

JOHN MICHAEL QUIGLEY

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| Address: | Department of Economics 549 Evans Hall University of California Berkeley, CA 94720-3880 | Program on Housing and Urban Policy Haas School of Business #6105 University of California Berkeley, CA 94720-6105 |
| Electronic: | quigley@econ.berkeley.edu http://elsa.berkeley.edu/~quigley | http://urbanpolicy.berkeley.edu |

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

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|----------------------------------|-----------|
| 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 |

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|------------------------------------|-----------|
| 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, 2010 |
| 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 |
| Department of Finance, Maastricht University | 2010 |
| 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- |
| University of Hong Kong | 2010- |

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| 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 | 2003-2008 |
| 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 | 1999-2009 |
| 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 | 1998-2009 |
| 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- |
| Journal of Transportation and Society | 2010- |

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

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|---|-----------|
| 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

“The Economics of Green Buildings,” with Piet Eichholtz and Nils Kok, **Review of Economics and Statistics**, forthcoming.

“Residential Energy Use and Conservation: Economics and Demographics,” with Dirk Brounen and Nils Kok, **European Economic Review**, forthcoming.

“The Diffusion of Energy Efficiency in Building,” with Nils Kok and Marquise McGraw, **American Economic Review**, 101(2), 2011, 77-82.

“Economic Returns to Energy – Efficient Investments in the Housing Market: Evidence from Singapore,” with Yongheng Deng and Zhihang Li, **Regional Science and Urban Economics**, forthcoming.

“Rental Housing Assistance?” **Cityscape**, 13(2), 2011: 157-169.

“Doing Well by Doing Good? Green Office Buildings,” with Piet Eichholtz and Nils Kok, **American Economic Review**, 100(5), 2010: 2495-2511.

“Political and Public Acceptance of Congestion Pricing: Ideology and Self Interest,” with Björn Hårsman, **Journal of Policy Analysis and Management**, 29(4), 2010: 854-875.

“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, 2010: 97-130.

“Land Use Regulation with Durable Capital,” with Aaron M. Swoboda, **Journal of Economic Geography**, 10(1), 2010: 9-26.

“House Price Dynamics in Time and Space: Predictability, Liquidity, and Investor Returns,” with Min Hwang, **Journal of Real Estate Economics and Finance**, 41, 2010: 3-23.

“How Housing Busts End: Home Prices, User Cost, and Rigidities During Down Cycles,” with Karl E. Case, **Blackwell Companion to the Economics of Housing**, edited by S.J. Smith, Blackwell Publishers, 2010: 459-480.

“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 Spatial Consequences of Autarky in Land Use Regulation,” **Societies in Motion**, edited by A. Frenkel, *et al.*, Edward Elgar, 2010.

“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).

“Housing Subsidies and the Tax Code: The Case of Mortgage Credit Certificates,” **Regional Science and Urban Economics**, 39, 2009: 647-657.

“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.

Reprinted (in Chinese) in **Comparative Studies**, 47, 2010: 14-27.

“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.

Reprinted in **Housing Economics**, Sage Publications, 2011.

“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 Redfearn, **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.

Reprinted in **Housing Economics**, Sage Publications, 2011.

“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(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.

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