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Curriculum Vitae

RICHARD JAMES ARNOTT

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Date of Birth: January 23, 1949

DEGREES

S.B.	Urban Studies	Massachusetts Institute of Technology	1969
M.A.	Economics	University of Toronto	1971
M.A.	Economics	Yale University	1972
M. Phil.	Economics	Yale University	1972
Ph.D.	Economics	Yale University	1975

AWARDS AND HONOURS

Ontario Graduate Fellowship	1970
Yale University Fellowship	1971-1975
Canada Council Fellowship	1971-1975
SSHRCC Leave Fellowship	1980-1981
Canada-France Exchange Fellowship	1980-1981
SSHRCC Leave Fellowship	1982-1983
Harry Johnson Prize, Canadian Economics Association	1983
Who's Who in Economics	1999

TEACHING EXPERIENCE

Yale University	1973
Wesleyan University	1974
Queen's University	1975 - 1988
Boston College	1988 - present

OTHER POSITIONS

Research Associate	Joint Center for Urban Studies of M.I.T. and Harvard	Summer 1969
Research Assistant	Institute for Policy Analysis, University of Toronto	1970-1971
Consultant	Department of Finance, Canada	Summer 1972
Consultant	Treasury Board, Canada	Summer 1974
Professor	Queen's University	1975-1989
Visitor	Nuffield College, Oxford University	Fall 1977
Research Management Committee and Consultant	Ontario Economic Council	1979-83
Visitor	CEPREMAP, Paris	Fall 1980

Visiting Professor	Tel-Aviv University	Jan. 1981, March 1983, May 1985
Visiting Fellow Research Economist Research Advisory Committee	Princeton University NBER Commission of Inquiry into Residential Tenancies, Province of Ontario	Feb.-Aug. 1981 May 1981-June 1982 1983-8
Visiting Professor	University of British Columbia	July-Aug. 1986, July-Aug. 1989, July 1998
Visiting Scholar Special Advisor	Northwestern University Department of Finance Government of Canada	May-June 1987 Sept. 1987-Aug. 1988
Visitor	University of Alberta	June 1989, Aug. 1993, June 1995, Aug. 1997
Visiting Professor	Stanford University	Fall 1990
Visiting Professor	DELTA, Paris	Jan. 1991, Jan. 1994
Visiting Professor	University of Melbourne	March-May 1991
Visitor	GREQE, Marseille	June-July 1991
Research Associate	NBER	1991- present
Visitor	University of Geneva	July 1992
Consultant	FNMA	1992-1994
Visiting Professor	GREQAM, Marseille	May-June 1994, 2000
Visiting Professor	University of Munich	June-July 1994
Member	TRED	1994-present
Visiting Fellow	Lusk Center, USC	May-June 1995
Visitor	University of Cergy-Pontoise	July 1996
Visitor	University of California, Irvine	August 1996, July 1997, May 1998
Erskine Fellow	University of Canterbury	March-April 1997
Visiting Professor	University of Cergy-Pontoise	October-November 1997
Visitor	LEI, Paris	November-December 1997
Visiting Professor	Free University, Amsterdam	March 1999
Visiting Professor	Chung-Hua Institute (Taipei), Kyoto and Tokyo University	May-June 1999
Research Fellow	CESifo	August 1999 - present
Visitor	University of California, Berkeley	March 2000
Fellow	Weimer School, Homer Hoyt Institute	Jan. 2001-present

RESEARCH INTERESTS

urban economics
public finance
uncertainty, incentives and the theory of contracts and insurance
nonconvexities and transactions costs

TEACHING INTERESTS

Undergraduate: urban economics, introductory economics, intermediate
microeconomics, public finance, economics of uncertainty
Graduate: urban economics, public finance, economics of uncertainty,
microeconomic theory

LANGUAGES

French (written, good; spoken, fair)

BOOKS AND MONOGRAPHS

Rent Control and Options for Decontrol in Ontario, (Toronto: Ontario Economic Council, University of Toronto Press, 1981) (with the assistance of Nigel J. Johnson).

MAJOR REFEREED ARTICLES

"Asymmetric Production Possibilities, The Social Gains from Inequality, and the Optimum Town," Scandinavian Journal Economics 79 (1977), 301-311 (with John Riley).

"The Effects of Urban Transportation Changes: A General Equilibrium Simulation," Journal of Public Economics 8 (1977), 19-36 (with James MacKinnon).

"The Effects of the Property Tax: A General Equilibrium Simulation," Journal of Urban Economics 4 (1977), 389-407 (with James MacKinnon).

"Measuring the Costs of Height Restrictions with a General Equilibrium Model," Regional Science and Urban Economics 7 (1977), 359-375 (with James MacKinnon).

"The Reduced Form Price Elasticity of Housing," Journal of Urban Economics 5 (1978), 293-304.

"Market and Shadow Land Rents with Congestion," American Economic Review 58 (1978), 588-600 (with James MacKinnon).

"Optimal City Size in a Spatial Economy," Journal of Urban Economics 6 (1979), 65-89.

"The Transition of Land to Urban Use," Journal of Political Economy 87 (1979), 161-169 (with Frank Lewis).

"Optimal Taxation in a Spatial Economy with Transport Costs," Journal of Public Economics 11 (1979), 307-334.

"Unpriced Transport Congestion," Journal of Economic Theory 21 (1979), 294-316.

"Aggregate Land Rents, Expenditure on Public Goods, and Optimal City Size," Quarterly Journal of Economics 93 (1979), 472-500 (with Joseph Stiglitz).

"A Simple Urban Growth Model with Durable Housing," Regional Science and Urban Economics 10(1980), 53-76.

"The Employment Contract, Corporate Financial Structure, and the Regulation of Private Pension Plan Funding," Journal of Public Economics 13 (1980), 231-247 (with Mark Gersovitz).

"Optimal Fiscal Policy for a State or Local Government," Journal of Urban Economics 9(1981), 23-48 (with Ronald Grieson).

- "Aggregate Land Rents and Aggregate Transport Costs," Economic Journal 91 (1981), 331-347 (with Joseph Stiglitz).
- "The Structure of Multi-Period Employment Contracts with Incomplete Insurance Markets," Canadian Journal of Economics 15 (1982), 51-76.
- "Housing Quality, Maintenance, and Rehabilitation," Review of Economic Studies 50 (1983), 467-494 (with Russell Davidson and David Pines).
- "Unanticipated Shocks and the Maintenance and Replacement of Durable Goods," Journal of Economic Dynamics and Control 8 (1984), 99-115 (with Russell Davidson and David Pines).
- "Labor Turnover, Wage Structures, and Moral Hazard: The Inefficiency of Competitive Markets," Journal of Labor Economics 3 (1985), 434-462 (with Joseph Stiglitz).
- "Moral Hazard and Optimal Commodity Taxation," Journal of Public Economics 29 (1986), 1-24 (with Joseph Stiglitz).
- "Social Welfare Underpinnings of Urban Bias and Unemployment," Economic Journal 96 (1986), 413-424 (with Mark Gersovitz).
- "The Spatial Aspects of Housing Quality, Density, and Maintenance," Journal of Urban Economics 19 (1986), 190-217 (with Russell Davidson and David Pines).
- "The Effects of an Equiproportional Transport Improvement in a Closed Monocentric City," Regional Science and Urban Economics 16 (1986), 387-406 (with David Pines and Efraim Sadka).
- "Peer Group Effects and Educational Attainment," Journal of Public Economics 32 (1987), 287-305 (with John Rowse).
- "Implicit Contracts, Labor Mobility and Unemployment," American Economic Review 78 (1988), 1046-1066 (with Arthur Hosios and Joseph Stiglitz).
- "Randomization with Asymmetric Information," Rand Journal of Economics 19 (1988), 344-362 (with Joseph Stiglitz).
- "The Basic Analytics of Moral Hazard," Scandinavian Journal of Economics 90 (1988), 383-413 (with Joseph Stiglitz).
- "Housing Vacancies, Thin Markets, and Idiosyncratic Tastes," Journal of Real Estate Finance and Economics 2 (1989) 5-30.
- "Economics of a Bottleneck," Journal of Urban Economics 27 (1990), 111-130 (with André de Palma and Robin Lindsey).
- "Departure Time and Route Choice for the Morning Commute," Transportation Research 24B (1990), 209-228 (with André de Palma and Robin Lindsey).
- "The Temporal Use of a Telephone Line," Information Economics and Policy 4 (1989/90), 155-174 (with André de Palma).

- "Residential Real Estate Brokerage as a Principal-Agent Problem," Journal of Real Estate Finance and Economics 4 (1990), 99-125 (with Paul Anglin).
- "Moral Hazard and Non-market Institutions: Dysfunctional Crowding Out or Peer Monitoring?," American Economic Review 81 (1991), 179-190 (with Joseph Stiglitz).
- "Dynamic Housing Market Equilibrium with Taste Heterogeneity, Idiosyncratic Perfect Foresight and Stock Conversions," Journal of Housing Economics 1 (1991), 2-32 (with Alex Anas)
- "A Temporal and Spatial Equilibrium Analysis of Commuter Parking," Journal of Public Economics 45 (1991), 301-337 (with André de Palma and Robin Lindsey).
- "Does Providing Information to Drivers Reduce Traffic Congestion?," Transportation Research 25A (1991), 309-318 (with André de Palma and Robin Lindsey).
- "Route Choice with Heterogeneous Drivers and Group-Specific Congestion Costs," Regional Science and Urban Economics 22 (1992), 71-102 (with André de Palma and Robin Lindsey).
- "A Structural Model of Peak-Period Congestion: A Traffic Bottleneck with Elastic Demand," American Economic Review 83 (1993), 161-179 (with André de Palma and Robin Lindsey).
- "The Ramsey Problem for Congestible Facilities," Journal of Public Economics 50 (1993), 371-396 (with Marvin Kraus).
- "Properties of Dynamic Traffic Equilibrium Involving Bottlenecks, Including a Paradox and Metering", Transportation Science 27 (1993), 148-160 (with André de Palma and Robin Lindsey).
- "Technological Progress in a Model of the Housing-Land Cycle," Journal of Urban Economics 34 (1993), 186-206 (with Alex Anas).
- "The Welfare Effects of Congestion Tolls with Heterogeneous Commuters," Journal of Transport Economics and Policy (1994), 139-161 (with André de Palma and Robin Lindsey)
- "Financing Capacity in the Bottleneck Model," Journal of Urban Economics 38 (1995), 272-290 (with Marvin Kraus)
- "Information and Usage of Free-Access Congestible Facilities with Stochastic Capacity and Demand," International Economic Review 37 (1996), 181-203 (with André de Palma and Robin Lindsey)
- "Taxi Travel Should be Subsidized", Journal of Urban Economics 40 (1996), 316-333.
- "A Filtering Model with Steady-state Housing," Regional Science and Urban Economics 27 (1997), 515-546 (with Ralph Braid).

- "Taxes and Allowances in a Dynamic Equilibrium Model of Urban Housing with a Size-Quality Hierarchy", Regional Science and Urban Economics 27 (1997), 547-580 (with Alex Anas).
- "When Are Anonymous Congestion Charges Consistent with Marginal Cost Pricing?", Journal of Public Economics 67 (1998), 45-64 (with Marvin Kraus).
- "Modeling Parking," Journal of Urban Economics 45 (1999), 97-124 (with John Rowse).
- "Information and Stochastic Capacity and Demand in the Bottleneck Model," European Economic Review 43 (1999), 523-548 (with André de Palma and Robin Lindsey).
- "A General Equilibrium Spatial Model of Housing Quality and Quantity", Regional Science and Urban Economics 29 (1999), 183-216 (with R. Braid, R. Davidson and D. Pines).
- "Are Brokers' Commission Rates on Home Sales Too High? A Conceptual Analysis," Real Estate Economics 27(1999), 719-749 (with Paul Anglin).
- "Rent Control, Mismatch Costs, and Search Efficiency," Regional Science and Urban Economics 30 (2000), 249-288(with Masahiro Igarashi).
- "The Panexponential Monocentric Model", Journal of Urban Economics 47 (2000), 165-179 (with Alex Anas and Kenneth Small).

OTHER PUBLICATIONS

- "Spatial Urban Simulation Models," Plan Canada 17 (1977), 200-212.
- "The Welfare Implications of Spatial Interdependence," Journal of Urban Economics 5 (1978), 131-136 (with James MacKinnon and William Wheaton).
- "The Property Tax as a Tax on Durability," Canadian Journal of Economics 12 (1979), 485-494 (with Geoffrey Young).
- "The Supply of Housing," in The Urban Economy and Housing (Lexington, Mass.: D.C. Heath and Co., 1982) R.E. Grieson, ed. (with Ronald Grieson).
- "Optimal Tolls with High-Peak Travel Demand," in The Urban Economy and Housing (Lexington, Mass.: D.C. Heath and Co., 1982) R.E. Grieson, ed. (with Ronald Grieson).
- "Shelter Allowances with Rent Control: A Descriptive Analysis," in "Shelter Allowances, Rents, and Social Housing: Contributions to the Debate," J. Kjellberg, ed., Center for Urban and Community Studies, research paper 155, 1984.
- "Some Issues Related to the Economics of Non-Stationary State Traffic Flow" (in French), Revue Economique 36 (1985), 11-43.
- "Usage-Dependent Peak-Load Pricing," Economics Letters 20 (1986), 101-105 (with André de Palma).

- "Economics of a Bottleneck," Proceedings of the World Conference on Transport Research, Vancouver, B.C. 1986, 1149-1168 (with André de Palma and Robin Lindsey).
- "Spatial Economics," in The New Palgrave (New York: Stockton Press, 1987).
- "Economic Theory and Housing," in Handbook of Regional and Urban Economics, E.S. Mills and P. Nijkamp, eds. (Amsterdam: North-Holland Publishing Co., 1987).
- "Safety, User Fees, and Public Infrastructure," Conference Proceedings, Transportation Deregulation and Safety Conference, Northwestern University, June 1987 (with Joseph Stiglitz).
- "Essai sur le Risque Moral," L'Actualité Economique 63 (1988), 74-97.
- "Introduction, Rent Control: The International Experience," Journal of Real Estate Finance and Economics 1 (1988), 74-97.
- "Congestion Pricing to Improve Air Travel Safety," in L. Moses and I. Savage, eds., Transportation Safety in an Age of Deregulation (Oxford: Oxford University Press, 1989) (with Joseph Stiglitz).
- "Schedule Delay and Departure Time Decision with Heterogeneous Commuters," Transportation Research Record 1197 (1989), 56-67 (with André de Palma and Robin Lindsey).
- "The Welfare Economics of Moral Hazard," in H. Loubergé, ed., Risk, Information and Insurance: Essays in the Memory of Karl H. Borch (Norwell, MA: Kluwer Academic Publishers, 1990) (with Joseph Stiglitz).
- "Signalized Intersection Queuing Theory and C.B.D. Auto Congestion," Economics Letters 33 (1990), 197-201.
- "Moral Hazard and Competitive Insurance Markets," in G. Dionne, ed., Contributions to Insurance Economics (Norwell, MA: Kluwer Academic Publishers, 1992), 325-358.
- "Wage Profiles and Imperfect Capital Markets: A Positive Analysis," Canadian Journal of Economics 25 (1992), 524-537 (with Barmak Arvin).
- "A Fall in Construction Costs Can Raise Housing Rents," Economics Letters 41 (1993), 221-224 (with Alex Anas).
- "Wealth, Bequests, and Attention," Economics Letters 42 (1993), 149-154 (with Antong Victorio).
- "Development and Testing of the Chicago Prototype Housing Market Model," Journal of Housing Research 4 (1993), 73-130 (with Alex Anas).
- "Information and Economic Efficiency," Information Economics and Policy 6 (1994), 77-88 (with Bruce Greenwald and Joseph Stiglitz).
- "Reflections on Optimal Tax Theory," in Modern Public Finance: The Break-Musgrave-Peckman Tradition (Cambridge: Harvard University Press, 1994), J. Quigley and E. Smolensky, eds., 257-81, 304.

- "The Economics of Traffic Congestion," American Scientist 82 (1994), 446-455 (with Kenneth Small)
- "The Chicago Prototype Housing Market Model with Tenure Choice," Journal of Housing Research 5 (1994), 23-90 (with Alex Anas).
- "Time for Revisionism on Rent Control?," Journal of Economic Perspectives 9 (1995), 99-120.
- "On Comparative-Static Analysis in Numerical Nonlinear Economic Models," Computational Economics 8 (1995), 95-105 (with John Rowse).
- "The Economics of Real Estate Brokerage," Readings in Canadian Real Estate, 3rd. ed., H. Bartel and G. Arbuckle, eds. (North York, Canada: Captus Press, 1997), 225-245.
- "Transport Project Appraisal/Cost-Benefit Analysis," Journal of Transport Geography 5 (1997), 45.
- "In Memoriam: William S. Vickrey, 1914-1996", Transportation Science 31:1 (1997), 1-2.
- "Self-Financing of Congestible Facilities in a Growing Economy", Topics in Public Economics, D. Pines, E. Sadka, and I. Zilcha, eds. (Cambridge, UK: Cambridge University Press, 1998), 161-184 (with Marvin Kraus).
- "William Vickrey: Contributions to Public Policy", International Tax and Public Finance 5 (1998), 93-113.
- "Economic Theory and the Spatial Mismatch Hypothesis", Urban Studies 35(1998), 1171-1185.
- "Congestion," in N. Shumsky, ed. An Encyclopedia of Urban America: The Cities and Suburbs (Santa Barbara: ABC-CLIO, 1998), 205-206.
- "Recent Developments in the Bottleneck Model," in K. Button and E. Verhoef, eds., Road Pricing, Traffic Congestion and the Environment: Issues of Efficiency and Social Feasibility (Edward Elgar, 1998), (with André de Palma and Robin Lindsey).
- "Congestion Tolling and the Urban Spatial Structure", Journal of Regional Science 38 (1998), 495-504.
- "Urban Spatial Structure", Journal of Economic Literature 34 (1998), 1426-64 (with Alex Anas and Kenneth Small).
- "Rent Control", The New Palgrave Dictionary of Economics and the Law, vol 3. Ed. Peter Newman. (New York: Stockton Press), 1998, 305-310.
- Four entries in Lexicon der ökonomischen Werke (one with Metin Celebi), forthcoming
- "The Two-Mode Problem: Second-best Pricing and Capacity", Review of Urban and Regional Development Studies 12 (2000), 170-199 (with An Yan)

“Discussion of E. Glaeser and M. Kahn “Decentralized Employment and the Transformation of the American City”, in Brookings-Wharton Conference on Urban Affairs, 2001, W. Gale and J. Pack, ed., (Brookings, 2001), 48-55

BOOK REVIEWS OF:

The Property Tax and Alternative Local Taxes, in Journal of Public Economics 7 (1976), 319-321.

Palanpur: The Economy of an Indian Village, in Canadian Journal of Economics 16 (1983), 733-735.

The Normative Bases of Rent Regulation and The Normative Bases of Government Policy, in Canadian Public Policy 13 (1987), 392-393.

The Maze of Urban Housing Markets in Journal of Economic Literature 32 (1994), 741-743.

Urban Economics and Real Estate Markets in Journal of Housing Economics 5 (1996), 290-301.

Economics of Cities in Journal of Economic Literature, forthcoming

OTHER RESEARCH

"Increasing Returns and Decentralization Rules for the Public Sector," Institute for Economic Research, Queen's University, discussion paper 225 (with Richard Harris).

Undergraduate Lectures in Urban Economics, in progress.

On Moral Hazard, in progress (with Joseph Stiglitz).

Congestion: A Dynamic Approach, in progress (with André de Palma and Robin Lindsey)

"Rent Controls and Housing Maintenance," mimeo.

"Institutional Structure in a Simple Barter Economy with Transactions Costs," mimeo.

"Urban Agglomeration and Its Efficiency: A Critical Review of the Literature with Some Extensions," mimeo.

"HOPSIM: A Housing Policy Simulation Model," mimeo.

"The Private Cost of Cigarette Smoking," mimeo (with Frank Lewis and Nancy Olewiler).

"Price Equilibrium, Efficiency, and Decentralizability in Insurance Markets with Moral Hazard," mimeo. (with Joseph Stiglitz).

"Computation of Dynamic User Equilibrium in a Model of Peak Period Traffic Congestion with Heterogeneous Commuters," Department of Economics, Boston College, working paper 198 (with Donald Richter and John Griffin).

"Equilibrium in Competitive Insurance Markets with Moral Hazard," mimeo. (with Joseph Stiglitz).

"Mutual Funds: Delegated Information Acquisition and the Information Effect" (with Kevin Hebner).

"Takeover Defenses and Dilution: A Welfare Analysis," forthcoming, Journal of Financial and Quantitative Analysis (with Atreya Chakraborty).

"Alleviating Traffic Congestion: Alternatives to Road Pricing".

"Latent Policies: An Extended Example" (with Brian Sack and Chong-en Bai).

"Neutral Property Taxation", forthcoming, Journal of Public Economic Theory

"Moving Costs, Security of Tenure, and Eviction" (with Alex Anas).

"A Welfare-Based Measure of Productivity Growth with Environmental Externalities" (with Kelly Chaston, Gregory Swinand, and Frank Gollop).

"The Corridor Problem"

"The Property Tax as a Tax on Value: Deadweight Loss" (with Petia Petrova)

"Pollution and Space" (with Oded Hochman and Gordon Rausser)

"Monopolistic Competition Foundations of Residential Real Estate Cycles" (with Anh Vu)

Existence, Uniqueness, and Efficiency of Dynamic Housing Market Equilibrium (with Alex Anas and Takeshi Yamazaki)

Discussion of E. Glaeser and M. Kahn "Decentralized Employment and the Transformation of the American City" in Brookings-Wharton Papers on Urban Affairs, 2001, W. Gale and J. Pack, eds (Washington, DC: Brookings, 2001)

Capitalization and Urban Economic Aggregates in Monocentric and Non-monocentric Cities

Housing Economics , International Encyclopedia of the Social and Behavioral Sciences, forthcoming

The Economic Theory of Urban Traffic Congestion: A Microscopic Research Agenda

PAPERS PRESENTED AT CONFERENCES

"Aggregate Land Rents, Aggregate Transport Costs, and Expenditure on Public Goods" (with Joseph Stiglitz), presented to the World Congress of the Econometric Society, Toronto, Canada, September 1975.

"A Spatial, General Equilibrium Analysis of Optimal City Size," presented to the European Meeting of the Econometric Society, Helsinki, Finland, August 1976.

"Increasing Returns and Decentralization Rules for the Public Sector" (with Richard Harris), presented to the European Meeting of the Econometric Society, Helsinki, Finland, August 1976.

- "Measuring the Costs of Height Restrictions with a General Equilibrium Model" (with James MacKinnon), presented to the Eastern Economics Association, Hartford, U.S.A., April 1977.
- "Optimal Taxation in a Spatial Economy with Transport Costs," presented to the North American Summer Meetings of the Econometric Society, Ottawa, Canada June 1977.
- "Unpriced Transport Congestion," presented to the European Summer Meeting of the Econometric Society, Vienna, Austria, September 1977.
- "The Transition of Land to Urban Use" (with Frank Lewis), presented to the European Summer Meeting of the Econometric Society, Vienna, Austria, September 1977.
- "A Simple Urban Growth Model with Durable Housing," presented to the Land Use, Transportation, and Dynamics Conference, Evanston, U.S.A., June 1978.
- "The Employment Contract, Corporate Financial Structure and the Regulation of Private Pension Plan Funding" (with Mark Gersovitz), presented to the European Meeting of the Econometric Society, Geneva, Switzerland, September 1978.
- "Rent Control, I: Identical Individuals," presented to the Eastern Economics Association Meeting, Boston, U.S.A., May 1979.
- "The Control of Labor Turnover: The One-Group Case," presented to the Canadian Economic Theory Workshop, Montreal, Canada, May 1979.
- "Housing Quality and Maintenance" (with Russell Davidson and David Pines), presented to the World Congress of the Econometric Society, Aix-en-Provence, France, August 1980.
- "The Welfare Economics of Moral Hazard" (with Joseph Stiglitz), presented to the Canadian Economics Association Annual Meetings, Halifax, Canada, May 1981.
- "Moral Hazard and Optimal Commodity Taxation" (with Joseph Stiglitz), presented to the Queen's University Public Finance Workshop, Kingston, Canada, September 1981.
- "Housing Quality, Maintenance, and Rehabilitation" (with Russell Davidson and David Pines), presented to the Regional Science Association Annual Meetings, Montreal, Canada, November 1981.
- "The Landlord's Problem: Some Further Results," presented to the Symposium on Urban Theory, McMaster University, Hamilton, Canada, November 1981.
- "Some Issues Related to the Economics of Non-Stationary State Traffic Flow," presented to the Table Ronde: Modèles Economiques de la Localisation and des Transports, Ecole Nationale des Ponts et Chaussées, Paris, France, May 1982.
- "Agglomeration and Efficiency," presented to the Workshop on Agglomeration and Space, Habay-la-Neuve, Belgium, May 1982.
- "Equilibrium in Competitive Insurance Markets: The Welfare Economics of Moral Hazard. I: Basic Analytics, II: Existence and Nature of Equilibrium" (with Joseph Stiglitz), presented to the European Summer Meeting of the Econometric Society, Dublin, Ireland, September 1982.
- "Urban Agglomeration and Its Efficiency," presented to the Pacific Meeting of the Regional Science Association, Tokyo, Japan, September 1983.
- "Peer Group Effects and Educational Attainment" (with John Rowse), presented to the European Summer Meeting of the Econometric Society, Pisa, Italy, September 1983.
- "Moral Hazard and Optimal Commodity Taxation" (with Joseph Stiglitz), presented to the European Summer Meeting of the Econometric Society, Pisa, Italy, September 1983.
- "Shelter Allowances with Rent Control: A Descriptive Analysis," presented to the Conference on Shelter Allowances, Rents, and Social Housing, Center for Urban and Community Studies, Toronto, Canada, May 1984.
- "HOPSIM: A Housing Policy Simulation Model," Israeli-French Regional Science Roundtable, Tel-Aviv, Israel, May 1985.
- "Vacancies and Thin Markets: A Characteristics Space Approach," McMaster Workshop on Recent Developments in Spatial Analysis, Hamilton, Canada, April 1986.

- "The Welfare Economics of Moral Hazard" (with Joseph Stiglitz), presented at the Canadian Economic Theory Meetings, Montreal, Canada, May 1986.
- "Economics of a Bottleneck" (with André de Palma and Robin Lindsey), presented to the European Summer Meeting of the Econometric Society, Budapest, Hungary, September 1986.
- "The Welfare Economics of Moral Hazard" (with Joseph Stiglitz), presented to the European Summer Meeting of the Econometric Society, Budapest, Hungary, September 1986.
- "Recent Theoretical Developments in the Microeconomics of Housing," AER/AREUEA Annual Meetings, New Orleans, U.S.A., December 1986.
- "A Model of Housing Vacancies," Canadian Economics Association Annual Meetings, Windsor, Canada, June 1988.
- "Parking in Metropolis," World Congress of the Econometric Society, Barcelona, Spain, August 1990.
- "Technological Progress in a Model of the Housing-Land Cycle" (with Alex Anas), Conference in Honor of Edwin S. Mills, Evanston, Illinois, U.S.A., April 1992.
- "Self-Financing of Congestible Facilities in a Dynamic Environment" (with Marvin Kraus), World Conference on Transport Research, Lyon, France, July 1992.
- "Rent Control, Mismatch Costs, and Search Efficiency" (with Masahiro Igarashi), Eastern Economic Association Annual Meeting, Washington, D.C., March 1993.
- "Insurance Markets and Moral Hazard," Conference on Insurance Markets and Contracts, Paris, France, June 1993.
- "Rent Control, Mismatch Costs, and Search Efficiency" (with Masahiro Igarashi), AEA/AREUEA Annual Meetings, Boston, USA, January 1994.
- "Alleviating Traffic Congestion: Alternatives to Road Pricing," Taxation, Resources, and Economic Development (TRED) Conference on "Alternative Strategies for Managing Externalities," Lincoln Institute of Land Policy, Cambridge, MA, September 1994.
- "The Chicago Prototype Housing Market Model with Tenure Choice" (with Alex Anas), AEA/AREUEA Annual Meetings, Washington, D.C., January 1995.
- "Self-Financing of Congestible Facilities in a Dynamic Environment" (with Marvin Kraus), Topics in Public Economics Conference, Tel-Aviv, Israel, January 1995.
- "Are Brokers' Commission Rates on Home Sales Too High? A Conceptual Analysis" (with Paul Anglin), AEA/AREUEA Meetings, San Francisco, January 1996.
- "Economic Theory and the Spatial Mismatch Hypothesis," TRED Conference on "Transportation and Land Use," Lincoln Institute of Land Policy, Cambridge, MA, October 1996.
- "Neutral Property Taxation", NBER Public Economics Program Meeting, November 1998.
- "Road and Rail: Second-best Pricing and Capacity" (with An Yan) and "Neutral Property Taxation", AREA & AREUEA Conference, Maui, May 1999.
- "Road and Rail: Second-best Pricing and Capacity" (with An Yan) Regional Science Association International, Montreal, November 1999.
- "Road and Rail: Second-best Pricing and Capacity" (with An Yan), NBER Public Economic Program Meetings, April 2000.
- "Recent Developments in Land and Property Taxation", Développements Récents en Economie Publique et Enjeux Actuels, Marseille, May 2000.
- "Monopolistic Competition Foundations of Residential Real Estate cycles" with Ahn Vu, Homer Hoyt Advanced Studies Institute, January 2001
- "Urban Economic Aggregates in Monocentric and Non-monocentric Cities", USC Lusk Research Center Symposium, January 2001
- "The Economic Theory of Urban Traffic Congestion: A Microscopic Research Agenda", CESifo Summer Institute Workshop, July 2001

SEMINARS PRESENTED

Aarhus (4), Acadia (3), Academia Sinica (1), Alberta (5), A.N.U. (2), Auckland (1), Ben-Gurion (1), Berkeley (4), Birmingham (1), Bonn (1), Boston College (9), British Columbia (7), Brown (1), Calgary (4), Canterbury (1), Carleton (2), CEPREMAP, Paris (2), Cergy-Pontoise (2), Columbia (6), Concordia (1), Connecticut (1), C.O.R.E. (1), Cornell (1), Dalhousie (3), DELTA (2), Dortmund (2), Ecole Nationale des Ponts et Chaussées, Paris (4), Ecole Polytechnique (1), Erasmus (2), Essex (1), EUI (1), Free University of Amsterdam (1), Free University of Brussels (1), GREQE (3), GTE Labs (1), Guelph (4), Harvard (6), Illinois (1), Indiana (1), Irvine (1), Johns Hopkins (1), Keio (1), Kyoto (1), Lakehead (1), Latrobe (1), Lausanne (1), Laval (3), L.S.E. (2), Lyon II (1), McGill (2), McMaster (4), Massey (1), Melbourne (2), Ministry of Housing, N.Z. (1), Ministry of Labour, N.Z. (1), M.I.T. (2), Minnesota (1), Monash (1), Montreal (2), Munich (1), Nanterre (1), National Dong Hwa (1), National Taiwan (1), New Brunswick (1), New Hampshire (2), New South Wales (1), Northwestern (2), Norwegian School of Economics (2), Ohio State (1), Oldenburg (1), Otago (1), Oxford (2), Paris I (1), Pennsylvania (4), Princeton (6), Québec à Montreal (1), Queen's (5), San Diego (2), Saskatchewan (1), Séminaire René Roy, Paris (2), Simon Fraser (1), South Carolina (1), Stanford (1), SSHRC Microeconomic Study Group (1), Sussex (1), S.U.N.Y./Buffalo (2), Sydney (1), Syracuse (1), Tel-Aviv (6), Tinbergen Institute (2), Tokyo (1), Toronto (3), Toulouse (1), Trent (2), Tsukuba (1), Tunis (1), USC (1), Virginia (2), Waterloo (2), Wayne State (1), Wellington (1), Wesleyan (1), Western Ontario (4), Wilfrid Laurier (1), Windsor (2), York (1).

EXTERNAL RESEARCH GRANTS AWARDED

Agency	Year of Application	Topic	Co-researchers
Canada Council	1977	rent control	James MacKinnon
SSHRC, NSF	1980	moral hazard	Joseph Stiglitz
CMHC	1981	housing	David Pines and Russell Davidson
SSHRC	1981	school systems	John Rowse
SSHRC	1983	urban economics	
SSHRC	1985	incentives	Lorne Carmichael and Bentley MacLeod
NSERC	1987	congestion	André de Palma and Robin Lindsey
NATO	1988	congestion	André de Palma and Robin Lindsey
NSF	1989	congestion	André de Palma and Robin Lindsey
NSF	1992	congestion	

THESIS SUPERVISION (SUPERVISOR OR CO-SUPERVISOR)

Ph.D.

Si-ming Li, "Stock Variability and Housing Choice" (1981).
 Michael Daly, "An Analysis of Registered Retirement Savings Plans and Their Role in Canada's Retirement Income System" (1982).
 Brian Semkow, "Three Essays on the Law and Economics of Failing to Cure" (1982).
 Paul Hobson, "The Incidence of the Local Property Tax and Alternative Sources of Local Government Revenues: A General Equilibrium Analysis" (1982).
 Ronald Lange, "A Theoretical Analysis of Revenue Equalization" (1982).
 Hong Hwang, "Three Essays on International Trade with Imperfect Competition" (1983).

- Marshall Lee, "The Effects of Taxes on Resource Allocation and Distribution of Income in Canada: A General Equilibrium Analysis" (1984).
- William Furlong, "Crime and Punishment: A General Equilibrium Analysis" (1984).
- Simon Anderson, "Three Essays on Address Models of Value Theory" (1985).
- Takao Kato, "An Economic Analysis of Japanese and North American Internal Labor Markets" (1985).
- Murray Frank, "Essays on Industrial Behavior Under Uncertainty" (1985).
- Oscar von dem Hagen, "Two Essays on the MDP-Procedure" (1986).
- Jim Gaisford, "Asymmetries Between Foreign Investment Donor and Recipient Countries in a Ricardo-Wilson Model of North-South Trade and Capital Mobility" (1987).
- Colin Read, "Three Essays on Vacancies in Rental Housing Markets" (1988).
- Barmak Arvin, "A Role for Private Pensions in Labor Contracts" (1988).
- David Murrell, "Three Essays on Regional Competition for Capital" (1988).
- Paul Lanoie, "Government Intervention in Occupational Safety and Health: A Theoretical and Empirical Analysis" (1989).
- Urgurhan Berkok, "Incentives, Agency and Queueing" (1989).
- Steffen Ziss, "Strategic Investment, Conjectural Variations and Economic Welfare" (1989).
- Kevin Hebner, "A Theory of Mutual Funds" (1989).
- Ian Crompton, "Competitive Insurance Markets Characterized by Asymmetric Information" (1990).
- Masahiro Igarashi, "A Random-Matching and Search Model of a Rental Housing Market" (1991)
- Michael Allen, "Imperfect Capital Markets and Regional Development: A Game-Theoretic Approach" (1991)
- Rosemarie Emanuele, "The Demand for Volunteer Labor under Impure Altruism: An Inquiry into Demand Side Behavior by Nonprofit Organizations" (1991)
- Kumiko K. Powell, "Essays on the Borrowing Constraints in the Presence of Positive Equity Requirements" (1992)
- Sarah Glavin, "Monitoring Litigation and Regulation" (1992)
- Atreya Chakraborty, "Agency Cost, Charter Amendments and the Market for Corporate Control" (1992)
- Abdikarim Farah, "Essays in Macroeconomics and Finance" (1992)
- Andres G. Victorio, "Motives Behind Helping Parents and Behind Conditional Lending" (1992)
- Xiaoqiang Hu, "Three Essays on Financial Economics and International Economics" (1994)
- Gülcan Unal, "Efficiency in Research Joint Ventures and Sequential Adoption of Innovations: Two Essays in Research and Development" (1994)
- José Hernandez, "Essays on the Theory of Industrial Organization" (1995)
- David Richardson, "A Dynamic Analysis on the Effects and Treatment of Fiscal Policy in a Federalist System" (1995)
- Kelly Chaston, "Productivity Measurement in the Presence of Externalities: An Example from the Electric Power Industry" (1998)
- Ayla Ogus, "Three Essays on Oil Spills" (1999)
- Srikant Seshadri, "Essays on Governance, Fiscal Policy and Growth" (1999)
- Gregory Swinand, "From Total Factor Productivity to Total Resource Productivity: Incorporating Trends in Pesticide Pollution into Productivity Growth Measures in U.S. Agriculture" (1999)
- Oriana Bandiera, "Economic Institutions in Developing Countries" (1999)
- Soner Tunay, "Ratcheting in Environmental Regulations: An Empirical and Theoretical Analysis" (2000)
- Emanuela Galasso, "Essays on the Welfare of Children in Developing Countries" (2000)
- Michael Hansen, "College Graduates in Non-College Jobs: Theory and Evidence" (2000)
- Antonio Menezes, "Two Essays on Productivity, Aggregate Shocks, and Job Flows" (2000)
- Metin Celebi, "Regulation of Line Capacity and Reliability in Electric Networks" (2000)
- Yuichiro Yoshida, "Essays in Urban Transportation" (2001)
- An Yan, "Three Essays in Corporate Finance" (2001)

M.A. and B.A.

- Terry McLaughlin, "The Deterrent Effect of Capital Punishment in Canada, An Economic Analysis, 1926-71" (1979).
- Harry Paarsch, "A Simple Model of Feedlot Herd Management" (1980).
- Andrew Goodman, "The Desirability of Decontrol in the Ontario Housing Market" (1980).
- Ross Finnie, "An Earnings Generation Model for Canada" (1980).
- Mary Bradfield, "The Milk Industry in Southern Ontario" (1982).
- Anthony Munk, "The Organization of Petroleum Exporting Countries as a Dominant Firm Price Leadership Model" (1982).
- Nicole Macdonnell, "Revitalization in the Kingston Housing Market" (1983).
- Mary Anne Kraal, "A Cost-Benefit Analysis of a Low-Income Housing Project" (1983).
- Patricia Hoes, "The Impact and Incidence of the Residential Property Tax: By Age and Income" (1984).
- Caroline Trahair, "Profit Sharing" (1984).
- Doug Blair, "Technological Change and the Labour Market: A Banking Case Study" (1984).
- John Pollen, "B.C. Coal Exports" (1984).
- Catherine Marshall, "Evaluation of the Net Benefits of Counter-Cyclical Job Creation Program: Canada Works 1977-78" (1985).
- Barbara Prokopiw, "Determinants of Migration Between Census Metropolitan Areas in Canada, 1976-1981" (1985).
- Mike Simurda, "Tobacco Taxes as Means of Internalizing an External Diseconomy" (1985).
- Ellen Gordon, "The Role of Government in Housing the Poor: The Ontario Experience" (1986).
- Rob Nicholls, "The Kingston Property Tax: Is it Horizontally Equitable? An Investigation of Horizontal Tax Inequities - A Multiple Regression Approach" (1987).
- James Mihalko, "Parking at Boston College: An Economic Analysis" (1993).
- Jennifer Lewis, "Limited Equity Cooperatives: An Evaluation for Public Policy" (1994).
- David Flynn, "Urban Renewal" (1995)
- Christopher Woodard, "The Effect of Football Success on Admission Demand at Boston College" (1996)
- Phillip Kerr, "Rainforest Preservation through Market Mechanisms: An Analysis of Sustainable Development" (2001)
- Peter Bridgman, "Financing Real Estate Development" (2001)
- Conner Politz, "Grays Ferry: Life and Section 8 in Philadelphia's Most Divided Neighborhood" (2001)

OTHER PROFESSIONAL ACTIVITIES

Review services for:

American Economic Review, Bell Journal of Economics, Bulletin of Economic Research, Cambridge University Press, Canada Council, Canadian Journal of Economics, Canadian Journal of Regional Science, Canadian Public Policy, Econometrica, Economic Inquiry, Economic Journal, Economic Theory, Economica, Environment and Planning A, European Economic Review, Fonds FCAR, Harvard University Press, International Economic Review, International Tax and Public Finance, Journal of Comparative Economics, Journal of Econometrics, Journal of Economic Dynamics and Control, Journal of Economics (Zeitschrift für Nationalökonomie), Journal of Development Economics, Journal of Economic Education, Journal of Economic History, Journal of Economics and Business, Journal of Economic Theory, Journal of Economic Literature, Journal of Housing Economics, Journal of Industrial Economics, Journal of Labor Economics, Journal of Law and Economics, Journal of Political Economy, Journal of Public Economics, Journal of the

American Real Estate and Urban Economics Association, Journal of Real Estate Research, Journal of Real Estate Finance and Economics, Journal of Regional Science, Journal of Transport Economics and Policy, Journal of Urban Economics, Kluwer Academic Publishers, Labor Economics, Land Economics, M.I.T. Press, National Science Foundation, Ontario Economic Council, Oxford Economic Papers, Papers of the Regional Science Association, Plan Canada, Public Finance Quarterly, Quarterly Journal of Economics, Review of Economic Studies, Review of Financial Studies, Regional Science and Urban Economics, Scandinavian Journal of Economics, Social Science Federation of Canada, SSHRCC, Taiwan Economic Review, Transportation Research A, Transportation Research B, Transportation Science, University of British Columbia Press, Urban Studies, World Bank Economic Review.

Conferences and workshops organized:

Workshop in Analytical Urban Economics, Queen's University, June 12-14, 1978.
Workshop in Urban and Regional Economics, Queen's University, June 4-7, 1984.
McMaster-Queen's Workshop on Systems of Cities and Regional Economics, Kingston, June 1-4, 1986.
Rent Control: The International Experience, Kingston, September 1-4, 1987.
Conference in Honor of David Pines, May 29-30, 1994.

Editorial positions:

Journal of Urban Economics, editorial board, 1979-1983
Regional Science and Urban Economics, editorial board, 1980-present; special issue editor, vol 27, nos 4-5, "Recent Advances in Urban Economic Theory: A Tribute to David Pines"; book review editor, 1997-2000.
Journal of Regional Science, editorial board, 1981-1990.
Journal of Public Economics, editorial board, 1982-1999.
Journal of Real Estate Finance and Economics, editorial board, 1987-1994; special issue editor, Vol. 1, No. 3, "Rent Control: The International Experience."
Journal of Housing Economics, 1990-present.
Fundamentals of Pure and Applied Economics and Encyclopedia of Economics, Harwood; urban and regional economics editor, 1983-1994.
Journal of the American Real Estate and Urban Economics Association, 1992-1995.
Lusk Review, 1995-1999
Advances in Urban and Regional Economics, Kluwer; editor, 1996-present.
Planning and Markets, editorial board, 1996-present.
Journal of Public Economic Theory, editorial board, 1997-present.
Assurances, editorial board, 1997-present.
Journal of Economic Geography, economics editor, 1999-present.
Review of Urban and Regional Development Studies, 2001-Present
B.E. Journal of Economic Analysis and Policy

Editorial projects:

Rent Control: The International Experience, papers and discussion, Fifth John Deutsch Institute Roundtable, Queen's University (Kingston, Canada: John Deutsch Institute, 1988) (with Jack Mintz).

Rent Controls in Ontario, papers and discussion, Fifth John Deutsch Institute Roundtable (Kingston, Canada: John Deutsch Institute, 1988) (with Jack Mintz).

"Statement to the Joint Committee on Washington, D.C., Metropolitan Problems" by William Vickrey, Journal of Urban Economics 36 (1994), 42-65 (edited with Marvin Kraus).

"Reaching an Economic Balance between Mass Transit and Provision for Individual Automobile Traffic" by William Vickrey, in Logistics and Transportation Review 30 (1994), 3-19 (edited with Marvin Kraus).

Public Economics: Selected Papers by William Vickrey (Cambridge University Press, 1994), (edited with Kenneth Arrow, Anthony Atkinson, and Jacques Drèze).

Regional and Urban Economics, vol. 1, Encyclopedia of Economics (Harwood, 1996).

Association affiliations:

American Economic Association, member.

Econometric Society, member.

Canadian Economics Association, Secretary-Treasurer, 1981-1984.

American Real Estate and Urban Economics Association, member

UNIVERSITY ADMINISTRATIVE WORK

Faculty Club Board, Queen's University, 1976-77

Search Committee, Institute for Local Government, Queen's University, 1981

Institute for Local Government Advisory Committee, Queen's University, 1981-82

Board of Studies, Queen's University, 1985-87

80% Sabbatical and Faculty Fellowship Committee, Boston College, 1995

DEPARTMENTAL ADMINISTRATIVE WORK

Appointments Committee, Queen's University, 1976-77, 1983-86

Graduate Studies Committee, Queen's University, 1978-79

Visiting Speakers Committee, Queen's University, 1979-80

Working Paper Series and Reading Room, Queen's University, 1976-80, 1981-82, 1986-87

Undergraduate Thesis Coordinator and Placement, Queen's University, 1979-80

Microworkshop Coordinator, Queen's University Fall 1984, Spring 1986

Recruitment Committee, Boston College, 1989-90, 1992-93, Fall 1993, 1994-95, 1998-

Workshop Coordinator, Boston College, Spring 1990

Microworkshop Coordinator, Boston College, Fall 1993, 1994-95, 1995-96

Graduate Admissions Officer, Boston College, 1995-

Chairman, Graduate Studies Committee, 1998-1999

REFERENCES

Available on request.