

Contact Information:

University of Oklahoma, Economics
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Education

Ph.D. (Economics), Florida State University, December 2005
M.A. (Economics), Florida State University, 2002
B.S. (Economics & Political Science), Florida State University, 2000

Academic Positions

Chair, Department of Economics, University of Oklahoma, Summer 2021-current
Interim Chair, Department of Economics, University of Oklahoma, Spring 2021
Professor of Economics, University of Oklahoma, 2019-current
Director of Graduate Studies, Economics, University of Oklahoma, 2015-2018
Associate Professor, Economics, University of Oklahoma, 2012-2019
Assistant Professor, Economics, University of Oklahoma, 2006-2012

Editorial Positions

Editorial Board, *Contemporary Economic Policy*, 2021-current

Areas of Interest

Urban Economics, Public Economics, Housing Economics, Labor Economics

Google Scholar Citation Information

694 Citations, h-index 14, i10-index 15

Publications (Peer-Reviewed)

1. "Retirement, Unretirement, and Housing Wealth during the Great Recession" (with Lingxiao Zhao) *Journal of Real Estate Finance & Economics*, Vol. 62, No. 3, 2021.
2. "The Asymmetric Effects of School Facilities on Educational Attainment: Evidence from a Regression Discontinuity in Texas Voting Outcomes" (with James Schlaffer) *Social Science Journal*, 1-19, 2020.
3. "Do State Sales Taxes Crowd Out Local Option Sales Taxes?" (with Cynthia Rogers), *B.E. Journal of Economic Analysis and Policy*, Vol. 18, No. 3, 2018.
4. "Competing for Foreign Direct Investment: The Case of Local Governments in China" (with Chen Wu), *Public Finance Review*, Vol. 46, No. 6, 2018.
5. "Racial Discrimination and Statistical Discrimination: MLB Rookie Card Values and Performance Uncertainty" (with Arthur Zillante), *Social Science Quarterly*, Vol. 98, No. 5, 2017.
6. "Housing Wealth, Property Taxes and Labor Supply among the Elderly" (with Lingxiao Zhao), *Journal of Labor Economics*, Vol. 35, No. 1, 2017.
7. "Leaders, Followers, and Asymmetric Local Tax Policy Diffusion" (with Cynthia Rogers), *Journal of Regional Science*, Vol. 56, No. 2, 2016.

8. "The Capitalization Effects of School, Residential, and Commercial Impact Fees on Undeveloped Land Prices", *Regional Science and Urban Economics*, Vol.44, No.1, 2014.
9. "Can Development Impact Fees Help Mitigate Urban Sprawl?" (with T. Troster, A.C. Nelson, J. Jurgensmeyer, J. Nicholas), *Journal of the American Planning Association*, Vol.79, No.3, 2013.
10. "Promoting Sustainable Land Development Patterns through Impact Fee Programs" (with Keith Ihlanfeldt), *Cityscape*, Vol. 15, No. 1, 2013.
11. "Strategic Fiscal Interdependence: County and Municipal Adoptions of Local Option Sales Taxes" (with Brian Piper), *National Tax Journal*, Vol. 65, No. 2, 2012.
12. "Local Option Sales Taxes and Consumer Spending Patterns: Fiscal Interdependence under Multi-Tiered Local Taxation" (with Cynthia Rogers), *Regional Science and Urban Economics*, Vol. 41, No. 1, 2011.
13. "Do Tenants Capture the Benefits from the Low-Income Housing Tax Credit Program?" *Real Estate Economics*, Vol. 39, No.1, 2011.
14. "The Effects of Development Impact Fees on Local Fiscal Conditions", in *The Changing Landscape of Local Public Revenues*. Editors Gregory Ingram and Yu-Hung Hong, Lincoln Institute of Land Policy, 2010.
15. "Development Impact Fees and Employment" (with Keith Ihlanfeldt), *Regional Science and Urban Economics*, Vol. 39, No.1, 2009.
16. "Effects of Proportionate-Share Impact Fees" (with Arthur C. Nelson and John Matthews), *Housing Policy Debate*, Vol. 18, No.4, 2007.
17. "Impact Fees and Single-Family Home Construction" (with Keith Ihlanfeldt), *Journal of Urban Economics*, Vol. 60, No.2, 2006.
18. "The Effects of Impact Fees on Multifamily Housing Construction" (with Keith Ihlanfeldt), *Journal of Regional Science*, Vol. 46, No.1, 2006.
19. "Estimating Aggregate Levels of Property Tax Assessment within Local Jurisdictions: An Extension of the Ihlanfeldt Model to Multiple Land Uses" (with Keith Ihlanfeldt), *National Tax Journal*, Vol. LVIII, No.4, 2005.

Publications (Edited Volumes)

20. "Development Impact Fee Program", in *Global Encyclopedia of Public Administration, Public Policy, and Governance*. Editor A. Farazmand, Springer Publishing, 2018.
21. "Property Taxes in Oklahoma", inclusion in *Property Tax Digest by State*. Editors Daphne Kenyon and Semida Munteanu, Lincoln Institute of Land Policy, 2015.
22. "Impact Fees in Relation to Housing Prices and Affordable Housing Supply", Chapter in *A Guide to Impact Fees and Housing Affordability*. Editors A. Nelson, J. Juergensmeyer, J. Nicholas, and L. Bowles, Island Press, 2008.
23. "Documenting the Rise of Impact Fees in Florida" (with Keith Ihlanfeldt), Chapter in *Growth Management in Florida: Planning for Paradise*. Editors C.E. Connerly, T.S. Chapin, and H.T. Higgins, London, Ashgate Press, 2007.

Working papers & research in progress

- "Do Political Resources boost Local Tax Revenues? Evidence from China's Relocation Reform" (with Lingxiao Zhao and Yunpeng Tang) Revise & Resubmit request, *B.E. Journal of Economic Analysis and Policy*.

- “The Effects of the New Cooperative Medical Scheme on Labor Supply in Rural China” (with Xiao Liu), under review.
- “Parental Decisions over the Timing of Primary School Entry in China: The Role of Child Size” (with Xiao Liu)
- “Location-Based Impact Fees and New Business Location Decisions” (with Shawn Rohlin)
- “Reverse Mortgages during the Recent Housing Boom & Bust” (with Lingxiao Zhao)
- “For Richer or Poorer: Housing Wealth and the Likelihood of Divorce” (with Stephanie Burge and Lingxiao Zhao)
- “Do Impact Fees Influence the Distribution of Home Sizes?” (with Trey Dronyk-Trosper)
- “Shelter from the Storm? The Effect of Housing Wealth on the Demand for Insulin and Health Insurance” (with Daniel Kaliski)
- “The Effect of NBA Team Quality on Local Economic Outcomes: An Application to the NBA Draft Lottery.” (With Brad Humphreys and Brandli Stitzel)
- “School’s (not) out for Summer! An RD Approach to Measuring the Impact of Educational Facilities on School Calendar Outcomes.” (with Jennifer Graves)

Research Presentations

- “Location-Based Impact Fee Programs and the Spatial Distribution of New Business Incorporations”, National Tax Association Annual Meeting, Tampa, FL, Nov., 2019.
- “State Sales Tax Increases and Local Crowd-Out Effects”, National Tax Association Annual Meeting, Philadelphia, PA, November, 2017.
- “Retirement, Unretirement, and Housing Wealth during the Recent Great Recession”, University of Alabama, Tuscaloosa, Alabama. November, 2017.
- “Retirement, Unretirement, and Housing Wealth during the Recent Great Recession”, Oklahoma State University, Stillwater, OK. September, 2017.
- “Retirement and Unretirement during the Recent Housing Crisis”, AREUEA annual conference, San Francisco, CA. January, 2016.
- “Leaders, Followers, and Asymmetric Local Tax Policy Diffusion”, Southern Economic Association annual conference, New Orleans, LA. November, 2015.
- “Housing Wealth, Property Taxes and Labor Supply among the Elderly”, National Tax Association annual conference, Boston, MA. November, 2015.
- “Leaders, Followers, and Asymmetric Local Tax Policy Diffusion”, Indiana University Economics Seminar Series, Bloomington, IN. October, 2015.
- “Racial Discrimination and Statistical Discrimination: MLB Rookie Card Values and Performance Uncertainty”, TCU Economics Seminar Series, Fort Worth, TX. September, 2015.
- “Can Impact Fees Prevent Sprawl?” Rocky Mountain Land-Use Institute annual conference, Denver, CO, April, 2014.
- “Development Impact Fees and Commercial and Residential Land Prices”, AREUEA annual conference, Philadelphia, PA, January, 2014.
- “Asymmetric Tax Competition: The Case of Local Option Sales Taxes”, National Tax Association annual conference, Providence, RI, November, 2012.
- “Indecent Proposal? The Success and Failure of Local Fiscal Ballot Initiatives”, National Tax Association annual conference, Providence, RI, November, 2012.
- “Impact Fees and Local Economic Development” Growth and Infrastructure Consortium annual conference, Atlanta, GA, October, 2012.

- “Sustainable Urban Growth and Development Impact Fees” *The Local Benefits of Sustainability*, Florida State University, Tallahassee, FL, February, 2012.
- “The Capitalization Effects of Development Impact Fees: Commercial and Residential Land Values” National Tax Association annual conference, New Orleans, LA, November, 2011.
- “Impact Fees and the Price of Land” David C. Lincoln Research Fellowship Conference, Lincoln Institute of Land Policy, Cambridge, MA, October, 2011.
- “Development Impact Fees and Land Prices” Annual Urban and Public Economics Conference, Lincoln Institute of Land Policy, Cambridge, MA, May, 2011.
- “The Effects of Development Impact Fees on Land Prices” Critical Issues in Real Estate Symposium: *Government Intervention and Its Effects on Real Estate Markets*” Florida State University, Tallahassee, FL, April, 2011.
- “Housing Policy in the United States” University of Buffalo, London International Program, London, England, March, 2011.
- “Margins of Local Governmental Leadership: The Case of Local Option Sales Taxes” Allied Social Science Associations Meeting, ODE session, Denver, CO, January, 2011.
- “Do Tenants Capture the Benefits from the Low-Income Housing Tax Credit Program?” AREUEA annual conference, Atlanta, GA, January, 2010.
- “Do Tenants Capture the Benefits from the Low-Income Housing Tax Credit Program?” National Tax Association annual conference, Denver, CO, November, 2009.
- “The Effects of Development Impact Fees on Local Fiscal Conditions”, Annual Land Policy Conference, Lincoln Institute of Land Policy, Cambridge, MA, June, 2009.
- “Development Impact Fees and Employment” AREUEA annual conference, San Francisco, CA, January, 2009.
- “The Effects of Local Option Sales Taxes on Consumer Spending: Cross-Tier Elasticities and Tax Competition”, National Tax Association annual conference, Philadelphia, PA, November, 2008.
- “Development Impact Fees and Employment”, UNC-Charlotte Economics Seminar Series, Charlotte, NC, March, 2008.
- “The Relationship between Impact Fees and Job Growth”, National Tax Association Annual Conference, Columbus, OH, November, 2007.
- “Land Use Regulations and Racial Segregation Patterns”, Florida State University Economics Seminar Series, Tallahassee, FL, March, 2007.
- “Impact Fees and Housing Affordability”, Florida Housing Coalition Annual Affordable Housing Conference, Orlando, FL., September, 2006.
- “Wasted Resources: The Impact of Neighborhood Quality, Contractual Obligations, and Builder Subsidies on Apartment Rent”, SRSA Annual meetings, St. Augustine, FL, April, 2006.
- “The Effects of Impact Fees on Single-Family Home Construction” American Real Estate and Urban Economic Association Annual conference, Boston, MA, January, 2006.
- “A Theoretical Model of Segmented Housing Markets and Impact Fees” National Tax Association annual conference, Miami, FL, November, 2005.
- “Impact Fees and Single-Family Home Construction”, Lincoln Institute of Land Policy Dissertation Fellowship Symposium, Lincoln House, Cambridge, MA, September, 2005.
- “The Effects of Impact Fees on Multifamily Housing Construction” (with Keith Ihlanfeldt), DeVoe Moore Critical Issues Symposium: State and Local Government Regulations and Economic Development, Florida State University, Tallahassee, FL., April, 2005.

- “Do Impact Fees Reduce Fiscally Inspired Exclusionary Zoning?” (with Keith Ihlanfeldt), DeVoe Moore Seminar Series, Florida State University, Tallahassee, Fl., October, 2004.
- “A Theoretical and Empirical Investigation of the Effects of Land Use Regulations on the Affordability of Starter Homes”, DeVoe Moore Seminar Series, Florida State University, Tallahassee, Fl., November, 2003.
- “Housing Affordability: Government Solutions vs. Market Solutions”, The Association of Private Enterprise Education Annual Conference, Las Vegas, NV, July, 2003.

Teaching Experience

Public Finance (Undergraduate), University of Oklahoma
 Public Finance II (Graduate), University of Oklahoma
 Economics of Taxation (Graduate), University of Oklahoma
 Intermediate Price Theory (Undergraduate), University of Oklahoma
 Urban Economics (Graduate), University of Oklahoma
 Urban Economics (Undergraduate), University of Oklahoma
 Labor Economics (Graduate), University of Oklahoma
 Sports Economics (Undergraduate), University of Oklahoma
 Games and Decisions (Undergraduate), Florida State University
 Intermediate Microeconomic Theory (Undergraduate), Florida State University
 Principles of Microeconomics (Undergraduate), FSU & University of Oklahoma
 Principles of Macroeconomics (Undergraduate), University of Oklahoma
 Urban Economics and Public Policy (Undergraduate), SWUFE, Chengdu, China.
 Managerial Economics, University of Oklahoma
 Honors Undergraduate Research Project Adviser, University of Oklahoma
 Undergraduate Directed Readings Adviser, University of Oklahoma
 Masters Research Paper Project Adviser, University of Oklahoma
 P.h.D. Dissertation Adviser, University of Oklahoma

Ph.D. Student Dissertation Committees

Completed: Chintamani Jog (2011), Xueqi Zhou (2011), Chen Wu (2011), Huan Gong (2011), Hojin Jung (2012), Su Li (2013), Michael Walker (2013), Chengrui Xiao (2014), Alex Ufier (2015), Jia Wang (2015), Lingxiao Zhao (Chair, 2015), Trey Dronky-Trosper (Chair, 2015). Brandli Stitzel (2016), Weici Yuan (2016), James Schlaffer (Chair, 2016), Constant Yayi (2017), Yi Duan (2017), SunHyung Lee (2018), Jerry Overton (2018), Ziming Song (2018), Donggeum Kim (2020), Xiao Liu (Chair, 2020), Brent Norwood (Chair, 2020), Trupti Chaure (2021), Zhengang Xu (2021), Rafael Zago (2022).

Current: Misty Penuelas (2019-current), Rin Ferraro (2021-current).

Professional Memberships

American Economic Association, 2004-present.
 The American Real Estate and Urban Economics Association (AREUEA), 2005-present.
 National Tax Association, 2005-present.
 Scholars Strategy Network, member, 2013-present.
 Southern Economic Association, 2006-present.
 Western Economic Association, 2020-present.

Honors & Awards

Holden Faculty Award, University of Oklahoma, 2020
General Education Teaching Award, University of Oklahoma, 2018
University of Oklahoma Nominee for the Medal of Excellence in Teaching, 2019
University of Oklahoma Nominee for the Medal of Excellence in Teaching, 2018
David C. Lincoln Research Fellowship, Lincoln Institute of Land Policy, 2018
Graduate Programs Director “Graddy” Recognition Award, University of Oklahoma, 2018
David C. Lincoln Research Fellowship, Lincoln Institute of Land Policy, 2011
Junior faculty summer research grant (Arts & Sciences College Level), 2009 & 2010
Junior faculty summer research grant (University Level), 2007
Presidential International Travel Fellowship, 2017
Koch Foundation research grant, 2010, 2012, 2014
HUD Doctoral Dissertation Research Grant, 2004
Lincoln Institute of Land Policy Dissertation Fellowship, 2004
DeVoe Moore Dissertation Fellowship, 2003
Florida State University Dissertation Research Grant, 2003
Earhart Foundation Travel Fellowship- APEE Conference, 2003
Irvin & Peggy Sobel Award, for outstanding Ph.D. Candidates, 2002
James H. Gapinski Award, for outstanding first-year graduate student, 2001
Florida State University Presidential University Research Fellowship, 2000
Florida State University National Merit Scholarship, 1996-2000
National Merit Corporation Scholarship, 1996

Professional Service

Reviewer: Journals – *Quarterly Journal of Economics*, *Journal of Labor Economics*, *Journal of Regional Science*, *Journal of Human Resources*, *Journal of Urban Economics*, *Regional Science and Urban Economics*, *National Tax Journal*, *Journal of Policy Analysis and Management*, *Labour Economics*, *Real Estate Economics*, *Journal of Economic Behavior & Organization*, *Journal of the American Planning Association*, *Land Economics*, *Urban Studies*, *Economic Development Quarterly*, *Journal of Housing Economics*, *Public Finance Review*, *Journal of Real Estate Finance and Economics*, *Contemporary Economic Policy*, *Housing Policy Debate*, *Economic Inquiry*, *Environment and Planning C: Government and Policy*, *Papers in Regional Science*, *Public Administration Review*, *Land Use Policy*, *Social Science Journal*, *Growth and Change*, *Housing Studies*, *BE Journal of Economic Analysis & Policy*, *Sustainability*, *Journal of Regional Analysis and Policy*, *Habitat International*, *Journal of Architecture and Urbanism*, *Atlantic Economic Journal*, *Annals of Regional Science*, *Urban Affairs Review*, *Publius*, *Local Government Studies*, *International Journal of Public Administration*, *Journal of Choice Modeling*, *Journal of Economic Policy Reform*, *Applied Economic Letters*, *Applied Economics*, *Public Budgeting & Finance*, *International Review of Administrative Sciences*, *International Review of Public Administration*, *Economics: The Open-Access, Open-Assessment E-Journal*, *Information Economics and Policy*, *Landscape and Urban Planning*, *Bulletin of Economic Research*, *African Geographical Review*, *Public Finance Analysis*, *SAGE Open*, *Economics of Governance*, and *Public Finance & Management*.

Reviewer: Edited Volumes - *“Research in Experimental Economics”* (Elsevier), *“Public Finance and Public Policy”* by Jonathan Gruber (Worth Publishers), *“Why You Can’t Afford a Home”* by Josh Ryan-Collins (Polity Books), *“Economics of Sports”* by Thomas Smith (Sage Publishing).

Reviewer: Grant Proposal

- US Department of Transportation, 2011.
- US National Science Foundation, 2014

Norman Tax Increment Finance (TIF) Oversight Board, Current Chair, 2014-present.

University of Oklahoma, Faculty Welfare Committee Chair, 2012, 2014, 2015.

University of Oklahoma, Faculty Senate Executive Committee, 2012, 2014, 2015.

University of Oklahoma, Faculty Compensation Committee, 2019-current.

University of Oklahoma, Faculty Advisor to the Economic Club, 2012-2014.

University of Oklahoma, Graduate Liaison, Economics, 2015-present.

University of Oklahoma, Committee A member, 2015-2017; 2019-current.

Session organizer/co-organizer, “New Research from Graduate Students”, National Tax Association annual conference, Nov. 16-18, Boston, 2006. “Property Tax Assessment Practices”, Nov 15-17, Providence, 2012.

Session organizer, “Housing Markets During the Recent Boom/Bust Cycle: Implications for Labor Outcomes and Public Finance”, November, Boston, MA. 2015.

Paper discussant, National Tax Association annual conference, 2006-2017, various years.

Paper discussant, AREUEA annual meetings, 2007 and 2009.

Paper discussant, Urban Economics and Public Finance annual conference, Lincoln Institute of Land Policy, 2010.

Paper discussant, Competition & Sub-national Governments, U. of Tennessee, Knoxville, 2014.

Consultant on Property Tax Ratio Studies, Schroeder and Strom LLP., 2008-current.

Consultant on Property Tax Ratio Studies, Rosenfeld & Maidenbaum LLP., 2006-current.

Consultant on Property Tax Ratio Studies, Florida Department of Revenue, Property Tax Division, 2004-2006.

Consultant regarding the Federal Low-Income Housing Tax Credit Program and low-income rental housing, Seaton & Bates LLP., 2018.

Media Coverage/Interviews

Sierra Club, Red Earth Group: Presenter in Forum on Urban Sprawl, Norman Oklahoma, October 30th, 2012.

National Public Radio interview, Tampa Florida branch, 2013.

“Nurturing Growth in Norman: What we can learn from people in the know.” Forum on local economic growth/development policy, Norman Ok., November 13th, 2013.

“KFOR television”, interview, June 2016, June 2022.

“Fox 25 Oklahoma” interview, June 2022.

“Wallethub.com”, interview, 2016, 2020, 2021, 2022.

“NPR/CBS Review of the Affordable Housing Crisis in America”, interview, September, 2016.

“TheConversation.com” published article on American Infrastructure, edited with Aviva Rutkin, April, 2017.

“Mo’ Bitcoin Mo’ Problems: The Economics of Bitcoin and Cryptocurrencies” Just Sow, University of Oklahoma Podcasts, February, 2018.

“Tulsa Businesses show Support for Ukraine”, KTUL News, February, 2022.

“Oklahoma Economist breaks down State Government’s Inflation Relief Proposals”, ABC News Channel 8, Tulsa KOKH, July 2022.

“Small Businesses Prepare for Rate Hike”, NewsNet.com Oklahoma, July 2022.

“Oklahomans react to President Biden’s plan for Student Loan Forgiveness”, KFOR News 4, August 2022.

“Federal Reserve Increases Interest Rate to Control Inflation”, News Channel 2 OKC, July 2022.

“Is the US in a Recession? Economics Chair Weighs in”, Fox 25 KOKH Oklahoma, 2022.

“The worst Holiday Scams and How to cut your Risk”, Norman Transcript, December 2022.

“Too Many Americans live in Places built for Cars – not for Human Connections”, Vox, 2022.

“Starter Homes are hard to come by in Oklahoma City”, KFOR News 4, 2022.

“The Hot Seat: Student Loan Forgiveness”, Oklahoma News 9, August 2022.