

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)

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

#### Book Editor

*Energy Efficiency and the Future of Real Estate* (co-editor with Cliff Lipscomb and Yongsheng Wang) to be published by Palgrave Press

#### 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.)

#### 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 Trumbour, *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”

“Estimating Hedonic Cost Functions: The Case of Singapore’s Private Residential Property Markets” (with Zhi Dong and Tien Foo Sing)

“Discretion or Delay: US Monetary Policy in the 2000s” (with Brent Ambrose and Jiro Yoshida) under review

“Caste, Faith and Gender: Determinants of Homeownership in Urban India” (with Prashant Das)

“Tenure Tipping” (with Greg Wommer)

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

“Competition and Information Loss: The Case of Residential Appraisers”( with James Conklin, Moussa Diop and Thao Le)

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

Inflation Rates Are Very Different When Housing Rents Are Accurately Measured (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)

Firm Entry and Homeownership (with Walter D'Lima and Lynn Fisher)

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

Consumption and Housing Wealth in China (with Mingzhe Tang)

Selected Presentations (since 2006; D=discussant only)

American Real Estate and Urban Economics Association Annual Meeting, Boston MA, January 2006

American Real Estate and Urban Economics Association Midyear Meeting, Washington DC, May 2006

Asian Real Estate Society, Vancouver BC, July 2006

Regional Science Association Annual Meeting, Toronto ON, November 2006

American Real Estate and Urban Economics Association Annual Meeting, Chicago, IL, January 2007

Federal Reserve Bank of New York Research Seminar, June 2007

National Chengchi University, Taiwan, Department of Public Finance, July 2007

Asian Real Estate Society Annual Meeting, Macau, PRC, July 2007

Federal Reserve Bank of St. Louis Research Seminar, September 2007

Lincoln Institute for Land Policy, Lincoln Fellowship Symposium, Cambridge, MA, October 2007

Regional Science Association Annual Meeting, Savannah, GA, November 2007

San Diego State University, Department of Finance, San Diego, CA, December 2007

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  
4<sup>th</sup> 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

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, 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, Oxford Bulletin of Economics and Statistics, Papers in Regional Science, 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-

**University of California, Irvine**

Law School Dean Search Committee 2017-

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  
Numerous Las Vegas real estate organizations 2014-2016  
REMAX national convention, March 2017  
Ongoing presentations to Orange County real estate and business groups 2017-  
Numerous interviews with local and national media (NY Times, Washington Post, Chicago Tribune, USA Today, Las Vegas Review-Journal, Bloomberg.com 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.

Updated, June 2017