

Matthew E. Kahn

Vita

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kahnme@usc.edu

Webpage: <https://sites.google.com/site/mek1966/>

DOB: 1966

Education

1988-1993. University of Chicago, Ph.D. in Economics. Thesis is [Posted here](#).
1986-1987. London School of Economics, G.C. in Economic History.
1984-1988. Hamilton College, B.A. in Economics.
1980-1984. Scarsdale High School

Employment

September 2023 Visiting Fellow at the Hoover Institution

Fall 2020 Provost Professor of Economics, University of Southern California

July 2019- Bloomberg Distinguished Professor of Economics and Business at Johns
June 2021 Hopkins University, Director of the 21st Century Cities Initiative

July 2016- Professor of Economics at USC , Department Chair 2017-2019 ,

July 2015- Visiting Professor of Economics at USC
June 2016

Summer 2013 Low Tuck Kwong Distinguished Visiting Professor at the National University
of Singapore Business School and the School of Design and Environment, and the Department of
Real Estate

2006 -2016 Professor at UCLA; Institute of the Environment and Sustainability
(primary appointment) with courtesy appointments in the Department of Economics, Department
of Public Policy , Anderson School of Management , the UCLA Law School

2006-2007. Professor, Tufts University, Fletcher School and the Department of Economics
2003-2004. Visiting Associate Professor of Economics, Stanford University
2000-2006. Associate Professor of Economics, Fletcher School, Tufts University
2000. Visiting Fellow, Public Policy Institute of California
1999-2000. Associate Professor of Economics and International Affairs, Columbia
University (untenured)
1996-1998. Visiting Assistant Professor of Economics, Harvard University
1993-1999. Assistant Professor of Economics and International Affairs, Columbia
University

Awards and Lectures

Alfred P. Sloan Foundation Dissertation Fellowship 1993.
Distinguished Fellow, Bing Center for Health Economics at the Rand Institute 2006.
Research Associate of the NBER Environmental and Energy Economics Group, 9/2007-
Keynote Lecture on 9/11/2009 in Beijing at the Peking University/Lincoln Institute Conference on Green Cities
UCSB Bren School, Distinguished Visitor on Climate Change Winter 2010
One of 2010's Ten Distinguished Alumni of Scarsdale High School
Keynote Lecture on 2/3/2011 at the Wagner School at NYU's Rudin Seminar
Keynote Lecture at the Green Building Conference in March 2011 in Maastricht, Holland.
Luskin Fellow at UCLA during the 2010-2011 Academic Year
Keynote Lecture at Lincoln Institute Conference, July 2011 in Beijing.
PERC Lone Mountain Fellow Summer 2011
Honorary Professor, Nankai University, Tianjin China, Summer 2011
The Levine Family Fund Lecture Series , UC Davis February 2012
Plenary Speaker at the June 2012 Global Development Network Conference in Budapest
Plenary Speaker at the October 2012 World Bank Conference in Barcelona.
QJE 2012 Excellence in Refereeing Award
Keynote Speaker at the July 2013 1st Biennial Conference of China Development Studies at Shanghai Jiao Tong University
Chair's Lecture at the California Air Resources Board, August 2013
Plenary Speaker at the June 2014 5th World Congress of Environmental and Resource Economists Conference in Istanbul
IGC Member of the Infrastructure and Urbanization Group
IZA Research Fellow, Summer 2013-
Visiting Scholar, NYU Stern School
University of Pennsylvania Institute for Urban Research Scholar, Summer 2013
Interdisciplinary Lecture Series at NUS, September 2013
Speaker at the Chicago Booth 7th Annual Real Estate Conference, October 2013
James Madison University, Gilliam Lecture Series, April 2014
Keynote at Peking University and Lincoln Institute International Conference, July 12th 2014
Keynote at the Lincoln Institute and Shanghai University of Finance and Economy, a conference in Shanghai July 5-6 2014.
Lecturer at California State Long Beach , September 2014
Dinner Speaker at the Federal Reserve Bank of Atlanta, 2014
Dinner Speaker at March 2015 NBER Conference on Environmental and Energy Economics
Keynote at Drexel University Sustainability Conference, May 21st 2015
UCSB Babcock Lecture , October 15th 2015
JRS Lecture, November 2015
Lecturer UC Berkeley [Environmental Economics Summer School](#) , 2011, 2013, 2014
Keynote speaker at the World Bank-GWU Conference on Sustainable Urbanization (February 1, 2016)
PERC Julian Simon Fellow Summer 2016 and 2017

Provocative Lecture Series, San Jose State University April 2017
 France Summer Urban Economics Lectures Summer 2017 , Rennes
 Paris, Urban Economics Summer School, June 15th 2017
 Keynote Speaker, Lusk Real Estate Center in Santa Barbara May 2017
 Keynote Speaker University of Illinois, Institute for Sustainability, Energy and Environment
[iSEE Congress 2017](#)
[Mini Keynote](#) at the 5th Annual Urban Conference at the World Bank in September 2018.
[Mini Keynote](#) at the 6th Annual Urban Conference at the World Bank in September 2019.
[Rice Lecture at NYU Wagner School on October 2nd 2019](#)
[A House Divided: Federal Reserve Bank of Boston Conference on October 5th 2019](#)
 LSE Environmental Economics Conference (June 22nd 2020)
 University of North Carolina Commercial Real Estate Conference Keynote (October 2nd 2020)
[Keynote RMS Exceedance Conference May 5th 2021](#)
[Federal Reserve of Boston talk about my WFH](#) book (November 19th 2022)
[Adapting to Climate Change](#) (Hoover Institution, January 31st 2023)
[Written Testimony](#) for the U.S Senate Budget Committee Hearing on January 10th 2024

Service

Visiting Scholar, NYU Stern School Urbanization Project, November 2012-,
 UCLA Luskin Scholar
 Director of Research for the UCLA Anderson School's Richard Ziman Real Estate Center ,
 Summer 2010-2015
 Co-Editor of the Review of Environmental Economics and Policy, July 1, 2009-January 2011,
 Editor of the Policy Monitor Section through summer 2015
 Board of Editors, Journal of Housing Economics, December 2009
 Editorial Council for the Journal of Environmental Economics and Management, February
 2009-January 2012
 Associate Editor of Journal of Regional Science 2003-, special editor of the February 2007 issue
 of the Journal of Regional Science on environmental issues
 Co-Editor of Journal of Regional Science 2007-2008.
 Associate Editor of Regional Science and Urban Economics 2004-
 Associate Editor of Journal of Urban Economics 2007-
 Editorial Board of Environmental Economics and Policy Studies
 California Air Resources Board Research Screening Committee, October 2008 -2015
 University of California Energy Institute, Intercampus Advisory Committee
 National Science Foundation multidisciplinary advisory panel that examined
 environment-related proposals submitted for the FY 2008 Human and Social Dynamics
 competition.
 California Air Resources Board's External Review of the Economic Effects of AB32
 Suggested back cover quotation for the October 2003 and the October 2006 issues of the Journal
 of Political Economy
 Co-Organizer of the NBER February 2014 Conference on China and the Environment
 Co-Organizer of the NBER March 2015 Conference on Environmental and Urban Economics
 Co-Editor of Regional Science and Urban Economics, January 2015-July 2018

Associate Editor [of PlosOne](#)

2017-2019 Chairman of the Department of Economics at USC

Director of the 21st Century Cities Initiative at Johns Hopkins University , July 2019-June 2021

Schaeffer Center of Health Economics at the University of Southern California , Senior Fellow, October 2020.

NSF Interdisciplinary Review Panel July 2022

[Senate Budget Committee Testimony on January 10th 2024](#)

Grants and Contracts

Searle Freedom Trust Foundation, August 2020, \$60,000

National Science Foundation Grant #1632945 EAGER: Developing a Framework for Mitigating Environmental Externalities in the Power Sector to Maximize Regional Outcomes,” The PI is Kelly Sanders, Matthew E. Kahn is the Co-PI
June 1 , 2016 and ends May 31, 2018. \$300,000

National Science Foundation Grant #9906165, The Concentration of Urban Poverty, 9/11/2000-8/31/2002. (Co-Principal Investigator with Ed Glaeser) \$100,612

National Institute of Health grant R01 AG19637, 9/1/2002-8/31/2007. Senior Investigator, *Older Age Health and Longevity: A Long-Term View*. (Dora Costa is the Principal Investigator).
Total direct and indirect \$725,335

National Institute of Health grant, *Environmental Stress, Social Networks, and Older Age Health and Mortality*. NIH grant R01AG027960, Sept 1, 2007-Aug 31, 2012. Senior Investigator. (Dora Costa is the Principal Investigator). Total direct and indirect \$1.2 million

Lincoln Institute. (Siqi Zheng and Rui Wang are co-PIs). \$25,000. 2009

International Growth Center (joint with Siqi Zheng), \$12,000 2011

Haynes Foundation \$12,000, 2009

Research Contract from the California Air Resources Board, Fall 2009, \$175,000 (Frank Wolak is the co-PI).

Research Contract from MTI: (joint with Matthew Holian), \$79,000 The Impact of Center City Economic and Cultural Vibrancy on GHG Emissions from Transportation.

Multiple UCLA grants from the Ziman Center

Google and REPEC Rankings Metrics

35026 [Total Google Scholar Citations](#) (h-index of 82)

As of June 2023

[REPEC Ranking](#) of #316 out of 50000 economists around the world
REPEC Last Ten Year Ranking of #144 among economists around the world
Rank of #165 in the United States
Rank of #32 in California
Rank of #7 in the world for 1993 Ph.Ds in Economics
Rank of #4 in the world among 300 REPEC ranked resource economists
Rank of #9 in the world among 3000 REPEC ranked environmental economists
Rank of #30 in the world among 3900 REPEC ranked urban economists
Rank of #22 in the world among 2700 REPEC ranked energy economists
Rank of #62 in the world among 1200 REPEC ranked economic geography economists
Rank of #36 in the world in Transport Economics

Books (Most of these books are [sold at my Amazon webpage](#)) The E-Books are available for free [at my Google Sites webpage](#).

1. [Green Cities: Urban Growth and the Environment](#) published September 1st 2006 by the Brookings Institution Press, ISBN 978-0-8157-4816-8 , 2007 Planetizen Top Ten book of the year. Translated into Chinese by Tsinghua University CIDEF in 2008. translated into Farsi in 2011.
2. [Heroes and Cowards: The Social Face of War](#) (joint with Dora L. Costa) Princeton University Press, NBER Development of the American Economy Book Series, published January 2009. ISBN 978-0-691-13704-9, One of CHOICE Magazine's Outstanding Academic Titles, 2009
3. [Climatopolis: How Our Cities Will Thrive in Our Hotter Future](#), Basic Books published in September 2010. ISBN 978-0465019267 , translated into Arabic (under the name Matthew Khan). Paperback released in 2013. An [Audiobook exists](#).
4. [Fundamentals of Environmental and Urban Economics](#): published as an e-book by Amazon's Kindle Books in July 2013, updated 2024. ASIN: B00E1U992U
5. [Blue Skies Over Beijing: Economic Growth and the Environment in China](#) joint with Siqu Zheng. Princeton University Press May 2016 (published in English and in Chinese). ISBN 9780691169361 Honorable Mention for the [2017 PROSE Award in Environmental Science](#), Association of American Publishers, [another mention](#), translated [into Turkish](#)
6. An [Introduction to Empirical Microeconomics](#), Amazon Kindle Books in January 2017. Revised. ASIN: B01N2YQ4S6

7. Price Theory [Problems](#), Amazon Kindle Books, last draft June 2021. **ASIN:** B07DFPQX9D
8. [Adapting to Climate Change](#). Yale University Press , March 2021. Selected by Publishers Weekly as one of its Top Ten books in Business and Economics for Spring 2021. To be translated into Korean.
9. [Unlocking the Potential of Post-Industrial Cities](#). (joint with Mac McComas) Johns Hopkins University Press, February 2021.
10. [Going Remote: How the Flexible Work Economy Can Improve Our Lives and Our Cities](#). [University of California Press](#), publication date April 26th 2022, translated into Chinese. The [audiobook version](#).
11. [An Introduction to Urban Economics](#). (first version published as an Amazon E-book on January 17th 2022).
12. [An Introduction to Natural Disaster Economics](#) (published March 2025).
13. [Free to Choose in the American City](#) (published April 2025).
14. [Economic Growth and the Environment](#) (published in August 2025)
15. In September 2025, I created an e-book of all of my greeneconomics.blogspot.com entries that you [can download here as a .pdf file](#).

Academic Articles (Many are available on [my RePec Page](#))

1. [Growing car ownership in LDCs: The impact on the environment and trade](#). *Columbia Journal of World Business*, Fall 1994. 10-19.
2. [A Revealed Preference Approach for Ranking City Quality of Life](#). *Journal of Urban Economics*, September 1995. 38. 221-235.
3. [New Evidence on Trends in Vehicle Emissions](#). *Rand Journal of Economics*, Spring 1996 Vol. 27. No. 1, 183-196.
4. [Evidence on the Benefits of Vehicle Emissions Testing](#). *Economics Letters* June 1996. 51 363-369.
5. [The Efficiency and Equity of Vehicle Emissions Regulation: Evidence from California's Random Audits](#). *Eastern Economic Journal*. Fall 1996. 457-466.
6. [Particulate Pollution Trends in the United States](#). *Regional Science and Urban Economics*.

February 1997 27 87-107.

7. [Measuring Environmental Demand: Evidence From California Voting Initiatives](#). (joint with John Matsusaka) *Journal of Law and Economics*. April 1997. 40(1), pages 137-73
8. [New Estimates of Climate Demand: Evidence from Migration](#). (Joint with Michael Cragg) *Journal of Urban Economics*. September 1997 42, 261-284. (Reprinted in Edgar Elgar Volume)
9. [A Household Level Environmental Kuznets Curve](#). *Economics Letters*. 59 269-273 1998.
10. [Education's Role in Explaining Diabetic Health Investment Differentials](#). *Economics of Education Review*, Fall 1998. 17(3), pages 257-266
11. [Health and Labor Market Performance: The Case of Diabetes](#). *Journal of Labor Economics*, 1998 16(4) 878-899.
12. [Quality of Life and the Environment](#). (joint with Joe Gyourko and Joe Tracy). [Handbook of Regional and Urban Economics](#), edited by Paul Cheshire and Edwin Mills. Volume 3. North Holland Press. 1999.
13. [The Silver Lining of Rust Belt Manufacturing Decline](#). *Journal of Urban Economics*, 46, 360-376 1999
14. [Climate Consumption and Climate Pricing from 1940-1990](#). *Regional Science and Urban Economics* (joint with Michael Cragg) 29 1999 519-539.
15. [Diabetic Risk Taking: The Role of Information, Education and Medication](#). *Journal of Risk and Uncertainty*, 18:2 147-164 1999
16. [Measuring Neighborhood Investments: An Examination of Community Choice](#). *Real Estate Economics*. (joint with Denise DiPasquale) 1999. 27(3) 369-424.
17. [From John Lindsay to Rudy Giuliani](#): The Decline of the Local Safety Net? (joint with Ed Glaeser) Federal Reserve Bank of New York, Economic Policy Review conference titled Unequal Incomes, Unequal Outcomes? Economic Inequality and Measures of Well-Being. September 1999 5(3) pages 117-132.
18. [The Costs and Consequences of Santiago's Air Pollution](#). Harvard Institute of International Development, edited by Edward Glaeser and John Meyer. (Joint with Suzi Kerr) 2002.
19. [The Effects of New Public Projects to Expand Urban Rail Transit](#). (Joint with Nathaniel Baum-Snow) *Journal of Public Economics*, 77(2) 251-263, 2000.
20. [Smog Reduction's Impact on California County Growth](#). *Journal of Regional Science*, August 2000. 40(3), pages 565-582

21. [Power Couples, The Locational Choice of the College Educated 1940-1990](#) (joint with Dora Costa) , *Quarterly Journal of Economics*, 115(4) November 2000, 1287-1315. Reprinted in Edgar Elgar Volume
22. [The Environmental Impact of Suburbanization](#), *Journal of Policy Analysis and Management*, Fall 2000. 19(4), 569-586.
23. [Informal Economies, Information and the Environment](#), joint with Alex Pfaff, *Journal of International Affairs*, Spring 2000 53(2) 525-544.
24. [City Quality of Life Dynamics: Measuring The Costs of Growth](#), *Journal of Real Estate and Finance*. (22:2/3) 2001 339-352.
25. [Decentralized Employment and the Transformation of the American City](#), joint with Ed Glaeser, *Brookings/Wharton Papers on Urban Affairs* Volume 2. 2001.
26. [The Beneficiaries of Clean Air Act Legislation](#). *Regulation*. 24(1) 34-39. 2001.
27. [Does Sprawl Reduced the Black/White Housing Consumption Gap?](#) *Housing Policy Debate*, Volume 12(1) 2001.
28. [Demographic Change and the Demand for Environmental Regulation](#). *Journal of Policy Analysis and Management*, Winter 2002. 21(1) 45-62. Reprinted in Edgar Elgar Volume
29. [Measuring the Consequences of Promoting Inner City Homeownership](#). *Journal of Housing Economics* (joint with Jean Cummings and Denise DiPasquale) 11(4) 2002 330-359.
30. [Understanding the Decline in American Social Capital 1952-1998](#) (joint with Dora Costa), *Kyklos*, 56(1) 2003 17-46.
31. [Civic Engagement in Heterogeneous Communities](#) (joint with Dora Costa), *Perspectives on Politics* 2003, 1(1) 103-112.
32. [New Evidence on Eastern Europe's Pollution Progress](#), in *Topics in Economic Policy*. Berkeley Electronic Press Journal 3(1) 2003
33. [Cowards and Heroes: Group Loyalty in the American Civil War](#) (Joint with Dora Costa) *Quarterly Journal of Economics*, May 2003 117(2) 519-548.
34. [The Rising Price of Non-Market Goods](#) (joint with Dora Costa), May 2003 *American Economic Review Papers and Proceedings* 227-232. (not refereed)
35. [The Geography of U.S Pollution Intensive Trade: Evidence from 1958-1994](#). *Regional Science and Urban Economics*, 2003 33(4) 483-500.

36. [Two Measures of Progress in Adapting to Climate Change](#), *Global Environmental Change*, 2003 13 307-312.
37. [Domestic Pollution Havens: Evidence From Cancer Deaths in Border Counties](#), *Journal of Urban Economics*. 2004 56(1) 51-69.
38. [Changes in the Value of Life 1940-1980](#) (joint with Dora Costa), *Journal of Risk and Uncertainty* 2004 29(2) 159-180.
39. [Sprawl and Urban Growth](#) (Chapter in the [Handbook of Urban Economics](#) Volume IV) joint with Edward Glaeser, edited by Vernon Henderson and J. Thisse. Volume 4. North Holland Press. 2004.
40. [Testing for Pollution Havens Inside and Outside of Regional Trading Blocs](#), (joint with Yutaka Yoshino), in *Advances in Economic Policy*. Berkeley Electronic Press Journal (<http://www.bepress.com/>) 4(2) 2004, published in [The Economics of Pollution Havens](#) edited by Don Fullerton, Edward Elgar Press 2006.
41. [Environmental Regional Public Goods in Asia and Latin America](#). Published in [Regional Public Goods from Theory to Practice](#). edited by Antoni Estevadeordal, Brian Frantz and Tam Robert Nguyen. IADB and ADB. 2004 pages 203-226, Chapter 10.
42. [Estimating Housing Demand with an Application to Explaining Racial Segregation in Cities](#) (joint with Pat Bajari), *Journal of Business and Economic Statistics* January 2005 23(1) 20-33.
43. [The Death Toll From Natural Disasters: The Role of Income, Geography and Institutions](#), *Review of Economics and Statistics*, May 2005. 87(2) 271-284.
44. [The Effects of Urban Rail Transit Expansion: Evidence from Sixteen Cities from 1970 to 2000](#) (joint with Nate Baum-Snow), *Brookings-Wharton Conference on Urban Affairs 2005* Volume, edited by Gary Burtless and Janet Rothenberg Pack.
45. [Air Pollution in Cities](#), chapter for Blackwell Press A [Companion to Urban Economics](#), edited by Richard Arnott and Daniel McMillen. 2008.
46. [Public Health and Mortality: What Can We Learn from the Past?](#) (joint with Dora Costa) , in [Poverty, the Distribution of Income, and Public Policy](#) edited by Alan Auerbach, David Card and John Quigley, Russell Sage volume in honor of Eugene Smolensky, 2006.
47. [Environmental Valuation Using Cross-City Hedonic Methods](#). Chapter Two of [Environmental Valuation: Interregional and Intraregional Perspectives](#). 2006 Ashgate Press book edited by John Carruthers and Bill Mundy.

48. [Forging a New Identity: The Costs and Benefits of Diversity in Civil War](#) Combat Units for Black Slaves and Freemen (joint with Dora Costa), *Journal of Economic History* , December 2006 66(04), pages 936-962
49. [Desertion, Social Norms and Migration](#) (joint with Dora Costa) *Journal of Law and Economics*, May 2007 50, pages 323-353
50. [Gentrification Trends in New Transit Oriented Communities: Evidence from Fourteen Cities](#) that Expanded and Built Rail Transit Systems, *Real Estate Economics* 35 (2) (2007) 155-182.
51. [The Quality of Life and Productivity in Sprawled versus Compact Cities](#) , OECD Roundtable. Proceedings, 2008
52. [Environmental Disasters as Risk Regulation Catalysts: The Role of Bhopal, Chernobyl, Exxon-Valdez, Love Canal, and 3 Mile Island in Shaping Environmental Law](#) , *Journal of Risk and Uncertainty*, August 2007 35(1). 17-43.
53. [Surviving Andersonville: The Benefits of Social Networks in POW Camps](#) (joint with Dora Costa), *American Economic Review*, September 2007. 97(4), pages 1467-1487
54. [Do Greens Drive Hummers? Environmental Ideology as a Determinant of Consumer Choice](#), *Journal of Environmental Economics and Management*, September 2007. 54(2), pages 129-145
55. "[compensating differentials](#)." The New Palgrave Dictionary of Economics. Second Edition. Eds. Steven N. Durlauf and Lawrence E. Blume. Palgrave Macmillan, 2008. The New Palgrave Dictionary of Economics Online. Palgrave Macmillan.
56. "[urban environment and quality of life](#)." The New Palgrave Dictionary of Economics. Second Edition. Eds. Steven N. Durlauf and Lawrence E. Blume. Palgrave Macmillan, 2008. The New Palgrave Dictionary of Economics Online. Palgrave Macmillan.
57. [Why Do the Poor Live in Cities? The Role of Public Transportation](#) (joint with Ed Glaeser and Jordan Rappaport) *Journal of Urban Economics* 2008, 63(1) 1-24.
58. [Land and Residential Property Markets in a Booming Economy: New Evidence from Beijing](#) (joint with Siqi Zheng) *Journal of Urban Economics*, 63(2), 2008, Pages 743-757
59. [Air Pollution Progress Despite Sprawl: The "Greening" of the Vehicle Fleet](#) (Joint with Joel Schwartz) *Journal of Urban Economics*, 2008 63(3) 775-787.
60. [Estimating Hedonic Models of Consumer Demand with an Application to Urban Sprawl](#) (joint with Pat Bajari) published in [Hedonic Methods in Housing Markets Pricing Environmental Amenities](#) and Segregation Baranzini, A.; Ramirez, J.; Schaerer, C.; Thalmann, P. (Eds.) 2008, XXII, 278 p. 26 illus., Hardcover ISBN: 978-0-387-76814-4

61. [Regional Growth and Exposure to Nearby Coal Fired Power Plant Emissions](#), *Regional Science and Urban Economics*, 2009 39(1), pages 15-22
62. "Green Market Geography: The Spatial Clustering of Hybrid Vehicles and LEED Registered Buildings," *The B.E. Journal of Economic Analysis & Policy*: Vol. 9 : Iss. 2 (Contributions), Article 2. Available at: <http://www.bepress.com/bejeap/vol9/iss2/art2> , 2009 joint with Ryan Vaughn
63. [New Evidence on Trends in the Cost of Urban Agglomeration](#), for NBER Conference Volume on the [Economics of Agglomeration](#). Edited by Edward Glaeser, 2010 339-354
64. [Understanding Spatial Variation in Tax Sheltering](#): The Role of Demographics, Ideology and Taxes (joint with Bill Gentry) *International Regional Science Review* 2009, 32(3) 400-423.
65. [Urban Growth and Climate Change](#), *Annual Review of Resource Economics*, 2009, 16(1): 1-17.
66. [Walking the Walk: The Association Between Environmentalism and Green Transit Behavior](#) (joint with Eric Morris), *Journal of the American Planning Association*, 2009 , 75(4) 389-405. lead article.
67. [Towards a System of Open Cities in China: Home Prices, FDI Flows and Air Quality in 35 Major Cities](#) (joint with Siqi Zheng and Hongyu Liu), *Regional Science and Urban Economics*, 40, 2010 1-10.
68. [Costa and Kahn Response](#) in the *Review of History*,
69. [The Greenness of Cities: Carbon Dioxide Emissions and Urban Development](#) (joint with Ed Glaeser), *Journal of Urban Economics*, January 2010
70. [Health, Stress and Social Networks: Evidence from Civil War Veterans](#) (joint with Dora L. Costa), *Demography*, [Volume 47, Number 1, February 2010](#), pp. 45-66.
71. [International Trade in Used Vehicles](#): The Environmental Consequences of NAFTA (joint with Lucas Davis), *American Economic Journal: Economic Policy*, November 2010. 2(4): 58-82.
72. [China's Green Cities: Household Carbon Emissions and Urban Development](#) (joint with Zheng, Wang, and Glaeser), *Journal of Economic Geography*, 2010 10(6), 1-32.
73. [The housing market effects of discrete land use regulations: Evidence from the California coastal boundary zone](#), *Journal of Housing Economics*, Volume 19, Issue 4, December 2010, Pages 269-279, joint with Ryan Vaughn, Jonathan Zasloff

74. Harrigan RJ, Thomassen HA, Buermann W, Cummings RF, Kahn ME, et al. 2010 [Economic Conditions Predict Prevalence of West Nile Virus](#). PLoS ONE 5(11): e15437. doi:10.1371/journal.pone.0015437
75. [Do Liberal Cities Discourage New Housing Development?](#), Journal of Urban Economics , March 2011
76. [Fix It First, Improve it Second, Reward it Third](#) – A New Strategy for America’s Highways , Brookings Institution's Hamilton Project White Paper (joint with David Levinson)
77. [Consumption and Durable Housing: Understanding Cohort Effects](#), (joint with Costa) , May 2011 AER Papers & Proceedings (not refereed)
78. [Urban Policy Effects on Carbon Mitigation](#), NBER Volume titled [The Design and Implementation of U.S Climate Policy](#) edited by Don Fullerton and Catherine Wolfram, 2012 , pages 259-267
79. [Comment on "Climate Policy and Labor Markets"](#), NBER Volume titled [The Design and Implementation of U.S Climate Policy](#) edited by Don Fullerton and Catherine Wolfram, 2012, pages 49-51.
80. [Carbon Geography: The Political Economy of Congressional Support for Legislation Intended to Mitigate Greenhouse Gas Production](#) (joint with Cragg, Zhou, and Gurney), Economic Inquiry Volume 51, Issue 2, April 2013, Pages: 1640–1650,
81. [Cities, Economic Development and the Role of Place Based Policies: Prospects for Appalachia](#), 2012 Brookings Institution Press Book edited by James Ziliak.
82. [Concern About Climate Change and the Business Cycle: The Chilling Effects of Recessions](#) (joint with Matthew Kotchen), Climate Change Economics , 2011
83. [Understanding the Solar Home Price Premium: Electricity Generation and “Green” Social Status](#), Samuel Dastrup, Joshua Graff Zivin, Dora L. Costa, European Economic Review. July 2012
84. [The Nascent Market for “Green” Real Estate in China](#) (joint with Deng, Zheng and Wu), European Economic Review, July 2012
85. [Does Government Investment in Local Public Goods Spur Gentrification and New Residential Real Estate Investment? Evidence from Beijing](#) (joint with Siqi Zheng), Real Estate Economics , 41(1) 2013, lead article 1-28.
86. [Moving to Higher Ground: Migration Response to Natural Disasters in the Early Twentieth Century](#) (joint with Boustan and Rhode), American Economic Review, Papers & Proceedings,

May 2012. republished in an Edgar Elgar volume (not refereed)

87. [Understanding Cross-National Trends in High Tech Renewable Power Generation Equipment Exports to the United States](#) (joint with Aparna Sawhney) , Energy Policy, 2012, 46, 308-318.

88. [Real Estate Valuation and Cross-Boundary Air Pollution Externalities: Evidence from Chinese Cities](#) (joint with Cao, Zheng and Sun), Journal of Real Estate Finance and Economics, April 2013

89. [Energy Conservation “Nudges” and Environmentalist Ideology: Evidence from a Randomized Residential Electricity Field Experiment](#) , (joint with Costa) , Journal of the European Economic Association, Volume 11, Issue 3, June 2013

90. 2012 Key Indicators Theme Chapter titled [Green Urbanization in Asia](#) , Asian Development Bank (co-author joint with Guanghua Wan). and a chapter in [Urbanization in Asia](#). published by Springer Press.

91. The Greenness of China’s Cities: Air Pollution and Household Greenhouse Gas Emissions, a chapter in the edited Volume: [China's Environmental Policy and Urban Development](#) Edited by Joyce Yanyun Man, 2013 Lincoln Institute Press.

92. [Do Liberal Home Owners Consume Less Electricity?](#) A Test of the Voluntary Restraint Hypothesis (joint with Dora Costa), Economics Letters May 2013 119(2) 210-212.

93. [Understanding China's Urban Pollution Dynamics](#), joint with Siqu Zheng, Journal of Economic Literature, September 2013. 51(3): 731-72.

94. [China’s Bullet Trains Mitigate the Cost of Mega City Growth](#) (joint with Zheng) , Proceedings of the National Academy of Sciences, PNAS Plus , March 2013 110(14) E1248-E1253.

95. [Do Local Energy Prices and Regulation Affect the Geographic Concentration of Employment?](#) (joint with Erin Mansur), Journal of Public Economics [Volume 101](#), May 2013, Pages 105–114

96. [Local Non-Market Quality of Life Dynamics in New Wind Farms Communities](#), Energy Policy [Volume 59](#), August 2013, Pages 800–807

97. [The Capitalization of Green Labels in the California Residential Housing Market](#) (joint with Kok) Regional Science and Urban Economics, v47 July 2014 pages 24-34.

98. [The Geopolitics of Climate Change: An Economist’s Perspective](#), Political Geography,

November 2013

99. [Incentives for China's Urban Mayors to Mitigate Pollution Externalities](#): The Role of the Central Government and Public Environmentalism, (joint with Zheng, Luo, Sun), Regional Science and Urban Economics, July 2014 , 61-71.
100. Climate Change Adaptation, published in the [Encyclopedia of Environmental and Resource Economics](#) edited by Tim Haab and John Whitehead. Greenwood/Praeger Press.
101. [Comment on "Incentives and Outcomes: China's Environmental Policy"](#) (by Wu et. al.), [Capitalism and Society](#).
102. [The Evolving Geography of China's Industrial Production: Implications for Pollution Dynamics and Urban Quality of Life](#) (joint Sun, Qi and Zheng), Journal of Economic Surveys, September 2014. 28(4) 709-724.
103. Urban adaptation to low-probability shocks: contrasting terrorism and natural disaster risk, book chapter in a [Edgar Elgar book](#) Benefit-Cost Analyses for Security Policies; edited by Kerry Smith and Carol Mansfield. An early draft is [available here](#).
104. [Carbon Emissions from the Commercial Building Sector: The Role of Climate, Quality, and Incentives](#) (joint with Kok and Quigley), Journal of Public Economics , May 2014, pages 1-12, lead article.
105. [Sustainable and Smart Cities](#). Published in an [Oxford University Press](#) book titled The Urban Imperative: Towards Competitive Cities. Also released as World Bank Working Paper [Sustainable and smart cities](#)," [Policy Research Working Paper Series](#) 6878, The World Bank.
106. [Cities and the Environment](#), (joint with Randy Walsh) [Handbook of Regional and Urban Economics](#), Volume 5A edited by Gilles Duranton, Vernon Henderson and William Strange, 2015. Pages 405-458. North-Holland
107. [Water Pollution Progress at Borders: The Role of Changes in China's Political Promotion Incentives](#). (joint with Li and Zhao) , American Economic Journal: Economic Policy, November 2015 7(4): 223-42.
108. [Congressional Influence as a Determinant of Subprime Lending](#) (joint with Gabriel and Vaughn), Journal of Housing Economics, [Volume 28](#), June 2015, Pages 91–102
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151. ["Ghost Cities" versus Boom Towns: When Do China's HSR New Towns Thrive?](#) Joint with Lei Dong, Rui Du, Carlo Ratti, and Siqi Zheng, Regional Science and Urban Economics

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This paper was retracted on January 30th 2025. I claim that this was an unfair (and excessive) punishment for the two errors that we acknowledge. The editors at the journal who handled our 2022 paper had rotated out and left the journal. Starting in late 2024, we interacted with a new set of editors during the post-publication review of our paper and I believe (based on communications sent by him to us in 2023) that at least one of these editors was biased against us before the review process began. A secret review committee reviewed our paper and did not produce a public report.

I did not conduct the empirical analysis that involved data collection, data cleaning and estimating the empirical results. I did not create the data used in this paper and I did not run a single regression reported in the paper. I was unaware of our paper's empirical errors until they were pointed out in a comment that was published in 2024.

Our data coding error consisted of incorrectly coding the conforming loan limit in high cost states. Our second error was that our estimated reduced form econometric specifications (i.e control variables included in the regressions) did not exactly match what we stated was our econometric specification in the methodology section. We have [re-estimated our results addressing both of these issues](#) and our estimates remain largely robust. We were not allowed to write a correction for the journal. We also were not allowed to write a comment replying to the 2024 RFS paper that critiqued our 2022 paper. We have posted this [SSRN paper that responds](#) to the criticisms of our paper and reports our new empirical estimates. The 2024 RFS paper that

critiques our paper features several data construction flaws that we [discuss in this video](#).

When a reduced form paper features results that do not exactly replicate when errors are corrected but whose qualitative findings are largely robust, should the paper be retracted? No! Please read my Substack column [posted here](#).

156. [A Comment on Joseph S. Shapiro's "Pollution Trends and US Environmental Policy: Lessons from the Past Half Century"](#) Review of Environmental Economics and Policy, invited article

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171. Decarbonizing Aviation: Cash-for-Clunkers in the Airline Industry” (with Jan Brueckner and J. Nickelsburg). Journal of the Association of Environmental and Resource Economics.

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Numerous [blog entries on the microeconomics of climate change adaptation](#).

My blog entries for [Legal Planet](#).

Econoblog debate on [Are London-Style Traffic Charges The Answer for U.S. Congestion?](#) published in the Online Wall Street Journal on January 18th 2007 (joint with Peter Gordon)

[Living Green: Ranking the best countries](#), *Readers Digest* October 2007, (joint with Fran Lostys)

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[Only People Can Make the Smart Grid Smart](#), Harvard Business Review Blog 2010

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Here I post links to the papers not posted at NBER

[Climate Change Adaptation: Lessons from Free to Choose](#)

[Geographic Disparities in Quality of Life in 21st-Century America](#)

Book Reviews Published in Journals

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Americans Think about Energy in the Age of Global Warming, *Science*

[Review of Shocks, States and Sustainability](#). *American Journal of Sociology*, May 2020.

Teaching

Principles of Economics (Columbia University, USC)

Intermediate Microeconomics (Harvard University, Stanford and Tufts)

Urban Economics (Harvard University, Columbia University, USC, Johns Hopkins)

Environmental Economics (Tufts University, Columbia University, University of Chicago,
UCLA, USC, Johns Hopkins)

Antitrust and Regulation (Stanford University)

Undergraduate Thesis Writing Seminar (Harvard and Stanford)

Statistics (Tufts)

Economic Development and the Environment (Tufts)

Energy in the Modern Economy (UCLA)

California Sustainability Challenges (UCLA)

Freshman Environmental Cluster Course (UCLA)

Environmental Policy Seminar (UCLA)

Real Estate Finance and Investments (UCLA Anderson School MBA and FEMBA Elective)

Real Estate Investment and the Development of Sustainable Cities (UCLA Anderson School
MBA Elective, NUS)

Sustainable Real Estate (MBA Course)

Freshman Seminar on Environmental Challenges in China (UCLA)

Freshman Seminar on the Economics of Adapting to Climate Change (UCLA)

Microeconomics (core MBA Class at Anderson for FEMBA students)
The Causes and Consequences of Climate Change: An Economist's Perspective (USC Thematic Option Program)
Urban Economics (PHD class at USC)

Past Ph.D. Students [See My REPEC page.](#)

Amanda Ang, USC PHD
Tri Hoang, USC PHD
Islamul Haque, USC PHD
Rajat Kochhar, USC PHD
Sam Boysel, USC PHD
Eunjee Kwon , USC PHD
Rhiannon Jerch , Cornell PHD
Seungwoo Chin , USC PHD
Ali Abboud USC PHD
Ryan Vaughn UCLA PHD
Neil Lessem UCLA PHD
Devin Bunten UCLA PHD
Owen Hearey, UCLA PHD
Eric Morris, UCLA Urban Planning PHD
Aparna Sawhney Columbia PHD
Kayo Tajima, Fletcher School, Tufts PHD
Caleb McClennen, Fletcher School Tufts PHD

During the years 2000 to 2006, I taught at the Fletcher School at Tufts University and Tufts did not offer a Ph.D. in Economics. During the years 2006 to 2015, my tenured Professorship was at the UCLA's Institute of the Environment (IOE) and the IOE did not offer a Ph.D. degree.

Short Term Consulting

Asian Development Bank

California Air Resources Board

Economic advisor for the 2013 AB 32 Scoping Plan Update

California Department of Toxics and Substance Control

Harvard Institute for International Development --- Chile Urbanization Project

World Bank

