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EDUCATION

University of Virginia, VA Ph.D. in Economics, 1995
 Dissertation Title: "*Causes of Homelessness: An Empirical Analysis Using Choice-Based Sampling.*"
University of Virginia, VA M.A. in Economics, 1990
Miami University, OH B.S. in Business Economics, 1988

POSITIONS HELD

2005-Present Professor of Economics, Southwestern University, TX
2000-2005 Associate Professor of Economics, Southwestern University, TX
1994-2000 Assistant Professor of Economics, Southwestern University, TX
1993-1994 Visiting Instructor, Carleton College, MN
1991-1993 Graduate Instructor, University of Virginia, VA

COURSES REGULARLY TAUGHT

Intermediate Microeconomic Theory Public Economics
Principles of Microeconomics Money, Banking, and Financial Markets

PEER REVIEWED PUBLICATIONS:

- "*An Empirical Investigation of the Determinants of Street Homelessness.*" **Journal of Housing Economics**, Vol. 14, No. 1, March 2005.
- "*The Determinants of Homelessness and the Targeting of Housing Assistance.*" **Journal of Urban Economics**, Vol. 55, No. 1, January 2004.
- "*Subsidized Housing, Emergency Shelters, and Homelessness: An Empirical Investigation Using Data from the 1990 Census.*" Coauthored with Edgar Olsen, University of Virginia. **Advances in Economic Analysis & Policy**, Vol. 2: No. 1, Article 2, 2002.
- "*Rent Control, Rental Housing Supply, and the Distribution of Tenant Benefits.*" **Journal of Urban Economics**, Volume 48, Number 2, September 2000.
- "*The Effects of Rent Regulations on Price in the Uncontrolled Sector: An Empirical Investigation using Data from the AHS.*" Coauthored with Jon Phelps, Southwestern University. **Journal of Housing Research**, Volume 10, Issue 2, December 1999.
- "*A Microeconomic Model of Homelessness: An Empirical Investigation Using Choice-Based Sampling.*" **Journal of Housing Economics**, Volume 8, Number 4, December 1999.
- "*The Role of Subsidized Housing in Reducing Homelessness: An Empirical Investigation Using Micro-Data.*" **Journal of Policy Analysis and Management**, Volume 17, Number 4, Fall 1998.
- "*Rent Control and Homelessness.*" Coauthored with Edgar Olsen, University of Virginia. **Regional Science and Urban Economics**, Volume 28, Number 6, November 1998.

GRANTS:

US Department of Housing and Urban Development, Research for Assisted Housing II Grants Program, Title: "Metropolitan Area Cost of Rental Housing Indices Using the Customer Satisfaction Survey," 2006.

NON-PEER REVIEWED PUBLICATIONS:

"*Housing Assistance for Low-Income Renters.*" Invited entry for the Encyclopedia of Issues in U.S. Public Policy, Gale Cengage, submitted January 2008.

"*Medicaid, Managed Care and the Health of Children in Texas.*" Coauthored with Mary Young, Southwestern University. In *The Status of Women: Facing the Facts, Forging the Future: Proceedings of the Symposium held in Washington, D.C., June 8-10, 2001*, edited by the Institute for Women's Policy Research, 2002.

WORKING PAPERS:

"*Price Indices for Housing and Nonhousing Goods across Metropolitan and Nonmetropolitan Areas.*" Coauthored with Edgar Olsen, University of Virginia, and Paul Carrillo, George Washington University.

"*The Effect of Low-Income Housing Programs on the Rents of Unsubsidized Apartments*" Coauthored with Edgar Olsen, University of Virginia.

PRESENTATIONS:

American Real Estate and Urban Economics Association meetings, under the auspices of the Allied Social Science Association meetings, New Orleans, LA, January 2008 - *A New Geographical Housing Price Index for All Areas in the United States.* Coauthored with Paul Carrillo, George Washington University, and Edgar Olsen, University of Virginia.

Southern Economic Association meetings, San Antonio, TX, November 2003 - *An Empirical Investigation of the Determinants of Street Homelessness.*

Association for Public Policy Analysis and Management meetings, Washington, D.C., November 2001 - *Targeting Housing Aid to the Homeless: Evidence from NSHAPC.*

American Real Estate and Urban Economics Association meetings, under the auspices of the Allied Social Science Association meetings, New Orleans, LA, January 2001 - *Targeting Housing Aid to the Homeless: Evidence from the National Survey of Homeless Assistance Providers and Clients.*

Western Economic Association Meetings, Vancouver, BC, June 2000 - *The Effects of Managed Care on Birth Outcomes of Medicaid Clients: A Microeconomic Analysis.*

American Real Estate and Urban Economic Association Meetings, under the auspices of the Allied Social Science Association meetings, Boston, MA, January 2000 - *Allocation by Seller's Preference: Rent Stabilization and Housing Discrimination in New York City.*

American Real Estate and Urban Economics Association International Meetings, Maui, HI, May 1999 - *Rent Control, Rental Housing Supply, and the Distribution of Tenant Benefits.*

Association for Public Policy Analysis and Management meetings, Washington, D.C., November 1997 - *Homelessness and the Housing Market: An Empirical Investigation using Data from the 1990 Census.* Coauthored with Edgar Olsen, University of Virginia.

Western Economic Association meetings, Seattle, WA, July 1997 - *Rent Control, Rental Housing Supply, and the Distribution of Tenant Benefits.*

PRESENTATIONS (Continued):

American Real Estate and Urban Economics Association meetings, under the auspices of the Allied Social Science Association meetings, New Orleans, LA, January 1997 - *Homelessness and the Housing Market: An Empirical Investigation using Data from the 1990 Census*. Coauthored with Edgar Olsen, University of Virginia.

Confronting an American Disgrace: The Systemic Causes of Homelessness, South Bend, Indiana, September 1996 - *Causes of Homelessness in the U.S.: An Empirical Investigation using Micro-Data*.

American Real Estate and Urban Economic Association Meetings, under the auspices of the Allied Social Science Association meetings, San Francisco, CA, January 1996 - *Rent Control and Homelessness*. Coauthored with Edgar Olsen, University of Virginia.

Association for Public Policy Analysis Meetings, Washington, D.C., November 1995 - *The Role of Subsidized Housing in Reducing Homelessness: An Empirical Investigation Using Micro-Data*.

Econometric Society Meetings, under the auspices of the Allied Social Science Association meetings, Boston, MA, January 1994 - *An Empirical Investigation of the Link Between Housing Markets and Homelessness*.

Southern Economic Association Meetings, New Orleans, LA, November 1993 - *An Empirical Investigation of the Link Between Housing Markets and Homelessness*.

Western Economic Association meetings, Lake Tahoe, NV, June 1993 - *An Empirical Analysis of the Causes of Homelessness*.

JOURNAL REFEREE:

Real Estate Economics
Journal of Policy Analysis and Management
Journal of Housing Economics
Journal of Urban Affairs

Contemporary Economic Policy
Journal of Urban Economics
Environment and Planning
The Manchester School

AWARDS AND FELLOWSHIPS:

Brown Senior Research Fellowship, Southwestern University, 2007-2008
Exemplary Teaching Award from the General Board of Higher Education of the United Methodist Church, 2005-2006
Southwestern University Outstanding Teaching Award, 2002
Sam Taylor Fellowship, 2001-2002
Brown Research Fellowship, Southwestern University, 1998-1999
Mundy Faculty Research Fellowship, Southwestern University, 1996-1997

REFERENCES:

Dr. John E. Delaney, Chair, Department of Economics and Business
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Edgar O. Olsen, Professor, Department of Economics
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