

April 20, 2022

## **BIOGRAPHICAL INFORMATION**

Edgar O. Olsen  
P.O. Box 400182  
University of Virginia  
Charlottesville, VA 22904-4182

434-924-3443 (Office)  
434-982-2904 (Fax)  
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eoo@virginia.edu

## **CURRENT POSITION**

Professor Emeritus, Department of Economics, University of Virginia  
Adjunct Fellow, American Enterprise Institute

## **TEACHING INTERESTS**

Public economics  
Welfare policy  
Microeconomic theory

## **RESEARCH INTERESTS**

Housing markets and policies  
Welfare policies

## **EDUCATION**

B.A., Mathematics and Economics, Tulane University, June 1963  
Ph.D., Economics, Rice University, June 1968  
Dissertation: Welfare Economic Evaluation of Public Housing

## **EMPLOYMENT**

Postdoctoral Fellow, Indiana University, 1967-68  
Economist, RAND Corporation, 1968-70  
Assistant Professor, Department of Economics, University of Virginia, 1970-1972  
Associate Professor, Department of Economics, University of Virginia, 1972-1983  
Professor, Department of Economics, University of Virginia, 1983-2020  
Visiting Associate Professor of Economics and Project Associate in Institute for Research on Poverty, University of Wisconsin, 1975-76  
Visiting Scholar, U.S. Department of Housing and Urban Development, 1978-79  
Visiting Professor of Economics, University Wisconsin, 1982-84  
Visiting Professor of Economics, University of Melbourne, June 1987  
Chairman, Department of Economics, University of Virginia, 1993-96  
Professor, Frank Batten School of Leadership and Public Policy, University of Virginia, 2011-2020

## SELECTED PUBLICATIONS

- "A Normative Theory of Transfers," *Public Choice*, VI (Spring 1969), 39-58
- "A Competitive Theory of the Housing Market," *American Economic Review*, LIX (September 1969), 612-22
- "Some Theorems in the Theory of Efficient Transfers," *Journal of Political Economy*, LXXIX (Jan./Feb. 1971), 166-76
- "Subsidized Housing in a Competitive Market: Reply," *American Economic Review*, LXI (March 1971), 220-24
- "An Econometric Analysis of Rent Control," *Journal of Political Economy*, LXXX (Nov./Dec. 1972), 1081-1100
- A Method of Predicting the Effects of Different Forms of Outside Aid on Local Educational Expenditure*, R-807-FF (Santa Monica: The RAND Corporation, December 1972)
- "Do the Poor or Black Pay More for Housing?" in *Patterns of Racial Discrimination, Vol. I Housing*, ed., by George M. von Furstenberg, Bennett Harrison, and Ann R. Horowitz, Lexington Books (Lexington, Mass.: D.C. Heath, 1974)
- "Suspended Subsidy Programs" (with others) in *Housing in the Seventies* (Washington, D.C.: Government Printing Office, 1975)
- "The Distribution of Benefits from Public Housing" (with John Kraft) in *The Distribution of Economic Well-Being, Vol. LI of Studies in Income and Wealth* (New York: National Bureau of Economic Research, 1977)
- "The Simple Analytics of External Effects," *Southern Economic Journal*, XLV (January 1979), 847-54
- "The Cost-Effectiveness of Leased Public Housing" (with John Morrall), *Policy Analysis*, VI (Spring 1980), 151-170
- "Pareto-Desirable Redistribution in Kind: Comment," *American Economic Review*, LXX (December 1980), 1028-1031
- "Does HUD Pay Too Much for Section 8 Existing Housing?" (with William Reeder), *Land Economics*, LVII (May 1981), 243-251
- "The Simple Analytics of the Externality Argument for Redistribution," in *Economic Perspectives: An Annual Survey of Economics, Vol. 2*, ed., M. B. Ballabon (New York: Harwood Academic Publishers, 1981)

- "Analysis of a Universal Housing Allowance Program: Comment" In *Do Housing Allowances Work?*, ed., Anthony Downs and Katharine Bradbury (Washington, D.C.: The Brookings Institution, 1981)
- "Housing Policy and the Forgotten Taxpayer," *Public Interest*, No. 66 (Winter 1982), 97-109
- "Implications for Housing Policy" in *The Great Housing Experiments*, eds., Joseph Friedman and Daniel Weinberg (Beverly Hills, California: Sage Publications, 1983)
- "The Role of Government in the Housing Sector" in *Reassessing the Role of Government in a Mixed Economy*, ed., Herbert Giersch (Tubingen: J.C.B. Mohr, 1983)
- "The Benefits and Costs of Public Housing in New York City" (with David Barton), *Journal of Public Economics*, XX (April 1983), 299-332
- "Misdirected Rental Subsidies" (with William Reeder), *Journal of Policy Analysis and Management*, II (Summer 1983), 614-620
- "The Effect of Different Measures of Benefit on Estimates of the Distributive Consequences of Government Programs" (with Kathy York) in *Economic Transfers in the United States*, Vol. 49 of Studies in Income and Wealth (Chicago: University of Chicago Press, 1984)
- "The Demand and Supply of Housing Services: A Critical Survey of the Empirical Literature" in *Handbook in Urban Economics*, ed., Edwin S. Mills (Amsterdam: North-Holland, 1987)
- "What Do Economists Know about the Effects of Rent Control on Housing Maintenance?" *Journal of Real Estate Finance and Economics*, I (November 1988), 295-307
- "The Welfare Economics of Equal Access" (with Diane Lim Rogers), *Journal of Public Economics*, XLV (June 1991), 91-105
- "Is Rent Control Good Social Policy?" *Chicago-Kent Law Review*, LXVII (1992), 931-945
- Guest Editor, Special Issue on the Economics of Rent Control, *Regional Science and Urban Economics*, 28 (November 1998)
- "Introduction to the Economics of Rent Control, *Regional Science and Urban Economics*, 28 (November 1998), 673-678
- "Rent Control and Homelessness" (with Dirk Early), *Regional Science and Urban Economics*, 28 (November 1998), 797-816

- “Subsidized Housing, Emergency Shelters, and Homelessness: An Empirical Investigation Using Data from the 1990 Census” (with Dirk Early), *Advances in Economic Analysis & Policy*, 2 (2002), 1-34.
- “Are Section 8 Housing Subsidies Too High?” (with Amy Crews Cutts), *Journal of Housing Economics*, 11 (September 2002), 214-243
- “Housing Programs for Low-Income Households” in *Means-Tested Transfer Programs in the United States*, ed., Robert Moffitt, National Bureau of Economic Research (Chicago: University of Chicago Press, 2003)
- “Should the Housing Voucher Program Become a State-Administered Block Grant?: Comment,” *Housing Policy Debate*, 14 (2003), 283-293.
- “Improving Homeownership among Poor and Moderate-Income Households,” (with Adam Carasso, Elizabeth Bell, C. Eugene Steuerle), Urban Institute, Opportunity and Ownership Project, Policy Brief 2, June 2005
- “The Effects of Different Types of Housing Assistance on Earnings and Employment,” (with Catherine A. Tyler, Jonathan W. King, and Paul E. Carrillo), *Cityscape*, 8 (2005), 163-187
- “Explaining Attrition in the Housing Voucher Program,” (with Scott E. Davis and Paul E. Carrillo), *Cityscape*, 8 (2005), 95-113
- “Achieving Fundamental Housing Policy Reform,” in *Promoting the General Welfare: American Democracy and the Political Economy of Government Performance*, edited by Alan Gerber and Eric Patashnik (Washington, DC: Brookings Institution, 2006)
- “Promoting Homeownership among Low-Income Households,” Urban Institute, Opportunity and Ownership Project, Report Number 2, August 2007
- “A Primer on U.S. Housing Markets and Housing Policies: A Review Article,” *Regional Science and Urban Economics*, 37 (September 2007), 618-624
- “Low-Income Housing Policy,” in *New Palgrave Dictionary of Economics*, Second Edition, eds., Steven N. Durlauf and Lawrence E. Blume (London: Macmillan, 2008)
- Rebuilding the Research Capacity at HUD* (with many others) Washington, D.C.: The National Academies Press, 2008.
- “Getting More from Low-Income Housing Assistance,” The Brookings Institution, Hamilton Project, Discussion Paper 2008-13, September 2008

- “Fundamental Housing Policy Reforms to End Homelessness” in *How to House the Homeless*, ed., Ingrid Gould Ellen and Brendan O’Flaherty (New York: Russell Sage, 2010)
- “Public Economics” in *International Handbook on Teaching and Learning Economics*, ed., Gail Hoyt and Kim Marie McGoldrick (Northampton, MA: Elgar Press, 2012)
- “Geographic Price Variation, Housing Assistance, and Poverty” (with Dirk Early) in *Oxford Handbook of the Economics of Poverty*, ed., Philip N. Jefferson (Oxford: Oxford University Press, 2012)
- “Increasing the Value of MTO Research for Housing Policy Development,” *Cityscape*, 14 (2012), 195-206.
- “The Performance and Legacy of Housing Policies” (with Jens Ludwig) in *The Legacies of the War on Poverty*, ed., Martha Bailey and Sheldon Danziger (New York: Russell Sage, 2013)
- “Pursuing Poverty Deconcentration Distracts from Housing Policy Reforms That Would Have a Greater Effect on Poverty Alleviation,” *Cityscape* 16(2), 2014, 159-161.
- “A Panel of Interarea Price Indices for All Areas in the United States 1982-2012” (with Paul Carrillo and Dirk Early), *Journal of Housing Economics* 26 (December 2014), 81-93.
- “U. S. Housing Policy” (with Jeff Zabel) in *Handbook of Regional and Urban Economics*, Volume 5, ed., Giles Duranton, J. Vernon Henderson, and William Strange (Amsterdam: North-Holland, 2015)
- “Reforming Housing Assistance,” *Regulation* 38 (Summer 2015): 26-31.
- “Reducing Poverty by Reforming Housing Policy” in *A Safety Net That Works: Improving Federal Programs for Low-Income Americans*, ed., Robert Doar (Washington, D.C.: AEI Press, 2017)
- “Racial Rent Differences in U.S. Housing Markets: Evidence from the Housing Voucher Program” (with Paul Carrillo and Dirk Early), *Journal of Regional Science*, 59(4), (September 2019), 669-700
- “Does HUD Overpay for Voucher Units, and Will SAFMRs Reduce the Overpayment?” *Cityscape*, 21(3), 2019, 89-102.

## RECENT WORKING PAPERS

- [“The Effects of U.S. Low-Income Housing Programs on Recipient Consumption and Wellbeing”](#) (with Dirk Early), March 16, 2022
- [“Are the Outcomes of Low-Income Housing Programs Consistent with their Rationales?”](#) (with Dirk Early), July 14, 2021
- [“Does Housing Affordability Argue for Subsidizing the Construction of Tax Credit Projects?”](#) February 17, 2018
- [“The Effect of Fundamental Housing Policy Reforms on Program Participation”](#) January 2014

## CONGRESSIONAL TESTIMONY

- U.S. Senate Committee on the Budget, September 16, 2020 [Roundtable to Examine Federal Housing Assistance Programs](#) [oral] [written]
- U.S. Senate Committee on Banking, Housing, and Urban Affairs, Subcommittee on Housing, Transportation, and Community Development, September 22, 2016 [Oversight of the HUD Inspection Process](#) [oral] [written]
- U.S. Senate Committee on Appropriations, Subcommittee on Transportation, Housing and Urban Development, and Related Agencies, September 21, 2016 [Housing Vulnerable Families and Individuals: Is There a Better Way?](#) [oral] [written]
- U.S. Senate Committee on Banking, Housing, and Urban Affairs, March 12, 2008 [Oversight of HUD and its Fiscal Year 2009 Budget](#) [oral] [written]
- U.S. House Committee on Government Reform, Subcommittee on Federalism and the Census, February 15, 2006 [Living in America: Is Our Public Housing System Up to the Challenges of the 21st Century?](#) [oral] [written]
- U.S. House Committee on Financial Services, Subcommittee on Housing and Community Opportunity, June 17, 2003 [The Section 8 Housing Assistance Program: Promoting Decent Affordable Housing for Families and Individuals Who Rent](#) [oral] [written]
- U.S. Senate Committee on Banking, Housing, and Urban Affairs, November 29, 2001 [Housing and Community Development Needs](#) [oral] [written]
- U.S. House Subcommittee on Housing and Community Opportunity, Committee on Financial Services, June 21, 2001 [Housing Affordability and Availability](#) [oral] [written]

## EXPERT WITNESS ON MAJOR LITIGATION

- Barbara Jiggetts et al. and Margaret Jerez v. Michael Dowling (Commissioner of the New York State Department of Social Services et al.) and Nicole Semedo v. Robert Doar (Commissioner of the New York State Office of Temporary and Disability Assistance) concerning the shelter allowance in the AFDC/TANF program, 2002-2007
- Carmen Thompson et al. v. United States Department of Housing and Urban Development concerning possible racial discrimination against black public housing tenants, 2005-2006

## PAPERS DELIVERED AT PROFESSIONAL MEETINGS

- "A Welfare Economic Evaluation of Public Housing: Some Estimates of Waste," 1967 Annual Meetings of the Regional Science Association.
- "Transfers in Cash or in Kind?" and "An Econometric Analysis of Rent Control," Winter Meetings of the Econometric Society, December 1970.
- "Do the Poor or Black Pay More for Housing," Conference on racial discrimination in employment and housing held at Indiana University, May 1973.
- "The Distribution of Benefits from Public Housing," NBER Conference on Research in Income and Wealth at the University of Michigan, May 1974.
- "The Benefits and Costs of Public Housing in New York City," European Conference on Housing Markets at the Faculte Universitaire Catholique de Mons in June 1976, the Econometric Society Meetings in September 1976, and at the 1977 Annual Meeting of the Public Choice Society.
- "Aggregation Bias in the Estimation of Benefits of Government Programs," Third Annual Research Conference of the Association for Public Policy Analysis in Washington, DC, October 1981.
- "The Effect of Different Measures of Benefit on Estimates of the Distributive Consequences of Government Programs," NBER Conference on Research in Income and Wealth at the University of Wisconsin, May 1982.
- "The Role of Government in the Housing Sector," symposium on Reassessing the Role of Government in the Mixed Economy held at the Institute of World Economics in Kiel, West Germany, June 1982.
- "The Demand and Supply of Housing Service: A Critical Survey of the Empirical Literature," Winter Meeting of the American Real Estate and Urban Economics Association, December 1986.
- "What Do Economists Know about Rent Control?" John Deutsch Institute Roundtable on Rent Control held at Queen's University, September 1987.
- "Whither Low-Income Housing Policy?" Winter Meeting of the American Real Estate and Urban Economics Association, December 1988
- "A Common Bias in Estimating the Benefits of Government Programs: Empirical Estimates," Eleventh Annual Research Conference, Association for Public Policy Analysis and Management, November 1989
- "Bias in Estimating the Benefits of Government Programs Due to Misapplication of Composite Commodity Theorems: Estimates for Major U.S. Housing Programs" and "The Welfare Economics of Equal Access" Southern Economic Association Annual Conference, November 1990.
- "Bias in Estimating the Benefits of Major U.S. Housing Programs," 1991 Joint Statistical Meetings, August 1991.
- "Is Rent Control Good Social Policy" Olin Foundation Conference on the Law and Economics of Local Government held at the School of Law at the University of Virginia, November 1991.
- "Whither Low-Income Housing Policy" and "Aggregation Bias in the Estimation of Government Expenditure Programs" Winter Meeting of the American Real Estate and Urban Economics Association, January 1992.
- "Selection Bias in the Estimation of Benefits of In-Kind Transfers" Fourteenth Annual Research Conference, Association for Public Policy Analysis and Management, October 1992.

- "Fundamental Housing Policy Reform," Southern Economic Association Annual Conference, November 1992; Southern Regional Science Association Meetings, April 1993.
- "Whither Low Income Housing Policy," Mid-Year Meeting of American Real Estate and Urban Economics Association, April 1993
- "Are Section 8 Subsidies Too High?" Winter Meeting of the American Real Estate and Urban Economics Association, January 1997.
- "Does Rent Control Cause Homelessness?" Winter Meeting of the American Real Estate and Urban Economics Association, January 1997.
- "The Impact of Vacancy Decontrol in New York City: The First Estimates from 1996 Housing and Vacancy Survey," Conference on Housing in New York City, School of Law, New York University, May 1997.
- "Are Section 8 Housing Subsidies Too High?" (With Amy Crews), Southern Economic Association Annual Conference, November 1997.
- "Causes of Homelessness in the U.S.: An Empirical Investigation Using Data from the 1990 Census" (with Dirk Early), Association for Public Policy Analysis and Management Meeting, November 1997
- "The Impact of the Complete Elimination of Rent Stabilization, Vacancy Decontrol, and the 1997 Rent Regulation Reform Act on Rents in New York City" (with Rachel Parkin), Annual Meeting of the American Economic Association, January 1999.
- "What Do We Know about U.S. Housing Programs for the Poor? A Critical Appraisal of the Literature," NBER Conference on Means-Tested Transfer Programs in the U.S., May 2000 and Mid-Year Meeting of American Real Estate and Urban Economics Association, May 2000
- "Subsidized Housing, Emergency Shelters, and Homelessness: An Empirical Investigation Using Data from the 1990 Census" Southern Economic Association Annual Conference, November 2000.
- "The Cost-Effectiveness of Alternative Methods of Delivering Housing Subsidies," Winter Meeting of the American Real Estate and Urban Economics Association, January 2001
- "The Economics of the Low Income Housing Tax Credit," Annual Research Conference, Association for Public Policy Analysis and Management, November 2002.
- "The Low-Income Housing Tax Credit: An Assessment," Winter Meeting of the American Real Estate and Urban Economics Association and Homer Hoyt Advance Studies Institute, January 2003.
- "The Millennial Housing Commission Report: An Assessment," Mid-Year Meeting of American Real Estate and Urban Economics Association, May 2003.
- "Fundamental Housing Policy Reform," Annual Research Conference, Association for Public Policy Analysis and Management, November 2003.
- "The Effects of Housing Assistance on Earnings and Employment," Southern Economic Association Annual Conference, November 2003.
- "The Effect of Cashing Out Public Housing on Housing Consumption and Labor Supply," Winter Meeting of the American Real Estate and Urban Economics Association, January 2004.
- "Fundamental Housing Policy Reform," Homer Hoyt Advanced Studies Institute, January 2004.
- "The Effects of Housing Assistance on Earnings and Employment," Mid-Year Meeting of American Real Estate and Urban Economics Association, June 2004

- “Achieving Fundamental Housing Policy Reform,” Conference on Promoting the General Welfare: American Democracy and the Political Economy of Government Performance, University of Virginia, November 2004.
- “The Effect of Housing Assistance on Earnings, Employment, and Welfare Receipt,” Southern Economic Association Annual Conference, November 2004.
- “Fundamental Welfare Reform,” Southern Economic Association Annual Conference, November 2004.
- “The Simple Analytics of Vouchering Out Unit-Based Housing Assistance,” International Conference of the American Real Estate and Urban Economics Association, Los Cabos, Mexico, August 2005
- “The Effect on Program Participation of Replacing Current Low-Income Housing Programs with an Entitlement Housing Voucher Program,” Annual Research Conference, Association for Public Policy Analysis and Management, November 2005 and Winter Conference of the American Real Estate and Urban Economics Association, Boston, January 2006
- “Promoting Homeownership among Low-Income Households,” International Conference of the American Real Estate and Urban Economics Association, July 2006
- “Low-Income Housing Policy in Developing Countries: Lessons from the U.S. Experience,” Workshop on the Role of Housing Policy in Growth Strategies, Commission on Growth and Development, World Bank, May 2007
- “Fundamental Housing Policy Reform,” Annual Research Conference, Association for Public Policy Analysis and Management, November 2007
- “The Cost-Effectiveness of Alternative Methods of Delivering Housing Subsidies” Annual Research Conference, Association for Public Policy Analysis and Management, Washington, DC, November 2009
- “A Panel of Price Indices for Housing, Other Goods, and All Goods for All Areas in the United States 1982-2008” Winter Conference of the American Real Estate and Urban Economics Association, Atlanta, January 2010
- “The Effect on Program Participation of Replacing Current Low-Income Housing Programs with an Entitlement Housing Voucher Program” Mid-Year Meeting of the American Real Estate and Urban Economics Association, June 2, 2011; Policy Summit on Housing, Human Capital, and Inequality, Federal Reserve Bank of Cleveland, June 9, 2011; Annual Research Conference, Association for Public Policy Analysis and Management, Washington, DC, November 4, 2011; Southern Economic Association Annual Conference, Washington, DC, November 21, 2011
- “The Performance and Legacy of the War on Poverty’s Housing Policies,” Conference on the Legacies of the War on Poverty, University of Michigan, June 12, 2012
- “The Cost-Effectiveness of Alternative Methods for Delivering Housing Subsidies,” Society for Benefit-Cost Analysis Annual Conference, Washington, DC, February 22, 2013
- “Alleviating Poverty through Housing Policy Reform,” Conference on Innovating to End Urban Poverty sponsored by the Bedrosian Center on Governance and the Public Enterprise and the Price Center for Social Innovation at the University of Southern California, February 21, 2014
- “U.S. Low-Income Housing Policy,” Handbook of Regional and Urban Economics Conference, Toronto, May 9, 2014
- “Does Housing Affordability Argue for Subsidizing the Construction of Tax Credit Projects?” Conference on Housing Affordability at the American Enterprise

Institute sponsored by the American Enterprise Institute, Bank of Israel, Board of Governors of the Federal Reserve System, Tel Aviv University, and UCLA, April 6, 2017

“Low-Income Housing Tax Credit: Nature, Size, and Performance,” 7th Annual AEI-CRN Conference on Housing Markets and Finance, Washington, D.C., October 24, 2018

## **OTHER PROFESSIONAL TALKS**

1966 – Vanderbilt, Indiana; 1968 – Washington (St. Louis), RAND Corporation; 1969 – Claremont Men's College, Chicago, Northwestern; 1970 – SUNY (Stony Brook), Cornell, Texas, Virginia, VPI; 1972 – Claremont Graduate School; 1975 – Wisconsin (Madison); 1976 – Chicago, Minnesota, Wisconsin (Milwaukee); 1980 – Emory; 1982 – Wisconsin (Madison), Maryland; 1983 – Carleton, Wisconsin (Madison), McMaster; 1985 – Universiteit Antwerpen, SUNY-Buffalo, Georgia; 1987 – Sydney, Melbourne, Adelaide, LaTrobe; 1990 – North Carolina (Chapel Hill), Wisconsin (Madison), VPI, Syracuse, Rochester. 1992 – GAO, OMB, American University; 1993 – Georgetown, Wake Forest, Kentucky; 2000 – Cornell; 2001 – NYU (Law School), Georgia State University; 2002 – VMI, 2003 – Florida State University, Mathematica Policy Research; 2006 – Washington & Lee; 2007 – Wisconsin (Madison); 2011 – U.S. Bureau of Labor Statistics; 2015 – Federal Reserve Bank of Richmond

## **EDITORIAL BOARDS**

American Economic Review, 1985-91  
Journal of Real Estate Finance and Economics, 1988-1994  
Housing Policy Debate, 1997-2011

## **REFEREE FOR PROFESSIONAL JOURNALS**

American Economic Review, American Economic Journal: Economic Policy, Cityscape, Econometrica, Economic Inquiry, Economic Journal, Housing Policy Debate, Journal of the American Planning Association, Journal of Economic Education, Journal of Housing Economics, Journal of Human Resources, Journal of Policy Analysis and Management, Journal of Policy History, Journal of Political Economy, Journal of Public Economics, Journal of Real Estate Finance and Economics, Journal of Urban Economics, Land Economics, National Academy of Sciences, National Science Foundation, National Tax Journal, Public Finance Quarterly, Real Estate Economics, Regional Science and Urban Economics, Review of Economics and Statistics, Social Science History, Southern Economic Journal, Urban Studies, Western Economic Journal

## **HONORS, FELLOWSHIPS, GRANTS**

National Defense Education Act Fellowship, 1963-66  
Ford Foundation Doctoral Dissertation Fellowship, 1966-67  
Postdoctoral Fellow in Applied Urban Economics at Indiana University supported by Resources for the Future, 1967-68  
Wilson Gee Fellowship, University of Virginia, Summer 1971, 1974

NSF Institutional Grant, University of Virginia, Summer 1972  
Sesquicentennial Associateship in the Center for Advanced Studies, University of Virginia, 1975-76, 1983-84, 1990-91, 2003-04, 2012-13, 2017-18  
Two Certificates of Special Achievement, U. S. Department of Housing and Urban Development, October 1, 1979  
Postdoctoral Fellow at the University of Wisconsin supported by the National Institute of Mental Health, 1983-84  
Institute for Research on Poverty, University of Wisconsin, Small Grants Program, 1989-90  
Bankard Fund for Political Economy Grant, University of Virginia, 1990-91, 1992-93, 1998-99, 2003-04, 2006-07, 2008-09, 2009-10, 2011-12, 2012-13, 2015-16  
U.S. Department of Housing and Urban Development / American Real Estate and Urban Economics Association Best Paper Award, 2001 AREUEA Annual Conference  
Vice-President, Southern Economic Association, 2003-2005  
Searle Freedom Trust, Fundamental Housing Policy Reform, 2007-2010

## **TEACHING EXPERIENCE**

Indiana University 1967-68  
Undergraduate: Urban economics

University of Virginia 1970-  
Undergraduate: Microeconomic theory, public economics, urban economics, income redistribution, health economics, statistics, econometrics, housing markets and policies, policy analysis, welfare reform  
Graduate: Public economics, benefit-cost analysis, urban economics, social choice, microeconomic theory, economics of public policy

University of Wisconsin 1975-76 and 1982-84  
Graduate: Public finance, benefit-cost analysis, urban public economics, social choice, housing policy

University of Melbourne June 1987  
Undergraduate: Microeconomic theory, social economics, public finance.

## **CONSULTANT**

The RAND Corporation, Resource Analysis Department, 1970-74  
Institute for Defense Analysis, 1973-74  
Virginia State Corporation Commission, 1976-1977  
U. S. Department of Housing and Urban Development, Office of Policy Development and Research, 1973-1981, 1985-86  
World Bank, Infrastructure and Urban Development Department, 1988-89  
General Accounting Office, 1999-2001

## **OTHER PROFESSIONAL ACTIVITIES**

Expert witness on housing policy, The Advocates, National Educational Television, June 1, 1971

Member of the program committee for the 1972 North American Winter Meeting of the Econometric Society

HUD Housing Policy Review Task Force, March-August 1973

Proposal Review Panel for HUD Doctoral Dissertation Grants, 1974-1977

Referee, National Science Foundation, 1974, 1976, 1977, 1978, 1985, 1986, 1998

Board of Directors, National Center for Housing Management, 1982-84

Speaker, Albany Forum Series, "Rent Control and New York's Housing Crisis," The Capitol, Albany, New York, May 6, 1987.

Speaker, Australian Department of Housing and Construction, "An Overview of U.S. Housing Policy," Canberra, Australia, July 1, 1987.

Panelist, C-Span Call-In Show, Housing Problems and Policies, November 18, 1988

Advisory Board, Office of Housing Policy Research, Federal National Mortgage Association, 1989-1996

Participant, Seminar on Improving Coordination in Government-Sponsored Public Assistance Programs, National Commission on Employment Policy, Washington, D.C., March 27, 1991 and San Antonio, Texas, May 6, 1991

Moderator, Plenary Session, Conference on Counting the Homeless: The Methodologies, Policies, and Social Significance behind the Numbers, Federal National Mortgage Association, Washington, D.C., May 14, 1991

Luncheon speaker, Mid-Year Meeting, American Real Estate and Urban Economics Association, "Common Confusions about Low-Income Housing Policy", Washington, D.C., May 27, 1992

Talk on housing policy reform at the Office of Management and Budget and the General Accounting Office, August 1992, and the Sixth Annual Conference of the National Student Campaign against Hunger and Homelessness, October 1992

Participant, Second Housing Roundtable on Future Directions in Housing Policy and Law, Institute for Law and Economics, University of Pennsylvania, May 1993

Board of Trustees, Southern Economic Association, 1995-99

Board of Directors, American Real Estate and Urban Economics Association, 1998-2000

Panelist, Session on Developments in Housing Voucher Policy, HUD Conference on Housing in the New Millennium, Washington, D.C., October 3, 2000

Invited Participant, HUD and Treasury Conference on Researching the Low-Income Housing Tax Credit, Washington, D.C., January 12, 2001

HUD Transition Advisory Team, January 2001

Organizer and Moderator, Conference on Housing Policy, Homer Hoyt Advanced Studies Institute, May 2004.

Panelist, Session on Housing Assistance, International Meeting of the American Real Estate and Urban Economics Association, Fredericton, Canada, July 2004.

Board of Directors, American Real Estate and Urban Economics Association, 2005-2007

Speaker on housing policy reform, Mercatus Retreat for Congressional Black Caucus, National Urban League, and NAACP, Williamsburg, December 2005

Speaker on housing policies for major natural disasters, National Association of Real Estate Editors Fortieth Annual Journalism Conference, Charlotte, April 2006

Program Committee, American Real Estate and Urban Economics Association Annual Conference, Chicago, January 2007

Member, National Academy of Sciences Committee to Evaluate the Research Plan of the U.S. Department of Housing and Urban Development, 2007-2008

Program Committee, American Real Estate and Urban Economics Association Mid-Year Conference, Washington, DC, May 2007

Member, MTO Technical Review Panel, 2007-

Program Committee, Association for Public Policy Analysis and Management Annual Research Conference, Washington, DC, November 2007

Speaker at Hamilton Project Forum on Housing and Credit Markets, National Press Club, Washington, DC, September 23, 2008

Speaker on future of public housing, National Association of Housing and Redevelopment Officials 2008 National Conference, San Antonio, October 27, 2008

Chair, Economics Doctoral Program Review Committee, Syracuse University, March 2010

Panelist, Research Forum on Cost of Living and the Supplemental Poverty Measure, Brookings Institution, April 2011

Speaker on the future of U.S. low-income housing policy,” AREUEA International Conference, Jerusalem, Israel, June 24, 2013

Speaker on filling gaps in knowledge of performance of low-income housing programs, GAO Rental Housing Conference, February 16, 2016

Speaker on reducing poverty by reforming housing policy, Poverty, Opportunity, and Upward Mobility Task Force, U.S. House of Representatives, Washington, D.C., April 29, 2016

Speaker on effects of low-income housing programs on racial and economic residential segregation, AEI/AAPSS Seminar on Residential Segregation in the U.S., Washington, D.C., June 9, 2016

Speaker on reducing poverty by reforming housing policy, Congressional staff briefing on AEI volume on means-tested transfer programs, Longworth Building, Washington, D.C., February 21, 2017

Speaker on research priorities for low-income housing policy, Conference on Building Evidence to Promote Stable Housing, Wilson Sheehan Lab for Economic Opportunities in Partnership with Catholic Charities, June 8, 2017

Speaker on reforming low-income housing policy to reduce child poverty, National Academy of Sciences Committee on Building an Agenda to Reduce the Number of Children in Poverty by Half in Ten Years, June 20, 2017

Speaker on reforming low-income housing policy to reduce deep poverty, Conference on Deep Poverty in the U.S., convened by the Institute for Research on Poverty at the University of Wisconsin-Madison, University of Kentucky Center for Poverty Research, and the Urban Institute, hosted and supported by the Office of Human Services Policy, Assistant Secretary of Planning and Evaluation, U.S. Department of Health and Human Services, June 27, 2017

Participant, Evidence-Building and Opportunity Roundtable, Urban Institute, January 18, 2018

Participated in a briefing about the low-income tax credit program for a large group of congressional staff, Washington, D.C., May 31, 2018

Peer review, Small Area Fair Market Rent Demonstration Final Report, U.S. Department of Housing and Urban Development, June 2018

## **MAJOR ADMINISTRATIVE EXPERIENCE:**

Chairman, Ph.D. Prelims Committee, 1971-74, 1977-78  
Chairman, Friday Seminar Program, 1974-75, 1985-86  
Member, Graduate Program Committee, 1977-78, 1984-86  
Chairman, Fellowships and Assistantships Committee, 1979-82  
Supervisor of Graduate Employment, 1980-82  
Director, Thomas Jefferson Center for Political Economy, 1984-1987  
Director of Undergraduate Studies, 1986-1991  
Chairman, Undergraduate Program Committee, 1986-1991, 2007-2012, 2015-2017  
Committee on Education Policy and Curriculum, 1986-89  
Committee to Review Area Requirements in the College of Arts and Sciences, 1988-90  
Assistant Chairman, 1991-1993  
Chairman, Tenured Hiring Committee, 1991-92  
Department Chairman, 1993-1996  
Chairman, Recruiting Committee, 1993-96  
Chairman, Review Committee, Bankard Fund for Political Economy, 1996-97  
Associate Chairman, 1998-99  
Chairman, Law and Economics Recruiting Committee, 2000-2001  
Member, Provost's Committee to Develop a Public Policy Program at University, 2003-2006  
Member, Implementation Committee for Batten School of Leadership and Public Policy, 2007  
Member, Dean Search Committee for Batten School of Leadership and Public Policy, 2007-08  
Chair, Admissions Committee, Batten School of Leadership and Public Policy, 2009-10  
Member, Personnel Committee, Batten School of Leadership and Public Policy, 2009-10  
Member Dean's Council, Batten School of Leadership and Public Policy, 2009-2014

## **DISSERTATIONS SUPERVISED:**

Joseph Sulock, A Theoretical and Empirical Analysis of the Demand for Education at Community Colleges, Ph.D., University of Virginia, 1976.  
Amy Dalton, An Economic Theory of Labor Organizations of State and Local Government Employees, Ph.D., University of Virginia, 1976.  
Barry Love, An Economic Evaluation of the Food Stamp Program, Ph.D., University of Virginia, 1978.  
Cyril Chang, The Financing of Public Schools in Virginia: An Econometric Analysis, Ph.D., University of Virginia, 1979.  
Eugene Bruce Hutchinson, An Empirical Analysis of Multi-Family Housing Production Under Sections 221 and 236 of the National Housing Act, Ph.D., University of Virginia, 1979.  
Claire Holton Hammond, The Benefits of Subsidized Housing Programs: An Intertemporal Approach, Ph.D., University of Virginia, 1982.  
Richard Ault, The Benefits and Costs of Rent Control in New York City, Ph.D., University of Virginia, 1983.  
Alan Caniglia, Intertemporal Effects and the Analysis of Public Housing Programs, Ph.D., University of Virginia, 1983.

William Reeder, An Economic Evaluation of the Section 8 Existing Housing Program, Ph.D., University of Virginia, 1983.

Harriet Newburger, Discrimination by Real Estate Brokers in Response to White Prejudice, Ph.D., University of Wisconsin, 1984.

Janneke Van Beusekom, An Evaluation of Multiple In-Kind Programs: A Study of the Food Stamp and Public Housing Programs, Ph.D., University of Virginia, 1984.

George Parsons, The Identification Problem in Implicit Market Analysis, Ph.D., University of Wisconsin, 1984

H. Scott Bierman, Selection Bias in the Estimation of the Effects of Subsidized Housing, Ph.D., University of Virginia, 1985.

Bruno De Borger, Aggregation Theorems, Commodity Characteristics, and the Estimation of the Welfare Implications of In-Kind Transfers, Ph.D., University of Antwerp, 1985.

Barbara Poole Street, Implications of Liability Rules for Physicians and Hospitals, Ph.D., University of Virginia, 1986.

Kathy York, Lobbying, Information and Welfare, Ph.D., University of Virginia, 1989.

William Reid, A Benefit-Cost Analysis of Section 23 Leased Public Housing, Ph.D., University of Virginia, 1989.

Seung-Hee Han, Wage, Amenities and Labor Supply Responses in the Physician Services Market, Ph.D., University of Virginia, 1990.

Barbara Steinberg, The Labor Supply Effects of Government Transfers in Cash and In Kind, Ph.D., University of Virginia, 1991.

Daniel Zabinski, Reform of the Tax Preference for Employer Provided Health Insurance: An Econometric Analysis, Ph.D., University of Virginia, 1994.

Amy Crews, Self Selection, Administrative Selection, and Aggregation Bias in the Estimation of the Effects of In-Kind Transfers, Ph.D., University of Virginia 1994.

Thomas Kinnaman, Three Essays on the Economics of Solid Waste Disposal and the Effect of Unit-Based Pricing, Ph.D., University of Virginia, 1994.

Dirk Early, Causes of Homelessness: An Empirical Analysis Using Choice-Based Sampling, Ph.D., University of Virginia. 1995.

Chris Swann, A Dynamic Analysis of Marriage, Labor Force Participation and Participation in the AFDC Program, Ph.D., University of Virginia, 1996.

Benjamin Scafidi, The Effects of Education Vouchers on the Sorting of Children Among Schools, Ph.D., University of Virginia, 1997.

Ellen Merry, The Effect of the Mortgage Interest Deduction on Mortgage Debt and Housing Demand, Ph.D., University of Virginia, 2001.

Neil Seftor, Private Schools and the Market for Education: An Analysis of Objectives, Equilibria, and Responses to Government Policy, Ph.D., University of Virginia, 2001

Liwayway Adkins, Coordinating Global Trade and Environmental Policy: The Role of Pre-Existing Distortions, Ph.D., University of Virginia, 2006

Paul Carrillo, An Equilibrium Search Model for Buyers and Sellers and an Empirical Application for the Real Estate Market, 2006

Scott Davis, Structural Model of the Effects of Housing Vouchers on Housing Consumption and Labor Supply, 2008