Spring 2017
DUKE UNIVERSITY
Department of Economics

Economics 345/554: URBAN ECONOMICS

Course outline and lots of literature

As we come to each topic, we will give an updated a list of required and optional readings. You should regard the following more of a starting bibliography than a reading list. The most important papers are starred (*) and highlighted. Others are optional and good choices for your technical review.

You should also see this list as a guide, rather than something you are expected to master. The McDonald and McMillen text is the core, and you should read it. You are also responsible for everything covered in the notes. If that material is technical, we will cover it in class, and not expect you to cover much else. If it is not terribly technical from the standpoint of theoretical difficulty, we will expect you to read one or more of the optional readings, and be prepared to discuss it in class. Finally, we should note that many of the topic delineations (and hence reading assignments) are rather arbitrary. Don't worry about it: as the semester progresses, earlier pieces will fit into the topics we are discussing. The structure as presently designed is one that bounces back and forth, gradually building technical models during the course of the semester, rather than providing half a semester of grueling models, followed by policy and implications. We think you'll enjoy this mixed approach more.

2017 new readings

Victor Yifan Ye, Charles M. Becker (2016), The Z-axis: Elevation Gradient Effects in Urban America, ERID working paper no. 217

Victor Yifan Ye, Charles M. Becker (2016), Anticipation, Distance, Elevation: Multi-dimensional Gradients in Urban Spatial Modelling, ERID working paper no. 202

Peter Blair (2014), The Effect of Outside Options on Neighborhood Tipping Points, available at http://media.wix.com/ugd/805360_e3ebd514029947f1901264b99ce9c052.pdf

Abdulkadiroglu, Atila, Parag Pathak, and Christopher Walters, "School vouchers and student achievement: first year evidence from the Louisiana scholarship program," NBER working paper 21839, Dec 2015.

Joseph Gyourko, Donald B. Keim (1993), Risks and Returns of Investing in Real Estate: Evidence from a Real Estate Stock Index, *Financial Analysts Journal.*

Sander, Richard and Yana Kucheva, 2016, "Black pioneers, intrametropolitan movers, and housing desegregation, US Census, working paper CES 16-23.

Brazil, Noli, 2016, "Large-Scale Urban Riots and Residential Segregation: A Case Study of the 1960s U.S. Riots," *Demography* **53**: 567-595.

Diamond, Rebecca and Timothy McQuade, 2016, "Who wants affordable housing in their backyard? An equilibrium analysis of low income property development," NBER working paper 22204.

Edlund, Lena, Cecilia Machado and Michaela Sviatchi, 2015, "Bright minds, big rent: gentrification and the rising returns to skill," NBER working paper 21729.

Ehrsam, Frederick, 2010, "The downfall of Durham's historic Hayti: propagated or preempted by urban renewal?" *Duke Journal of Economics*.

Owen, Jenni and Megan Kauffmann. 2014. "The end of a diversity policy? Wake County public schools and student assignment." Case study. Syracuse University, Maxwell School of Government, Program for the advancement of research on conflict and collaboration (E-PARCC).

Fischel, William, 2010, "Neither 'creatures of the state' not 'accidents of geography': the creation of American public school districts in the twentieth century," longer version on author's website of paper published in the *University of Chicago Law Review* **77.**

Fischel, William, 2001, "Why are there NIMBYs?" *Land Economics* **77**(1): 144-152.

Galiani, Sebastian, Ivan Lopez Cruz, and Gustavo Torrens, 2016, "Stirring up a hornets' nest: geographic distribution of crime," NBER working paper 22166.

Gill, Indermit and Chor-Ching Goh, 2009, "Scale economies and cities," *World Bank Research Observer*.

Gyourko, Joseph and Joseph Tracy, 2014, "Reconciling theory and empirics on the role of unemployment in mortgage default," *Journal of Urban Economics* **80**: 87-96.

Fischel, William A. "Homevoters, municipal corporate governance, and the benefit view of the property tax." *National Tax Journal* (2001): 157-173.

Campbell, John Y., Tarun Ramadorai, and Benjamin Ranish. "The impact of regulation on mortgage risk: Evidence from India." *American Economic Journal: Economic Policy* 7.4 (2015): 71-102.

Goswami, Arti Grover, and Somik V. Lall. "Jobs in the city: explaining urban spatial structure in Kampala." *World Bank Policy Research Working Paper* 7655 (2016).

Kok, Nils, Paavo Monkkonen, and John M. Quigley. "Land use regulations and the value of land and housing: An intra-metropolitan analysis." *Journal of Urban Economics* 81 (2014): 136-148.

Li, Shanjun, et al. "Wheels of Fortune: Subway Expansion and Property Values in Beijing." *Journal of Regional Science* (2016, in press).

Liu, Tie-Ying, et al. "China's housing bubble burst?" *Economics of Transition* 24.2 (2016): 361-389.

Lipscomb, Joseph and Harold Hunt, 1999, "Mexican mortgages: structure and default incentives, historical simulation, 1982 to 1998," *Journal of Housing Research* **10**(2).

Glaeser, Edward L., and Charles G. Nathanson. *An extrapolative model of house price dynamics*. No. w21037. National Bureau of Economic Research, 2015.

Tsharakyan, Ashot, and Petr Zemčík. "Did rent deregulation alter tenure choice decisions in the Czech Republic?" *Economics of Transition* (2016).

Fischel, William A. "An economic history of zoning and a cure for its exclusionary effects." *Urban Studies* 41.2 (2004): 317-340.

Williams, Barbara, 2004, "These old houses 2001," US Census Bureau, Current Housing Reports H121/04-1.

Sommeiller, Estelle, Mark Price, and Ellis Wazeter, 2016, "Income inequality in the US by state, metropolitan area, and county," Washington DC: Economic Policy Institute.

Giles-Corti, Billie, et al. "The influence of urban design on neighborhood walking following residential relocation: longitudinal results from the RESIDE study." *Social Science & Medicine* 77 (2013): 20-30.

Wulsin, John. 2009. "An Analysis of the effects of public school quality on house prices in Durham, North Carolina," *Duke Journal of Economics*.

Wandey, Frederic. "A Confidence Interval for Default and Prepayment Predictions of Manufactured Housing Seasoned Loans." *University of Minnesota Applied Economics Workshop*. 2006.

Ellis, Peter and Mark Roberts. 2016. *Leveraging Urbanization in South Asia*. Washington, DC: World Bank.

Bayer, Patrick, Robert McMillan, and Kim S. Rueben. "What drives racial segregation? New evidence using Census microdata." *Journal of Urban Economics* 56.3 (2004): 514-535.

Kim, Jin-Hyuk, Tin Cheuk Leung, and Liad Wagman. "Neighborhood Externalities, Rental Regulation, and Property Values." *Rental Regulation, and Property Values (March 25, 2016)* (2016).

Webster, Chris, et al. "Informality, property rights, and poverty in China's "favelas"." *World Development* 78 (2016): 461-476.

Figlio, David N., and Deborah Fletcher. "Suburbanization, demographic change and the consequences for school finance." *Journal of Public economics* 96.11 (2012): 1144-1153.

Goffette-Nagot, Florence, and Modibo Sidibé. "Housing wealth accumulation: The role of public housing." *Regional Science and Urban Economics* 57 (2016): 12-22.

Boadway, Robin, and Jean-François Tremblay. "Reassessment of the Tiebout model." *Journal of Public economics* 96.11 (2012): 1063-1078.

Li, Lingxiao and Steven Malpezzi. 2015. "Housing supply and regulation in 35 Chinese cities," Lincoln Institute of Land Policy working paper WP15LL1.

Liu, Shimeng. "Spillovers from universities: Evidence from the land-grant program." *Journal of Urban Economics* 87 (2015): 25-41.

Liu, Tie-Ying, et al. "China's housing bubble burst?" *Economics of Transition* 24.2 (2016): 361-389.

Fang, Hanming, et al. "Demystifying the Chinese housing boom." *NBER Macroeconomics Annual 2015, Volume 30*. University of Chicago Press, 2015.

Glaeser, Edward, Joshua Gottlieb, and Kristina Tobio, 2012. "Housing booms and city centers," NBER working paper 17914.

Henderson, J. Vernon, Adam Storeygard, and David N. Weil. "Measuring economic growth from outer space." *American Economic Review* 102.2 (2012): 994-1028.

Aliprantis, Dionissi, and Daniel Hartley. "Blowing it up and knocking it down: The local and city-wide effects of demolishing high concentration public housing on crime." *Journal of Urban Economics* 88 (2015): 67-81.

Bayer, Patrick, Fernando Ferreira, and Stephen L. Ross. "The vulnerability of minority homeowners in the housing boom and bust." *American Economic Journal: Economic Policy* 8.1 (2016): 1-27.

Bayer, Patrick, and Robert McMillan. "Tiebout sorting and neighborhood stratification." *Journal of Public Economics* 96.11 (2012): 1129-1143.

Bayer, Patrick, Fernando Ferreira, and Stephen L. Ross. *What Drives Racial and Ethnic Differences in High Cost Mortgages? The Role of High Risk Lenders*. No. w22004. National Bureau of Economic Research, 2016.

Bhutta, Neil, and Benjamin J. Keys. "Interest rates and equity extraction during the housing boom." (2016). *American Economic Review* **106**(7).

Blumenberg, Evelyn, Gregory Pierce, and Michael Smart. "Transportation Access, Residential Location, and Economic Opportunity: Evidence from Two Housing Voucher Experiments." *Cityscape* 17.2 (2015): 89.

Bricker, Jesse, and Brian Bucks. "Negative home equity, economic insecurity, and household mobility over the Great Recession." *Journal of Urban Economics* 91 (2016): 1-12.

Schuetz, Jenny, et al. "Investing in Distressed Communities: Outcomes from the Neighborhood Stabilization Program." *Cityscape* 17.2 (2015): 279.

Smith, Robin E., et al. "What Happens to Housing Assistance Leavers?" *Cityscape* 17.3 (2015): 161.

Cui, Lin, and Randall Walsh. "Foreclosure, vacancy and crime." *Journal of Urban Economics* 87 (2015): 72-84.

Overview: thinking of cities from an economic perspective

Introductory Lecture: Why do cities exist?

- McDonald & McMillen, Chs. 1-3. *
- Richard Arnott and Daniel McMillen, Eds., 2006, *A Companion to Urban Economics*. Malden, MA: Blackwell; part I (chapters 1-4).
- Glaeser, Edward, 2005, "Reinventing Boston: 1630-2003," *Journal of Economic Geography* **5**(2): 119-154.
- Thisse, Jacques-Francois, 2014, "*The New Science of Cities* by Michael Batty: The opinion of an economist," *Journal of Economic Literature* **52**(3): 805-819.

Stylized facts and patterns I: big and small cities

- Edward Glaeser. 1998. "Are cities dying?" *Journal of Economic Perspectives* **12**(2). *
- Bruce Katz and Robert Lang, Eds. 2003. *Redefining Urban and Suburban America: Evidence from Census 2000, Vol. 1*. Washington, DC: Brookings. Chapters TBA.
- J. Vernon Henderson and Anthony Venables, 2008, "The dynamics of city formation," Cambridge, MA: NBER *working paper 13769*.
- Michaels, Guy, Ferdinand Rauch, and Stephen Redding, 2012, "Urbanization and structural transformation," *Quarterly Journal of Economics* **127**(2): 535-586.
- Buonanno, Paolo, Francesco Drago, Roberto Galbiatim, and Guilio Zanalla, 2011, "Crime in Europe and the US: dissecting the "reversal of misfortunes," unpublished ms.
- Guerrieri, Veronica, Daniel Hartley, and Erik Hurst, 2012, "Within-city variation in urban decline: the case of Detroit," *American Economic Review* **102**(3): 120-126.
- Glaeser, Edward, Joshua Gottlieb, and Kristina Tobio, 2012, "Housing booms and city centers," *American Economic Review* **102**(3): 127-133.

Stylized facts and patterns II: central place theory

- McDonald & McMillen, Ch. 4 and 5 *
- Kenneth Rosen and Mitchell Resnick. 1980. "The size distribution of cities: an examination of the Pareto law and primacy." *Journal of Urban Economics* **8**: 165-186.

Stylized facts and patterns III: urban economic growth

- McDonald & McMillen, Chs. 22.*
- Gavin Wright. 1987. "The economic revolution in the American south." *Journal of Economic Perspectives* **1**(1): 161-178.
- Jordan Rappaport, 2005. "The shared fortunes of cities and suburbs," *Federal Reserve Bank of Kansas City Economic Review* 2005 Third Quarter: 33-60, http://sbmt.bsu.by/news/indexru.htm; data set also available.
- Jordan Rappaport, 2007, "Moving to nice weather," *Regional Science & Urban Economics* **37**: 375-398.
- William H. Frey and Kao-Lee Liaw, 2005. "Migration within the United States: role of race-ethnicity," *BWPUA 2005*: 207-248.
- Edward Glaeser and Kristina Tobio, 2007, "The rise of the sunbelt," Cambridge, MA: Harvard University, Department of Economics, *HIER discussion paper no. 2135*.
- Glaeser, Edward, 2013, "A review of Enrico Moretti's *The New Economics of Jobs*," *Journal of Economic Literature* **51**(3): 825-837.
- Glaeser, Edward, Heidi Kallal, Jose Scheinkman, and Andrei Schleifer, 1992, "Growth in cities," *Journal of Political Economy* **100**(6): 1126-1152.
- Guerrieri, Veronica, Daniel Hartley and Erik Hurst, 2012, "Within-city variation in urban decline: the case of Detroit," *American Economic Review* **102**(3): 120-126.
- Malpezzi, Stephen, 2006, "Cross-country patterns of urban development," Ch. 4 in Richard Arnott and Daniel McMillen, eds., *A Companion to Urban Economics*. Basil Blackwell.

Economic Models of Cities

Land rent and urban structure

- McDonald & McMillen, Ch. 6*
- Edwin Mills and Bruce Hamilton. 1989. *Urban Economics* (Ed 4). Glencoe, IL: Scott-Foresman, Appendix A "Simplified mathematical model of urban structure." *
- Kenneth Small and S. Song. 1994 (November). "Population and employment densities: structure and change." *Journal of Urban Economics*: 292-313.

Land use in the monocentric and modern cities

- McDonald & McMillen, Chs. 7-8*
- Richard Arnott and Daniel McMillen, Eds., 2006, *A Companion to Urban Economics*. Malden, MA: Blackwell; chapters 5-6.
- Jan Brueckner, J-F Thisse, and Yves Zenou. 1999. "Why is central Paris rich and downtown Detroit poor? An amenity-based theory." *European Economic Review* **43**: 91-107.*
- Edward Glaeser and Giacomo Ponzetto, 2007, "Did the death of distance hurt Detroit and help New York?" Cambridge, MA: NBER *working paper 13710*.
- Alain Bertaud and Stephen Malpezzi, 2003, "The spatial distribution of population in 48 world cities: Implications for economies in transition," Madison, WI: University of Wisconsin, Center for Urban Land Economics Research, unpublished ms.
- Thomas Nechyba and Randall Walsh, 2004. "Urban sprawl," *Journal of Economic Perspectives*, **18**(4): 177-200.
- Edward Glaeser, Matthew Kahn, and Chenghuan Chu. 2001. "Job sprawl: employment location in US metropolitan areas." *Brookings Institution Survey Series* (May): 1-8.
- Andrew Plantinga and Stephanie Bernell, 2007, "The association between urban sprawl and obesity: is it a two-way street?" *Journal of Regional Science* **47**(5): 857-879.
- Matthew Turner, 2006, "A simple theory of smart growth and sprawl," *Journal of Urban Economics* **61**: 21-44.

- J. Vernon Henderson and Arindam Mitra. 1996. "The new urban landscape: developers and edge cities." *Regional Science & Urban Economics* **26**: 613-643.
- Stephen LeRoy and Jon Sonstelie. 1983. "Paradise lost and regained: transportation innovation, income, and residential segregation." *Journal of Urban Economics* **13**: 67-89.
- Edward Glaeser and Janet Kohlhase, 2003, "Cities, regions, and the decline of transport costs," Cambridge, MA: Harvard University, Department of Economics, *HIER discussion paper no. 2014*.
- Baum-Snow, Nathaniel, 2007, "Did highways cause suburbanization?" *Quarterly Journal of Economics* (May): 774-805.
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Agglomeration and other economies

- McDonald & McMillen, Chs. 22-23. *
- Gordon Hanson. 2001. "Scale economies and the geographic concentration of industry." *Journal of Economic Geography* **1**: 255-276.
- Edward Glaeser, Albert Saiz, Gary Burtless, and William Strange, 2004. "The rise of the skilled city," in William Gale and Janet Rothenberg Pack, Eds. *Brookings-Wharton Papers on Urban Affairs 2004*. Washington, DC: Brookings. *
- Gyourko, Joseph, Christopher Mayer, and Todd Sinai, 2013, "Superstar cities" *American Economic Journal: Economic Policy* **5**(4): 167-199.
- Yannis Ioannides, Henry Overman, Esteban Rossi-Hansberg, and Kurt Schmidheiny, 2007, "The effect of information and communication technologies on urban structure," Munich: CESifo *working paper 2049*.
- Paolo Epifani, 2005, "Heckscher-Ohlin and agglomeration," *Regional Science & Urban Economics* **35**: 645-657.
- Shihe Fu, 2007, "Smart café cities: testing human capital externalities in the Boston metropolitan area," *Journal of Urban Economics* **61**: 86-111.
- Joshua Drucker and Edward Feser, 2007, "Regional industrial dominance, agglomeration economies, and manufacturing plant productivity," Washington, DC: US Bureau of the Census, Center for Economic Studies, *working paper CES 07-31*.
- Sabrina Di Addario and Eleonora Patacchini, 2007, "Wages and the city: evidence from Italy," Milan: University of Milan Department of Economics, Centro Studi Luca d'Aglianoi, *development studies working paper no. 231*.
- Baum-Snow, Nathaniel, and Ronni Pavan, 2012, "Understanding the city size wage gap," *Review of Economic Studies* **79**: 88-127.
- Behrens, Kristian, Gilles Duranton, and Frederic Robert-Nicoud, 2014, "Productive cities: sorting, selection, and agglomeration," *Journal of Political Economy* **122**(3): 507-553.
- Ahlfeldt, Gabriel et al., 2012, "The economics of density: evidence from the Berlin Wall," LSE: Centre for Economic Performance working paper.

Land use controls, zoning, and the Tiebout model

- McDonald & McMillen, Ch. 14.*
- William Fischel, 2004, "An economic history of zoning and a cure for its exclusionary effects," *Urban Studies* **41**(2): 317-340.*
- Charles Tiebout. 1956. "A pure theory of local expenditures." *Journal of Political Economy* **64**: 416-24.*
- Fischel, William, 2001, "Homevoters, municipal corporate governance, and the benefit view of the property tax," *National Tax Journal* **54**(1).
- Casey Dawkins and Arthur Nelson, 2002, "Urban containment policies and housing prices: an international comparison with implications for future research," *Land Use Policy* **19**: 1-12.
- Paul Thorsnes and John Reifel, 2007, "Tiebout dynamics: neighborhood response to a central-city/suburban house-price differential," *Journal of Regional Science* **47**(4): 693-719.
- Theodore Crone, 2006 (August), "Capitalization of the quality of local public schools: what do home buyers value?" Philadelphia, PA: Federal Reserve Bank of Philadelphia, *working paper no. 06-15*.
- Edward Glaeser and Joseph Gyourko, 2002, "The impact of zoning on housing affordability," Cambridge, MA:

Harvard University, Department of Economics, *HIER discussion paper no. 1948*.

- Edwin Mills, 2006, "Sprawl and jurisdictional fragmentation," in William Gale and Janet Rothenberg Pack, Eds. *Brookings-Wharton Papers on Urban Affairs 2006*. Washington, DC: Brookings, pp. 231-256.
- Thomas Nechyba, 2003. "School Finance, Spatial Income Segregation and the Nature of Communities," *Journal of Urban Economics* **54**(1), 61-88, July.
- Raquel Fernandez and Richard Rogerson, 1997, "Keeping people out: income distribution, zoning, and the quality of public education," *International Economic Review* **38**(1): 23-42.
- Patacchini, Eleonora and Yves Zenou, 2009, "Urban sprawl in Europe," *Brookings-Wharton Papers on Urban Affairs*, pp. 125-149.
- Banzhaf, Spencer and Randall Walsh, 2013, "Segregation and Tiebout sorting; the link between place-based investments and neighborhood tipping," *Journal of Urban Economics* **74**: 83-98
- Bayer, Patrick and Robert McMillan, 2012, "Tiebout sorting and neighborhood stratification," *Journal of Public Economics*.
- Boustan, Leah Platt, 2013, "Local public goods and demand for high-income municipalities," *Journal of Urban Economics* **76**: 71-82.
- Boustan, Leah and Tobert Margo, 2013, "A silver lining to white flight? White suburbanization and African-American homeownership, 1940-1980," *Journal of Urban Economics* **78**: 71-80.

US Racial Housing Segregation and housing demand

Household sorting, search costs, and segregation

- McDonald & McMillen, Chs. 9-10. 17-21. *
- D.M. Chambers. 1992 (September). "The racial housing price differential in racially transitional neighborhoods." *Journal of Urban Economics*: 214-232.
- J.B. Cullen and Steven Levitt. 1999. "Crime, urban flight, and the consequences for cities." *Review of Economics & Statistics* **81**: 159-169. *
- Helen Ladd. 1998. "Evidence on discrimination in mortgage lending." *Journal of Economic Perspectives* **12**(2).*
- Stephen Ross, Margery Austin Turner, Erin Godfrey, and Robin Smith, 2008, "Mortgage lending in Chicago and Los Angeles: a paired-testing study of the pre-application process," *Journal of Urban Economics* **63**: 902-919.
- Patrick Bayer, Hanming Fang, and Robert McMillan, 2005, "Separate when equal? Racial sorting and residential segregation," New Haven, CT: Yale University, Department of Economics, unpublished ms. *
- R. Alan Walks and Larry S. Bourne, 2006, "Ghettos in Canada's cities? Racial segregation, ethnic enclaves and poverty concentration in Canadian urban areas," *Canadian Geographer* **50**(3): 273-297.
- Paul Courant, 1978, "Racial prejudice in a search model of the urban housing market." *Journal of Urban Economics* **5**: 329-345. *
- Bo Zhao, 2005. "Does the number of houses a broker shows depend on a homeseeker's race?" *Journal of Urban Economics* **57**(1): 128-147.
- Alicia Munnell, LE Browne, J. McEarney, and GMB Tootell. 1996 (March). "Mortgage Lending in Boston: interpreting HMDA data." *American Economic Review*: 25-53. *
- Casey Dawkins, 2007, "Space and the measurement of income segregation," *Journal of Regional Science* **47**(2): 255-272.
- Tara Watson, 2006, "Metropolitan growth, inequality, and neighborhood segregation by income," in William Gale and Janet Rothenberg Pack, Eds. *Brookings-Wharton Papers on Urban Affairs 2006*. Washington, DC: Brookings.
- Rucker C. Johnson. 2006, "Landing a job in urban space: the extent and effects of spatial mismatch," *Regional Science & Urban Economics* **36**: 331-372.
- Christian Hilber and Yingchun Liu, 2008, "Explaining the black-white homeownership gap: the role of own wealth, parental externalities and locational preferences, *Journal of Housing Economics* **17**: 152-174.*
- David Cutler, Edward Glaeser, and Jacob Vigdor, 2008, "When are ghettos bad? Lessons from immigrant

segregation in the United States," Cambridge, MA: Harvard University, Department of Economics *HIER discussion paper no. 2152*.

- Gregory Fairchild, 2007, "Ecological succession via gentrification: the response of incumbent entrepreneurs," Charlottesville, VA: University of Virginia, Darden Business School *working paper no. 1019574*.
- Fahui Wang, 2007, "Job access in disadvantaged neighborhoods in Cleveland, 1980-2000: Implications for spatial mismatch and association with crime patterns," *Cityscape* **9**(3).
- Sarah Reber, 2007, "School desegregation and educational attainment for blacks," Cambridge, MA: NBER *working paper 13193*.
- Collins, William and Katherine Shester, 2013, "Slum clearance and urban renewal in the United States,: *American Economic Journal: Applied Economics* **5**(1): 239-273.
- Baum-Snow, Nathaniel and Byron Lutz, 2011, "School desegregation, school choice, and changes in residential patterns by race," *American Economic Review* **101**: 3019-3046.
- Bayer, Patrick, Hanming Fang, and Robert McMillan, 2011, "Separate when equal: racial inequality and residential segregation," unpublished ms.
- Caetano, Grigorio and Vikram Maheshri, 2012, "School segregation and the identification of tipping points," unpublished ms.
- Bayer, Patrick, Marcus Casey, Fernando Ferreira, and Robert McMillan, 2013, "Estimating racial price differentials in the housing market," Durham, NC: Duke University Department of Economics *ERID working paper no. 142*.
- Cascio, Elizabeth, and Ethan Lewis, 2012, "Cracks in the melting pot: immigration, school choice, and segregation" *American Economic Journal: Economic Policy* **4**(3): 91-117.
- Kwate, Naa Oyo, Melody Goodman, Jerrold Jackson, and Julen Harris, 2013, "Spatial and racial patterning of real estate broker listings in New York City," *Review of Black Political Economy* **40**: 401-424.
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- Saunders, Lisa, 2012, "Employment and earnings: a case study of urban Detroit," *Review of Black Political Economy* **39**: 107-119.
- Angrist, Joshua, Parag Pathak, and Christopher Walters, 2013, "Explaining charter school effectiveness," *American Economic Journal: Applied Economics* **5**(4): 1-27.
- Dobbie, Will, and Roland Fryer, Jr., 2013, "Getting beneath the veil of effective schools: evidence from New York City," *American Economic Journal: Applied Economics* **5**(4): 28-60.
- Rothstein, Richard, 2014, "The making of Ferguson," Washington. DC: Economic Policy Institute.
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- Black, Dan, Natalia Kolesnikova, and Lowell Taylor, 2010, "The economic progress of African Americans in urban areas: a tale of 14 cities," Federal Reserve Bank of St. Louis *review* **92**(5): 353-379.
- Darity, William and Darrick Hamilton, Eds. 2015 (June), special issue on stratification economics (see especially papers by Ards *et al.*) *Review of Black Political Economy* **42**(1-2).
- Institute for Southern Studies, 2015 (May 8), "The most racially segregated cities in the South," web posting.
- Cox, Robynn, 2015 (January), "Where do we go from here? Mass incarceration and the struggle for civil rights," Washington, DC: Economic Policy Institute.
- Logan, Trevon and John Parman, 2015, "The rise in residential segregation," Cambridge, MA: NBER *working paper 29034*.

More models

- Alex Anas, Richard Arnott, and Kenneth Small. 1998 (September). "Urban spatial structure." *Journal of Economic Literature*: 1426-1464.

- N. Gregory Mankiw and David Weil, 1989, "The baby boom, the baby bust, and the housing market," *Regional Science & Urban Economics* **19**: 235-258. Also see critics and their response in volume **21**.
- John Metzger, 2000, "Planned abandonment: The neighborhood life-cycle theory and national urban policy," *Housing Policy Debate* **11**(1): 7-40.
- Keith Ihlanfeldt, 2005 (November), "The effect of land use regulation on housing and land prices," Tallahassee: Florida State University, Department of Economics, unpublished ms.
- Damm, Anna Piil and Christian Dustmann, 2014, "Does growing up in a high crime neighborhood affect youth criminal behavior?" *American Economic Review* **104**(6): 1806-1832.

Real Estate

Real Estate Law, Institutions, and Markets (demand and supply)

- McDonald & McMillen, Chs. 11-13. *
- Michelle White. 1986. "Property taxes and urban housing abandonment." *Journal of Urban Economics* **20**: 312-330. *
- Edward Glaeser and Jesse Shapiro, 2002, "The benefits of the home mortgage interest deduction," Cambridge, MA: Harvard University, Department of Economics, *HIER discussion paper no. 1979*.
- Richard Arnott and Daniel McMillen, Eds., 2006, *A Companion to Urban Economics*. Malden, MA: Blackwell; chapters 9, 12, 13, 14.
- Edward Glaeser, Joseph Gyourko, and Raven Saks 2005, "Urban growth and housing supply," Cambridge, MA: Harvard University, Department of Economics, *HIER discussion paper no. 2062*.
- Richard Arnott, 2006, "Effects of property taxation on development timing and density," in William Gale and Janet Rothenberg Pack, Eds. *Brookings-Wharton Papers on Urban Affairs 2006*. Washington, DC: Brookings.
- Tom Hertz, *et al.*, 2007, "The inheritance of educational inequality: international comparisons and fifty-year trends," *B.E. Journal of Economic Analysis & Policy* **7**(2) (Advanced: article 10)
- Terra McKinnish, Randall Walsh, and T. Kirk White, 2008, "Who gentrifies low income neighborhoods?" Washington, DC: US Bureau of the Census, Center for Economic Studies *discussion paper CES 08-02*.
- John Quigley and Stephen Raphael, 2004, "Is housing unaffordable? Why isn't it more affordable?" *Journal of Economic Perspectives* **18**(1): 129-152.
- Scott Susin, 2002, "Rent vouchers and the price of low-income housing" *Journal of Public Economics* **83**: 109-152.
- Ilho Yoo and Inhyouk Koo, 2008, "Do children support their parents' application for reverse mortgages? A Korean case," Seoul: Korean Development Institute *working paper 08-03*.
- Erling Røed Larson and Steffen Weum, 2008, "Testing the efficiency of the Norwegian housing market," *Journal of Urban Economics*, in press.
- David Sims, 2007, "Out of control: what can we learn from the end of Massachusetts rent control?" *Journal of Urban Economics* **61**: 129-151.
- Robert Helsley and William Strange, 2008, "A game-theoretic analysis of skyscrapers," *Journal of Urban Economics* **64**: 49-64.*
- Xudong An, Raphael Bostic, Yongheng Deng, and Stuart Gabriel, 2007, "GSE loan purchases, the FHA, and housing outcomes in targeted, low-income neighborhoods," *Brookings-Wharton Papers on Urban Affairs*, pp. 205-256.
- Dwight Jaffee and John Quigley, 2007, "Housing subsidies and homeowners: what role for government-sponsored enterprises?" *Brookings-Wharton Papers on Urban Affairs*, pp. 103-149.
- Michael LaCour-Little, 2007, "The home purchase mortgage preferences of low- and moderate-income households," *Real Estate Economics* **35**(3): 265-290.

Mobile homes

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