

## JOHN MICHAEL QUIGLEY

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### ACADEMIC APPOINTMENTS

#### University of California, Berkeley

I. Donald Turner Distinguished Professor	1999-
Professor of Business	1999-
Chancellor's Professor of Economics and Public Policy	1997-1999
Professor of Economics	1981-
Professor of Public Policy	1979-

#### Yale University

Associate Professor of Economics	1974-1981
Assistant Professor of Economics	1972-1974

### ADMINISTRATIVE APPOINTMENTS

#### University of California, Berkeley

Director, Berkeley Program on Housing and Urban Policy	1999-
Chair, Berkeley Division, Academic Senate	1996-1997
Vice Chair, Berkeley Division, Academic Senate	1995-1996
Chairman, Department of Economics	1992-1995

### ACADEMIC DEGREES

Royal Institute of Technology	Tekn. D. ( <i>honoris causa</i> )	2007
Harvard University	A.M., Ph.D.	1970, 1971
University of Stockholm	M.Sc. (Honors)	1965
U.S. Air Force Academy	B.S. (Distinguished Graduate)	1964

### HONORS

Elected Foreign Member, Royal Swedish Academy of Engineering Sciences	2006
David Boyce Award for Editorial Excellence	2005
Elected Fellow, Regional Science Association	2004
George Bloom Award for Contributions to Urban Economics	2001
Walter Isard Award for Scholarly Achievement	2000
Elected Fellow, Homer Hoyt Institute	1992
Yale Senior Faculty Fellowship	1975-1976
Outstanding Dissertation Award, Regional Science Association	1972
Foreign Area Fellowship, Social Science Research Council	1971-1972

Thord-Gray Fellowship	1971-1972
NDEA Fellowship	1969-1971
Harvard IBM Fellow in Economics	1969-1971
Woodrow Wilson National Fellow	1968-1971
National Science Foundation Fellow	1968-1969
Fulbright Scholar	1964-1965

### **MILITARY SERVICE**

Active Duty, 1960-1968: Captain, U.S. Air Force  
Air Force Commendation Medal, 1968

### **PROFESSIONAL SERVICE**

Board of Overseers, Panel Study of Income Dynamics	1980-1984
National Academy of Sciences/National Research Council	
Chairman, Working Group on Urban Transition	1984-1985
Member, Committee on National Urban Policy	1985-1995
Vice Chair, Committee to Evaluate HUD Research Capacity	2007-2009
Federal Reserve Bank of San Francisco	
Advisory Committee, Center for Community Development	2006-
American Real Estate & Urban Economics Association	
Director	1986-2001
President	1996-1998
Association for Public Policy Analysis and Management	
Policy Council	1986-1989
Vice President	1987-1988
National Tax Association	
Local Taxation Committee	1986-1992
Regional Science Association	
Councilor	1987-1990, 1998-2004
Director, WRSA	1991-2002
President, WRSA	1998-2000
Director, PRSCO	1994-
President, NARSC	2009-2010
Fannie Mae	
Advisory Board	1989-2008
Lincoln Institute	
TRED Committee	1990-1997
Faculty	2006-
External Examiner	
Department of Economics, National University of Singapore	1992
Faculty of Commerce, University of British Columbia	1993
Royal Institute of Technology	1997, 2005
Department of Economics, University of Uppsala	1997
Department of Economics, Free University, Amsterdam	2000, 2002
External Advisory Board	
Jönköping International Business School	2002-2006
University of Texas	2002-2007
Regional Research Institute, University of West Virginia	2003-
London School of Economics and Political Science	2008-

External Reviewer	
Department of Economics, University of Michigan	1994
Department of Economics, University of Wisconsin	1995
Department of Economics, University of California, Santa Barbara	2000
Wharton School, University of Pennsylvania	2003
Kennedy School, Harvard University	2009
Executive Committee	
Texas Schools Project	2003-
Brookings-Wharton Conference	2005-2008

## **EDITORIAL SERVICE**

Editor in Chief	
Regional Science and Urban Economics	1986-2003
Associate Editor	
Regional Science and Urban Economics	1980-1986, 2003-
Evaluation Review	1987-1991
Japanese Journal of Regional Economics	1999-
Editorial Board	
Land Economics	1974-1981
Journal of Urban Economics	1978-1993
Council on Public Policy and Management	1979-1985
JAI Press	1980-1986
AREUEA Journal, Real Estate Economics	1985-
Property Tax Journal	1990-2003
Journal of Housing Economics	1990-
Journal of Housing Research	1990-2003, 2006-2009
Journal of Real Estate Finance and Economics	1991-
Pacific Economic Review	1996-
European Journal of Housing Policy	1998-2010
Papers in Regional Science	1998-
Housing Policy Debate	1998-
Review of Urban and Regional Development Studies	1998-
Journal of Regional Science	1999-
Journal of Real Estate Research	1999-
Blackwell Science Book Series	2001-
International Journal of Public Policy	2005-
Annals of Regional Science	2005-
International Journal of Business Innovation and Research	2006-
American Economic Journal: Economic Policy	2007-
Spatial Economic Analysis	2008-
European Journal of Real Estate Research	2009-
International Journal of Housing Policy	2009-

## **OTHER PROFESSIONAL EXPERIENCE**

Econometrician	1965-1968
Headquarters, U.S. Air Force (Pentagon)	
Research Associate	1968-1978
National Bureau of Economic Research	

Selected Consultancies: Research and Government Agencies

Allan M. Voorhees and Associates	1966-1968
Social Science Research Council	1973-1975
General Services Administration	1973-1975
The Urban Institute	1973-
National Science Foundation	1974-1975
Abt Associates	1974-1977
General Accounting Office	1975-1977
Mathematica Policy Research	1977-1981
Department of Housing, German Federal Republic	1979-1979
The World Bank	1979-
The Federal Home Loan Bank	1982-1982
HIID, Government of Indonesia	1988-1994
Royal Swedish Commission on Metropolitan Problems	1988-1990
Federal National Mortgage Association	1989-1997
Hungarian Academy of Sciences	1992-1992
Eastern European Real Property Foundation	1993-1996
China Economic Research and Advisory Programme	2006-
China-U.S. Real Estate Council	2008-
Federal Housing Finance Agency	2009-
Federal Deposit Insurance Corporation	2009-

**PUBLICATIONS**

**Books**

**Housing Markets and the Economy**, co-editor with Edward L. Glaeser, co-author of Chapters 1 and 9 (Cambridge, MA: Lincoln Institute, 2009).

**Rebuilding the Research Capacity at HUD**, co-author, National Research Council Committee Report (Washington, DC: National Academies Press, 2008).

**Risking House and Home: Disasters, Cities and Public Policy**, co-editor with Larry A. Rosenthal, co-author of Chapter 1 (University of California: Berkeley Public Policy Press, 2008).

**Public Policy and the Income Distribution**, co-editor with Alan J. Auerbach and David Card, co-author of Chapter 1 (New York, NY: Russell Sage, 2006).

**Homelessness in California**, with Steven Raphael and Eugene Smolensky (San Francisco, CA: Public Policy Institute of California, 2001).

**The Economics of Housing and Housing Markets**, editor, author of several papers (London: Edward Elgar Co.).

Volume 1, 1997.

Volume 2, 1998.

**Government for the Future: Unification, Fragmentation, and Regionalism**, co-editor with Åke Andersson and Björn Hårsman, author of Chapters 1, 4, and 5 (Amsterdam: Elsevier, 1997).

**Modern Public Finance**, co-editor with Eugene Smolensky, co-author of Chapter 1 (Cambridge, MA: Harvard University Press, 1994).

**Housing Markets and Housing Institutions: An International Comparison**, co-editor with Björn Hårsman, co-author of Chapters 1 and 5 (Boston, MA: Kluwer Academic Publishing, 1991).

**American Domestic Priorities**, co-editor with Daniel L. Rubinfeld, co-author of Chapter 11 (Berkeley, CA: University of California Press, 1985).

Republished on-line by **e-books at netlibrary**, 2001.

**Perspectives on Local Public Finance and Public Policy**, editor (Greenwich, CT: JAI Press).

Volume 1, 1983.

Volume 2, 1985.

Volume 3, 1987.

**Local Public Finance and the Fiscal Squeeze: A Case Study**, co-editor with John R. Meyer, co-author of Chapters 1-5 and 8 (Cambridge, MA: Ballinger Publishing Co., 1977).

**The Economics of Refuse Collection**, with Peter Kemper (Cambridge, MA: Ballinger Publishing Co., 1976).

**Housing Markets and Racial Discrimination: A Micro Economic Analysis**, with John F. Kain (New York, NY: Columbia University Press, 1975).

#### Articles

“Doing Well by Doing Good? Green Office Buildings,” with Piet Eichholtz and Nils Kok, **American Economic Review**, forthcoming.

“Housing Policy, Mortgage Policy, and the Federal Housing Administration,” with Dwight Jaffee, **Measuring and Managing Financial Risk**, edited by D. Lucas, University of Chicago Press, forthcoming: 163-213.

“Urbanization, Productivity and Innovation: Evidence from Investment in Higher Education,” with Roland Andersson and Mats Wilhelmsson, **Journal of Urban Economics**, 66(1), 2009: 2-15.

“The Mortgage Meltdown, the Economy and Public Policy,” with Stuart Gabriel, **BE Journal of Economic Analysis and Policy**, 5(3), 2009: 1-17. (co-editor of symposium volume).

“Land Use Regulation with Durable Capital,” with Aaron M. Swoboda, **Journal of Economic Geography**, forthcoming.

“Housing Subsidies and the Tax Code: The Case of Mortgage Credit Certificates,” **Regional Science and Urban Economics**, forthcoming.

“House Price Dynamics in Time and Space: Predictability, Liquidity, and Investor Returns,” with Min Hwang, **Journal of Real Estate Economics and Finance**, forthcoming.

“Agglomeration and the Growth of Metropolitan Regions,” **Metropolitan Regions: Strategies for Development in the Global Economy**, edited by J. Klaesson, *et al.*, Springer, forthcoming.

“Mortgage Guarantee Programs and the Subprime Crisis,” with Dwight Jaffee, **California Management Review**, 15(1), 2008: 117-143.

“Neighborhoods, Economic Self-Sufficiency, and the MTO Program,” with Steven Raphael, **Brookings Papers on Urban Affairs**, 7(1), 2008: 1-46.

“Urbanization, Agglomeration and Economic Development,” **Urbanization and Growth**, edited by A.M. Spence, *et al.*, World Bank Publications, 2008: 115-132.

“How Housing Booms Unwind: Income Effects, Wealth Effects, and Feedbacks Through Financial Markets,” with Karl E. Case, **European Journal of Housing Policy**, 8(2), 2008: 161-180.

Reprinted (in Spanish) in **CLM Economica**, 12, 2008: 55-81.

“Index Revision, House Price Risk, and the Market for House Price Derivatives,” with Yongheng Deng, **Journal of Real Estate Finance and Economics**, 36(3), 2008, 191-209.

“Just Suppose,” **Revisiting Rental Housing**, edited by N.P. Retsinas and E.S. Belsky. Brookings Institution, 2008: 300-319.

“Local Public Finance,” “Urban Economics” and “Housing Policy in the United States,” review essays, **The New Palgrave**, second edition, MacMillan, 2008.

“The Curious Institution of Mobile Home Rent Control” with Carl Mason, **Journal of Housing Economics**, 16(2), 2007: 189-208.

“The Urban Impacts of the Endangered Species Act: A General Equilibrium Analysis,” with Aaron M. Swoboda, **Journal of Urban Economics**, 61(2), 2007: 299-318.

An extended version of this paper appears as, “A General Equilibrium Analysis of Land Use Restrictions and Residential Welfare,” in M. Tcha, ed., **Residential Welfare and Housing Policies**, Korea Development Institute, 2006.

“Housing Subsidies and Homeowners: What Role for Government-Sponsored Enterprises?” with Dwight Jaffee, **Brookings Papers on Urban Affairs**, 6(1), 2007: 103-150.

“Regulation and Property Values in the United States: The High Cost of Monopoly,” **Land Policies and Their Outcomes**, edited by G. Ingram and Y.H. Hong, The Lincoln Institute, 2007: 46-66.

“Real Estate Portfolio Allocation: the European Consumers’ Perspective,” **Journal of Housing Economics**, 15(3), 2006: 169-188.

“Regulation and the High Cost of Housing in California,” with Steven Raphael, **American Economic Review**, 94(2), 2005: 323-329.

“Federal Credit and Insurance Programs: Housing,” **Federal Reserve Bank of St. Louis Review**, 88 (4), 2006: 281-310.

“The Dividend Pricing Model: New Evidence from the Korean Housing Market,” with Min Hwang and Jae-Young Son, **Journal of Real Estate Finance and Economics**, 32(3), 2006: 205-228.

“Economic Fundamentals in Local Housing Markets: Evidence from U.S. Metropolitan Regions,” with Min Hwang, **Journal of Regional Science**, 46 (3), 2006: 1-29.

“Revisiting the Past and Settling the Score: Index Revision for House Price Derivatives,” with Eric Clapham, Peter Englund, and Christian Redfean, **Real Estate Economics**, 34(2), 2006: 775-302.

“Comparing Wealth Effects: The Stock Market versus the Housing Market,” with Karl E. Case and Robert J. Shiller, **Advances in Macroeconomics**, 5(1), 2005: 1-32.

“The Effects of Prevailing Wage Requirements on the Cost of Low-Income Housing,” with Sarah Dunn and Larry A. Rosenthal, **Industrial and Labor Relations Review**, 59(1), 2005: 141-157.

“An Index for Venture Capital, 1987-2003,” with Min Hwang and Susan Woodward, **Contributions to Economic Analysis and Policy**, 4 (2), 2005: 1-43.

“Land Use Regulation and the Price of Housing: What Do We Know? What Can We Learn?” with Larry A. Rosenthal, **Cityscape**, 8 (1), 2005: 69-138.

“Is Housing Unaffordable? Why Isn’t it More Affordable?” with Steven Raphael, **Journal of Economic Perspectives**, 18(1), 2004: 129-152.

“Opportunities, Race and Urban Location: The Legacy of John Kain,” with Edward L. Glaeser and Eric A. Hanushek, **Journal of Urban Economics**, 56 (1), 2004: 70-79.

“University Decentralization as Regional Policy: The Swedish Experiment,” with Roland Andersson and Mats Wilhelmsson, **Journal of Economic Geography**, 4 (4), 2004: 371-388.

“The Anatomy of Rent Burdens,” with Erica Greulich and Steven Raphael, **Brookings Papers on Urban Affairs**, 5(1), 2004: 149-205.

“Local Land Use Controls and Demographic Outcomes in a Booming Economy,” with Steven Raphael and Larry Rosenthal, **Urban Studies**, 41(2), 2004: 389-421.

“Selectivity, Quality Adjustment and Mean Reversion in the Measurement of House Values,” with Min Hwang, **Journal of Real Estate Finance and Economics**, 28(2), 2004: 161-178.

“Agglomeration and Networks in Spatial Economies,” with Börje Johansson, **Papers in Regional Science**, 83(1), 2004: 165-176.

“Home-buyers, Housing and the Macroeconomy,” with Karl E. Case and Robert J. Shiller, **Asset Prices and Monetary Policy**, edited by A. Richards and T. Robinson, Reserve Bank of Australia, 2003: 149-188.

“Public Transit and the Spatial Distribution of Minority Employment: Evidence from a Natural Experiment,” with Harry Holzer and Steven Raphael, **Journal of Policy Analysis and Management**, 22(3), 2003: 415-444.

“Rural Policy and The New Regional Economics: Implications for Rural America,” **The New Power of Regions: A Policy Focus for Rural America**, Federal Reserve Bank of Kansas City, 2002: 7-34.

“Transactions Costs and Housing Markets,” **Housing Economics and Public Policy**, edited by A. O’Sullivan and K. Gibb, Blackwell Publishing, 2002: 56-64.

“Examining Policies to Reduce Homelessness Using a General Equilibrium Model of the Housing Market,” with Erin Mansur, Steven Raphael, and Eugene Smolensky, **Journal of Urban Economics**, 53, 2002: 316-340.

“Homeowner Mobility and Mortgage Interest Rates: New Evidence from the 1990s,” **Real Estate Economics**, 30(2), 2002: 345-364.

An earlier version of this paper appears as "Monetary Policy and Homeowner Mobility: The Effects of Mortgage Interest Rates," **Economics Bulletin**, 4(1), 2001: 1-11.

"Hedging Housing Risk," with Peter Englund and Min Hwang, **Journal of Real Estate Finance and Economics**, 24(1), 2002:163-197.

"The Role of the University in Attracting High Tech Entrepreneurship: A Silicon Valley Tale," **Annals of Regional Science**, 36(3), 2002: 403-420.

"Real Estate and the Asian Crisis," **Journal of Housing Economics**, 10(2), 2001: 109-128.

"Homeless in California, Homeless in America," with Steven Raphael and Eugene Smolensky, **Review of Economics and Statistics**, 83(1), 2001: 97-51.

"The Renaissance in Regional Research," **The Annals**, 35(2), 2001: 167-178.

"The Economics of Homelessness: A View from North America," with Steven Raphael, **European Journal of Housing Policy**, 1(3), 2001: 323-337.

"Mortgage Terminations, Heterogeneity, and the Exercise of Mortgage Options," with Yongheng Deng and Robert Van Order, **Econometrica**, 68(2), 2000: 275-308.

"A Decent Home: Housing Policy in Perspective," **Brookings Papers on Urban Affairs**, 1(1), 2000: 53-99.

"Federal Policy and the Rise of Nonprofit Housing Providers," with Katherine M. O'Regan, **Journal of Housing Research**, 11(2), 2000: 297-317.

"The Valuation of Real Capital: A Random Walk Down Kungsgatan," with Peter Englund and Tracy M. Gordon, **Journal of Housing Economics**, 8(3), 1999: 205-216.

"Real Estate Prices and Economic Cycles," **International Real Estate Review**, 2(1), 1999: 1-20.

"Accessibility and Economic Opportunity," with Katherine M. O'Regan, **Transportation Economics and Policy**, edited by J.A. Gomez-Ibanez, Brookings Institution, 1999: 437-468.

"The Choice of Methodology for Computing Housing Price Indexes: Temporal Aggregation and Sample Definition," with Peter Englund and Christian L. Redfearn, **Journal of Real Estate Finance and Economics**, 19(2), 1999: 91-112.

"Urban Diversity and Economic Growth," **Journal of Economic Perspectives**, 12(2), 1998: 127-138.  
Reprinted in **Readings in Urban Economics**, Blackwell Publishers, 1999.

"Improved Price Indexes for Real Estate: Measuring the Course of Swedish Housing Prices," with Peter Englund and Christian L. Redfearn, **Journal of Urban Economics**, 44, 1998: 171-196.

"Where Youth Live: Economic Effects of Urban Space on Employment Prospects," with Katherine M. O'Regan, **Urban Studies**, 35(7), 1998: 1287-1305.

"The Taxation of Owner-Occupied Housing," **The Encyclopedia of Housing**, Sage Publications, 1998: 579-581.

"Earthquake! The Use of Economic, Engineering, and Statistical Information to Invest in Seismic Safety," **Japanese Journal of Regional Economics**, 3, 1998: 9-20.

“Education, Job Requirements and Commuting: An Analysis of Network Flows,” with Björn Hårsman, **Knowledge and Networks in a Dynamic Economy**, edited by M.J. Beckmann *et al.*, Springer-Verlag, 1998: 261-272.

“Worker and Workplace Heterogeneity and Residential Location,” with Björn Hårsman, **Network Infrastructure and the Urban Environment**, edited by L. Lundquist, Springer-Verlag, 1998: 157-175.

“Federalism as a Device for Reducing the Budget of the Central Government,” with Daniel L. Rubinfeld, **Fiscal Policy: Lessons from Economic Research**, edited by A. Auerbach, MIT Press, 1997: 7-40.

“Stickball in San Francisco,” with Stephen J. Agostini and Eugene Smolensky, **Sports, Jobs, and Taxes**, edited by R. Noll, Brookings Institution, 1997: 385-426.

“Homeless,” **Journal of Economic Literature**, 34(4), 1996: 1935-1941.

“Spatial Effects upon Employment Outcomes: The Case of New Jersey Teenagers,” with Katherine M. O’Regan, **New England Economic Review**, May/June 1996: 41-58.

“Low Downpayment Loans for Homeowners: The Cost of Public Subsidy,” with Yongheng Deng and Robert Van Order, **Regional Science and Urban Economics**, 26(3-7), 1996: 263-287.

“Teenage Employment and the Spatial Isolation of Minority and Poverty Households,” with Katherine M. O’Regan, **Journal of Human Resources**, 31(3), 1996: 692-702.

“Non Parametric Hedonic Housing Prices,” with Carl Mason, **Housing Studies**, 11(3), 1996: 377-389.

“Federalism and Reductions in the Federal Budget,” with Daniel L. Rubinfeld, **National Tax Journal**, 49(2), 1996: 289-302.

Reprinted in **Tax Policy in the Real World**, Cambridge University Press. 1999.

“Intergovernmental Fiscal Relations in California: A Critical Evaluation,” with Juliet A. Musso, **Infrastructure and the Complexity of Economic Development**, edited by D.F. Batten and C. Karlsson, Springer-Verlag, 1996: 97-124.

“Explicit Tests of Contingent Claims Models of Mortgage Default,” with Robert Van Order, **Journal of Real Estate Finance and Economics**, 11(2), 1995: 99-117.

“A Simple Hybrid Model for Estimating Price Indexes,” **Journal of Housing Economics**, 4(1), 1995: 1-12.

“The Spatial Segregation of Ethnic and Demographic Groups: Comparative Evidence from Stockholm and San Francisco,” with Björn Hårsman, **Journal of Urban Economics**, 37(1), 1995: 1-16.

“New Directions for Urban Policy,” **Housing Policy Debate**, 5(1), 1994: 96-106.

An extended version of this paper appears as “Housing and Urban Policy,” **The State of the Nation's Housing**, Hearing before the Committee on Banking, Finance and Urban Affairs, U.S. House of Representatives, 103rd Congress, 1st Session, Washington D.C., USGPO, 1993: 9-13, 141-162, 260-276.

“Loan Loss Severity and Optimal Mortgage Default,” with Vassilis Lekkas and Robert Van Order, **The AREUEA Journal**, 21(4), 1993: 353-371.

“Public Choices in Public Higher Education,” with Daniel L. Rubinfeld, **The Economics of Higher Education**, edited by C. Clotfelter, University of Chicago Press, 1993: 243-273.

“Family Networks and Youth Access to Jobs,” with Katherine M. O’Regan, **Journal of Urban Economics**, 34(3), 1993: 230-248.

“Conflicts Among Levels of Government in a Federal System: The Flypaper Effect,” with Eugene Smolensky, **Public Finance**, 47(Sup), 1993: 202-215.

“Housing and Mortgage Markets,” **The New Palgrave Dictionary of Money and Finance**, Macmillan, 1992, Vol. 2: 318-320.

“Intergovernmental Transfers and the Financing of Economic Development,” **Spatial Development in Indonesia**, edited by T.J. Kim, Gower, 1992: 167-188.

“Private Guarantees for Municipal Bonds: Evidence from the Aftermarket,” with Daniel L. Rubinfeld, **National Tax Journal**, 44(4), 1991: 29-40.

“Price Formation and the Appraisal Function in Real Estate Markets,” with Daniel C. Quan, **Journal of Real Estate Finance and Economics**, 4(2), 1991: 127-146.

“Labor Market Access and Labor Market Outcomes for Urban Youth,” with Katherine M. O’Regan, **Regional Science and Urban Economics**, 21(2), 1991: 277-294.

“Competition and Complementarity Among Governments in a Federal System: Implications for Progressivity,” with Eugene Smolensky, **Public Finance with Several Levels of Government**, edited by R. Prud’homme, IIPF, 1991: 125-136.

“Residential Energy Conservation: Standards, Subsidies and Public Programs,” **Developments in Energy Regulation**, edited by R. J. Gilbert, University of California Press, 1991: 393-455.

“Market Induced and Government Mandated Energy Conservation in the Housing Market: Econometric Evidence from the U.S.,” **Review of Urban and Regional Development Studies**, 3(1), 1991: 28-38.

“Defaults on Mortgage Obligations and Capital Requirements for U.S. Savings Institutions,” with Robert Van Order, **Journal of Public Economics**, 44, 1991: 353-369.

“The Dynamics of Real Estate Prices,” with Brad Case, **Review of Economics and Statistics**, 73(1), 1991: 50-58.

“Comparing The Performance of Discrete Choice and Hedonic Models,” with Carl Mason, in **Spatial Choices and Processes**, edited by M. Fischer, North Holland Publishing Company, 1990: 219-246.

“Graduate Reading List in Public Finance,” in **Economics Reading Lists and Course Outlines**, Vol. 11, compiled by Edward Tower, Eno Press, 1990: 167-174.

“Regional Public Finance and Economic Development: The Indonesian Context,” with Fitz Ford, **Review of Urban and Regional Development Studies**, 2(2), 1990: 139-150.

“Efficiency in the Mortgage Market: The Borrower’s Perspective,” with Robert Van Order, **The AREUEA Journal**, 18(3), 1990: 237-252.

“Housing Allocation and Metropolitan Development,” **Urban Challenges: Report of The Royal Commission on Metropolitan Problems**, Stockholm, SOU 1990(33): 39-50.

“Commercial Land Use Regulation and Local Government Finance,” **American Economic Review**, 80(2), 1990: 176-180.

“Segregation by Racial and Demographic Group,” with Vincent P. Miller, **Urban Studies**, 27(1), 1990: 3-21.

“Urban Transformation and Migration,” principal author, **The Leading Edge in Social and Behavioral Science**, edited by R. D. Luce, Russell Sage-CBASSE, 1990: 437-454.

“Does Rent Control Cause Homelessness? Taking the Evidence Seriously,” **Journal of Policy Analysis and Management**, 9(1), 1990: 88-93.

“Improving Efficiency in the Tax Treatment of Education and Training Expenditures,” with Eugene Smolensky, **Research in Labor Economics**, 11, 1990: 77-95.

An earlier version of this paper appears in **Investing in People**, Background Papers, U.S. Government Printing Office, 1989: 803-850.

“Unobservables in Consumer Choice: Residential Energy and the Demand for Comfort,” with Daniel L. Rubinfeld, **Review of Economics and Statistics**, 71(3), 1989: 416-425.

“Inferring an Investment Return Series for Real Estate from Observations on Sales,” with Daniel C. Quan, **The AREUEA Journal**, 17(2), 1989: 218-230.

“What Counts?” with Suzanne Scotchmer, **Journal of Policy Analysis and Management**, 8(3), 1989: 483-489.

“Statistical Analysis of Sales Data to Verify Private Appraisals,” with Brad Case, **The Property Tax Journal**, 8(1), 1989: 15-27.

“The Dynamics of Regulated Markets: Construction Standards, Energy Standards and Durable Goods,” with Pravin Varaiya, **Advances in Spatial Theory and Dynamics**, edited by A. Andersson, North Holland Publishing Company, 1989: 263-273.

“Market Valuation of Financial Terms: Evidence from Two Real Estate Markets,” with Dan Durning, **Real Estate Market Analysis**, edited by J.M. Clapp, Praeger, 1988: 130-149.

“Local Public Finance” and “Housing Markets,” review essays, **The New Palgrave**, Macmillan, 1987, Vol. 2: 221-223; Vol. 3: 680-681.

“Interest Rate Variations, Mortgage Prepayments and Household Mobility,” **Review of Economics and Statistics**, 69(4), 1987: 636-644.

“Housing Market Information and the Benefits of Housing Programs,” **Between State and Market: The Post Industrial Era**, edited by B. Turner, *et al.*, Almquist and Wicksell, 1987: 53-70.

“The Consumption Benefits of Investment in Infrastructure: The Evaluation of Sites and Services Programs in Underdeveloped Countries,” with Daniel Kaufmann, **Journal of Development Economics**, 25, 1987: 263-284.

“Budget Reform and the Theory of Fiscal Federalism,” with Daniel L. Rubinfeld, **American Economic Review**, 76(2), 1986: 132-137.

“The Evaluation of Complex Policies: Simulating the Willingness to Pay for the Benefits of Subsidy Programs,” **Regional Science and Urban Economics**, 16(1), 1986: 31-42.

Reprinted in **The International Library of Environmental Economics and Policy**, Ashgate Publishing, 2007.

“Tax Reform and Real Estate,” with Sherman J. Maisel, **California Management Review**, 28(1), 1985: 155-168.

“On the Distributional Implications of Mortgage Revenue Bonds and Creative Finance,” with Dan Durning, **National Tax Journal**, 38(4), 1985: 513-524.

“Life Cycle Earning Capacity and the OJT Investment Model,” with Eric A. Hanushek, **International Economic Review**, 26(2), 1985: 365-385.

“Residential Energy Standards and the Housing Market: A Regional Analysis,” **Papers of the Regional Science Association** 54, 1984: 59-71.

Reprinted in **International Regional Science Review**, 9(3), 1984: 201-216.

“Consumer Choice of Dwelling, Neighborhood, and Public Services,” **Regional Science and Urban Economics**, 15(1), 1985: 1-23.

Reprinted in Federal Home Loan Bank of San Francisco, **Special Publication Series**, 1984.

“The Production of Housing Services and the Derived Demand for Residential Energy,” **The Rand Journal of Economics**, 15(4), 1985: 555-567.

An earlier version of this paper appears in Federal Home Loan Bank of San Francisco, **Special Publication Series**, 1983.

“Managing Program Transition: Taking Housing Vouchers Seriously as a National Program,” in **The Changing Economic and Fiscal Structure of Cities**, edited by R. Ebel, JAI Press, 1984: 289-305.

“Estimates of a More General Model of Housing Choice,” **The Urban Economy and Housing**, edited by Ronald E. Grieson, D.C. Heath and Co., 1982: 125-140.

“Residential Construction and Public Policy: A Progress Report,” **Technical Progress and Public Policy**, edited by Richard R. Nelson, Pergamon Press, 1982: 361-410.

“Population Heterogeneity and the Sociogenesis of Homicide,” with Henry B. Hansmann, **Social Forces**, 61(1), 1982: 206-224.

“Nonlinear Budget Constraints and Consumer Demand: An Application to Public Programs for Residential Housing,” **Journal of Urban Economics**, 12(2), 1982: 177-201.

“The Determinants of Housing Demand,” with Eric A. Hanushek, **Research in Urban Economics**, Vol. 2, edited by J. V. Henderson, JAI Press, 1982: 221-242.

“Complex Public Subsidies and Complex Household Behavior: Consumption Aspects of Housing Allowances,” with Eric A. Hanushek, **Do Housing Allowances Work?** edited by A. Downs, The Brookings Institution, 1981: 185-239.

“Graduate Reading List in Urban Economics,” **Economics Reading Lists and Course Outlines**, Vol. 13, compiled by Edward Tower, Eno Press, 1980: 20-33.

“Local Residential Mobility and Local Government Policy,” **Residential Mobility and Public Policy**, edited by W.A.V. Clark, Sage Publications, 1980: 39-55.

“What is the Price Elasticity of Housing Demand?” with Eric A. Hanushek, **Review of Economics and Statistics**, 62(3), 1980: 449-454.

“The Dynamics of the Housing Market: A Stock Adjustment Model of Housing Consumption,” **Journal of Urban Economics**, 6(2), 1979: 90-111.

Reprinted in **Regional Labor and Housing Markets**, Edward Elgar, 1995.

“Housing Allowances and Demand Oriented Housing Subsidies,” **Policy Studies Journal**, 8(3), 1979: 98-106.

Reprinted in **Housing Policy in the 1980's**, D.C. Heath Co., 1980.

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