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CURRICULUM VITAE

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Date of Birth: April 3, 1947

Education: Swarthmore College, B.A. with honors, 1969

Princeton University, Ph.D., Defended 1974
Dissertation: "Three Essays on the Economics of Discrimination in Housing"; Principal Advisor, Edwin S. Mills

Teaching Experience

Trustee Professor of Public Administration and Economics, The Maxwell School, Syracuse University, March 2001 to present.

Professor of Economics and Public Administration, The Maxwell School, Syracuse University, September 1986 to March 2001.

Associate Professor, John F. Kennedy School of Government, Harvard University, July 1981 to August 1986. Assistant Professor, Department of City and Regional Planning, which was merged into the Kennedy School of Government, August 1976 to June 1981.

Visiting Associate Professor, Department of Economics and Institute of Public Policy Studies, University of Michigan, September 1983 to July 1985.

Lecturer, Department of Economics, University of Wisconsin, 1974 to 1976.

Assistant in Instruction, Department of Economics, Princeton University, 1973 to 1974.

Honors and Awards

Received 2011 Richard Musgrave Prize for the most outstanding article published in the *National Tax Journal* (with co-authors W. Duncombe and W. Wang).

Elected fellow, National Academy of Public Administration, 2008.

NASPAA/ASPA Distinguished Research Award, 2007. (The National Association of Schools of Public Affairs and Administration and the American Society for Public Administration give this award to “an individual whose published work has had a substantial impact on the thought and understanding of public administration.”)

Award for Outstanding Published Research in Year 2000, State Academy for Public Administration, 2001 (awarded for “Financing Higher Student Performance Standards: The Case of New York State,” with W. Duncombe).

Gustavus Meyers Center Award for the Study of Human Rights in North America, 1995 (awarded for *Closed Doors, Opportunities Lost*).

Chancellor’s Citation for Exceptional Academic Achievement, Syracuse University, 1995 to 1996.

Undergraduate Teaching Award, Economics Department, Syracuse University, 1993-1994.

Professional Experience

Director, Education Finance and Accountability Program (2000 to present), and Senior Research Associate (1994 to present), Center for Policy Research, The Maxwell School, Syracuse University.

Forum Editor, *National Tax Journal*, 1998 to 2001.

Research Director, Housing Discrimination Study (sponsored by U.S. Department of Housing and Urban Development), 1988 to 1991.

Co-Director, Minnesota Local Aid Project (sponsored by Minnesota State Legislature), 1990 to 1991.

Co-Director, Nebraska Comprehensive Tax Study (sponsored by Nebraska State Legislature), 1987 to 1988.

Member of Mayor's Management Review Committee, City of Boston, 1985. Responsible for evaluating city assessment procedures.

Member of the Long-Term Economic Strategy Task Force for the State of Michigan, 1983 to 1984.

Senior Staff Economist, Council of Economic Advisers, August 1978 to July 1979. Principal responsibilities: Tax policy, income maintenance, health, social security.

Research Associate, Institute for Research on Poverty, University of Wisconsin, 1974 to 1976.

Research Assistant for Professor Edwin S. Mills, Princeton University, December 1971 to May 1974; for Dr. Joseph A. Pechman, The Brookings Institution, June 1969 to September 1971.

Board of Editors, *Journal of Urban Economics* and *Journal of Housing Economics*.

Books

Helping Children Left Behind: State Aid and the Pursuit of Educational Equity, Editor (MIT Press, 2004). (Reviewed in the *Journal of Economic Literature*, September 2005, pp. 838-839; in *National Tax Journal*, December 2005, pp. 843-846.)

The Color of Credit: Mortgage Lending Discrimination, Research Methodology, and Fair-Lending Enforcement (with S. Ross). (MIT Press, 2002). (Reviewed in the *Journal of Economic Literature*, March 2004, pp. 190-191; in *Contemporary Sociology*, March 2003, pp. 166-167; and in *Public Administration Review*, January/February 2004, pp. 118-120.)

Closed Doors, Opportunities Lost: The Continuing Costs of Housing Discrimination (Russell Sage Foundation, 1995). (Reviewed in the *American Political Science Review*, December 1996, pp. 927-928; in the *American Journal of Sociology*, November 1996, pp. 891-893.)

America's Ailing Cities: Fiscal Health and the Design of Urban Policy (with H.F. Ladd), Updated Edition. (The Johns Hopkins University Press, 1991). (Reviewed in the *Journal of Economic Literature*, December 1990, pp. 1745-1747.)

Property Taxes and House Values: The Theory and Estimation of Intra-jurisdictional Property Tax Capitalization (with H.S. Bloom, A. Boersch-Supan, and H.F. Ladd). (Academic Press, 1988). (Reviewed in the *Journal of Economic Literature*, March 1990, pp. 98-100.)

Articles and Book Chapters: State and Local Public Finance

“School District Responses To Matching Aid Programs For Capital Facilities: A Case Study of New York’s Building Aid Program” (with W. Wang and W. Duncombe). 2011. *National Tax Journal* 64 (3) (September): 759-794. [Winner of the 2011 Richard Musgrave Prize for the most outstanding article published in the *NTJ*.]

“Making Do: State Constraints and Local Responses in California’s Education Finance System” (with W. Duncombe). 2011. *International Tax and Public Finance* 18 (3): 337-368.

“The Capitalization of School Quality into House Values: A Review” (with P. Nguyen-Hoang). 2011. *Journal of Housing Economics* 20 (1) (March): 30-48.

“Are Education Cost Functions Ready for Prime Time? An Examination of their Validity and Reliability” (with W. Duncombe). 2011. *Peabody Journal of Education* 86 (1): 28-57.

“Municipal Bond Ratings and Citizens’ Rights.” 2010. *American Law and Economics Review* 12 (1) (Spring): 1-38.

“The Impact of School District Consolidation on Housing Prices” (with Y. Hu). 2008. *National Tax Journal* 61 (4) (December): 609-634.

“Dollars without Sense: The Mismatch between the No Child Left Behind Act Accountability System and Title I Funding” (with W. Duncombe and A. Lukemeyer). 2008. In *Improving on No Child Left Behind: Getting Education Reform Back on Track*, edited by R. D. Kahlenberg (The Century Foundation), pp. 19-102.

“The No Child Left Behind Act: Have Federal Funds Been Left Behind?” (with W. Duncombe and A. Lukemeyer). 2008. *Public Finance Review* 36 (4) (July): 381-407.

“The Determinants of Teacher Attrition in Upstate New York” (with J. Ondrich and E. Pas). 2008. *Public Finance Review* 36 (1) (January): 112-144.

“Measurement of Cost Differentials” (with W. Duncombe). 2007. In *Handbook of Education Finance and Policy*, edited by E. Fiske and H.F. Ladd (Laurence Erlbaum Publishers), pp. 238-256.

“Does School District Consolidation Cut Costs?” (with W. Duncombe). 2007. *Education Finance and Policy* 2 (4) (Fall): 341-375.

“How Much More Does a Disadvantaged Student Cost?” 2005 (with W. Duncombe). *Economics of Education Review* 24 (5) (October): 513-532.

“Does Whole-School Reform Boost Student Performance: The Case of New York City” (with R. Bifulco and W. Duncombe). 2005. *Journal of Policy Analysis and Management* (Winter): 47-72.

“State Aid and the Pursuit of Educational Equity: An Overview.” 2004. In *Helping Children Left Behind: State Aid and the Pursuit of Educational Equity*, edited by J. Yinger (MIT Press): 3-57.

“Financing an Adequate Education: The Case of New York” (with W. Duncombe and A. Lukemeyer). 2003. In *Developments in School Finance: 2001-02*, edited by W. J. Fowler, Jr. (National Center for Education Statistics): 127-154.

“Revisiting Economies of Size in American Education: Are We Any Closer to a Consensus?” (with M. Andrews and W. Duncombe). 2002. *Economics of Education Review* 21 (3) (June): 245-262.

“Alternative Paths to Property Tax Relief” (with W. Duncombe). 2001. In *Property Taxation and Local Government Finance*, edited by W.E. Oates (Lincoln Institute of Land Policy): 243-294.

“Financing Higher Student Performance Standards: The Case of New York State” (with W. Duncombe). 2000. *Economics of Education Review* 19 (4) (October): 363-386.

“Fiscal Disparities and Education Finance.” 1999. In *The End of Welfare? Consequences of Federal Devolution for the Nation*, edited by M.B. Sawicky (M.E. Sharpe): 194-227.

“Sorting and Voting: A Review of the Literature on Urban Public Finance” (with S. Ross). 1999. In *Handbook of Urban and Regional Economics, Volume 3, Applied Urban Economics*, edited by P. Cheshire and E. S. Mills (North-Holland): 2001-2060.

“Capitalization and Efficiency.” 1999. In *Environmental and Public Economics: Essays in Honor of W. E. Oates*, edited by A. Panagariya, P. Portney, and R. Schwab (Edward Elgar): 310-326.

“Performance Standards and Educational Cost Indexes: You Can’t Have One Without the Other” (with W. Duncombe). 1999. In *Equity and Adequacy in Education Finance*, edited by H. F. Ladd, R. Chalk, and J. S. Hansen (National Academy Press): 260-297.

“School Finance Reform: Aid Formulas and Equity Objectives” (with W. Duncombe), 1998. *National Tax Journal* 51 (2) (June): 239-262.

“The Incidence of Development Fees and Special Assessments.” 1998. *National Tax Journal* 51 (1) (March): 23-42.

“Who Pays Development Fees?” 1998. In *Local Government Tax and Land Use Policies in the United States: Understanding the Links*, edited by H.F. Ladd (Edward Elgar): 218-233.

“An Analysis of Two Educational Policies in New York State: Performance Standards and Property Tax Relief” (with W. Duncombe). 1998. In *Educational Finance to Support Higher Learning Standards*, edited by J. H. Wyckoff (New York State Board of Regents): 98-137.

“Why Is It So Hard to Help Central City Schools?” (with W. Duncombe). 1997. *Journal of Policy Analysis and Management* 16 (1) (Winter): 85-113.

[Reprinted in *Readings in Urban Economics: Issues and Public Policy*, 1999. Edited by R.W. Wassmer (Blackwell Publishers), Chapter 24.]

“Alternative Approaches to Measuring the Cost of Education” (with W. Duncombe and J. Ruggiero). 1996. In *Holding Schools Accountable: Performance-Based Reform in Education*, edited by H.F. Ladd (The Brookings Institution): 327-356.

“Capitalization and Sorting: A Revision.” 1995. *Public Finance Quarterly* 23 (2) (April): 217-225.

“Is the Property Tax a Benefit Tax? The Case of Rental Housing” (with Robert J. Carroll). 1994. *National Tax Journal* 47 (2) (June): 295-316.

“The Case for Equalizing Aid” (with H.F. Ladd). 1994. *National Tax Journal* 47 (1) (March): 211-224.

[Reprinted in *Tax Policy in the Real World*, 1999. Edited by J. Slemrod (Cambridge University Press): 223-236.]

“An Analysis of Returns to Scale in Public Production, With an Application to Fire Protection” (with W.D. Duncombe). 1993. *Journal of Public Economics* 52 (1) (August): 49-72.

“City Fiscal Condition and State Equalizing Aid: The Case of Minnesota” (with H.F. Ladd and A. Reschovsky). 1992. *Proceedings of the 84th Annual Conference of the National Tax Association and Tax Institute of America, 1991*: 42-49.

“States to the Rescue? Aid to Central Cities under the New Federalism.” 1990. *Public Budgeting & Finance* 10 (2) (June): 27-44.

“The Fiscal Condition of School Districts in Nebraska: Is Small Beautiful?” (with K. Ratcliffe and B. Riddle). 1990. *Economics of Education Review* 9 (1) (January): 81-99.

“The Determinants of State Assistance to Central Cities” (with H.F. Ladd). 1989. *National Tax Journal* 42 (4) (December): 413-428.

[Reprinted in *Readings in Local Public Finance*, 1996. Edited by M. Drennen and D. Netzer (Blackwell Publishers).]

“Recent Trends in City Fiscal Health” (with H.F. Ladd). 1990. *Proceedings of the 82nd Annual Conference of the National Tax Association and Tax Institute of America, 1989*: 72-80.

“On Fiscal Disparities Across Cities.” 1986. *Journal of Urban Economics* 19 (3) (May): 316-337.

“Inefficiency and the Median Voter: The Property Tax, Capitalization, Heterogeneity and the Theory of the Second Best,” 1985. In *Perspectives on Local Public Finance and Public Policy*, edited by J.M. Quigley (JAI Press), 2: 3-30.

“State Aid to Offset Fiscal Disparities Across Communities” (with K. L. Bradbury, H. F. Ladd, M. Perrault, and A. Reschovsky). 1984. *National Tax Journal* 37 (2) (June): 151-170.

“Making Ends Meet: Boston's Fiscal Situation in the 1980s” (with K. L. Bradbury). 1984. *New England Economic Review* (March/April): 18-28.

“Are Property Taxes Capitalized into House Values?” (with H.S. Bloom and H. F. Ladd). 1984. In *Local Provision of Public Services: The Tiebout Model after Twenty-Five Years*, edited by G. Zodrow (Academic Press).

“Capitalization and the Theory of Local Public Finance.” 1982. *Journal of Political Economy* 90 (5) (September): 917-943.

“Capitalization and the Median Voter.” 1981. *The American Economic Review* 71 (2) (May): 99-103.

Articles and Book Chapters: Discrimination in Housing and Lending

“Changes in Rental Housing Discrimination since 1989” (with S.J. Choi and J. Ondrich). 2008. *Cityscape: A Journal of Policy Development and Research* 10 (2): 301-330.

“Do Lenders Discriminate Against Minority and Women Entrepreneurs?” (with L. Blanchard and B. Zhao). 2008. *Journal of Urban Economics* 63 (2) (March): 467-497.

“Uncovering Discrimination: A Comparison of the Methods Used by Scholars and Civil Rights Enforcement Officials” (with S. Ross). 2006. *American Law and Economics Review*, 8 (3) (Fall): 562-614.

“Why Do Real Estate Brokers Continue to Discriminate? Evidence from the 2000 Housing Discrimination Study” (with B. Zhao and J. Ondrich). 2006. *Journal of Urban Economics*. 59 (3) (May): 394-419.

“Do Rental Agents Discriminate Against Minority Customers? Evidence from the 2000 Housing Discrimination Study,” (with S. J. Choi and J. Ondrich). 2005. *Journal of Housing Economics* 14 (1) (March): 1-26.

“Now You See It, Now You Don't: Why Do Real Estate Agents Withhold Houses from Black Customers?” (with J. Ondrich and S. Ross). 2003. *Review of Economics and Statistics* 85 (4) (November): 854-873.

“The Geography of Housing Discrimination” (with J. Ondrich and S. Ross). 2001. *Journal of Housing Research*, 12(2): 217-238.

“Housing Discrimination and Residential Segregation as Causes of Poverty.” 2001. In *Understanding Poverty in America*, edited by S.H. Danziger and R.H. Haveman (Harvard University Press): 359-391.

“How Common is Housing Discrimination? Improving on Traditional Measures” (with J. Ondrich and S. Ross). 2000. *Journal of Urban Economics* 47 (3) (May): 470-500.

“Do Landlords Discriminate? Evidence from the 1989 Housing Discrimination Study” (with J. Ondrich and A. Stricker). 1999. *Journal of Housing Economics* 8 (3) (September): 185-204.

“Sustaining the Fair Housing Act.” 1999. *Cityscape: A Journal of Policy Development and Research* 4 (3): 93-106.

“Housing Discrimination is Still worth Worrying About.” 1998. *Housing Policy Debate* 9 (4): 893-927.

“Evidence on Discrimination in Consumer Markets.” 1998. *Journal of Economic Perspectives* 12 (2) (Spring): 23-40.

“Do Real Estate Brokers Choose to Discriminate? Evidence from the 1989 Housing Discrimination Study” (with J. Ondrich and A. Stricker). 1998. *Southern Economic Journal* 64 (4) (April): 880-901.

“Cash in Your Face: The Cost of Racial and Ethnic Discrimination in Housing.” 1997. *Journal of Urban Economics* 42 (3) (November): 339-365.

“Discrimination in Mortgage Lending: A Literature Review.” 1996. In *Mortgage Lending Discrimination: Research and Enforcement Concerns*, edited by J.M. Goering and R. Wienk (The Urban Institute Press): 29-73.

“Access Denied, Access Constrained: Results and Implications of the 1989 Housing Discrimination Study,” 1993. In *Clear and Convincing Evidence: Measurement of Discrimination in America*, edited by M. Fix and R. Struyk (Washington, DC: The Urban Institute Press): 69-112.

“Acts of Discrimination: Evidence from the 1989 Housing Discrimination Study.” 1991. *Journal of Housing Economics* 1 (December): 318-346.

“Examining Housing Discrimination with Fair Housing Audits,” 1988. In *Lessons from Selected Program and Policy Areas*, edited by H.S. Bloom, D.S. Cordray, and R.J. Light (New Directions in Program Evaluation, Jossey-Bass, No. 37, Spring): 47-62.

“The Racial Dimension of Urban Housing Markets in the 1980s,” 1987. In *Divided Neighborhoods: Changing Patterns of Racial Segregation in the 1980s*, edited by G. A. Tobin (Sage Urban Affairs Annual Review) 32: 43-67.

“Measuring Racial Discrimination with Fair Housing Audits: Caught in the Act.” 1986. *The American Economic Review* 76 (5) (December): 881-893.

[Reprinted in *The Economics of Housing*, 1995. edited by J.M. Quigley (Edward Elgar Publishing Limited, 1997) and in *Economics and Discrimination*, edited by W. Darity (University of North Carolina Press).]

“On the Possibility of Achieving Racial Integration Through Subsidized Housing.” 1986. In *Housing Desegregation and Federal Policy*, edited by J.M. Goering (University of North Carolina Press): 290-312.

“Prejudice and Discrimination in the Urban Housing Market.” 1979. In *Current Issues in Urban Economics*, edited by P. Mieszkowski and M. Straszheim (Johns Hopkins University Press): 430-468.

“The Status of Research into Racial Discrimination in American Housing Markets: A Research Agenda for the Department of Housing and Urban Development” (with G. C. Galster, B. A. Smith, and F. Eggers). 1979. *Occasional Papers in Housing and Community Affairs*, U.S. Department of Housing and Urban Development, 6 (December).

“The Black-White Price Differential in Housing: Some Further Evidence.” 1978. *Land Economics* 54 (2) (May): 187-206.

“On Models of Racial Prejudice and Urban Residential Structure” (with P.N. Courant). 1977. *Journal of Urban Economics* 4 (3) (July): 272-291.

“Racial Prejudice and Racial Residential Segregation in an Urban Model.” 1976. *Journal of Urban Economics* 3 (4) (October): 383-396.

“A Note on the Length of the Black-White Border.” 1976. *Journal of Urban Economics* 3 (4) (October): 370-382.

Articles and Book Chapters: Housing, Urban Economics, and Other Topics

“Timing Equilibria in an Urban Model with Congestion” (with S. Ross). 2000. *Journal of Urban Economics* 47 (3) (May): 390-413.

“Comparative Static Analysis of Open Urban Models with a Full Labor Market and Suburban Employment” (with S. Ross). 1995. *Regional Science and Urban Economics* 25 (5) (October): 575-605.

“Bumper to Bumper: A New Approach to Congestion in an Urban Model.” 1993. *Journal of Urban Economics* 34 (2) (November): 249-274.

“Around the Block: Urban Models with a Street Grid.” 1993. *Journal of Urban Economics* 33 (3) (May): 305-330.

“An Analysis of the Efficiency of Urban Residential Structure, with an Application to Racial Integration.” 1992. *Journal of Urban Economics* 31 (3) (May): 388-407.

[Reprinted in *Analytical Urban Economics*, 1996. edited by H.W. Richardson, K.J. Button, and P. Nijkamp (Edward Elgar Publishing Limited).]

“City and Suburb: Urban Models with More than One Employment Center.” 1992. *Journal of Urban Economics* 31 (2) (March): 181-205.

[Reprinted in *Analytical Urban Economics*, 1996. edited by H.W. Richardson, K.J. Button, and P. Nijkamp (Edward Elgar Publishing Limited).]

“State Housing Policy and the Poor.” 1984. In *The State and the Poor in the 1980s*, edited by M. Carballo and M.J. Bane (Auburn House).

“A Search Model of Real Estate Broker Behavior.” 1981. *The American Economic Review* 71 (4) (September): 591-605.

“Estimating the Relationship between Location and the Price of Housing.” 1979. *Journal of Regional Science* 19 (3) (August): 271-286.

“An Equilibrium Model of Urban Population and the Distribution of Income” (with S. Danziger). 1978. *Urban Studies* 15 (2) (May): 201-214.

Selected Published Reports and Monographs

Discrimination in Metropolitan Housing Markets: National Results from Phase I HDS 2000 (with M. A. Turner, S. L. Ross, and G. C. Galster). 2002. Washington, D.C.: The Urban Institute, (November). (Reviewed in *Contemporary Sociology*, (January 2004): 21-23.)

“Testing for Discrimination in Housing and Related Markets,” 1999. In *A National Report Card on Discrimination in Housing: The Role of Testing*, edited by M. Fix and M. A. Turner (The Urban Institute): 27-46.

Housing Discrimination Study: Incidence and Severity of Unfavorable Treatment. 1991. U.S. Department of Housing and Urban Development, (October).

Housing Discrimination Study: Incidence of Discrimination and Variation in Discriminatory Behavior, 1991. U.S. Department of Housing and Urban Development, (October).

Housing Discrimination Study: Synthesis, (with M.A. Turner and R.A. Struyk). 1991. U.S. Department of Housing and Urban Development, (September).

Measuring the Fiscal Condition of Cities in Minnesota, (with H.F. Ladd and A. Reschovsky). 1991. Final report to the Minnesota Legislative Commission on Planning and Fiscal Policy. Metropolitan Studies Program, Maxwell School, Syracuse University, (March).

Nebraska Comprehensive Tax Study, Final Report, (co-editor, with M. Wasylenko). 1988. Metropolitan Studies Program, Maxwell School, Syracuse University, (July).

Homeownership and Housing Affordability in the United States: The 1986 Report, (with H. James Brown). 1986. MIT-Harvard Joint Center for Housing Studies, (March).

The Path to Prosperity: Findings and Recommendations of the Task Force for a Long-Term Economic Strategy for Michigan, (with D. Ross, P. N. Courant, J. Jackson and others). 1984. State of Michigan, (November).

If We Can't Tax the Capitol...: A Comparative Study of Revenues in the District of Columbia and Other Major Cities, (with C. Meyers). 1971. Washington Center for Metropolitan Studies, (February).

Published Notes, Comments, Policy Briefs, Book Reviews, and Encyclopedia Entries

“Introduction to the Special Issue on Costing Out” (with W. Duncombe). 2011. *Peabody Journal of Education* 86 (1): 1-2.

“School District Consolidation: The Benefits and Costs” (with W. Duncombe). 2010. *The School Administrator*, May: 10-17.

“Tiebout Hypothesis.” 2010. In *Encyclopedia of Urban Studies*, edited by R. Hutchinson (Sage Publications).

“Introduction to the Special Issue on Teacher Labor Markets” (with J. Ondrich). 2008. *Public Finance Review* 36 (1) (January): 4-6.

“Audits for Discrimination.” 2007. In *International Encyclopedia of the Social Sciences*, 2nd Edition, edited by W.A. Darity (Macmillan Reference USA).

“State Aid and the Pursuit of Educational Equity: Lessons for New York,” 2003-2004. *Educational Change: A Journal of Role Analysis and Institutional Change*, (Spring): 1-10. (Text of a keynote address to the annual conference of the New York State Foundations of Education Association.)

Review of *Low-Income Homeownership: Examining the Unexamined Goal*, edited by Nicholas P. Retsinas and Eric S. Belsky. *Journal of Economic Literature* (June 2004).

“Appendix A: A Guide to State Court Decisions on Education Finance,” (with Y. Huang and A. Lukemeyer). 2004. In *Helping Children Left behind: State Aid and the Pursuit of Educational Equity*, edited by J. Yinger (MIT Press): 318-330.

“Education Finance Reform in New York: Calculating the Cost of a ‘Sound Basic Education’ in New York City,” (with W. Duncombe and A. Lukemeyer). 2004. Policy Brief No. 28/2004, Center for Policy Research, Maxwell School, Syracuse University.

Review of *The Homevoter Hypothesis* by William Fischel. *Land Economics* (November 2002).

“Looking the Other Way: A Critique of the Fair-Lending Enforcement System and a Plan to Fix It,” (with S. Ross). 2002. Policy Brief No. 24/2002, Center for Policy Research, Maxwell School, Syracuse University.

“Fixing New York's State Aid Education Dinosaur: A Proposal,” 2001. Policy Brief No. 21/2001, Center for Policy Research, Maxwell School, Syracuse University.

“Fair Housing Audits,” 1998. In *Encyclopedia of Housing*, edited by W. van Vliet (Sage Publications):166-168.

“Financing Higher Standards in Public Education: The Importance of Accounting for Educational Costs,” (with W. Duncombe). 1998. Policy Brief No.10/1998, Center for Policy Research, Maxwell School, Syracuse University.

“Why Default Rates Cannot Shed Light on Mortgage Discrimination.” 1996. *Cityscape: A Journal of Policy Development and Research* 2 (February): 25-31.

[Also: “Rejoinder to Berkovec, Canner, Gabriel, and Hannan” (with G. Galster and S. Ross). 1996. *Cityscape*, (February): 55-58.]

“Opening Doors: How to Cut Discrimination by Supporting Neighborhood Integration,” 1995. Policy Brief No. 3/1995, Center for Policy Research, Maxwell School, Syracuse University.

Comments on “The Urban Institute Audit Studies: Their Methods and Findings,” 1993. By J. Heckman and P. Siegelman. In *Clear and Convincing Evidence: Testing for Discrimination in America*, edited by M. Fix and R. Struyk (The Urban Institute Press): 259-270.

Comments on “Effects on Real Estate,” by P.H. Hendershott, J.R. Follain, and D.C. Ling. 1987. In *Tax Reform and the U.S. Economy*, edited by J.A. Pechman (Brookings Institution): 97-102.

“Measuring the Fiscal Capacity of U.S. Cities,” (with H. F. Ladd). 1986. In *Measuring State Fiscal Capacity--Alternative Methods and Their Uses* (Advisory Commission on Intergovernmental Relations).

Review of *The New Municipal Finance* by R.W. Burchell et al. 1986. *Journal of Economic Literature* (March): 102-104.

Review of *Public Expenditure* by D. Heald. 1985. *Journal of Economic Literature* (March): 121-122.

Review of *Urban Decline and the Future of American Cities* by K.L. Bradbury, A. Downs, and K.A. Small. 1983. *Journal of Policy Analysis and Management* (Summer): 663.

Comments on “Consumption Aspects” by E.A. Hanushek and J.M. Quigley. In *Do Housing Allowances Work?* Edited by K.L. Bradbury and A. Downs (Brookings Institution, 1981).

“Feldstein on Capital Gains Realizations,” 1978. *Tax Notes* (October 2): 428-431.

Review of *Housing Markets and Racial Discrimination* by J.F. Kain and J.M. Quigley. 1977. *Land Economics* (August): 379-385.

Selected Working Papers and Unpublished Reports

“Hedonic Markets and Explicit Demands: Bid-Function Envelopes for Public Services and Neighborhood Amenities.” August 2011.

“Do Minority and Woman Entrepreneurs Face Discrimination in Credit Markets? Improved Estimates Using Matching Methods” (with Y. Hu and L. Liu, and J. Ondrich). October 2011.

“The Unintended Consequences of Property Tax Relief: New York State’s STAR Program” (with T. H. Eom and W. Duncombe). January 2007.

Estimating the Costs of Meeting Student Performance Outcomes Adopted by the Kansas State Board of Education (with W. Duncombe). Report prepared for The Kansas Legislative Division of Post Audit, December 2005.