

CURRICULUM VITAE
N. Edward Coulson

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

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, Book manuscript reviews for various publishers

Refereed Publications

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

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

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

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

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

"Dynamics of the Transmission of Employment Effects Across Metropolitan Areas" *Urban Studies*, April 1988, 25, 145-149 (w/ 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 (w/ E. Bond)

"A Hedonic Analysis of Residential Succession" *Review of Economics and Statistics*, August 1990, 72, 433-443 (w/ 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 (w/ B. Stuart)

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

"Forecast Combination in a Dynamic Setting", *Journal of Forecasting*, January 1993, 12, 63-67 (w/ 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 (w/ 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" (w/ J. Benjamin and S. Yang) *Journal of Real Estate Finance and Economics*, September 1993, 7, 151-157.

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

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

"Estimating the Moral Hazard Effect of Insurance Choice on Prescription Drug Demand" (w/ 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" (w/ S. Rushen), *Journal of Urban Economics*, July 1995, 38, 74-93

"The Dynamic Impact of Unseasonable Weather on Construction Activity" *Real Estate Economics*, (w/ 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, 199-210

"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" (w/ 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" (w/ 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" (w/ Jerry Carlino), *Journal of Urban Economics*, July 2006, 60, 132-138

"The Dynamics of Neighborhood-Level Quantile House Price Indexes" (w/ 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” (w/ 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

“Are New Homes Special?” (with Adele Morris and Helen Neill) forthcoming, *Real Estate Economics*

“Caste, Faith and Gender: Determinants of Homeownership in Urban India” (with Prashant Das), forthcoming *Journal of Real Estate Finance and Economics*

“Estimating Supply Functions for Residential Real Estate Attributes” (with Zhi Dong and Tien Foo Sing) forthcoming *Real Estate Economics*

“Tenure Tipping” (with Greg Wommer) forthcoming *Regional Science and Urban Economics*

“Competition and Appraisal Inflation” (with James Conklin, Moussa Diop and Thao Le) forthcoming, *Journal of Real Estate Finance and Economics*

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 Winson-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)

“Do Gas Prices Affect Home Values?” with Adele Morris and Helen Neill

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

Research in progress

Tenure, Density, and Housing Structures (with Lynn Fisher)

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

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

Job Match Quality and Homeownership (with Walter D'Lima)

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

Owner-occupied Commercial Real Estate and Credit Markets (with Lakshmi Balasubramanyam and Joe Nichols)

The Bartik Shock

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)
Department of Economics, UCI, 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)

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-)

Referee for (since 2010) *American Economic Journal- Macroeconomics, Annals of Regional Science, China Economic Review, 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 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*

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

North American Regional Science Association: Annual Meetings Session Organizer (1999, 2000, 2005); Program Committee (2003, 2005); North American Regional Science Association Elected Councilor-at-Large (2005-7); various award committees.

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-

University of California, Irvine

Law School Dean Search Committee 2017
Council on Planning and Budget 2018-

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
Numerous Las Vegas real estate organizations 2014-2016
REMAX national convention, March 2017
Ongoing presentations to Orange County real estate and business groups 2017-
UC Legislative Roundtable, Sacramento, CA April 2018
Lambda Alpha National Meeting (Land Economics Weekend), Newport Beach CA, October 2018
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)

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.