

Curriculum Vitae

Gary D. Painter

Office:

University of Southern California
School of Policy, Planning, and Development
Ralph and Goldy Lewis Hall 214
Los Angeles, CA 90089-0626
Phone: (213) 740-8754
Fax: (213) 740-6170
Email: gpainter@usc.edu
Web: <http://www-rcf.usc.edu/~gpainter>

Education:

Ph.D., Economics, University of California, Berkeley, 1996

B.A., Quantitative Economics and Decision Sciences, University of California, San Diego, 1991

Academic Appointments:

2011- present Professor, Sol Price School of Public Policy, University of Southern California

Fall 2009 Visiting Professor, Sanford School of Public Policy, Duke University

2002-2011 Associate Professor, School of Policy, Planning, and Development, University of Southern California

1996-2002 Assistant Professor, School of Policy, Planning, and Development, University of Southern California

Administrative Appointments

2015-present Director of Social Policy, USC Sol Price Center for Social Innovation

2011-2015 Director, Graduate Programs in Public Policy, USC Price School of Public Policy

2002-2015 Research Director, Lusk Center for Real Estate, USC Price School of Public Policy

2012 Senior Associate Dean for Academic Affairs, USC Price School of Public Policy

2010 Director, Graduate Programs in Public Policy and Management, USC Price School of Public Policy

- 2008 Associate Dean for Research and Technology, USC Price School of Public Policy
- 2005 Director, Program in Public Policy, USC Price School of Public Policy
- 1998 Director, Program in Public Policy, USC Price School of Public Policy

Research Areas:

Urban Economics, Housing Economics, Economics of Education, Public Finance, Policy Analysis

Awards and Honors:

- 2011 Fellow, Homer Hoyt Institute for Advance Studies
- 2006 Outstanding Professor of the Year, School of Policy, Planning, and Development, Awarded by the Graduate Policy and Administration Community
- 2005 Post Doctoral Fellow, Homer Hoyt Institute for Advance Studies
- 2001 HUD Best Paper award for presentation of “Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles” at the AREUEA annual conference in New Orleans, LA.
- 1994-95 Center for Real Estate and Urban Economics Fellowship
- 1991-92 University of California Regents Fellowship
- 1991 Joel Dean Award for Excellence in major at University of California, San Diego
- 1991 Phi Beta Kappa

Professional Affiliations

American Economic Association
 Association for Public Policy Analysis and Management (Policy Council 2009-2012)
 American Real Estate and Urban Economics Association (Board of Directors, 2008-2010, 2014-2016; Vice-President, 2011-2012; President, 2013)

Other Professional Experience:

- 1993-1996 Graduate Assistant to Hilary Hoynes, Department of Economics, U.C. Berkeley & Robert Moffitt, Johns Hopkins University
 Projects: Impact of the welfare system on female headship – PSID Data
 Impact of Disability Insurance on Labor Supply of Households
- 1992 Economic Analyst, Pacific Gas and Electric, San Francisco
- 1991 Housing and Community Development Analyst, Department of Housing and Urban Development, San Francisco

Publications in Refereed Journals

Jung Hyun Choi and Gary Painter (2017) "Self-Reported vs. Market Estimated House Values: Are Homeowners Misinformed or Are They Purposely Misreporting?" *Real Estate Economics*, forthcoming.

Arthur Acolin, Raphael Bostic, and Gary Painter (2016) "A Field Study of Rental Market Discrimination across Origins in France," *Journal of Urban Economics*, 95, 49-63.

Ray Calnan and Gary Painter (2016) "Examining Mobility and Labor market outcomes of Latino immigrants' after the recession in Las Vegas, Phoenix, Los Angeles, and the Inland Empire," *Urban Studies*, <https://doi.org/10.1177/0042098016650567>.

Hyojung Lee and Gary Painter (2016) "Consumption Inequality in the Great Recession," *Journal of Economic and Social Measurement*, 41, 2016: 145-166.

Jung Hyun Choi and Gary Painter (2015) "Housing Formation and Unemployment Rates: Evidence from 1975-2011," *Journal of Real Estate Finance and Economics*, 50(4), 549-566.

Andrea Heuson and Gary Painter (2014), "The Impact of the Taxpayer Relief Act of 1997 on Trading Behavior in the U.S. Single Family Residential Market," *Real Estate Economics*, 42(4), 869-899.

Pengyu Zhu, Cathy Liu and Gary Painter (2014) "Does Residence in an Ethnic Community help immigrants in a recession?" *Regional Science and Urban Economics*, 47, 112-127.

Kwan Ok Lee and Gary Painter. (2014) "Housing Tenure Transitions of Older Households: What Role Do Children Play?" *Real Estate Economics*, 42(1), 109-152.

Gary Painter and Zhou Yu. (2014) "Caught in the housing bubble: Immigrants' housing outcomes in traditional gateways and newly emerging destinations," *Urban Studies*, 51(4), 782 - 810.

Gary Painter and Ed Flores. (2013). "Reclassification and Academic Success among English Language Learners: New Evidence from a Large Urban School District," *B.E. Journal of Economic Analysis & Policy*, 13 (1), 107-136.

Kwan Ok Lee and Gary Painter (2013), "What Happens to Household Formation in a Recession?" *Journal of Urban Economics*, 76, 93-109.

Stuart A. Gabriel and Gary Painter. (2012). "Household Location and Race: A Twenty-Year Retrospective," *Journal of Regional Science*, 52(5), 809-818.

Cathy Liu and Gary Painter (2012) "Travel Behavior among Latino Immigrants: The Role of Ethnic Neighborhoods and Ethnic Employment," *Journal of Planning Education and Research*, 32 (1), 62-80.

Cathy Liu and Gary Painter (2012) "Immigrant Settlement and Employment Suburbanization: Is There a Spatial Mismatch?" *Urban Studies*, 49(5) 979-1002.

Jill Cannon, Alison Jackowitz, and Gary Painter (2011), "The Impact of Attending Full Day Kindergarten for English Language Learners," *Journal of Policy Analysis and Management*, 30(2), 287-309.

Gary Painter and Zhou Yu (2010), "Immigrants and Housing Markets in Mid-size Metropolitan Areas," *International Migration Review*, 44(2) 442-476.

Gary Painter and Kwan Ok Lee (2009), "Housing Tenure Transitions of Older Households: Life Cycle, Demographic, and Familial Factors," *Regional Science and Urban Economics*, 39(6), 749-760.

Raphael Bostic, Stuart Gabriel, and Gary Painter (2009), "Housing Wealth, Financial Wealth, and Consumption: New Evidence from Micro Data," *Regional Science and Urban Economics*, 39 (1), 79-89.

Stuart Gabriel and Gary Painter (2008), "Mobility, Residential Location, and the American Dream: The Intra-Metropolitan Geography of Minority Homeownership," *Real Estate Economics*, 36(3), 499-531.

Gary Painter and Zhou Yu (2008), "Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market," *Urban Studies*, 45 (5-6), 1163 - 1191.

David I. Levine and Gary Painter (2008), "Are Measured School Effects Just Sorting? Causality and Correlation in the National Education Longitudinal Survey," *Economics of Education Review*, 27(4), 460-470.

Gary Painter, Cathy Yang Liu and Duan Zhuang (2007), "Immigrants and the Spatial Mismatch Hypothesis: Employment Outcomes among Immigrant Youth in Los Angeles," *Urban Studies*, 44(13), 2627-49.

Jane Arnold Lincove and Gary Painter (2006) "Does the Age that Children Start Kindergarten Matter? Evidence of Long-Term Educational and Social Outcomes," *Educational Evaluation and Policy Analysis*, 28(2), 153-171.

Jill S. Cannon, Alison Jackowitz, and Gary Painter (2006) "Is Full Better than Half? Examining the Longitudinal Effects of Full-day Kindergarten Attendance," *Journal of Policy Analysis and Management*, 25(2), 299-321.

Dowell Myers, Gary Painter, Zhou Yu, Sung Ho Ryu and Liang Wei (2005), "Regional Variation in Homeownership Progress of the Baby Boom Generation," *Housing Policy Debate*, 16(1), 53-83.

Painter, Gary and David I. Levine (2004), "Daddies, Devotion, & Dollars: How Do They Matter for Youth?" *The American Journal of Economics and Sociology*, 63(4), 813-850.

Gary Painter, Lihong Yang and Zhou Yu (2004), "Homeownership Determinants of Chinese Americans: Assimilation, Ethnic Concentration, and Nativity," *Real Estate Economics*, 32 (3), 509-39.

Mark Glickman and Gary Painter (2004), "Do Tax and Expenditure Limits Lead to Lotteries? Evidence from the United States: 1970-1992," *Public Finance Review*, 32 (1), 36-64.

David I. Levine and Gary Painter (2003), "The Costs of Teenage Out-of-Wedlock Childbearing: Analysis with a Within-School Propensity Score Matching Estimator," *Review of Economics and Statistics*, 85(4), 884-900.

Gabriel, Stuart and Gary Painter (2003), "Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles," *Journal of Real Estate Finance and Economics*, 27(1), 87-106.

Painter, Gary, Lihong Yang and Zhou Yu (2003), "Heterogeneity in Asian-American Homeownership: The Role of Household Endowments and Immigrant Status," *Urban Studies*, 40(3), 505-530.

Painter, Gary and Christian Redfearn (2002). "The Role of Interest Rates in Influencing Long-Run Homeownership Rates," *Journal of Real Estate Finance and Economics*, 25(2/3): 243-267.

Painter, Gary and Stuart Gabriel (2002). "Finding a Way Home: Location and Homeownership Choices of African-American Households in Los Angeles." *Real Estate Review*, 32 (2), 14-20.

Painter, Gary (2001). "Do Households Move to Achieve Higher Benefits? An Investigation of Differences in Housing Benefits," *Policy and Management Review*, 1(2).

Painter, Gary and Kwi-Hee Bae (2001). "The Changing Determinants of State Expenditure in the United States: 1965-1992," with, *Public Finance and Management*, 1(4), 370-392.

Painter, Gary (2001). "Low-Income Housing Assistance: Its Impact on Labor Force and Housing Program Participation," *Journal of Housing Research*, 12(1), 1-26.

Painter, Gary, Stuart Gabriel and Dowell Myers (2001). "Race, Immigrant Status, and Housing Tenure Choice," *Journal of Urban Economics*, 49, 150-167.

Painter, Gary and Shui Yan Tang (2001). "The Microcredit Challenge: A Survey of Programs in California," *Journal of Developmental Entrepreneurship*, 6(1), 1-16.

Painter, Gary and David I. Levine (2000). "Family Structure and Youths' Outcomes: Which Correlations are Causal?" *Journal of Human Resources*, 35(3), 524-549.

Painter, Gary (2000). "Tenure Choice with Sample Selection: Differences among Alternative Samples," *Journal of Housing Economics*, 9(3), 197-213.

Levine, David I. and Gary Painter (1999). "The NELS Curve: Replicating *The Bell Curve* with the National Education Longitudinal Survey," with David I. Levine, *Industrial Relations*, 1999, 38 (3), 364-401.

Painter, Gary (1997). "Does Variation in Public Housing Waiting Lists Induce Intra-Urban Mobility," *Journal of Housing Economics*, 6, 248-276.

Publication in Books, non-refereed Journals, and Research Institutes

Cathy Y. Liu, Gary Painter, and Qingfang Wang (2014), "Immigrant Entrepreneurship and Agglomeration in High-Tech Industries in the U.S." in *Innovation and Entrepreneurship in the Global Economy: Knowledge, Technology and Internationalization*, edited by Charlie Karlsson, Urban Gråsjö and Sofia Wixe (Edward Elgar Press).

Cathy Y. Liu, Gary Painter, and Qingfang Wang (2013), "Immigrant Entrepreneurship and Agglomeration in High-Tech Industries in the U.S." In *Innovation, High-Growth Entrepreneurship and Regional Development*, edited by Irene Bernhard (University West Press).

Painter, Gary (2012). "Housing and Immigrant Communities." In *Encyclopedia of Global Human Migration* (Wiley-Blackwell).

Painter, Gary (2011). Book Review of *Urban and Regional Policy and Its Effects*, Volume 2, edited by Nancy Pindus, Howard Wial, and Harold Wolman. *Journal of Regional Science*.

Green, Richard and Gary Painter (2011). "New Models for Housing Finance." in *Planning to Stay: New Visions for Aging in Place* (University of Texas Press).

Cannon, Jill, Alison Jackowitz, Gary Painter, and Shannon McConville (2009) "Full-Day Kindergarten in California: Lessons from Los Angeles." Public Policy Institute of California. <http://www.ppic.org/main/publication.asp?i=792>

Flores, Edward, Gary Painter, Harry Pachon, (2009) “¿Qué Pasa? Are ELL Students Remaining in English Learning Classes Too Long?”

http://www.trpi.org/PDFs/ell_report.pdf

Myers, Dowell and Gary Painter (2005). “Homeownership and Younger Households: Progress among African Americans and Latinos.” In *Redefining Urban and Suburban America*, Alan Berube, Bruce Katz and Robert E. Lang, eds. Brookings Press, Volume 2.

Bhatt, Nitan, Gary Painter and Shui Yan Tang (2002). “Nurturing Microcredit Programs in the US: The Challenges of Outreach and Sustainability,” in *Replicating Microfinance in the United States*, Johns Hopkins Press.

Bhatt, Nitan, Gary Painter and Shui Yan Tang (1999). “Can Microcredit Work in the United States?” *Harvard Business Review*, 1999, November-December, 26-27.

Papers under Review

Evaluating the Academic and Behavioral Impact of “School in the Park,” with Johanna Lacoé and Danielle Williams

Research in Progress

Measuring the Benefits of Homeowning: Effects on Children redux? with Richard Green, Sarah Mawhorter, and Michelle White

Immigrant Entrepreneurship and Agglomeration in High-Tech Industries in the U.S., with Cathy Yang Liu and Qingfang Wang

How Does the Time Spent in the Classroom Differ for English Learners and Students in Mainstream Classrooms? with Soledad de Gregario and Danielle Williams

"Ethnic Context and Economic Structure: Intra-metropolitan Analysis of Immigrant High-Tech Entrepreneurship" with Cathy Liu, Cathy and Xi Huang

Working Papers

“Measuring the Benefits of Homeowning: Effects on Children redux?” with Richard Green and Michelle White, Research Institute for Housing America Working Paper, 2012

“What Happens to Household Formation in a Recession?” Research Institute for Housing America Working Paper, 2010

“Residential Location, Household Mobility, and Homeownership Choice: Estimates from a Nested Multinomial Logit Model,” with Stuart Gabriel. Lusk Center for Real Estate Working Paper

“Different Paths to Homeownership: A Closer Look at Racial Disparities in Los Angeles,” with Stuart Gabriel, Research Institute for Housing America Working Paper 01-03.

“The Decision to Own: The Impact of Race, Ethnicity, and Immigrant Status,” with Stuart Gabriel and Dowell Myers, Research Institute for Housing America Working Paper 00-02.

“Welfare Reform: What Can We Learn from the Rationing of Housing Assistance?” (Working Paper 96-246: Fisher Center for Real Estate and urban Economics, Haas School of Business, U.C. Berkeley)

Research Grants

- 2016 METRANS (\$100,000). “Innovating on job accessibility with General Transit feed Specification (GTFS) data”
- 2015 METRANS (\$92,958). “The decline in inter- and intra-urban mobility and its impact on passenger travel.”
- 2014 Ewing Marion Kauffman Foundation (\$59,077). “Understanding the Decline in Inter-Urban and Intra-Urban Mobility in the U.S.,” with Cathy Yang Liu
- 2013 Tomas Rivera Policy Institute (\$20,000). “How did immigrants adapt in areas that were hardest hit by the recession?”
- 2013 John Randolph and Dora Haynes Foundation (\$81,044). Extending Learning to Low-Income, Immigrant, and Refugee Students: Evaluating the Academic and Behavioral Impact of “School in the Park.” Summer 2013-Summer 2014
- 2012 Ewing Marion Kauffman Foundation (\$50,000). Immigrant Entrepreneurship and Agglomeration in High-Tech Industries in the U.S., with Cathy Yang Liu and Qingfang Wang, Fall 2012-Spring 2013.
- 2012 USC Price Center for Social Innovation (\$50,000). Evaluating the Academic and Behavioral Impact of “School in the Park,” Summer 2012-2013
- 2011 Research Institute for Housing America (\$40,000) with Richard Green and Michelle White, “Measuring the Benefits of Homeowning: Effects on Children redux?” Summer 2011-Spring 2012.
- 2010 Russell Sage Foundation (\$35,000), “Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations
- 2009 Research Institute for Housing America (\$30,000), “What Happens to Household Formation in a Recession?” Fall 2009-Spring 2010.
- 2009 Haynes Foundation (\$12,000), “The Role of Ethnic Communities, Residential Location, and Self Employment in the Labor Market Success of First and Second Generation Immigrants.”
- 2008 METRANS (\$90,000), “Spatial Mismatch and Transit Choice among Immigrants.”
- 2008 Advancing Scholarship in the Humanities and Social Sciences Initiative, University of Southern California (\$20,100), “Elderly Housing Tenure Transitions: Life Cycle, Demographic, and Familial Factors.”
- 2002 National Association of Realtors (\$150,000) with Stuart Gabriel, for “Pathways to Homeownership Among Minority and Underserved Populations: An Integrated

- Analysis of Intra-metropolitan Moves, Residential Location and Tenure Choice.”
Fall 2002-Spring 2005.
- 2002 Fannie Mae Foundation (\$49,994) with Dowell Myers, for “Cohort Progress toward Homeownership.” Fall 2002-Spring 2003.
- 2001 Interdisciplinary Zumberge Research Grant (\$28,918) grant with Susan Smith, for “The Role of Marriage in Reducing Poverty: An Analysis of Women Across Categories of Ethnicity and Childhood Poverty.” Summer 2001-Spring 2002.
- 2000 Research Institute for Housing America (\$5,000) grant, for “Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles.” Summer-Spring 2001.
- 1999 Research Institute for Housing America (\$30,000) grant, with Stuart Gabriel and Dowell Myers, for “The Decision to Own: The Impact of Race, Ethnicity, and Immigrant Status.” Summer-Fall 1999.
- 1998 University of Southern California Southern California Studies Center (SC2) Open Faculty Grant Recipient (\$22,193), with Shui Yan Tang, for “An Analysis on the Efficiency and Effectiveness of Alternative Loan Programs in Southern California.” Spring-Summer 1998
- 1998 Zumberge Innovation Fund Inter-Disciplinary Grant Recipient (\$25,000) with Dowell Myers and Stuart Gabriel, for “Residential Mobility and Housing choices in California: Evolution Over Time by Race, Ethnicity and Migration Status” Summer 1998 - Spring 1999
- 1998 Haynes Foundation (\$334,927) with Rino Patti and Susan Smith, Social Work, “The USC Welfare Reform Neighborhood Impact Study.” Summer 1998 - Spring 2001
- 1997 University of Southern California SC2 Junior Faculty Grant Recipient (\$5000) for “Do Households move to achieve Higher Benefits? A look at the Differences in Public Housing Waiting Lists in Los Angeles County”

Papers Presented at Professional Meetings

“Measuring the Benefits of Homeowning: Effects on Children redux?” Presented at the American Economic Association Meetings (AREUEA session), Philadelphia January 2014

“Measuring the Benefits of Homeowning: Effects on Children redux?” Presented at AREUEA International Conference, June 2013

“Measuring the Benefits of Homeowning: Effects on Children redux?” Presented at the AREUEA National Conference, May 2013

“Measuring the Benefits of Homeowning: Effects on Children redux?” Seminar at University of Kentucky, February 2013

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at the American Economic Association Meetings (AREUEA session), San Diego January 2013

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Seminar at the University of Cincinnati, April 2012.

“Household Formation and Unemployment Rates: A Vector Error Correction Approach,” AREUEA National Conference, May 2012

“Household Formation and Unemployment Rates: A Vector Error Correction Approach,” AREUEA International Conference, June 2012

“Measuring the Benefits of Homeowning: Effects on Children redux?” Presented at Association for Public Policy Analysis and Management, Baltimore, MD. November 2012

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at Homer Hoyt, Palm Beach, FL January 2012.

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at the American Economic Association Meetings (AREUEA session), Chicago, IL January 2012.

“Housing Tenure Transitions of Older Households: What role do Children play?” Presented at the AREUEA International Meetings, Jeju Island, Korea, July 2011.

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at the Federal Reserve Conference for Community Affairs, Arlington, VA April 2011.

“The Impact of the Taxpayer Relief Act of 1997 on Trading Behavior in the U.S. Single Family Residential Market,” Critical Issues in Real Estate Symposium, Tallahassee, FL, April 2011.

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at Homer Hoyt, Palm Beach, FL January 2011.

“Caught in the Housing Bubble, Immigrants' Housing Outcomes in Traditional Gateways and Newly Emerging Destinations,” Presented at the Association for Public Policy Analysis and Management, Boston, MA, November 2010.

“What Happens to Household Formation in a Recession? Evidence from the United States,” Presented at the AREUEA International Meetings, Rotterdam, NE, June 2010.

“Spatial Mismatch among Immigrants,” Presented at the American Economic Association Meetings (AREUEA session), Atlanta, GA, January 2010

“Travel Behavior among Latino Immigrants: The Role of Ethnic Neighborhoods and Ethnic Employment,” Presented at the Association for Public Policy Analysis and Management, Washington, DC, November 2009.

“Housing Tenure Transitions of Older Households: What role do Children play?” Presented at the AREUEA International Meetings, Los Angeles, CA, June 2009.

“Travel Behavior among Latino Immigrants: The Role of Ethnic Neighborhoods and Ethnic Employment,” Presented at the AREUEA Mid-year Meetings, Washington, DC, June 2009.

“Immigrants and Housing Markets in Mid-size Metropolitan Areas,” Presented at the American Economic Association Meetings (AREUEA session), San Francisco, CA, January 2009

“Elderly Housing Tenure Transitions: Life Cycle, Demographic, and Familial Factors,” with Kwan Ok Lee, Presented at the American Economic Association Meetings (AREUEA session), New Orleans, LA, January 2008.

“Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market,” with Zhou Yu, Presented at the American Economic Association Meetings (AREUEA session), Boston, MA, January 2006.

“Immigrants and the Spatial Mismatch Hypothesis: Employment Outcomes among Immigrant Youth in Los Angeles,” with Cathy Liu and Duan Zhuang. Presented at the Association for Public Policy Analysis and Management, Washington, DC, November 2005.

“Is Full Better than Half? A Study of Full-day versus Half-day Kindergarten,” with Jill Cannon and Alison Jacknowitz. Presented at the Association for Public Policy Analysis and Management, Atlanta, GA, October 2004.

“Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market,” with Zhou Yu, Fredericton, New Brunswick, Canada, July 2004.

“Housing Wealth, Financial Wealth, and Consumption: New Evidence from Micro Data,” with Raphael Bostic and Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), San Diego, CA, January 2004.

“Mobility, Residential Location, and the American Dream: The Intra-Metropolitan Geography of Minority Homeownership,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), San Diego, CA, January 2004.

“Residential Location, Household Mobility, and Homeownership Choice among

Minority and White Households,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), Washington, DC, January 2003.

“Homeownership Determinants of Chinese Americans: Assimilation, Ethnic Concentration, and Nativity,” with Lihong Yang and Zhou Yu. Presented at the American Economic Association Meetings (AREUEA session), Washington, DC, January 2003.

“Residential Location, Household Mobility, and Homeownership Choice among African-American and White Households,” with Stuart Gabriel. Presented at the Association for Public Policy Analysis and Management, Dallas, TX, November 2002.

“Residential Location, Household Mobility, and Homeownership Choice among African-American and White Households,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), Atlanta, GA, January 2002.

“Heterogeneity in Asian-American Homeownership: The Role of Household Endowments and Immigrant Status,” with Lihong Yang and Zhou Yu. Presented at the American Economic Association Meetings (AREUEA session), Atlanta, GA, January 2002.

“Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles,” Presented at the Association for Public Policy Analysis and Management, Washington, D. C., November 2001.

“Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles,” Presented at the American Economic Association Meetings (AREUEA session), New Orleans, LA, January 2001.

“How Much of School Effects is Just Sorting? Identifying Causality in the National Education Longitudinal Survey.” Presented at the Association for Public Policy Analysis and Management, Seattle, WA, November 2000.

“The Costs of Teenage Out-of-Wedlock Childbearing: Analysis with a Within-School Propensity Score Matching Estimator.” Presented at the Econometrics Society World Congress Meetings, Seattle, WA, August 2000.

“Race, Immigrant Status, and Housing Tenure Choice.” Presented at the American Economic Association Meetings (AREUEA session), Boston, MA, January 2000.

“Nurturing Microcredit Programs in the US: The Challenges of Outreach and Sustainability.” Presented at the Association for Public Policy Analysis and Management, Washington, D. C., November 1999.

“Low-Income Housing Assistance: Its Impact on Labor Force and Housing Program Participation.” Presented at the Association of Collegiate Schools of Planning, Pasadena, CA, November 1998.

“Does Variation in Public Housing Waiting Lists Induce Intra-Urban Mobility.” Presented at the American Economic Association Meetings (AREUEA session), Chicago, IL, January 1998.

“Welfare Reform: What Can We Learn from the Rationing of Housing Assistance?” Presented at the American Economic Association Meetings (AREUEA session), New Orleans, LA, January 1997.

Teaching experience

Public Sector Economics, Methods for Policy Analysis, Finance of the Public Sector, Policy and Planning Analysis, Graduate Level Microeconomics, Urban Economics, Intermediate Macroeconomics, Money and Banking

Professional Service

Board of Directors	American Real Estate and Urban Economics Association (AREUEA), 2008-2010, 2014-2016
Policy Council	Association for Public Policy and Management (APPAM), 2008-2011
Vice President	American Real Estate and Urban Economics Association (AREUEA), 2011-2012
President	American Real Estate and Urban Economics Association (AREUEA), 2013
Editorial Board	<i>Real Estate Economics</i> , 2013-present; <i>Journal of Urban Economics</i> , 2014-present

Peer-Review Service

Book Reviewer:
MIT Press, Academic Press, McGraw Hill.

Journal Referee:

Journal of Public Economics, Journal of Urban Economics, Demography, Journal of Housing Economics, Journal of Policy Analysis and Management, Journal of Regional Science, Social Forces, National Tax Journal, Journal of Public Administration Research and Theory, Urban Studies, Journal of Housing Research, Housing Policy Debate, Real Estate Economics, Journal of Urban Affairs, Journal of Real Estate Finance and Economics, Economics of Education Review, Education Evaluation and Policy Analysis, Social Science Quarterly, Social Science Research, Social Problems, Planning and Markets, Industrial Relations, Contemporary Economic Policy, Public Finance Review, Housing Studies, Southern Economic Journal, Eastern Economic Journal, Child

Development, Ethnic and Racial Studies, European Journal of Population, Economic Inquiry, Regional Studies, Social Science Journal, B.E. Journal of Economic Analysis & Policy, Sociology of Education, Journal of Cross Cultural Gerontology, Economic and Social Review.

Other Peer Review:

Office of University Partnerships for the Department of Housing and Urban Development, Nuffield Foundation, Social Sciences and Humanities Research Council, Israel Science Foundation

Conference Service

AREUEA Program Committee: 2002, 2011

APPAM Program Committee: 2010

Chaired Sessions at:

AREUEA International Research Conference: 2009-2012.

American Economic Association Research Conference: 2002.

Association of Collegiate Schools of Planning Research Conference: 1998.

Organized and Chaired Sessions at:

Association for Public Policy Analysis and Management Research Conference: 2004.

American Economic Association Research Conference: 2003

Association for Public Policy Analysis and Management Research Conference: 2001.

University Service

University

Member, Committee on Work and Family Life, 2011-present.

Member, Dean's Search Committee, Davis School of Gerontology, 2011-2012.

Member, Academic Leadership Committee, 2006-2011.

Member, Faculty Environment Committee, 2003-2005.

Member, Academic Senate, 2003-2005.

Member, Academic Honesty Committee, 1997-1998.

School: Governance

Chair, Third Year Review (Jenny Schuetz), 2012.

Member, Tenure Review Committee (Betsey Stevenson), 2012.

Chair, Microeconomics NTT search committee, 2011-2012.

Member, Appointments Committee 2009-present.

Senior Associate Dean for Research, 2008.

Chair, Appointments Committee 2006-2009.

Chair, Faculty Council. 2004-2005.

Member, Faculty Council. 2003-2006.

Member, Search Committee for the Health Policy. 2004-2005.

Member, Search Committee for the Ferraro Chair. 2003-2004.
Member, Search Committee for Assistant Professor in Public Policy. 2002-2003.
Member, Search Committee for Assistant Professor in Land Use Planning. 2001-2002.
Member, Academic Programs Committee. 1998-1999
Member, Search Committee for the Miller Chair in Government, Business, and the
Economy. 1997-1998.

School: Academic

Ph.D. Committee, 1996-present.
MPP Degree Committee, 1996-present.
MPA Degree Committee, 1996-1999.
Doctoral Degree Committee, 1999-present.

Public Service

Member, Southern California Inter-University Consortium on Homelessness and Poverty, 1996-present.

Selected Consulting Activities

Pacific Economics Group, Andrew Davidson & Co. Inc., Fannie Mae, National Association of Realtors, Grant Thornton LLP, Burr Consulting, Jones, Bell, Abbott, Fleming & Fitzgerald L.L.P, Mortgage Bankers Association, Analysis Group.