas at Austin
Ph.D. in Finance

2015 - May 2021

Rutgers University
B.A. in Economics (Highest Honors), History
Minor in Mathematics
Summa Cum Laude

2009 - 2013

RESEARCH AREAS

Real Estate, Corporate Finance, Climate Finance

WORKING PAPERS

The Effects of Leverage on Investments in Maintenance: Evidence from Apartments

This paper studies the sensitivity of investment in apartment building maintenance to building debt levels. I use a novel data set combining housing code violations from 45 US cities with apartment financing information to show that highly leveraged buildings tend to be less well maintained. I then exploit a natural experiment that effectively increased building leverage for some New York City rent stabilized buildings, but not others. Following the shock, violations increased for affected buildings relative to unaffected buildings. This change in violations was concentrated among more highly leveraged buildings. The results are consistent with debt reducing investments in maintenance, with consequences for renter quality of life.

Presented at: AREUEA Virtual Seminar Series[†], 2021 UEA[†], 2021 AREUEA-ASSA PhD Poster Session, 2020 AFBC, 2020 AFBC PhD Forum, McCombs PhD Student Symposium on Financial Market Policy Developments and Research, University of Texas at Austin, ARES Doctoral Session (accepted, but canceled due to COVID), Copenhagen Business School, Chicago, New York and Philadelphia Federal Reserves, University of Oxford, Cal State Fullerton, Washington State University, OCC

Climate Regulatory Risks and Corporate Bonds

with Laura Starks and Qifei Zhu

Examining how climate and other environmental regulatory risks affect bond risk and pricing, we find that bond credit ratings and yield spreads appear to be influenced by a firm's environmental performance along with its regulatory conditions. Firms with poor environmental profiles tend to have lower credit ratings and higher yield spreads, particularly when the firm is located in a state with more stringent environmental regulations. Using the Paris Agreement as a shock to expected climate regulation, we provide evidence of a causal relation between climate regulatory risks and the credit ratings and yield spreads of bonds with problematic environmental profiles.

Presented at: 2021 AFA, 2021 Conference on Financial Market Regulation*, 2019 UNPRI Academic Network Conference*, University of Texas at Austin

Intermediated Credit and Local Resilience

with Erica Xuewei Jiang and Will Shuo Liu

This paper demonstrates the importance of bank capital in improving local resilience and the complementarity of bank capital and government aid programs. We show that following the COVID-19 pandemic and shutdown, areas with more jobs supported by subsidized bank loans during normal times had more job losses and business closures, and more so if the local banking sector is less capitalized. Such losses were heavily borne by low-income workers. We also find that areas with a less capitalized banking sector received disproportionately less Paycheck Protection Program funding. Using a dynamic model of firm entry and exit with bank borrowing, we formulate the mechanism of how bank capital can mitigate the impact of adverse aggregate shocks on employment and firm exit. We calibrate the model to quantify effects of bank capital on resilience and the amount of government funding necessary for full resilience in various simulated scenarios of adverse shocks and bank capitalization.

Presented at: AFA PhD Poster Session 2021

* is presented by coauthor

SELECTED FELLOWSHIPS AND AWARDS

The N. S. and Dorothy H. Marrow Scholarship , University of Texas at Austin	2018-2019
Dolley's Award , University of Texas at Austin	2017
DSG Tuition Scholarship , University of Texas at Austin	2016-2017
Graduate School Recruiting Fellowship , University of Texas at Austin	2015
Henry Rutgers Award for Outstanding Undergraduate Thesis , Rutgers University	2013

TEACHING EXPERIENCE

Instructor for Business Finance ,	Summer 2018
Investment Management – TA for Sam Kruger,	Fall 2017 - 2020
ESG Investment – TA for Laura Starks,	Spring 2019 - 2021
Introduction to Philanthropy – TA for Laura Starks,	Spring 2019 - 2020
PhD Empirical Asset Pricing – TA for John Griffin,	Fall 2017
Valuation – TA for Robert Parrino,	Spring 2015 - 2016
Money and Capital Markets – TA for Tim Landvoigt,	Fall 2015 - 2016

SERVICE

Reviewed papers for *Journal of Banking & Finance*, *Nature Climate Change*, and *Journal of International Financial Markets, Institutions & Money*

WORK EXPERIENCE

Mack-Cali Realty Corporation , Finance Analyst	2013-2015
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VOLUNTEER WORK

Infinity Tomorrow , Treasurer	2018-present
Financial Literacy Coalition of Central Texas , Instructor	2017-2018