

*Curriculum Vitae*

**JAN K. BRUECKNER**

**Office address:** Department of Economics  
University of California, Irvine  
3151 Social Science Plaza  
Irvine, CA 92697  
(949) 824-0083  
e-mail: jkbrueck@uci.edu

**Home address:** 90 Murasaki St.  
Irvine, CA 92617  
(949) 854-4408

**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-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, 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 41 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, 4<sup>th</sup> 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.

## **BOOKS:**

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

## **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).
  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," Journal of Urban Economics 104, 35-46 (March 2018).

*Articles on Local Public Economics*

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).

#### *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).

*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).

*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 J.V. Henderson, G. Duranton 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).

#### **WORKING PAPERS:**

“Pricing by International Airline Alliances: A Retrospective Using Foreign-Carrier Fare Data” (with Ethan Singer).

#### **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 editor: “Airlines and Airports,” Economics of Transportation, March 2014.

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

Professional Organizations:

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

Refereeing (for journals where not a board member):

Annals of Regional Science, American Economic Journal--Economic Policy, American Economic Review, B.E. Journal of Economic Analysis and Policy, Canadian Journal of Economics, Economic Journal, Economics Letters, Economics of Education Review, Environment and Planning A, 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 Development Economics, Journal of Economic Geography, 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 Industrial Economics, Journal of International Economics, Journal of Money, Credit and Banking, Journal of Law and Economics, Journal of Law, Economics and Organization, Journal of Public Economics, Journal of Regional Science, Journal of Transport Economics and Policy, Land Use Policy, Manchester School, National Tax Journal, Papers in Regional Science, Public Choice, Public Finance Review, 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 and E, Transportation Science.

Proposal Review:

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

## **PAPER PRESENTATIONS (LAST TEN YEARS):**

*International*

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 3<sup>rd</sup> Workshop on Urban Economics, University of Barcelona, July 2014 (keynote  
speaker).  
ITEA Conference on Transportation Economics, Toulouse, June 2014.  
Max Planck Institute for Tax Law and Public Finance, Munich, September 2013.  
Second International Workshop on Regional, Urban and Spatial Economics in China,  
Beijing, June 2013.  
Regional Science Association International Meetings, Ottawa, November 2012.  
Conference on “The End of Federalism,” WZB, Berlin, October 2012.  
Einaudi Institute of Economics and Finance, Rome, September 2012.  
Kuhmo-Nectar Conference on Transportation Economics, Berlin, June 2012.  
KU Leuven, Belgium, April 2012  
Norwegian University of Science and Technology, September 2011.  
Uppsala University, Sweden, September 2011.  
Kuhmo-Nectar Conference on Transportation Economics, Stockholm, July 2011.  
ZEW, Mannheim, Germany, March 2011.  
University of Mannheim, March 2011.  
Toulouse School of Economics, March 2011.  
World Conference on Transportation Research, Lisbon, July 2010.  
Workshop on Urban Economics, University of Barcelona, July 2010.  
International Industrial Organization Conference, Vancouver, May 2010.  
Workshop in Aviation Economics, University of British Columbia, May 2010.  
University of Chile, September 2009.  
University of Barcelona, July 2009.  
4<sup>th</sup> Kuhmo-Nectar Transport and Urban Economics Conference, Copenhagen, July  
2009.  
Association for Competition Economics meetings, Norwich, UK, November 2010.  
International Seminar on Airport Congestion Issues: Theory and Practice, Tokyo,  
March 2009.  
Technical University of Dresden, December 2008.

Conference on “Fiscal Federalism”, WZB, Berlin, December 2008.  
University of British Columbia, September 2008.  
Academia Sinica, Taiwan, September 2008.  
2<sup>nd</sup> Technion-TAU-UBC-UCLA Israel Real Estate and Urban Economics Symposium,  
Tel Aviv, July 2008.  
Air Transport Research Society World Conference, Athens, July 2008.  
3<sup>rd</sup> Kuhmo-Nectar Transport and Urban Economics Conference, Amsterdam, July  
2008.  
Bogazici University, Istanbul, March 2008.  
Workshop on the Regulation of Airport Noise, Free University of Brussels, December  
2007.  
Workshop on Residential Segregation and Sprawl, INRA-ENSEAD, Dijon, France,  
November 2007.  
Conference on New Perspectives on Fiscal Federalism, WZA, Berlin, November 2007.  
Uppsala University, Sweden, September 2007.  
Second International Conference on Funding Transportation Infrastructure, Leuven,  
Belgium, September 2007 (keynote speaker).  
Kuhmo-Nectar Conference on Pricing, Financing, Regulating Transport Infrastructure  
and Services, Urbino, Italy, July 2007.  
Workshop on Fiscal Federalism, Seville, Spain, June 2007 (plenary speaker).  
Universitat Autònoma, Barcelona, June 2007.

### *Domestic*

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.  
3<sup>rd</sup> 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.  
Regional Science Association International Meetings, Atlanta, November 2013.  
Kuhmo-Nectar Conference on Transportation Economics, Evanston, July 2013.  
International Industrial Organization Conference, Boston, May 2013.  
Conference on “Urbanization and Poverty Reduction,” World Bank, May 2013.  
George Washington University, April 2013.  
Florida International University, March 2013.  
American Real Estate and Urban Economics Association Meetings, San Diego, January 2013.  
Conference on the “Economics of the Airline Industry,” Brookings Institution, May 2012.  
Southern California Conference on Applied Microeconomics, Claremont-McKenna College, April 2012.  
University of Illinois at Urbana-Champaign, March 2012.  
Federal Reserve Bank of Philadelphia, March 2012  
American Real Estate and Urban Economics Association Meetings, Chicago, January 2012.  
Asian Development Bank Workshop on Urbanization in Asia, Honolulu, December 2011.  
Regional Science Association International Meetings, Miami, November 2011.  
UC Santa Barbara, May 2011.  
Pennsylvania State University, April 2011.  
International Industrial Organization Conference, Boston, April 2011.  
Transportation Research Forum, Long Beach, March 2011.  
UCLA, February 2011.  
American Real Estate and Urban Economics Association meetings, Denver, January 2011.  
Transportation and Public Utilities Group meetings, Denver, January 2011.  
Texas A & M University, March 2010.  
Vanderbilt University, February 2010.  
Regional Science Association International Meetings, San Francisco, November 2009.  
Arizona State University, October 2009.  
UCLA, Ziman Center for Real Estate Research Day, October 2009.

Institute of Transportation Studies, UC Berkeley, October 2009.  
National Bureau of Economic Research Conference on "Competition and Government Intervention in the Airline Industry," Cambridge, May 2009.  
UC Berkeley, April 2009.  
UCLA, February 2009.  
UC Riverside, January 2009.  
Econometric Society Meetings, San Francisco, January 2009.  
American Real Estate and Urban Economics Association Meetings, San Francisco, January 2009.  
Regional Science Association International Meetings, New York, November 2008.  
University of Illinois at Urbana-Champaign, November 2008.  
U.S. Department of Justice Antitrust Workshop on Airline Competition, Washington, D.C., October 2008.  
Conference on the Economics of Geography: Cities, Growth, and Economic Development, Federal Reserve Bank of Cleveland, April 2008.  
Transportation and Public Utilities Group Meetings (ASSA), New Orleans, January 2008.  
Claremont-McKenna College, October 2007.  
4<sup>th</sup> Annual Urban Research Symposium, World Bank, May 2007.  
Conference on Smart Growth in China, Lincoln Institute of Land Policy, May 2007.  
University of Pennsylvania, April 2007.  
Carnegie-Mellon University, April 2007.  
International Industrial Organization Conference, Savannah, April 2007.  
Transportation and Public Utilities Group Meetings (ASSA), Chicago, January 2007.

## **TEACHING AT PROFESSIONAL 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.

## **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)