CURRICULUM VITAE

**N. Edward Coulson**

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 Paul Merage School of Business

 University of California, Irvine

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ncoulson@uci.edu

Personal

Born 11-04-55, San Pedro, CA

Married, one child

Education

Bachelor of Science in Economics, University of California, Riverside, June 1977.

Doctor of Philosophy in Economics, University of California, San Diego, August 1983.

Professional Employment

1983-1984: Assistant Professor of Economics, University of Maine, Orono

1984-2014: Assistant, Associate, Full Professor of Economics, Penn State University

2011-2014: King Faculty Fellow in Real Estate and Professor of Real Estate Economics, Penn State University

2014-2016: Professor of Economics and Director, Lied Institute of Real Estate Studies, University of Nevada,

 Las Vegas

2017- : Professor of Economics and Public Policy, and Director, Center for Real Estate, Merage School of Business, University of California, Irvine

Other Appointments

1986-7: Visiting Assistant Professor of Economics, UC San Diego

1991-1993 Faculty Member, School of Policy Analysis, PSU

1995: Lecturer, New Economic School, Moscow, Russia

2001, 2009, 2011, 2013: Visiting Scholar, Federal Reserve Bank of Philadelphia

2007- 2013: Adjunct Professor, Freeman School of Business, Tulane University

May 2009: Visiting Scholar, Federal Reserve Bank of New York

2007: David C. Lincoln Fellow in Land Value Taxation

Summer 2013: Visiting Scholar, University of Auckland

2009- Fellow, Weimer School of Advanced Studies in Real Estate, Palm Beach, FL

2021- Hoyt Fellow, Homer Hoyt Institute

Fellow, Institute of Real Estate Studies, PSU

Major Research Areas

Real Estate Economics, Housing Economics, Urban Economics, Regional Economics, Econometrics, Public Economics

Courses Taught

Graduate: Urban Economics, Econometrics (1st, 2nd and 3rd semesters of Ph.D. Economics Core; First and Second Semesters for Agricultural Economics and Business Ph. D. cores, 1st Semester Policy Analysis Master Degree Core; Executive M. Fin. Core), Introduction to Real Estate (MBA), Practicum in Mixed Use Development (MBA), International Real Estate (MBA)

Undergraduate: Introduction to Real Estate, Housing Markets and Housing Policy, Contemporary Issues in Real Estate, Urban Economics, Public Finance, Econometrics, Statistics, Micro Principles (Large Section (375 students) and Honors Section), Intermediate Micro, Sports Economics, Economics of Arts and Media

PSU College of the Liberal Arts Outstanding Teacher Award, 2001

Outstanding Undergraduate Instructor Award, PSU Department of Economics: Fall 1995, Fall 1997, Spring 1998, Fall 1998, Spring 1999, Fall 1999, Fall 2000, Spring 2002, Fall 2002, Spring 2003, Spring 2004, Fall 2007, Spring 2009, Spring 2010, Spring 2013

Funded Research

Industry Analysis of Pennsylvania (Business Council of Pennsylvania) Rodney Erickson and Edward Coulson, PIs,. Completed February 1986

PACE Drug Program Data Analysis (Office of the Actuary, Health Care Financing Administration) Bruce Stuart, PI; Completed November 1989.

An Analysis of the Impact of Prescription Drug Coverage for Aged Medicare Beneficiaries (Health Care Financing Administration) Bruce Stuart and Frank Ahern, PIs; Completed, October 1993.

Use of Physician Services by Rural Populations (Center for Aging and Health in Rural America) Bruce Stuart and Edward Coulson, PIs. Completed, November 1992

The Economic Impact of the Bryce Jordan Center and Beaver Stadium on the State College Area Economy (PSU), Edward Coulson, PI, Completed, April 1999

The External Value of Homeownership in Neighborhoods (Fannie Mae Foundation), Edward Coulson and Susumu Imai, PIs, Completed, July 2002

Asset Portfolios and the Neutrality of the Land Tax (Lincoln Institute for Land Policy Fellowship) January -December 2007

Evaluation of the Use of Registration Stickers (Pennsylvania Transportation Institute, Philip Garvey, PI), Completed, Spring 2011

HOA Foreclosures and their Impact on the Las Vegas Real Estate Market (PI, Nevada Association of Realtors) Completed, December 2016

Historical Preservation in Michigan (Michigan Historical Preservation Network) Completed, January 2017

Consulting

Pennsylvania Economic Development Partnership, Center for Urban Policy Research (Rutgers University), Economic Management Systems, West Virginia Attorney General’s Office, Pennsylvania Transportation Institute, Miami-Dade County Attorney, John Yudelman, MGM Resorts, Colibri Group, Cornerstone, Rose-Kellor Law Group, Book manuscript reviews for various publishers

Refereed Publications

"Aggregate Economic Activity and the Variance of Inflation: Another Look" *Economics Letters*, 1985, 17, 71-75 (with R. Robins).

"A Comment on the Testing of Functional Form in First Difference Models" *Review of Economics and Statistics,* November 1985, 67, 711-713 (with R. Robins).

"Testing the Functional Form of Statistical Appraisal Equations" *The Appraisal Journal*, January 1987, 55, 116-124 (with R. Robins)

"Transportation Costs and the Rent Gradient" *Journal of Urban Economics*, May 1987, 21, 287-297 (with R. Engle)

"A Test of the First Difference Transformation in Time Series Models" *Review of Economics and Statistics*, November 1987, 69, 723-726 (with R. Robins)

"Dynamics of the Transmission of Employment Effects Across Metropolitan Areas” Urban *Studies*, April 1988, 25, 145-149 (with J. Breece)

"The Empirical Content of the Linearity as Repackaging Hypothesis" *Journal of Urban Economics*, May 1989, 25, 295-309.

"Externalities, Filtering and Neighborhood Change" *Journal of Urban Economics*, September 1989, 25, 231-249 (with E. Bond)

"A Hedonic Analysis of Residential Succession" *Review of Economics and Statistics*, August 1990, 72, 433-443 (with E. Bond)

"Really Useful Tests of the Monocentric Model" *Land Economics*, August 1991, 299-308

"Semiparametric Estimates of the Marginal Price of Floorspace", *Journal of Real Estate Finance and Economics*, March 1992, 5, 73-83

"Persistence in the Use of Pharmaceuticals by Elderly Insurees: Evidence from Annual Claims”, *Journal of Health Economics*, November 1992, 11, 315-328 (with B. Stuart)

"On the Determination of Regional Base and Regional Base Multipliers" *Regional Science and Urban Economics*, November 1992, 27, 619-635 (with S. Brown and R. Engle)

"Forecast Combination in a Dynamic Setting", *Journal of Forecasting*, January 1993, 12, 63-67 (with R. Robins)

"The Sources of Sectoral Fluctuations in Metropolitan Areas" *Journal of Urban Economics*, January 1993, 33, 76-94.

"Dynamic Aspects of Prescription Drug Use in an Elderly Population" *Health Services Research*, June 1993, 28, 237-284 (with B. Stuart)

"Semiparametric Estimates of the Marginal Price of Floorspace: Reply", Journal *of Real Estate Finance and Economics*, June 1993, 7. 77-78.

"Real Estate Transfer Taxes and Property Values: The Philadelphia Story” (with J. Benjamin and S. Yang) *Journal of Real Estate Finance and Economics*, September 1993, 7, 151-157.

"Use of Outpatient Drugs as Death Approaches" (with B. Stuart), *Health Care Financing Review*, Spring 1994, 15, 63-82.

"Insurance Choice and the Demand for Prescription Drugs" (with B. Stuart) *Southern Economic Journal*, May 1995

"Estimating the Moral Hazard Effect of Insurance Choice on Prescription Drug Demand" (with J. Terza, C. Neslusan, and B. Stuart) American *Economic Review Papers and Proceedings*, May 1995, 85, 122-126

"Sources of Fluctuations in the Boston Economy" (with S. Rushen), *Journal of Urban Economics*, July 1995, 38, 74-93

“The Dynamic Impact of Unseasonable Weather on Construction Activity” *Real Estate Economics*, (with C. Richard) Summer 1996, 24, 179-194

“Housing Inventory and Completion” *Journal of Real Estate Finance and Economics*, January 1999, 18, 89-105.

“Why are Hispanic- and Asian-American Homeownership Rates So Low? Immigration and Other Factors”, *Journal of Urban Economics*, March 1999, 45, 209-227

“Sectoral Sources of Metropolitan Growth”, *Regional Science and Urban Economics*, November 1999, 723-743

“Foreign Industrial Exports and State Manufacturing Performance: A Causal Assessment” (with Robin Leichenko), *Growth and Change,* Fall 1999, 60, 479-506

”Residential Investment, Nonresidential Investment and GDP”, (with Myeong-Soo Kim) *Real Estate Economics*, Summer 2000, 28, 233-248

“Sectoral Employment Fluctuations in Central Cities and Suburbs” (with Sheng-wen Chang), *Journal of Urban Economics,* March 2001, 49, 199-Ș

“The Internal and External Effects of Historical Designation on Property Values” (with Robin Leichenko) *Journal of Real Estate Finance and Economics*, July 2001, 113-124

“Spatial Mismatch in Search Equilibrium” (with D. Laing and P. Wang) *Journal of Labor Economics*, October 2001, 19, 949-972

“Historic Preservation and Residential Property Values: An Analysis of Texas Cities” (with Robin Leichenko and David Listokin), *Urban Studies,* October 2001, 38, 1973-1987

“Sectoral Sources of the Massachusetts Miracle and Other Turning Points”, Journal *of Regional Science,* November 2001, 41, 617-637

“Labor Market Outcomes of Homeownership” (with Lynn Fisher), *Housing Studies*, January 2002, 17, 35-50

“Regional Variation in Homeownership Rates, or, If California Housing Prices were as Low as Pennsylvania’s Would its Ownership Rate Be As High?”, *Journal of Real Estate Finance and Economics,* May 2002, 261-276

“Determinants of Urban Population Growth: Evidence from Chinese Cities” (with Aimin Chen), *Urban Studies*, November 2002, 39, 2189-2197 (reprinted in *Urban Transformation in China,* Ashgate Publishing)

“The Value of Owner-Occupation in Neighborhoods” (with Seok-Joon Hwang and Susumu Imai) *Journal of Housing Research,* 2002, 13, 153-174

“Housing Policy and the Social Benefits of Homeownership” Business *Review* of the Federal Reserve Bank of Philadelphia, Q2, 2002, 7-16

“The Benefits of Owner-Occupation in Neighborhoods” (with Susumu Imai and Seok-Joon Hwang), *Journal of Housing Research*, 2003, 14, 1, 21-48

“Historic Designation and Neighborhood Turnover” (with Robin Leichenko*) Urban Studies, July* 2004, 41, 1587-1600

Should Cities Be Ready for Some Football? Assessing the Social Benefits of Hosting an NFL Team (with Jerry Carlino) *Business Review* of the Federal Reserve Bank of Philadelphia, Q2, 2004, 7-17

“Compensating Differentials and the Social Value of NFL Franchises” (with Jerry Carlino), *Journal of Urban Economics,* July 2004, 56, 25-50

“Gracing the Land of Elvis and Beale Street: Historic Designation and Property Values in Memphis” (with Michael Lahr), *Real Estate Economics*, Fall 2005, 33, 487-508

“Current Events: The Effects of Electricity Deregulation on State Economies”, *Journal of Regional Science,* February 2006, 46, 147-168

“Compensating Differentials and the Social Value of NFL Franchises: Reply” (with Jerry Carlino), Journal *of Urban Economics*, July 2006, 60, 132-138

“The Dynamics of Neighborhood-Level Quantile House Price Indexes” (with Dan McMillen), *Urban Studies,* July 2007, 44, 1517-1537

“Simultaneous Estimation of Cohort, Age, and Time Effects in Housing Prices” (with Daniel McMillen), *Journal of Housing Economics,* June 2008, 17, 138-151

“Housing Tenure and Labor Market Impacts: The Search Goes On” (with Lynn Fisher) *Journal of Urban Economics,* May 2009, 252-264

“A Note on Testing the Spatial Error Components Model” (with Fernando Carriazo), *Regional Science and Urban Economics,* September 2010, 331-335

“Temporal and Ethnic Decompositions of Homeownership Rates: Synthetic Cohorts across Five Censuses” (with Maurice Dalton) *Journal of Housing Economics*, September 2010, 19, 155-166

“Tax Revisions of 2004 and Pro Sports Team Ownership” (with Rodney Fort)*, Contemporary Economic Policy,* October 2010, 28, 464-473

“The Effect of Risk on the Effect of a Land Tax: A Simulation” (with Herman Li), *Regional Science and Urban Economics,* November 2010, 40, 530-537

“On the Hybrid Nature of REITs” (with Walter Boudry, Jarl Kallberg, and Crocker Liu), *Journal of Real Estate Finance and Economics*, January 2012, 44, 230-249

“Mobility and Mortgages: Evidence from the PSID” (with Paul Grieco), *Regional Science and Urban Economics*, January 2013, 43, 1-7

"Institutional and Demographic Influences on the Presence, Scale and Geographic Scope of Individual Chinese Real Estate Investment" (with Mingzhe Tang) *Regional Science and Urban Economics*, March 2013, 43, 187-196

“Do Housing Prices Impact Business Starts?” (with Lakshmi Balasubramanyan) *Journal of Housing Economics,* March 2013, 22, 36-44

“On Indexing Real Estate Properties and Portfolios” (with Walter Boudry, Jarl Kallberg, and Crocker Liu), *Journal of Real Estate Finance and Economics*, May 2013

“Measuring the External Benefits of Homeownership” (with Herman Li) *Journal of Urban Economics*, September 2013, 77, 57-67

“Housing Prices and the Metropolitan Economy: A Portfolio Approach” (with Crocker Liu and Sriram Villapurim), *Regional Science and Urban Economics,* November 2013, 43, 1023-1040

“Online Information Search, Market Fundamentals and Apartment Real Estate” (with Prashant Das and Alan Ziobrowski) *Journal of Real Estate Finance and Economics,* November 2015, 51, 480-502

“The Repeat Rent Index” (with Brent Ambrose and Jiro Yoshida) *Review of Economics and Statistics*, December 2015, 97, 939-950

“Optimal Drug Policy in Low-Income Neighborhoods” (with Sheng-Wen Chang and Ping Wang) *Journal of Public Economic Theory*, October 2016, 726-751

"The Impact of China's Housing Provident Fund on Homeownership, Housing Consumption and Housing Investment" (with Mingzhe Tang) *Regional Science and Urban Economics*, March 2017, 63, 25-37

 “Reassessing Taylor Rules Using Improved Housing Rent Data” (with Brent Ambrose and Jiro Yoshida), *Journal of Macroeconomics,* June 2018, 56, 243-257

“Caste, Faith and Gender: Determinants of Homeownership in Urban India” (with Prashant Das), *Journal of Real Estate Finance and Economics,* July 2019, 59, 27-55

“Tenure Tipping” (with Greg Wommer) *Regional Science and Urban Economics* July 2019, 77, 172-181

“Are New Homes Special?” (with Adele Morris and Helen Neill) *Real Estate Economics,* Autumn 2019, 47, 784-406

“Competition and Appraisal Inflation” (with James Conklin, Moussa Diop and Thao Le) *Journal of Real Estate Finance and Economics*, June 2020, 61, 1-37

“Housing Supply Elasticity, Gasoline Prices and Residential Property Values” (with Adele Morris and Helen Neill) *Journal of Housing Economics,* June 2020, article 101669

“Economic Diversification and The Resiliency Hypothesis: Evidence from the Impact of Natural Disasters on Regional Housing Values” (with Shawn McCoy and Ian McDonough) *Regional Science and Urban Economics,* November 2020, article 103581

“Estimating Supply Functions for Residential Real Estate Attributes” (with Zhi Dong and Tien Foo Sing) Summer 2021, 49, 397-432

Book Editor

*Energy Efficiency and the Future of Real Estate* (co-editor with Cliff Lipscomb and Yongsheng Wang) Palgrave Press, 2017

Book Chapters

“The Long Run Demand for Alcoholic Beverages” (with J. Moran and J. Nelson) in *Advances in Applied Microeconomics* v*.* 10*,* 31-54, JAI Press, 2001

“Analyzing Urban Employment Fluctuations” in *The Blackwell Companion to Urban Economics*, 460-478, Blackwell Publishing, 2006

“The Long Run Shift-Share: Uncovering the Sources of Sectoral Fluctuations in Metropolitan Areas”, in *Volatility and Time Series Econometrics: Essays in Honor of Robert F. Engle* (Tim Bollerslev, Jeff Russell and Mark Watson, eds.) Oxford University Press, 2010

*“*House Price Index Methodologies” in *International Encyclopedia of Home and Housing*, (Susan Smith, ed.) Elsevier, 2012

“Housing and Immigration” in *The Encyclopedia of Housing*, (Andrew Carswell, ed.) Sage Publishers, 2012

“What Can We Learn From Hedonic Models in Markets Dominated by Foreclosures?” (with Jeff Zabel) in *Annual Review of Resource Economics, v. 5* 2013 (Kerry Smith, ed.)

“Introduction” (with Avis Devine, Cliff Lipscomb and Yongsheng Wang) in *Energy Efficiency*  (see above)

“Future Research Directions in Energy Efficiency” (with Cliff Lipscomb and Yongsheng Wang) in *Energy Efficiency* (see above)

“Foreword” to *Real Estate Analysis in the Information Age: Techniques for Big Data and Statistical Modeling.* by Kimberly Winston-Geideman et al, Routledge Publishers.

Book Reviews

Review of Thomas Stanback, *The Transforming Metropolitan Economy,* *Urban Studies*, September 2003, 40. 2010-1

Review of Richard Green and Steven Malpezzi, *A Primer on US Housing Markets and Housing Policy*, *Journal of Regional Science,* August 2004, 44, 594-596

Review of Roberta Capello and Peter Nijkamp (eds.) *Urban Dynamics and Growth*, *Journal of Regional Science,* May 2006, 46, 384-7

Review of Robert Trumpbour, *The New Cathedrals: Politics And Media in the History of Stadium Construction, Kentucky Historical Review,* Winter 2007, 187-189

Review of Ann Markusen (ed.) *Reining in the Competition for Capital*, *Journal of Regional Science,* August 2008, 48, 658-660

Review of Mario Polese, *The Wealth and Poverty of Regions: Why Cities Matter, Journal of Regional Science,* May 2011, 51, 407-9

Unpublished Papers

“Apartments and Condos: Governance in Multifamily Structures” (with Lynn Fisher)

“Condo Rents and Apartment Rents” (with Lynn Fisher)

“Earnings Expectations and the Regional Composition of the Federal Reserve Board of Governors” (with Crocker Liu and Sriram Villupurim)

“Housing Rents and Inflation Rates” (with Brent Ambrose and Jiro Yoshida)

“The Child Quality-Quantity Tradeoff in China: The Role of Housing Wealth” (with Mingzhe Tang)

“Job Match Quality and Tenure Self-Selection” (with Walter D’Lima and David Jinkins)

“Landlord Rights, Evictions and Housing Affordability” (with Thao Le and Lily Shen)

"Foreign and domestic investment in industrial land in China under the background of land market reform:Evidence from firm level data” (with Lin Zhang, Yuan Liu, and Yiting Zhao)

"Noncointegration and Econometric Evaluation of Models of Regional Shift and Share" (with S. Brown and R. Engle)

Research in progress

The Effect of Foreclosure on Family Outcomes (with Sharon O’Donnell)

Default and Foreclosure: The Role of Nonhousing Wealth (with Sharon O’Donnell)

Investor and Owner- Occupant Demand in the Single Family Market (with Herman Li and Helen Neill)

Estimating Mean Parameters with Extremum Data, with an Application to the Ending of LIHTC Credits (with Herman Li and Betsy Fadali)

Distressed Comps (with Jim Conklin and Moussa Diop)

Race and Appraisals (with Jim Conklin, Moussa Diop and Brent Ambrose)

Appraisal based Estimates of the Foreclosure Discount (with Jim Conklin and Moussa Diop)

Selected Presentations (since 2008; D=discussant only)

American Real Estate and Urban Economics Association, Annual Meeting, New Orleans, LA, January 2008

Weimer School of Advanced Studies in Real Estate and Land Economics, Palm Beach, FL, January 2008

Lincoln Institute Conference on Urban Economics and Public Finance, Cambridge, MA, March 2008

Conference in Honor of Robert Engle, San Diego, CA, June 2008

Symposium on Urban Economics and Real Estate, University of British Columbia, Vancouver, BC, June 2008

Federal Reserve Bank of Philadelphia Research Seminar, September 2008

Cal Poly San Luis Obispo, Department of Economics, October 2008

UC Riverside, Department of Economics, October 2008

Spatial Econometrics Association World Congress, New York, NY, November 2008

Regional Science Association Annual Meeting, New York, NY, November 2008

American Real Estate and Urban Economics Association, Annual Meeting, San Francisco, CA, January 2009

Weimer School of Advanced Studies in Real Estate and Land Economics, Palm Beach, FL, January 2009

University of San Diego, Burnham Moore Center for Real Estate, February 2009

Midwest Economic Association, Cleveland, OH, March 2009 (D)

Federal Reserve Bank of Cleveland Research Seminar, March 2009

Lincoln Institute Conference on Urban Economics and Public Finance, Cambridge, MA, April 2009 (D)

Asian Real Estate Society, Los Angeles CA, July 2009

HULM Conference, Federal Reserve Bank of Atlanta, Atlanta GA, September 2009 (D)

Conference on Urban and Regional Economics, Milan Italy, October 2009

Regional Science Association Annual Meeting, San Francisco, CA, November 2009

American Real Estate and Urban Economics Association Annual Meeting, Atlanta GA, January 2010

Federal Reserve Bank of St. Louis Research Seminar, March 2010

University of Southern California, School of Policy, Planning and Development, April 2010

Lincoln Institute Conference on Urban Economics and Public Finance, Cambridge, MA, April 2010 (D)

American Real Estate and Urban Economics Association Midyear Meeting, Washington DC, June 2010

Third Israel Symposium on Urban Economics and Real Estate, Jerusalem, Israel, July 2010.

Conference on Urban and Regional Economics, Princeton NJ, October 2010 (D)

West Virginia University, Department of Economics, October 2010

Urban Economics Association Annual Meeting, Denver, CO, November 2010

American Real Estate and Urban Economics Association Annual Meeting, Denver CO, January 2011

Georgia State University, Department of Real Estate, March 2011

HULM Conference, Federal Reserve Bank of Atlanta, Atlanta GA, March 2011

Conference on Government Intervention in Housing Markets, Florida State University, April 2011

Lincoln Institute Conference on Urban Economics and Public Finance, Cambridge, MA, May 2011 (D)

Asia-Pacific Real Estate Conference, Barossa, South Australia, July 2011 (D)

HULM Conference, Federal Reserve Bank of Chicago, Chicago, October 2011(D)

Urban Economics Association Annual Meeting, Miami FL, November 2011

Department of Economics, University of Oklahoma, April 2012

Lincoln Institute Conference on Urban Economics and Public Finance, Cambridge, MA, May 2012

Federal Reserve-GWU Research Seminar, Washington, DC May 2012

Asian Real Estate Society Annual Meeting, Singapore, July 2012

Urban Economics Association Annual Meeting, Ottawa, ON, November 2012

American Real Estate and Urban Economics Association Annual Meeting, San Diego, CA, January 2013

Critical Issues in Real Estate Symposium, Florida State University, April 2013 (D)

University of Auckland Property Department Seminar May 2013

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2013

University of Nevada, Las Vegas Department of Economics, November 2013

American Real Estate and Urban Economics Association Annual Meeting, Philadelphia PA, January 2014

Conference on Cultural Heritage and Urban Development, Free University of Amsterdam, January 2014 (D)

Federal Reserve Bank of Kansas City Research Seminar May 2014

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2014 (D)

Symposium on Real Estate and Urban Economics, University of British Columbia, June 2014

Urban Economic Association Annual Meeting, Washington DC, November 2014

American Real Estate and Urban Economics Association Annual Meeting, Boston MA, January 2015 (Panel

 Moderator)

Department of Economics, Cal State Long Beach, April 2015

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2015

4th Conference on Regional, Urban and Spatial Economics, Tsinghua University, PRC, June 2015 (Keynote Speaker)

Department of Economics, Shandong University, Jinan, PRC, June 2015

HULM Conference, Federal Reserve Bank of Chicago, October 2015 (D)

Urban Economic Association Annual Meeting, Portland OR, November 2015

American Real Estate and Urban Economics Association Annual Meeting, San Francisco CA, January 2016

UC Irvine Merage School of Business, Seminar, March 2016

Conference on Real Estate, National University of Singapore, May 2016 (D)

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2016

American Real Estate and Urban Economics Association International Meeting, Alicante, Spain, June 2016

Conference on Housing Affordability, Tel Aviv, Israel, July 2016 (D)

Cornell University, Department of Applied Economics Research Seminar, November 2016

Urban Economic Association Annual Meeting, Minneapolis, MN, November, 2016

UCI-UCLA-USC Urban Economics and Real Estate Symposium, UCLA, November 2016

American Real Estate and Urban Economics Association, January 2017 (Presidential Address)

UCI Department of Economics, March 2017

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2017

USC Lusk Center for Real Estate Research Seminar, September 2017

University of Houston Department of Economics Research Seminar, October 2017

Urban Economics Association Annual Meeting, Vancouver BC, November 2017

Miami Behavioral Finance Conference, Miami FL, December 2017 (D)

American Real Estate and Urban Economics Association Annual Meeting, Philadelphia, PA January 2018

UCI-UCLA-USC Urban Economics and Real Estate Symposium, UC Irvine, February 2018 (Organizer, D)

Cal State Sacramento Department of Economics, Annual Ranlett Lecture, March 2018

Conference on Endogenous Amenities and Cities, Florida State University, April 2018 (D, Co-organizer)

Lincoln Institute of Land Policy Conference on Urban Economics and Public Finance, May 2018 (D)

American Real Estate and Urban Economics Association International Meeting, Jinan U, Guangzhou, China, June 2018

Department of Risk Management, Penn State University, November 2018

North American Regional Science Association, San Antonio TX, November 2018

American Real Estate and Urban Economics Association Annual Meeting, January 2019, Atlanta, GA

Sivitanidou Annual Research Symposium, USC, March 2019 (D)

UCI-UCLA-USC Urban Economics and Real Estate Symposium, USC, April 2019 (D)

American Real Estate and Urban Economics Association National Meeting, Washington DC, May 2019

Berkeley Summer Real Estate Symposium, Huntington Beach CA, June 2019 (D)

Asian Real Estate Society Annual Meeting, Shenzhen, China, July 2019 (Panelist)

Urban Economics Association Annual Meeting, Federal Reserve Bank of Philadelphia, October 2019

North American Regional Science Association Annual Meeting, November 2019

Sivitanidou Annual Research Symposium, USC, March 2020 (D)

Chinese Economic Society, online, August 2020 (Panelist)

Gran Sasso Science Institute, L’Aquila, IT, online, September 2020

University of Illinois, Chicago, online, October 2020

American Real Estate and Urban Economics Association Annual Meeting, January 2021, online

Syracuse University Conference on Urban Economics, January 2021, online

Professional Service:
**Co-Editor**, *Journal of Regional Science* (2015-)

**Co-Editor,** *Real Estate Economics* (2006-2014)

**Editorial Board**, *Real Estate Economics* (2001- 2005; 2015- ) (Outstanding Editorial Board Member Award, 2003)

**Editorial Board**, *Journal of Urban Economics* (2001- )

**Editorial Board,** *Regional Science and Urban Economics* (2007- )

**Editorial Board,** *Journal of Housing Economics* (2008- )

**Editorial Board,** *Housing Studies* (2019-)

**Editorial Board,** *Journal of Real Estate Finance and Economics* (2019-)

**Referee for** (since 2010) *American Economic Journal- Macroeconomics,* *Annals of Regional Science, China Economic Review, Cities, Contemporary Economic Policy, Economic Development Quarterly, Economic Inquiry*, *Economic Journal, Economic Modelling, Economie et Statistique, Environment and Planning A, Environment and Planning B, Governance and Regulation, Growth and Change, Habitat International, Housing Studies, International Journal of Sport Finance, International Migration Review, Journal of the American Planning Association, Journal of Applied Econometrics, Journal of Comparative Economics, Journal of Cultural Economics, Journal of Economic Geography, Journal of Econometrics, Journal of the European Economic Association, Journal of Housing and the Built Environment, Journal of Housing Economics, Journal of Labor Economics, Journal of Planning Literature, Journal of Real Estate Finance and Economics, Journal of Real Estate Research, Journal of Regional Science, Journal of Risk and Insurance, Journal of Sports Economics, Journal of Urban Affairs, Journal of Urban Economics, Land Use Policy, Landscape and Urban Policy, Oxford Bulletin of Economics and Statistics. Papers in Regional Science, Rand Journal of Economics, Real Estate Economics, Regional Science and Urban Economics, Regional Studies, Review of Economics and Statistics, Review of Regional Studies, Southern Economic Journal, Transportation Journal, Urban Affairs Review, Urban Studies*, *Women’s International Studies Forum*

**American Real Estate and Urban Economics Association:** Various committees; Second Vice-President (2014); First Vice**-**President (2015); President (2016)

**North American Regional Science Association**: Program Committee (2003, 2005); Elected Councilor-at-Large (2005-7)

University Service:

**Department of Economics, Penn State**:

Graduate Director: 1993-1997

Personnel and Tenure Committee: 1985-6, 87-88, 88-89, 92-93, 94-95, 95-96. 02-03, 03-04, 06-07, 07-08

Academic Programs Committee: 1991-92, 2010-11 (chair), 2011-12, 2012-2013 (chair)

Graduate Admissions Committee: 1985-86, 89-90, 92-93, 09-13

Policy Evaluation and Planning Committee: 2000-01

**Department of Risk Management, Penn State**

Ph.D. Director, Program in Real Estate, 2012-2014

Promotion and Tenure Committee 2012-13**,** 2013-14

Co-organizer, PSU Risk Management Symposium, 2013

**Schreyer Honors College, Penn State**

Schreyer Honors College Admissions Committee, 2008-2012

**Department of Economics, University of Nevada, Las Vegas**

Research Committee 2014-2015, 2015-2016

Evaluation Committee 2014-2015, 2015-2016

Recruiting Committee Chair 2015-2016

Promotion and Tenure Committee, 2015-2016

**Merage School of Business, University of California, Irvine**

Master’s Program Committee 2017-

Digital Strategy Faculty Steering Committee 2017

Executive Committee 2018-

Area Head, Economics and Public Policy, 2018-

Chair, Faculty Executive Committee, 2019-

**University of California, Irvine**

Law School Dean Search Committee 2017-2018

Business School Dean Search Committee, 2019-2020

Council on Planning and Budget 2018-

Small Capital Improvements Committee 2019

Academic Senate, Member. 2019-

School of Business Dean Search Committee 2019-2020

Selected Other External Service, Testimony, Speaking Engagements, etc. (2003- present)

External Tenure and Promotion Reviews, annually

Presentation to Asian-American Realtors Association, Houston, TX, May 2003

Chair, External Review Team for Department of Economics, University of Maine, January 2004

Testimony, Pennsylvania House of Representatives Majority Policy Committee, February 2004

Presentation to PSU Architecture Society, October 2004

Address to PSU Lion Ambassadors, April 2005

Address to PSU Workforce Education and Development, October 2006

Presentation to Historical Preservation Workshop, Bellefonte PA, April 2009

Roundtable on Health Care Reform, State College PA, November, 2009

Minnesota Public Radio Online Debate on Stadium Subsidies May 2011

Lincoln Institute Senior Scholar, 2010-2014, 2018, 2019

Numerous Las Vegas real estate organizations 2014-2016

REMAX national convention, March 2017

UC Legislative Roundtable, Sacramento, CA April 2018

Lambda Alpha National Meeting (Land Economics Weekend), Newport Beach CA, October 2018

John Wayne Orange County Airport, Food, Beverage and Retail Review Panel, July 2019

Numerous interviews with local and national media (NY Times, Washington Post, Chicago Tribune, USA Today, Las Vegas Review-Journal, Bloomberg.com, Business Week, among others)

Ongoing presentations to Orange County real estate and business groups 2017-

Doctoral Dissertations Supervised (and initial placement):

Aimin Chen (co-supervisor) Colgate University

Steven Rushen CSUR, University of Pittsburgh

Myeong-Soo Kim Korean Research Institute for Human Settlement

Sheng-Wen Chang National Chengchi University, Taiwan

Mina Kang Korea University (post-doc)

Seok-Joon Hwang (co-sup.) Korea Environment Institute

Robert Poulton Graceland College

Herman Li University of Nevada, Las Vegas

Kyoochul Kim Korea Development Institute

Walter D’Lima (co-sup.) University of Notre Dame

also supervised numerous senior honors and M.A. theses and served on doctoral committees in 11 different disciplines.