

Curriculum Vitae

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Education: Ph.D. (Economics), Stanford University, 1976
A.B. (Economics, with Distinction), University of California, Berkeley,
1972

Employment: Professor of Economics, University of California, Irvine, 2005-present.
Chancellor's Professor, 2015-2018; Distinguished Professor, 2018-present.

Professor of Economics, University of Illinois at Urbana-Champaign, 1985-
2005; IBE Distinguished Professor of Economics, 1999-2005.

Professor, Institute of Government and Public Affairs, UIUC, 1995-2005.

Assistant to Associate Professor, UIUC, 1976-1985.

Visiting Professor, University of California, San Diego, 1992-1993

Visiting Professor, University of California, Santa Barbara, 1989, 1979-80

Visiting Scholar, Sapienza University of Rome, September 2019; Charles
University, Prague, September 2018; Center for Economic Studies,
University of Munich, June-July 2016; Aix-Marseille University, June-
July 2015; Max Planck Institute for Tax Law and Public Finance, Munich,
September 2013; Einaudi Institute of Economics and Finance, Rome,
September 2012; Uppsala University, September 2011, CES Leuven, July
2009; INRA, Paris, July 2007; Ifo Institute, Munich, June 2006; CERAS,
INRA, and CREST-LEI, Paris, June 2004; Center for Economic Studies,
University of Munich, June 2002; Universite du Maine, France, June 1999;
Public Policy Institute of California, June 1998; Government Institute for
Economic Research, Helsinki, Finland, August 2001, August 1998, June
1997; Public Policy Institute of California, June 1998; Ecole Nationale des
Ponts et Chausees, Paris, June 1996; University of Bonn, June 1996; City
University of Hong Kong, August 1995; University of British Columbia,
July 1990.

Research areas: Urban Economics, Public Economics, Industrial Organization (Airline Economics), Real Estate Finance

Teaching experience: Urban Economics, Public Economics, Microeconomics, Econometrics, Industrial Organization; Chaired 49 dissertation committees

Major Editorships: Editor, Journal of Urban Economics, 1991-2007

Honors and Awards: Award for Excellence in Graduate Teaching, Commerce Alumni Association, University of Illinois at Urbana-Champaign, 2002.
Fellow, Regional Science Association International, 2005.
Listed in M. Blaug and H. Vane, Who's Who in Economics, 4th edition.
Walter Isard Award for Scholarly Achievement, North American Regional Science Council, 2008.
John M. Quigley Medal for Advancing Real Estate and Urban Economics, 2015, awarded by the American Real Estate and Urban Economics Association.
Fellow, Air Transport Research Society, 2018.

BOOKS:

Lectures on Urban Economics, MIT Press, 296 pp. (2011). Chinese edition, 2023.

JOURNAL ARTICLES:

Articles on Urban Economics

1. "The Determinants of Residential Succession," Journal of Urban Economics 4, 45-59 (January 1977).
2. "Urban General Equilibrium Models with Non-Central Production," Journal of Regional Science 18, 203-215 (August 1978). [Reprinted in H. J. Richardson, K.J. Button, and P. Nijkamp, eds., Analytical Urban Economics, Edward Elgar Publishers (1996).]
3. "A Model of Non-Central Production in a Monocentric City," Journal of Urban Economics 6, 444-463 (October 1979).
4. "Residential Succession and Land-Use Dynamics in a Vintage Model of Urban Housing," Regional Science and Urban Economics 10, 225-240 (June 1980).

5. "A Vintage Model of Urban Growth," Journal of Urban Economics 8, 389-402 (November 1980).
6. "Dynamics of Land-Use for a Closed City" (with Burkhard von Rabenau), Regional Science and Urban Economics 11, 1-17 (February 1981).
7. "Testing a Vintage Model of Urban Growth," Journal of Regional Science 21, 23-35 (February 1981).
8. "A Dynamic Model of Housing Production," Journal of Urban Economics 10, 1-14 (July 1981). [Reprinted in J.M. Quigley, ed., Economics of Housing, Edward Elgar Publishers (1998).]
9. "Building Ages and Urban Growth," Regional Science and Urban Economics 12, 197-210 (May 1982).
10. "A Note on Sufficient Conditions for Negative Exponential Population Densities," Journal of Regional Science 22, 353-359 (August 1982).
11. "A Spatial Model of Housing Attributes: Theory and Evidence" (with Peter F. Colwell), Land Economics 59, 58-69 (February 1983).
12. "The Economics of Urban Yard Space: An 'Implicit-Market' Model for Housing Attributes," Journal of Urban Economics 13, 216-234 (March 1983).
13. "The Economics of Urban Sprawl: Theory and Evidence on the Spatial Sizes of Cities" (with David A. Fansler), Review of Economics and Statistics 65, 479-482 (August 1983).
14. "The Downpayment Constraint and Housing Tenure Choice: A Simplified Exposition," Regional Science and Urban Economics 16, 519-525 (November 1986).
15. "A Switching Regression Analysis of Urban Population Densities," Journal of Urban Economics 19, 174-189 (March 1986).
16. "Analyzing Third World Urbanization: A Model with Empirical Evidence," Economic Development and Cultural Change 38, 587-610 (April 1990).
17. "Growth Controls and Land Values in an Open City," Land Economics 66, 237-248 (August 1990). [Reprinted in P. Parks and I. Hardie, eds., *The Economics of Land Use*, Ashgate Publishers, 2003.]
18. "Inter-Store Externalities and Space Allocation in Shopping Centers," Journal of Real Estate Finance and Economics 7, 5-16 (July 1993).
19. "Housing Ownership and the Business Cycle" (with Alfredo M. Pereira), Journal of Housing Economics 3, 165-185 (September 1994).

20. "Strategic Control of Growth in a System of Cities," Journal of Public Economics 57, 393-416 (July 1995).
21. "Welfare Gains from Removing Land-Use Distortions: An Analysis of Urban Change in Post-Apartheid South Africa," Journal of Regional Science 36, 91-109 (February 1996).
22. "Urban Growth Controls with Resident Landowners" (with Fu-Chuan Lai), Regional Science and Urban Economics 26, 125-144 (April 1996).
23. "Housing Wealth and the Economy's Adjustment to Unanticipated Shocks" (with Alfredo M. Pereira), Regional Science and Urban Economics 27, 497-513 (August 1997).
24. "Spatial Mismatch: An Equilibrium Analysis" (with Richard W. Martin), Regional Science and Urban Economics 27, 693-714 (November 1997).
25. "Why is Central Paris Rich and Downtown Detroit Poor? An Amenity-Based Theory" (with Jacques-Francois Thisse and Yves Zenou), European Economic Review 43, 91-107 (January 1999) [Reprinted in P.C. Cheshire and G. Duranton, eds., Recent Developments in Urban and Regional Economics, Edward Elgar Publishers (2004)].
26. "Harris-Todaro Models with a Land Market" (with Yves Zenou), Regional Science and Urban Economics 29, 317-339 (May 1999).
27. "Urban Sprawl: Diagnosis and Remedies," International Regional Science Review 23, 160-171 (April 2000). [Reprinted in P.C. Cheshire and G. Duranton, eds., Recent Developments in Urban and Regional Economics, Edward Elgar Publishers (2004)].
28. "Land Markets in the Harris-Todaro Model: A New Factor Equilibrating Rural-Urban Migration" (with Hyun-A Kim), Journal of Regional Science 41, 507-520 (August 2001).
29. "Local Labor Markets, Job Matching and Urban Location" (with Jacques-Francois Thisse and Yves Zenou), International Economic Review 43, 155-171 (February 2002).
30. "Space and Unemployment: The Labor-Market Effects of Spatial Mismatch" (with Yves Zenou), Journal of Labor Economics 21, 242-266 (January 2003).
31. "Analyzing Building-Height Restrictions: Predicted Impacts and Welfare Costs" (with Alain Bertaud), Regional Science and Urban Economics 35, 109-125 (March 2005).
32. "Transport Subsidies, System Choice, and Urban Sprawl," Regional Science and Urban Economics 35, 715-733 (November 2005).
33. "Friendship Networks," Journal of Regional Science 46, 847-865 (December 2006).
34. "Workings of the Melting Pot: Social Networks and the Evolution of Population Attributes" (with Oleg Smirnov), Journal of Regional Science 47, 209-228 (May 2007).

35. "Urban Growth Boundaries: An Effective Second-Best Remedy for Unpriced Traffic Congestion?" Journal of Housing Economics 16, 263-273 (November 2007).
36. "Social Networks and the Convergence of Population Attributes: A Generalization" (with Oleg Smirnov), Journal of Regional Science 48, 359-365 (May 2008).
37. "Social Interaction and Urban Sprawl" (with Ann G. Largey), Journal of Urban Economics 64, 18-34 (July 2008).
38. "A Theory of Urban Squatting and Land-Tenure Formalization in Developing Countries" (with Harris Selod), American Economic Journal: Economic Policy 1, 28-51 (February 2009).
39. "Gentrification and Neighborhood Housing Cycles: Will America's Future Downtowns Be Rich?" (with Stuart S. Rosenthal), Review of Economics and Statistics 91, 725-743 (November 2009).[Reprinted in Recent Developments in the Economics of Housing, Y. Ioannides, ed., Edward Elgar Publishers (2019)].
40. "Sprawl and Blight" (with Robert Helsley), Journal of Urban Economics 69, 205-213 (March 2011).
41. "Measuring Welfare Gains from Relaxing Land-Use Restrictions: The Case of India's Building-Height Limits" (with Kala Sridhar), Regional Science and Urban Economics 42, 1061-1067 (November 2012).
42. "Urban Squatting with Rent-Seeking Organizers," Regional Science and Urban Economics 43, 561-569 (July 2013).
43. "Slums in Developing Countries: New Evidence for Indonesia," Journal of Housing Economics 22, 278-290 (December 2013).
44. "Cordon Tolling in a City with Congested Bridges," Economics of Transportation 3, 235-242 (December 2014).
45. "Parking and Urban Form" (with Sofia Franco), Journal of Economic Geography 17, 95-127 (January 2017).
46. "Measuring the Stringency of Land-Use Regulation and its Determinants: The Case of China's Building-Height Limits" (with Shihe Fu, Yizhen Gu and Junfu Zhang), Review of Economics and Statistics 99, 663-677 (October 2017).
47. "Employer-Paid Parking, Mode Choice, and Suburbanization" (with Sofia Franco), Journal of Urban Economics 104, 35-46 (March 2018).
48. "Slums in Brazil: Where Are They Located, Who Lives in Them, and Do They 'Squeeze' the Formal Housing Market? (with Lucas Mation and Vanessa Nadalin), Journal of Housing Economics 44, 48-60 (June 2019).

49. "Backyarding: Theory and Evidence for South Africa" (with Claus Rabe and Harris Selod), Regional Science and Urban Economics 79 (November 2019).
50. "Stringency of Land-Use Regulation: Building Heights in US Cities" (with Ruchi Singh), Journal of Urban Economics 116 (March 2020).
51. "Commuting and Migration" (with Lenka Stastna), Journal of Regional Science 60 (November 2020).
52. "Cities Without Skylines: Worldwide Building-Height Gaps and their Possible Determinants and Implications" (with Remi Jedwab and Jason Barr, first authors), Journal of Urban Economics 132 (November 2022).
53. "Intercity Effects of Work-from-Home with Both Remote and Non-Remote Workers" (with S. Sayantani), Journal of Housing Economics 59 (March 2023).
54. "A New Spatial Hedonic Equilibrium in the Emerging Work-from-Home Economy?" (with Matthew Kahn and Gary Lin), American Economic Journal: Applied Economics 15, 285-319 (April 2023).
55. "ADUs in Los Angeles: "Where Are They Located and By How Much Do They Raise Property Value" (with Sarah Thomaz), Real Estate Economics 52, 885-907 (May 2024).
56. "Bunching in Real Estate Markets: Regulated Building Heights in New York City" (with David Leather and Miguel Zerecero), Journal of Urban Economics 143 (September 2024).
57. "Work-from-Home and Cities: An Elementary Spatial Model," Regional Science and Urban Economics 111 (March 2025).

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1. "Property Values, Local Public Expenditure, and Economic Efficiency," Journal of Public Economics 11, 223-246 (April 1979).
2. "Spatial Majority Voting Equilibria and the Provision of Public Goods," Journal of Urban Economics 6, 338-351 (July 1979)
3. "Equilibrium in a System of Communities with Local Public Goods: A Diagrammatic Exposition," Economics Letters 2, 387-393 (No. 2, 1979).
4. "Zoning and Property Taxation in a System of Local Governments: Further Analysis," Urban Studies 18, 113-120 (January 1981).
5. "Congested Public Goods: The Case of Fire Protection," Journal of Public Economics 15, 45-58 (February 1981).

6. "Labor Mobility and the Incidence of the Residential Property Tax," Journal of Urban Economics 10, 173-182 (September 1981).
7. "A Test for Allocative Efficiency in the Local Public Sector," Journal of Public Economics 19, 311-331 (December 1982) [Reprinted in W.E. Oates, ed., Economics of Fiscal Federalism and Local Finance, Edward Elgar Publishers (1998), in L. Kiminami, K. Button and P. Nijkamp, eds., Public Facilities Planning, Edward Elgar Publishers (2006), and in C. Hilber and P. Chesire, eds. The Economics of Land Markets and their Regulation, Edward Elgar Publishers (2015)].
8. "Central-City Income Redistribution and the Flight to the Suburbs: A Stylized Model," Regional Science and Urban Economics 13, 177-193 (May 1983).
9. "Property Value Maximization and Public Sector Efficiency," Journal of Urban Economics 14, 1-15 (July 1983).
10. "Public Intermediate Inputs, Property Values, and Allocative Efficiency" (with Thomas L. Wingler), Economics Letters 14, 245-250 (Nos. 2-3, 1984).
11. "A Modern Analysis of the Effects of Site Value Taxation," National Tax Journal 39, 49-58 (March 1986).
12. "Modeling Government Behavior in Collective Bargaining: A Test for Self-Interested Bureaucrats" (with Kevin M. O'Brien), Public Choice 63, 15-41 (September 1989).
13. "Local Income Redistribution: A Club-Theoretic Analysis," Journal of Urban Economics 25, 310-324 (May 1989).
14. "Club Theory with a Peer-Group Effect" (with Kangoh Lee), Regional Science and Urban Economics 19, 399-420 (August 1989).
15. "Economies of Scope and Multiproduct Clubs" (with Kangoh Lee), Public Finance Quarterly 19, 193-208 (April 1991).
16. "Voting with Capitalization" (with Man-Soo Joo), Regional Science and Urban Economics 21, 453-467 (November 1991).
17. "Tastes, Skills, and Local Public Goods," Journal of Urban Economics 35, 201-220 (March 1994).
18. "Infrastructure Financing and Urban Development: The Economics of Impact Fees," Journal of Public Economics 66, 383-407 (December 1997).
19. "Testing for Strategic Interaction Among Local Governments: The Case of Growth Controls," Journal of Urban Economics 44, 438-467 (November 1998).
20. "Fiscal Federalism and Capital Accumulation," Journal of Public Economic Theory 1, 205-224 (April 1999).

21. "Welfare Reform and the Race to the Bottom: Theory and Evidence," Southern Economic Journal 66, 505-525 (January 2000).
22. "Fiscal Decentralization in Developing Countries: The Effects of Local Corruption and Tax Evasion," Annals of Economics and Finance 1, 1-18 (2000).
23. "A Tiebout/Tax-Competition Model," Journal of Public Economics 77, 285-306 (August 2000).
24. "Do Local Governments Engage in Strategic Property-Tax Competition?" (with Luz A. Saavedra), National Tax Journal 54, 203-229 (June 2001) [Winner of the Richard A. Musgrave Prize for best *NTJ* paper in 2001].
25. "Tax Increment Financing: A Theoretical Inquiry," Journal of Public Economics 81, 321-343 (August 2001).
26. "Urban Sprawl and the Property Tax" (with Hyun-A Kim), International Tax and Public Finance 10, 5-23 (January 2003).
27. "Strategic Interaction Among Governments: An Overview of Empirical Studies," International Regional Science Review 26, 175-188 (April 2003).
28. "Fiscal Decentralization with Distortionary Taxation: Tiebout vs. Tax Competition," International Tax and Public Finance 11, 133-153 (March 2004).
29. "The Political Economy of Urban Transport-System Choice" (with Harris Selod), Journal of Public Economics, 90, 983-1005 (August 2006).
30. "Fiscal Federalism and Economic Growth," Journal of Public Economics 90, 2107-2120 (November 2006).
31. "Urban Extremism" (with Amihai Glazer), Journal of Law, Economics and Organization 24, 307-318 (October 2008)
32. "Partial Fiscal Decentralization," Regional Science and Urban Economics 39, 232-32 (January 2009).
33. "Partial Fiscal Decentralization and Demand Responsiveness of the Local Public Sector: Theory and Evidence from Norway" (with Lars-Erik Borge and Jorn Rattso), Journal of Urban Economics 80, 153-163 (March 2014).
34. "Beaches, Sunshine, and Public-Sector Pay: Theory and Evidence on Amenities and Rent Extraction by Government Workers" (with David Neumark), American Economic Journal: Economic Policy 6, 198-230 (May 2014).
35. "Where and When to Invest in Infrastructure" (with Pierre Picard), Regional Science and Urban Economics 53, 123-134 (July 2015).

36. “Decentralized Road Investment and Pricing in a Congested, Multi-Jurisdictional City: Efficiency with Spillovers,” National Tax Journal 68, 839-854 (September 2015).
37. “Negative Campaigning in a Probabilistic Voting Model” (with Kangoh Lee), Public Choice 164, 379-399 (September 2015).
38. “Optimal Energy Taxation in Cities” (with Rainald Borck), Journal of the Association of Environmental and Resource Economists 5, 481-516 (April 2018).
39. “Regionalism Meets Samuelson: Local Production of a National Public Good” (with Steven Craig and Kangoh Lee), Economica 88, 1-31 (January 2021).
40. “Zoning and Property Taxation Revisited—Was Hamilton Right?” Journal of Urban Economics (December 2022).
41. “Is Strategic Interaction Among Governments Just a Modern Phenomenon? Evidence on Welfare Competition under Britain's 19th-Century Poor Law,” International Tax and Public Finance 30, 879-912 (August 2023).
42. “Fiscal Federalism in the 21st Century” (with David Agrawal and Marius Brühlhart), Annual Review of Economics 16, 429–459 (2024).
43. “Taxes and Telework: The Impacts of State Income Taxes in a Work-from-Home Economy (with David Agrawal), Journal of Urban Economics, 145 (January 2025).

Articles on Housing Finance

1. “The Flexible Mortgage: Optimal Financing of a Consumer Durable,” Journal of the American Real Estate and Urban Economics Association 12, 136-152 (Summer 1984).
2. “Creative Financing and House Prices: A Theoretical Inquiry Into the Capitalization Issue,” Journal of the American Real Estate and Urban Economics Association 12, 417-426 (Winter 1984).
3. “A Simple Model of Mortgage Insurance,” Journal of the American Real Estate and Urban Economics Association 13, 129-142 (Summer 1985).
4. “Efficient Contracts in Credit Markets Subject to Interest Rate Risk: An Application of Raviv's Insurance Model” (with Lanny Arvan), American Economic Review 76, 259-263 (March 1986).
5. “The Pricing of Interest Rate Caps and Consumer Choice in the Market for Adjustable-Rate Mortgages,” Housing Finance Review 5, 119-136 (Fall 1986).
6. “Risk Sharing in the Adjustable-Rate Loan Market: Are Existing Contracts Efficient?” (with Lanny Arvan), Economics Letters 22, 361-364 (no. 4, 1986).

7. "The Rise and Fall of the ARM: An Econometric Analysis of Mortgage Choice" (with James R. Follain), Review of Economics and Statistics 70, 93-102 (February 1988).
8. "ARMs and the Demand for Housing" (with James R. Follain), Regional Science and Urban Economics 19, 163-187 (May 1989).
9. "Borrower Mobility, Self-Selection, and the Relative Prices of Fixed- and Adjustable-Rate Mortgages," Journal of Financial Intermediation 2, 401-421 (December 1992).
10. "Why Do We Have ARMs?" Journal of the American Real Estate and Urban Economics Association 21, 333-345 (Fall 1993).
11. "Borrower Mobility, Adverse Selection, and Mortgage Points," Journal of Financial Intermediation 3, 416-441 (September 1994).
12. "The Demand for Mortgage Debt: Some Basic Results," Journal of Housing Economics 3, 251-262 (December 1994).
13. "Consumption and Investment Motives and the Portfolio Choices of Homeowners," Journal of Real Estate Finance and Economics 15, 159-180 (September 1997).
14. "Mortgage Default with Asymmetric Information," Journal of Real Estate Finance and Economics 20, 251-274 (May 2000).
15. "Subprime Mortgages and the Housing Bubble" (with Paul Calem and Leonard Nakamura), Journal of Urban Economics 71, 230-243 (March 2012).
16. "House-Price Expectations, Alternative Mortgage Products, and Default" (with Paul Calem and Leonard Nakamura), Journal of Money, Credit and Banking 48, 81-112 (February 2016).
17. "Optimal Risk-Sharing in Mortgage Contracts: The Effects of Potential Prepayment and Default" (with Kangoh Lee), Real Estate Economics 45, 761-784 (Autumn 2017).
18. "Tenant Riskiness, Contract Length, and the Term Structure of Commercial Leases" (with Stuart Rosenthal), Management Science, forthcoming.

Articles on Airline and Transportation Economics

1. "A Note on the Determinants of Metropolitan Airline Traffic," International Journal of Transport Economics 12, 175-184 (June 1985).
2. "Competition and Mergers in Airline Networks" (with Pablo T. Spiller), International Journal of Industrial Organization 9, 323-342 (September 1991).
3. "Fare Determination in Airline Hub-and-Spoke Networks" (with Nicola J. Dyer and Pablo T. Spiller), Rand Journal of Economics 23, 309-333 (Autumn 1992). [Reprinted in R.

Vickerman, ed., Recent Developments In The Economics Of Transport, Vol. 2, Edward Elgar (2012).]

4. "Economies of Traffic Density in the Deregulated Airline Industry" (with Pablo T. Spiller), Journal of Law and Economics 37, 379-415 (October 1994).
5. "The Price Effects of International Airline Alliances" (with W. Tom Whalen), Journal of Law and Economics 43, 503-545 (October 2000). [Reprinted in D. Lee, ed., Advances in Airline Economics, Vol. 1, Elsevier (2006).]
6. "A Model of Scheduling in Airline Networks: How a Hub-and-Spoke System Affects Flight Frequency, Fares and Welfare" (with Yimin Zhang), Journal of Transport Economics and Policy 35, 195-222 (May 2001). [Reprinted in K. Button, ed., Recent Developments in Transport Economics, Edward Elgar Publishers (2003).]
7. "The Economics of International Codesharing: An Analysis of Airline Alliances," International Journal of Industrial Organization 19, 1475-1498 (December 2001).
8. "Airport Congestion When Carriers Have Market Power," American Economic Review 92, 1357-1375 (December 2002).
9. "Internalization of Airport Congestion," Journal of Air Transport Management 8, 141-147 (May 2002).
10. "International Airfares in the Age of Alliances: The Effects of Codesharing and Antitrust Immunity," Review of Economics and Statistics 85, 105-118 (February 2003).
11. "The Benefits of Codesharing and Antitrust Immunity for International Passengers, with an Application to the Star Alliance," Journal of Air Transport Management 9, 83-89 (March 2003).
12. "Airline Traffic and Urban Economic Development," Urban Studies 40, 1455-1469 (July 2003). [Reprinted in A. Graham and P. Morell, eds. Aviation Economics: Critical Concepts in Economics, Routledge (2015).]
13. "Network Structure and Airline Scheduling," Journal of Industrial Economics 52, 291-312 (June 2004).
14. "European Airline Mergers, Alliance Consolidation, and Consumer Welfare" (with Eric Pels), Journal of Air Transport Management 11, 27-41 (January 2005).
15. "Internalization of Airport Congestion: A Network Analysis," International Journal of Industrial Organization 23, 599-614 (September 2005).
16. "Airline Schedule Competition" (with Ricardo Flores-Fillol), Review of Industrial Organization 30, 161-177 (May 2007).
17. "Airport Noise Regulation, Airline Service Quality, and Social Welfare" (with Raquel

Girvin), Transportation Research Part B 42, 19-37 (January 2008).

18. "Atomistic Congestion Tolls at Concentrated Airports? Seeking a Unified View in the Internalization Debate" (with Kurt Van Dender), Journal of Urban Economics 64, 288-295 (September 2008).
19. "Technological Innovation in the Airline Industry: The Impact of Regional Jets" (with Vivek Pai), International Journal of Industrial Organization 27, 110-120 (January 2009).
20. "Price vs. Quantity-Based Approaches to Airport Congestion Management," Journal of Public Economics 93, 681-690 (June 2009).
21. "Manipulable Congestion Tolls" (with Erik T. Verhoef), Journal of Urban Economics 67, 315-321 (May 2010).
22. "Airline Emission Charges: Effects on Airfares, Service Quality, and Aircraft Design" (with Anming Zhang), Transportation Research Part B 44, 960-971 (September-November 2010).
23. "Schedule Competition Revisited," Journal of Transport Economics and Policy 44, 261-285 (September 2010).
24. "Carve-Outs Under Airline Antitrust Immunity" (with Stef Proost), International Journal of Industrial Organization, 28, 657-668 (November 2010).
25. "Alliances, Codesharing, Antitrust Immunity and International Airfares: Do Previous Patterns Persist?" (with Darin Lee and Ethan Singer), Journal of Competition Law and Economics 7, 573-602 (September 2011).
26. "Price and Frequency Competition in Freight Transportation" (with Nilopa Shah, first author), Transportation Research Part A 46, 938-953 (July 2012).
27. "Airline Competition and Domestic U.S. Airfares: A Comprehensive Reappraisal" (with Darin Lee and Ethan Singer), Economics of Transportation 2, 1-17 (March 2013).
28. "Airline Alliances, Carve-Outs and Collusion" (with Pierre Picard), Review of Network Economics 12, 211-227 (June 2013).
29. "City-Pairs versus Airport-Pairs: A Market Definition Methodology for the Airline Industry" (with Darin Lee and Ethan Singer), Review of Industrial Organization 44, 1-25 (February 2014).
30. "Measuring Firm Strategic Interaction in Product-Quality Choices: The Case of Airline Flight Frequency" (with Dan Luo), Economics of Transportation 3, 102-115 (March 2014).
31. "Product Unbundling in the Travel Industry: The Economics of Airline Bag Fees" (with

- Darin Lee, Pierre Picard and Ethan Singer), Journal of Economics and Management Strategy 27, 457-484 (Fall 2015).
32. “Convenient Flight Connections vs. Airport Congestion: Modeling the ‘Rolling Hub’ ” (with Ming Hsin Lin), International Journal of Industrial Organization 48, 118-142 (September 2016).
 33. “Airline Fuel Usage and Carbon Emissions: Determining Factors” (with Chrystiane Abreu), Journal of Air Transport Management 62, 10-17 (July 2017).
 34. “Pricing by International Airline Alliances: A Retrospective Study” (with Ethan Singer), Economics of Transportation 20 (December 2019).
 35. “Market Structure and Quality Determination for Complementary Products: Alliances and Service Quality in the Airline Industry” (with Ricardo Flores-Fillol), International Journal of Industrial Organization 68 (January 2020).
 36. “Does the Fuel-Conservation Effect of Higher Fuel Prices Appear at both the Aircraft-Model and Aggregate Airline Levels?” (with Chrystiane Abreu), Economics Letters 197 (December 2020).
 37. “Airline Mitigation of Propagated Delays via Schedule Buffers: Theory and Evidence” (with Achim I. Czerny and Alberto A. Gaggero), Transportation Research Part E 150 (June 2021).
 38. “Airline Schedule Buffers and Flight Delays: A Discrete Model” (with Achim I. Czerny and Alberto A. Gaggero), Economics of Transportation 26-27 (June-September 2021).
 39. “Airline Delay Propagation: A Simple Method for Measuring its Extent and Determinants” (with Achim I. Czerny and Alberto A. Gaggero), Transportation Research Part B 161 (August 2022).
 40. “How Do Airlines Cut Fuel Usage, Reducing their Carbon Emissions” (with Matthew E. Kahn and Jerry Nickelsburg), Economics of Transportation 38 (June 2024).
 41. “Gauging the Effects of Airline Schedule Buffers on Arrival Delays” (with Achim Czerny and Alberto Gaggero), Journal of Air Transport Management, forthcoming.

Articles on Other Topics

1. “Optimal Production with Learning by Doing” (with Neil Raymon), Journal of Economic Dynamics and Control 6, 127-135 (September 1983).
2. “Steel Rails and American Railroads, 1867-1880” (with Jeremy Atack), Explorations in Economic History 19, 339-359 (October 1982).

3. "Prior Restrictions on Bargaining Contract Curves," Economics Bulletin 10, no. 1, 1-7 (July 2001).
4. "Three-Part Tariffs with Heterogeneous Users: Monopoly and Duopoly Cases" (with Jiwon Baek), Review of Industrial Organization 47, 155-165 (September 2015).

CHAPTERS IN BOOKS:

1. "Federal Income Taxation and Real Estate: A Survey of Tax Distortions and Their Impacts" (with James R. Follain), in James R. Follain, ed., Tax Reform and Real Estate, Urban Institute Press, pp. 9-25 (1986).
2. "The Structure of Urban Equilibria: A Unified Treatment of the Muth-Mills Model," in Edwin S. Mills, ed., Handbook of Regional and Urban Economics, Vol. 2, North Holland, pp. 821-845 (1987) [Reprinted in J. Berechman, H. Kohno, K.J. Button, and P. Nijkamp, eds., Transport and Land Use, Edward Elgar Publishers (1996).]
3. "Modeling Urban Growth Controls," in Arvind Panagariya, Paul Portney, and Robert M. Schwab, eds., Environmental and Public Economics: Essays in Honor of Wallace E. Oates, Edward Elgar Publishers, pp. 151-168 (1999).
4. "Urban Growth Models with Durable Housing: An Overview," in Jacques-Francois Thisse and Jean-Marie Huriot, eds., Economics of Cities, Cambridge University Press, pp. 263-289 (2000).
5. "Property Taxation and Urban Sprawl," in Wallace E. Oates, ed., Property Taxation and Local Government Finance, Lincoln Institute of Land Policy, pp. 153-172 (2001).
6. "Urban Sprawl: Lessons from Urban Economics," in William G. Gale and Janet Rothenberg Pack, eds., Brookings-Wharton Papers on Urban Affairs, Brookings Institution Press, pp. 65-89 (2001).
7. "Strategic Interaction Among Governments," in Richard Arnott and Daniel McMillen, eds., Companion to Urban Economics, Blackwell Publishers, pp. 332-347 (2006).
8. "Institutions, Regulation, and the Evolution of European Air Transport" (with Eric Pels), in Darin Lee, ed., Advances in Airline Economics, Vol. 2, Elsevier, pp. 1-25 (2007).
9. "Managing Urban Development in Chinese Cities" (with Alain Bertaud and Yuming Fu), in Chengri Ding and Yan Song, eds., Smart Urban Growth for China, Lincoln Institute of Land Policy, pp. 77-107 (2009).
10. "Government Land-Use Interventions: An Economic Analysis," in Somik V. Lall, Mila Friere, Belinda Yuen, Robin Rajack, and Jean-Jacques Helluin, eds., Urban Land Markets: Improving Land for Successful Urbanization, Springer, pp. 3-23 (2009).
11. "Cities in Developing Countries: Fueled by Rural-Urban Migration, Lacking in Tenure

Security, and Short of Affordable Housing” (with Somik V. Lall), in G. Duranton, J.V. Henderson and W.C. Strange, eds., Handbook of Regional and Urban Economics, Vol. 5B, Elsevier, pp. 1399-1455 (2015).

12. “Gentrification,” in Frank Bean and Susan Brown, eds., Encyclopedia of Migration, Springer (2015).

OTHER PUBLICATIONS:

1. “Steel Rails and American Railroads, 1867-1880: Reply to Harley,” Explorations in Economic History 20, 258-262 (July 1983).
2. “A Switching Regression Analysis of Urban Population Densities: Preliminary Results,” Papers of the Regional Science Association 56, 71-87 (1985).
3. “Reply to Dale-Johnson and Findlay,” Journal of the American Real Estate and Urban Economics Association 14, 158-162 (Spring 1986).
4. “Unobservable Default Propensities, Optimal Leverage, and Empirical Default Models: Comments on Yezer et al.,” Journal of Real Estate Finance and Economics 9, 217-223 (November 1994).
5. “Default Rates and Mortgage Discrimination: A View of the Controversy,” Cityscape 2, 65-68 (February 1996).
6. “Comments on Gillette: ‘Voting with your Hands: Direct Democracy in Action,’ ” Southern California Law Review 78, 869-876 (May 2005).
7. “Commentary” on “The Law of Demand in Tiebout Economies,” by E. Cartwright, J. Conley and M. Wooders, in William Fischel, ed., The Tiebout Model at Fifty Years, Lincoln Institute of Land Policy (2006).
8. “Focusing on Capital Mobility: The Source of Peter Mieszkowski’s Contributions,” Proceedings of the 2009 Annual Conference on Taxation, National Tax Association, pp. 211-212 (Session presenting the 2009 Daniel M. Holland Medal).
9. “Intercontinental-Airport Regulation” (with Wim Benoot and Stef Proost), Transportation Research Part B 52, 56-72 (June 2013).
10. “Elements of an Ideal Urban Policy,” Korean Economic Review 29, 5-22 (Summer 2013).
11. “Eliminate the Mortgage Interest Deduction or Tax Imputed Rent? Leveling the Real-Estate Playing Field,” Cityscape 16, 239-241 (No. 1, 2014).
12. “Cash for Clunkers...But this Time for the Airlines” (with Matthew Kahn and Jerry Nickelsburg), Milken Institute Review, 4th Quarter 2024, 34-41.
13. “*Journal of Urban Economics*, 1991-2007,” Journal of Urban Economics 144 (November

2024).

WORKING PAPERS:

“Default Costs and Repayment of Underwater Mortgages” (with J. Conklin, N.E. Coulson, and M. Diop).

“Decarbonizing Aviation: Cash-for-Clunkers in the Airline Industry” (with M. Kahn and J. Nickelsburg).

“Government-Directed Urban Growth, Firm Entry, and Industrial Land Prices in Chinese Cities” (with W. Liu, W. Xiao, and J. Zhang).

Aircraft Speed and Fuel Usage: Empirical Estimates with an Exploration of Environmental Speed Limits” (with Chyrstyane Abreu).

OTHER PROFESSIONAL SERVICE:

Editorial boards:

Journal of Urban Economics, 1989-90, 2007-present

Regional Science and Urban Economics, 1984-1997, 2008-present

Journal of Housing Economics

Journal of Real Estate Finance and Economics

Real Estate Economics

Journal of Real Estate Research

Journal of Air Transport Management

Economics of Transportation

Journal of Public Economic Theory, 1999-2003

Review of Network Economics

Special-issue coeditor: “Airline Industry,” International Journal of Industrial Organization, January 2019.

Special-issue editor: “Airlines and Airports,” Economics of Transportation, March 2014.

Special-issue editor: “Economic Analysis of Airport Congestion,” Transportation Research Part B, March 2010.

Special-issue coeditor: “Rural-Urban Migration in Honor of Harris and Todaro,” Regional Science and Urban Economics, November 2021.

Professional Organizations:

Member, Board of Directors, American Real Estate and Urban Economics Association, 1988-1990, 1992-1994, 2000-2002, 2014-2016.

President, International Transportation Economics Association, 2016-2018

Refereeing (for journals where not a board member):

Annals of Regional Science, American Economic Journal--Economic Policy, American Economic Review, American Economic Review—Insights, B.E. Journal of Economic Analysis and Policy, Canadian Journal of Economics, Contemporary Economic Policy, Economica, Economic Inquiry, Economic Journal, Economics Letters, Economics of Education Review, Economics of Transportation, Energy Policy, Environment and Planning A, B, European Economic Review, European Journal of Political Economy, Fiscal Studies, Housing Studies, International Journal of Industrial Organization, International Regional Science Review, International Tax and Public Finance, Journal of Applied Econometrics, Journal of Competition Law and Economics, Journal of Economic Dynamics and Control, Journal of Development Economics, Journal of Economic Behavior and Organization, Journal of Economic Geography, Journal of Economic Surveys, Journal of Economic Literature, Journal of Economics and Management Strategy, Journal of the European Economic Association, Journal of Environmental Economics and Management, Journal of Health Economics, Journal of Housing Research, Journal of Housing Economics, Journal of Industrial Economics, Journal of International Economics, Journal of Law and Economics, Journal of Law, Economics and Organization, Journal of Money, Credit and Banking, Journal of Planning Literature, Journal of Political Economy, Journal of Political Economy—Microeconomics, Journal of Public Economics, Journal of Regional Science, Journal of Sustainable Transportation, Journal of the Association of Environmental and Resource Economists, Journal of Transport Economics and Policy, Land Use Policy, Management Science, Manchester School, National Tax Journal, Oxford Bulletin of Economics and Statistics, Papers in Regional Science, Public Choice, Public Finance Review, Quantitative Economics, Quarterly Journal of Economics, Quarterly Review of Economics and Finance, Rand Journal of Economics, Regional Studies, Resources and Energy, Review of Economics and Statistics, Review of Industrial Organization, Southern Economic Journal, Urban Studies, Transportation Research Parts A, B, C, D and E, Transportation Science.

Proposal Review:

National Science Foundation, Social Science and Humanities Research Council (Canada), Israel Science Foundation.

PAPER PRESENTATIONS (LAST TEN YEARS):

International

Bridging Transportation Research Conference, online presentation, August 2024.

Air Transport Research Society conference, Lisbon, July 2024.

International Transportation Economics Association conference, Leeds, UK, June 2024.

German Aviation Research Society conference on “Decarbonizing Aviation: Where Do We Stand Today,” online presentation, June 2024.

4th Urban and Regional Economics Workshop (keynote speaker), Bogota, June 2023.

International Transportation Economics Association conference, Santander, Spain, June 2023.

Conference on “Covid-19 and Cities: Is it Merely Short-Term or Has it Changed Our Cities Forever?”, Institute for Economic and Social Change, Bengaluru, India, November 2022 (online keynote speaker).

International Transportation Economics Association conference, Toulouse, June 2022.

3rd Workshop on Transportation Research (online conference), Beijing, November 2021.

Hong Kong Polytechnic University (online seminar), October 2021.

International Transportation Economics Association online conference, June 2021.

Paris School of Economics online seminar on “Telework and Spatial Inequalities,” June 2021.

Hong Kong Polytechnic University (online seminar), July 2020.

Conference on “Critical Issues in Transport Economics,” Sapienza University of Rome, September 2019.

International Transportation Economics Association conference, Paris, June 2019.

Conference on Public Economics, University of Alberta, May 2019 (keynote speaker).

Higher School of Economics, Moscow, March 2019 (three lectures supported by US Embassy visitors program).

Air Transport Research Society conference, Seoul, July 2018 (keynote speaker).

International Transportation Economics Association Conference, Hong Kong, June 2018.

Xiamen-UC Irvine Conference on Urban Economics, Xiamen University, China (keynote speaker), June 2018.

University of Toronto, November 2017.

ITEA Conference on Transportation Economics, Barcelona, June 2017.

University of Chile, Santiago, March 2017.

Singapore Management University, March 2017.

National University of Singapore, February-March 2017

OECD conference on “Urban Green Growth, Spatial Planning, and Land-Use”, Paris, November 2016 (keynote speaker).

ETH Zurich, July 2016.

Ifo Institute, Munich, July 2016.
ITEA Conference on Transportation Economics, Santiago, Chile, June 2016.
Aix-Marseille University, June 2015.
ITEA Conference on Transportation Economics, Oslo, June 2015.
OPTION Conference, Tinbergen Institute, Amsterdam, April 2015.
University of Geneva, February 2015.
University of Lausanne, February 2015.
2014 International Conference on Industrial Organization, Zhejiang University,
Hangzhou, China, July 2014.
IEB 3rd Workshop on Urban Economics, University of Barcelona, July 2014 (keynote
speaker).
ITEA Conference on Transportation Economics, Toulouse, June 2014.

Domestic

World Bank & GWU Sustainable Cities Workshop on “New Cities: Government and
Private-Led initiatives”, Washington DC, October 2024
Housing Sustainability and Affordability Conference, University of Wisconsin-
Madison, June 2023.
American Real Estate and Urban Economics Association Meetings, New Orleans,
January 2023
Clark University, October 2022.
University of Connecticut, October 2022.
Syracuse University, September 2022.
Urban Economics Association Meetings, Washington, D.C., October 2022.
Urban Economics Association Meetings (online), Washington, D.C., October 2021.
San Diego State University (online seminar), April 2021.
Syracuse online Conference on Urban Economics, January 2021.
Transportation and Public Utilities Group session, online ASSA meetings, January
2021
Regional Science Association Meetings (keynote speaker), Pittsburgh, November
2019.
SUNY Buffalo, November 2019.
Urban Economics Association Meetings, Philadelphia, October 2019.
UCLA-UCI-USC Urban and Real Estate Research Day, USC, April 2019.
California State University, Long Beach, March 2019.
UC Center, Sacramento, February 2019.
American Real Estate and Urban Economics Association Meetings, Atlanta, January
2019.
Conference on Regional and Urban Economics (CURE), Philadelphia, November
2018.
Urban Economics Association Meetings, New York, October 2018.
5th Urbanization and Poverty Reduction Research Conference, World Bank,
September 2018.
American Real Estate and Urban Economics Association Meetings, Philadelphia,
January 2018.

New York University, October 2017.
Yale University, October 2017.
Airline Competition Conference, Georgetown University, July 2017 (panel presentation)
California State University, Fullerton, January 2017.
UC San Diego, November 2016.
San Diego State University, October 2016.
University of Missouri, Columbia, November 2016.
Property and Environment Research Center workshop on “Bringing Free Market Environmentalism to the Urban Environment,” Atlanta, November 2016.
Drexel University, May 2016.
Lincoln Institute of Land Policy Urban Economics and Public Finance Conference, Cambridge, May 2016.
Georgia State University, April 2016.
Federal Reserve Bank of Atlanta, April 2016.
3rd Urbanization and Poverty Reduction Research Conference, World Bank, February 2016 (keynote speaker).
Urban Economics Association Meetings, Portland, November 2015
American Real Estate and Urban Economics Association Mid-Year Meetings, Washington, DC, May 2015 (plenary speaker).
University of Nevada, Reno, April 2015.
University of Georgia, March 2015.
American Real Estate and Urban Economics Association Meetings, Boston, January 2015.
Syracuse University, December 2014.
Cornell University, December 2014.
Regional Science Association International Meetings, Bethesda, November 2014.
University of Alberta, October 2014
Federal Reserve Bank of New York, May 2014
Urban Economics Handbook Conference, University of Pennsylvania, May 2014
Conference on “Subnational Government Competition,” University of Tennessee, March 2014.

TEACHING AT SUMMER SCHOOLS:

Kuhmo-Nectar Summer School on Economics of Transportation, Tuusula, Finland, July 2006
IEB Summer School on Fiscal Federalism, University of Barcelona, June 2007.
Kuhmo-Nectar Summer School on Transport: Networks and Spatial Interactions, Urbino, Italy, July 2007.
Kuhmo-Nectar Summer School on Transport and Urban Economics, Amsterdam, June-July 2008.
Kuhmo-Nectar Summer School on Transport Economics, Valencia, Spain, July 2010.
Kuhmo-Nectar Summer School on Transportation Economics, Stockholm, July 2011.
European Regional Science Association Summer School on Modeling Cities and

Urban Dynamics, Luxembourg, July 2011.
Kuhmo-Nectar Summer School on Transportation Economics, Berlin, July 2012.
Lincoln Institute of Land Policy, "Training the Trainers," Beijing, July 2013.
Kuhmo-Nectar (ITEA) Summer School on Transportation Economics, Evanston, July 2013.
ITEA Summer School on Transportation Economics, Toulouse, July 2014.
ITEA Summer School on Transportation Economics, Oslo, June 2015.
ITEA Summer School on Transportation Economics, Santiago, June 2016.
ITEA Summer School on Transportation Economics, Barcelona, June 2017.
ITEA Summer School on Transportation Economics, Hong Kong, June 2018.
Charles University, Prague (short course on urban economics), September 2018.
ITEA Summer School on Transportation Economics, Paris, June 2019.
ITEA Summer School on Transportation Economics, online, June 2021.
ITEA Summer School on Transportation Economics, Toulouse, June 2022.
ITEA Summer School on Transportation Economics, Santander, Spain, June 2023.

GRANTS:

University of Illinois internal research grants:

Office of Real Estate Research summer research grants, 1982, 1983, 1985, 1988, 1990, 1993.
Investors in Business Education summer research grants, 1977, 1980, 1986, 1993.
Research Board grants, 1983-84, 1987-88, 1990-91, 1994-95, 1995-96.
Institute for Government and Public Affairs summer research grants, 1988, 1990.
Institute for Government and Public Affairs grant, 1996-97.

External research grants:

National Science Foundation, "A Switching Regression Analysis of Urban Population Densities," 1983-84.
National Science Foundation, "Empirical Studies of Airline Hub-and-Spoke Networks," 1991-92 (with Pablo T. Spiller).
Lincoln Institute of Land Policy, "Tax Increment Financing: A Theoretical Inquiry," 1999.
University of California Transportation Center, "A Model of Price and Frequency Competition in Freight Transportation," 2009-2010.

CONSULTING EXPERIENCE:

Academic Affiliate, Compass Lexecon, 2011-present
Academic Affiliate, LECG, LLC, 2008-2011

(Projects: Atlanta airport charges; United-Continental merger; Effect of competition from Middle-Eastern state-owned airlines on US industry; Fare effects of Air New Zealand joint ventures).

Independent consulting activity:

Chicago-area law firms (expert witness testimony on impact fees, property valuation, and Chicago building-height restrictions)
Transportation Systems Center, U.S. Department of Transportation (research on airline hub-and-spoke systems)
World Bank, Southern Africa Department (mission to South Africa focusing on housing policy)
World Bank, Policy Research Department, Public Economics Division (research on fiscal federalism)
Government Institute for Economic Research, Helsinki, Finland (research on airline economics)
City of Sandwich, Illinois (analysis of city's school impact fees)
United Airlines (analysis of passenger benefits from airline alliance)
Northwest Airlines (analysis of passenger benefits from airline alliance)
Star Alliance (analysis of passenger benefits from airline alliance)
American Airlines/British Airways (analysis of passenger benefits from airline alliance)
International Air Transport Association (IATA) (team inquiry into design of new international interline IATA fare)
World Bank, Southern Asia Sector Units (analysis of Indian land-use policy, focusing on building-height restrictions)
United Airlines/US Airways (analysis of effects of proposed merger)
American Airlines (analysis of effects of consolidation of SkyTeam and Northwest/KLM airline alliances)
Star Alliance (analysis of passenger benefits from airline alliances)
China Economic Research Advisory Program (research on Chinese land-use policies)
Delta Airlines (contract dispute between Delta and its feeders)
Office of Aviation Analysis, U.S. Department of Transportation (peer review of EU alliance study)
Advised law firm on Ontario Airport lawsuit
Office of Aviation Analysis, U.S. Department of Transportation (major study of fare setting by international airline alliances)
World Bank, Development Research Group (analysis of land-use in South Africa)
Wellington Airport, New Zealand (legal case on runway extension)
Expert witness in class-action lawsuit relating to safety of the Boeing 737 Max-8 aircraft
Expert witness in antitrust lawsuit on the Northeast Alliance of American Airlines and JetBlue