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Employment

Senior Economist, Federal Reserve Bank of Kansas City, 2004-present

Economist, Federal Reserve Bank of Kansas City, 1999-2004

Education

Ph.D. in Economics, Harvard University, 1999

M.A. in Economics, Harvard University, 1995

B.A. in Economics and International Relations, Brown University, 1990

Peer-Reviewed Publications

“The Settlement of the United States, 1800-2000: The Long Transition towards Gibrat’s Law,” with Klaus Desmet, *Journal of Urban Economics* 98, March 2017, 50-68

“The Increasing Importance of Quality of Life,” *Journal of Economic Geography* 9(6), November 2009, 779-804

“Consumption Amenities and City Population Density,” *Regional Science and Urban Economics* 38(6), November 2008, 533-552

“A Productivity Model of City Crowdedness,” *Journal of Urban Economics* 63(2), March 2008, 715-722

“Why Do the Poor Live in Cities? The Role of Public Transportation,” with Edward L Glaeser and Matthew E. Kahn, *Journal of Urban Economics* 63(1), January 2008, 1-24

“Moving to Nice Weather,” *Regional Science and Urban Economics* 37(3), May 2007, 375-398.

“A Bottleneck Capital Model of Development,” *Journal of Monetary Economics* 53(8), November 2006, 2113-2129

“How Does Labor Mobility Affect Income Convergence,” *Journal of Economic Dynamics and Control* 29(3), March 2005, 567-581.

“Why Are Population Flows So Persistent?” *Journal of Urban Economics* 56(3), November 2004, 554-580

“The United States as a Coastal Nation,” with Jeffrey D. Sachs, *Journal of Economic Growth* 8(1), March 2003, 5-46

Chapters

“The Economic Consequences of Weather,” *The New Palgrave Dictionary of Economics*, Eds. Steven N Durlauf and Lawrence E. Blume, Palgrave Macmillan, 2008.

Working Papers

“How Centralized is U.S. Metropolitan Employment?” Joint with Jason Brown, Maeve Maloney, and Aaron Smalter Hall. Federal Reserve Bank of Kansas City RWP 17-16, November 2017

“Productivity, Congested Commuting, and Metro Size,” Federal Reserve Bank of Kansas City RWP 16-03, January 2016

“Monocentric City Redux,” Federal Reserve Bank of Kansas City RWP 14-09, November 2014

“A Quantitative System of Monocentric Meteros,” Federal Reserve Bank of Kansas City RWP 14-03, July 2014

“How Does Openness to Capital Flows Affect Growth?” Federal Reserve Bank of Kansas City RWP 00-11, December 2000

“Is the Speed of Convergence Constant?” Federal Reserve Bank of Kansas City RWP 00-10, December 2000

“Local Growth Empirics,” Center for International Development at Harvard University Working Paper No. 23, July 1999

“Extremist Funding, Centrist Voters, and Candidate Divergence,” Santa Fe Institute Working Paper No. 96-06-059E, June 1997

Federal Reserve Bank of Kansas City: Long Articles

“Crowdedness, Centralized Employment, and Multifamily Home Construction,” Federal Reserve Bank of Kansas City *Economic Review*, First Quarter 2017, 41-83

“Millennials, Baby Boomers, and Rebounding Multifamily Home Construction,” Federal Reserve Bank of Kansas City *Economic Review*, Second Quarter 2015, 37-55

“The Demographic Shift from Single-Family to Multifamily Housing,” Federal Reserve Bank of Kansas City *Economic Review*, Fourth Quarter 2013, 29-58

“Why Does Unemployment Differ Persistently Across Metro Areas?” Federal Reserve Bank of Kansas City *Economic Review*, Second Quarter 2012, 5-35

“The Effectiveness of Homeownership in Building Household Wealth,” Federal Reserve Bank of Kansas City *Economic Review*, Fourth Quarter 2010, 35-65

“The Affordability of Homeownership to Middle-Income Americans,” Federal Reserve Bank of Kansas City *Economic Review*, Fourth Quarter 2008, 65-95

“A Guide to Aggregate House Price Measures,” Federal Reserve Bank of Kansas City *Economic Review*, Second Quarter 2007, 41-71

“The Shared Fortunes of Cities and Suburbs,” Federal Reserve Bank of Kansas City *Economic Review*, Third Quarter 2005, 33-60

“U.S. Urban Decline and Growth, 1950 to 2000,” Federal Reserve Bank of Kansas City *Economic Review*, Third Quarter 2003, 15-44

“What Are the Benefits of Hosting a Major League Sports Franchise,” with Chad Wilkerson, Federal Reserve Bank of Kansas City *Economic Review*, First Quarter 2001, 55-86

Federal Reserve Bank of Kansas City: Short Articles

“Pent-Up Demand and Continuing Price Increases: The Outlook for Housing in 2018,” Federal Reserve Bank of Kansas City *Macro Bulletin*, January 2018

“The Large Unmet Demand for Housing,” Federal Reserve Bank of Kansas City *Macro Bulletin*, April 2017

“Consumer Price Inflation and Rising Rents in the West,” with Michael Redmond, Federal Reserve Bank of Kansas City *Macro Bulletin*, December 2016

“The Weak Outlook for Residential Investment,” Federal Reserve Bank of Kansas City *Macro Bulletin*, October 2016

“The Limited Supply of Homes,” Federal Reserve Bank of Kansas City *Macro Bulletin*, March 2016

“Tight Credit Conditions Continue to Constrain the Housing Recovery,” with Paul Willen, Federal Reserve Bank of Kansas City *Macro Bulletin*, July 2014

“The Long-Term Outlook for U.S. Residential Construction,” Federal Reserve Bank of Kansas City *Macro Bulletin*, December 2013

Professional Activities

Associate Editor, *Regional Science and Urban Economics*, 2009 to present

Associate Editor, *Journal of Regional Science*, 2011 to present

Refereeing, 2013-2017: *Annals of Regional Science*, *Economic Inquiry*, *Economic Journal*, *Economic Letters*, *Energy Economics*, *European Economic Review*, *Housing Policy Debate*, *International Economic Review*, *International Tax and Public Finance*, *Journal of Economic Dynamics and Control*, *Journal of Economic Geography*, *Journal of Economic Growth*, *Journal of Economic Theory*, *Journal of Housing Economics*, *Journal of the European Economic Association*, *Journal of Regional Science*, *Journal of Urban Economics*, *Manchester School*, *Quarterly Journal of Economics*, *Regional Science and Urban Economics*, *Review of Economic Studies*, *Review of Economics and Statistics*, *Review of Regional Studies*