

Stephen Malpezzi

Wisconsin School of Business
James A. Graaskamp Center for Real Estate
University of Wisconsin-Madison
Madison WI 53706-1323
(608) 262-6007
smalpezzi@bus.wisc.edu
<http://smalpezzi.marginalq.com>

Residence:
3411 Viburnum Drive
Madison WI 53705
(608) 238-6800

Education

- 1986 Ph.D., Economics, The George Washington University. Fields: Econometrics, International Economics (Passed With Distinction), Microeconomic Theory, Macroeconomic Theory and Policy. Thesis: *Rent Control and Housing Market Equilibrium: Theory and Evidence from Cairo, Egypt*. Directed by Anthony M.J. Yezer. Winner of the American Real Estate and Urban Economics Association prize for best dissertation of 1986-7.
- 1979 M.A., International Affairs, The George Washington University. Fields: International Economics, Economic Development, International Politics. Thesis: *The Effects of a Customs Union on Foreign Direct Investment: The Case of the Central American Common Market*. Directed by C. Michael Aho.
- 1974 B.A., Political Science, LaSalle College

Professional Background

Current Position

Lorin and Marjorie Tiefenthaler Distinguished Professor, and Department Chairperson, in the Department of Real Estate and Urban Economics, Wisconsin School of Business, University of Wisconsin-Madison. Other UW affiliations include Associate Member of the Department of Urban and Regional Planning; member of the interdisciplinary Development Studies Faculty; Affiliate of the Institute for Research on Poverty; Faculty Associate of the Robert M. La Follette School of Public Affairs.

Principal Previous Positions

- 2008-2010 Academic Director of UW's James A. Graaskamp Center for Real Estate.
- 2002-2008 Department Chairperson, Department of Real Estate and Urban Economics, Wisconsin School of Business, University of Wisconsin-Madison.

Stephen Malpezzi
Page 2 of 25

- 1997-2002 Associate Professor, Department of Real Estate and Urban Economics, Wisconsin School of Business, University of Wisconsin-Madison.
- 1990-1997 Assistant Professor, Department of Real Estate and Urban Economics, Wisconsin School of Business, University of Wisconsin-Madison.
- 1986-90 Economist, Infrastructure and Urban Development Department/Water Supply and Urban Development Department, The World Bank.
- 1988 Associate Professorial Lecturer in Economics, The George Washington University.
- 1981-86 Research Assistant, Water Supply and Urban Development Department /Development Economics Department, The World Bank (in higher level grade since 1983).
- 1979-81 Research Associate, Housing and Communities Division, The Urban Institute.
- 1977-79 Research Assistant, Housing Studies Group, The Urban Institute.
- 1976 Program Specialist, Food and Nutrition Service, U.S. Department of Agriculture.
- 1975-76 Graduate Assistant, School of Public and International Affairs, The George Washington University.

Career Brief

Teaching

I teach urban economics, real estate process, housing economics, real estate finance and investments, international real estate, and computer methods to graduate and undergraduate students at the University of Wisconsin. Have taught land economics, public economics, principles of economics, invited lectures on above topics and on economic development, and numerous short courses.

Research

Applied microeconomist with professional specialization in real estate, urban and housing economics, and economic development. Collateral interests include international economics, applied econometrics, and finance.

Current research focuses on the economic analysis of real estate and housing markets in the United States and in other countries. It includes analysis of market behavior within and across countries. Analytical results are used in evaluation of public policies such as rent control, finance, public

provision of housing, etc., as well as project analysis. Specific projects now underway include (e.g.) measuring the real estate capital stock by location, analysis of Section 42 Low Income Housing Tax Credit program, determinants of mortgage default and loan losses in U.S. credit unions, effects of regulation on metropolitan real estate markets, and measuring the price elasticity of supply of real estate in the United States and in several other countries.

Major research undertaken while at the World Bank included analyzing costs and benefits of rent controls and other housing market regulations; demand for housing; and analysis of taxes, subsidies and regulations on incentives in real estate markets. Collateral work included such diverse topics as modeling regional economies, the demand for water supply and sanitation, estimating land and housing prices in nonmarket economies, and studying migration determinants.

Major studies completed while at the Urban Institute included analysis of the Section 8 housing assistance program, public housing, and New York State's public assistance program. Constructed cross sectional housing price indexes as well as new measures of housing price inflation, which are now widely used as alternatives to BLS indexes. Designed a flow of funds financial model used to study the effects of deregulation on savings behavior.

Selected Project Management and Design

Directed a World Bank financed research project on *Rent Control in Developing Countries* (RPO 674-01). The project included a survey of rent control laws and enforcement practices across 68 countries, and case studies of five countries (Cairo, Egypt; Kumasi, Ghana; Bangalore, India; and Rio De Janeiro, Brazil) including empirical estimates of the costs, benefits, and distributional implications of rent control.

Associate director of a major World Bank research project on *Housing Demand And Finance in Developing Countries* (RPO 673-06, directed by Stephen K. Mayo). Responsible for own research on housing demand and housing policies, supervision of consultants and researchers, collaboration with the Indian Institute of Management (Bangalore), and external dissemination of project results.

Designed housing market research projects to be carried out by other agencies in Indonesia, Kenya, and Jamaica. Contributed to designs in Colombia, Jordan, Korea, Malawi, Egypt, Ethiopia, Turkey and Peru.

University of Wisconsin Graduate School funded research project on *Housing Markets, House Prices, Rents and Regulation*.

University of Wisconsin La Follette Institute financed study of *Wisconsin Housing Markets and Policy* (with Richard Green).

Determinants of Mortgage Defaults and Loan Losses in U.S. Credit Unions. Financed by the Center for Credit Union Research and the Filene Research Institute.

World Bank grant to prepare a background paper on *Housing Market Behavior: International Lessons for Vietnam*.

World Bank grant to prepare a paper on *Reform of Rent Regulation in Egypt*.

Evaluation of the Section 42 Tax Credit Program. Financed by the Mortgage Banker's Association (Joint with Kerry Vandell).

Modeling Multifamily Residential Construction. Financed by the Real Estate Research Institute.

University of Wisconsin Graduate School funded research project on *The Flight to the Suburbs, Revisited: The Interurban Distribution of Population, Employment and Housing Prices*.

Indefinite Quantity Contract for *Research on Housing Finance*. Financed by the U.S. Department of Housing and Urban Development (with other CULER staff).

Grant from HUD (to AREUEA) for special issue of *Real Estate Economics* devoted to "Housing and Urban Development Indicators."

World Bank grant to prepare a paper on *Housing Market Incentives in Turkey*.

University of Wisconsin Graduate School funded research project on *The Flight to the Suburbs, Revisited: The Intraurban Distribution of Population, Employment, and Housing Prices*.

University of Wisconsin WAGES funded research project on *Comparative Research on Economic Growth, Development and Agglomeration*.

Center for Housing Policy grant to prepare a *Synthesis Paper on the Relative Merits of Project Based Assistance, Vouchers and Public Housing*.

World Bank grant to prepare a paper on *Housing Market Research and a Living Standards Measurement Study*.

Lincoln Institute of Land Policy grant to study *The Supply of Residential Real Estate*. (With Richard Green).

World Bank grant to develop courses on *International Real Estate Economics* (With Richard Green).

Grant from the Washington, D.C. Financial Control Board to study *Options for Rent Decontrol in Washington, D.C.* (With Nathan Associates).

Grant from the National Association of Realtors to study *House Prices, Regulation, and Employment*.

Fannie Mae Foundation grant to develop *A Model For the Evaluation of Housing Investments by Community Development Professionals*.

Grant from the Wisconsin Housing and Economic Development Authority to study *Effects of Siting Low Income Housing Tax Credit Projects on Nearby Property Values*. (With Richard Green).

Grant from the Ford Foundation to study *Forced Sales of Black-Owned Land in the Rural South: Assessing Impacts on Black Wealth and Effects of African-American participation in Civil Society* (With P.I. Thomas Mitchell, and Richard Green).

Grant from the Center for Free Enterprise to study *Property Rights, Regulations and Housing Market Performance* (with Kyung-Hwan Kim and Chun-Ho Kim).

Examples of Country Experience

Operational and research experience in countries other than the United States includes the following (dates of trips in parentheses):

- Canada: (2006). Keynote speaker at Canadian Housing and Renewal Association annual meeting. (2007). Review literature on economics of local development for Infrastructure Canada.
- China: (2007). Discussions with the Development Research Center of China's State Council on housing market conditions and policies.
- Egypt: (1982) Conduct research on housing market behavior, with emphasis on rent controls, landlord investment behavior, key money rental systems. Results used in evaluation of World Bank-financed urban development project.
- Ghana: (1988) Participant in a World Bank Housing Sector Mission to discuss implementation of Ghana's new housing strategy. Evaluate housing finance, rental policies, relationship to macroeconomic objectives. Assist in design of UNDP financed studies in the sector.
- India: (1982) Participant in World Bank Urban Sector Mission to Gujarat State. Responsible for developing regional model of employment and population, analysis of trends in State's economy, analysis of housing market behavior and investment performance. (1985) Collaborate with Indian Institute of Management (Bangalore) on study of costs and benefits of rent control. (2008) Teach real estate economics and investment at Indian School of Business, Hyderabad.
- Indonesia: (1986) Participant in World Bank Post-Appraisal Mission to design set of housing market and policy studies to be carried out under Housing Finance Sector Loan. Prepared economic analysis of the project, participated in loan negotiations upon return to Washington.

Stephen Malpezzi

Page 6 of 25

- Jamaica: (1985) Design housing market studies for Jamaica's Ministry of Construction (Housing). (1986) Represent Bank at Caribbean conference on International Year of Shelter for the Homeless, and provide follow up comments on revised design of housing market studies.
- Kenya: (1983, 1985) Assist Kenya's Central Bureau of Statistics and Ministry of Works, Housing, and Physical Planning with design and analysis of the Kenya Urban Housing Survey (carried out under Bank's Third Urban Loan). During 1984 trip, joined Bank mission supervising Second Urban Loan.
- Korea: (1986, 1987, 1988, 1989, 1990, 1993, 1997, 2007, 2011) Participant in World Bank Preappraisal Mission for a Housing Finance Sector Loan. Analyze cost and efficiency of current public sector housing programs; analyze role of rental housing in Korean markets. Design follow-on housing market studies. Participate in research project on Property Rights, Regulation and Housing Market Performance. Consultant to Ministry of Construction on rental housing policies.
- Malaysia: (1987, 1988) World Bank Housing Sector Mission to Malaysia. Analyze costs and benefits of current policies and programs. Design present value model for investment analysis.
- Mexico: (1998) Analyze Mexican housing finance subsidy proposals for World Bank and *Fondo de Operacion y Financiamiento Bancario a la Vivienda* (FOVI).
- Nigeria: (1988) Represent the World Bank at National Conference on Housing Policy. Participate in workshop sessions on housing finance.
- United Kingdom: (2003) Review Kate Barker Report to Chancellor of the Exchequer on housing supply issues in Britain, participate in review meeting organized by Rowntree Trust. (2005) Review regional housing market model and policy proposals for increased housing supply in Britain for Department of the Environment. (2009) Participant in review of British Housing Policy under the auspices of the UK Building and Social Housing Council, chaired by Lord Richard Best.

In addition to direct experience overseas, carried out numerous desk studies, e.g. comparative analysis of housing demand in nine countries; analysis of rent control in several developing country markets; demand for housing finance in the urban Philippines; review of housing market study designs in numerous countries. Familiar with housing markets and policies in several developed countries (in addition to U.S. and developing countries). Assisted with several international real estate field trips to Europe (London, Cambridge, Amsterdam, Frankfurt, Berlin, Budapest, Vienna, Bratislava) and Asia (Tokyo, Seoul, Hong Kong).

Memberships and Professional Activities

The American Economic Association
The American Real Estate and Urban Economics Association
The American Real Estate Society
The Asian Real Estate Society
The Regional Science Association
European Network for Housing Research
Urban Land Institute
Formerly Post Doctoral Fellow and Fellow, now Faculty Member, The Weimer School for
Advanced Real Estate Studies of the Homer Hoyt Institute
Faculty Associate, The Lincoln Institute of Land Policy
Board member, *Journal of Housing Economics*
Board member, *Land Economics*
Past board member, *Cityscape*, 2002-2009.
Member of Governor Tommy Thompson's *Blue Ribbon Commission on State and Local Government
Partnerships*
Past President, *American Real Estate and Urban Economics Association*, 2006. Second Vice President,
2004; First Vice President, 2005; Board member, 1999 to 2002, and 2007-2009.
Past Distinguished Fellow of the National Association of Industrial and Office Properties
Recipient of the Robert A. Jerred Distinguished Service Award, from the University of Wisconsin
School of Business
Member of Columbia University's Center for Homelessness Prevention Studies

Referee for *Urban Studies*, *Real Estate Economics* (formerly *The American Real Estate and Urban Economics Association Journal*), *Economic Development and Cultural Change*, *Journal of Urban Economics*, *Land Economics*, *Journal of Regional Science*, *Housing Finance Review*, *The Journal of Real Estate Finance and Economics*, *The Journal of Housing Economics*, *the Economic Journal*, *Housing Finance International*, *Review of Urban and Regional Development Studies*, *Urban Affairs Journal*, *Environment and Planning A*, *Journal of African Finance and Economic Development*, *Housing Studies*, *Habitat International*, *Journal of Population Economics*, *Journal of Regional Analysis and Policy*, *Regional Science and Urban Economics*, *Sustainability*, and *American Economic Review*. Past member of editorial board for *Built Environment*. Peer reviewer for the World Bank's Research Committee, the National Institute for Mental Health, the Urban Institute Press, the John D. and Catherine T. MacArthur Foundation, National Academy of Sciences, Israel Science Foundation, and the National Bureau of Economic Research. Contributor to *The Urban Edge*, *World Bank Infrastructure Notes*, and the *World Development Report*. Co-editor of *International Real Estate Network for Education*. Twice judge of AREUEA's annual Dissertation Competition. Guest Editor, special issue of *Real Estate Economics* devoted to "Housing and Urban Development Indicators," and special issue of *Journal of Housing Economics* in memory of Stephen K. Mayo.

Session chair and discussant at numerous professional conferences, participant in real estate and development conferences and seminars, in the United States and abroad. Member of the program committee for a number of AREUEA conferences. Have presented papers and guest lectures on housing markets and policies, housing finance, and urban development at numerous universities,

including La Salle University, University of Pennsylvania, University of Chicago, Glasgow University, St. Andrews University, University of Science and Technology (Kumasi), Cambridge University, Oxford Polytechnic, University of Wisconsin (Madison, Milwaukee), Marquette University, University of North Carolina, University of Virginia, Virginia Polytechnic University, University of Newcastle, University of Southern California, University of California at Los Angeles, University of California at Berkeley, University of British Columbia, University of Illinois-Chicago, London Business School, Massachusetts Institute of Technology, Indian School of Business, University of Melbourne, Royal Melbourne Institute of Technology, Sogang University, Peking University, Tsinghua University. Other presentations include Urban Institute, World Bank, Organization for Economic Cooperation and Development, U.S. Agency for International Development, Central Bureau of Statistics (Kenya), Inter-American Development Bank, U.S. Department of Housing and Urban Development, Institute for Housing Studies (Netherlands), Korea Research Institute for Human Settlements, Canadian Housing and Renewal Association, Heartland Properties, Planning and Development Cooperative, Filene Research Institute, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Uppsala University Institute for Housing Research, Royal Institute of Technology (Stockholm), Federal Reserve Bank of Minneapolis, Urban Land Institute, Canadian Housing and Renewal Association, and the Brookings Institution.

Selected Publications

Journal Articles

Estimates of Housing Inflation for Thirty-Nine SMSAs: An Alternative to the Consumer Price Index. (With James R. Follain). *Annals of Regional Science*, November 1980, pp. 41-56.

The Flight to the Suburbs: Insights from an Analysis of Central City versus Suburban Housing Costs. (With James R. Follain). *Journal of Urban Economics*, 9, May 1981, pp. 381-398.

Another Look at Racial Differences in Housing Prices. (With James R. Follain). *Urban Studies*, 18, June 1981, pp. 195-203.

Are Occupants Accurate Appraisers? (With James R. Follain). *Review of Public Data Use*, 9, June 1981, pp. 47-55.

Urban Revitalization and the Elderly: Evidence From Three Neighborhoods. *Journal of Housing for the Elderly*, 2(4), Winter 1984/85, pp. 27-50.

The Efficacy of Hedonic Estimation with the Annual Housing Survey: Evidence from the Demand Experiment. (With Larry Ozanne). *Journal of Economic and Social Measurement*, 13, July 1985, pp. 153-72.

Shelter Strategies for the Urban Poor in Developing Countries. (With Stephen K. Mayo and David J. Gross). *World Bank Research Observer*, 1(2), July 1986, pp. 183-203. French and Spanish versions available.

User Cost and Housing Tenure in Developing Countries. (With Stephen K. Mayo). *Journal of Development Economics*, 25, February 1987, pp. 197-220.

The Demand for Housing in Developing Countries: Empirical Estimates from Household Data. (With Stephen K. Mayo). *Economic Development and Cultural Change*, 35(4), July 1987, pp. 687-721.

Microeconomic Estimates of Housing Depreciation. (With Larry Ozanne and Thomas Thibodeau). *Land Economics*, 63(4), November 1987, pp. 372-385.

An Econometric and Cultural Analysis of Rent Control in Kumasi, Ghana. (With Kenneth G. Willis and A. Graham Tipple). *Urban Studies*, 27(2), April 1990, pp. 241-57.

Urban Housing and Financial Markets: Some International Comparisons. *Urban Studies*, 27(6), December 1990, pp. 971-1022. Reprinted in *Housing Finance International*, 1993.

Measuring the Urban Policy Environment: An Exploratory Analysis Using Rent Controls. (With Gwendolyn Ball). *Habitat International*, 17(2), 1993, pp. 39-52.

What Can New York and Los Angeles Learn From Kumasi and Bangalore? A Comparison of Costs and Benefits of Rent Controls. *Housing Policy Debate*, 4(4), 1993, pp. 589-626.

Urban Regulations and the Price of Land and Housing in Korea. (With Richard Green and Kerry Vandell). *Journal of Housing Economics*, 3, 1994, pp. 330-56.

Getting the Incentives Right: A Reply to Baken and van der Linden. *Third World Planning Review*, 16(4), November 1994, pp. 451-66.

What Have African Housing Policies Wrought? (With J. Sa-Aadu). *Real Estate Economics*, 24(2), Summer 1996, pp. 133-60.

House Prices, Externalities and Regulation In U.S. Metropolitan Areas. *Journal of Housing Research*, 7(2), 1996, pp. 209-41.

What's Happened to the Bottom of the Housing Market? (With Richard K. Green). *Urban Studies*, 33(10), December 1996, pp. 1807-20.

Housing and Urban Development Indicators: A Good Idea Whose Time Has Returned. (With Stephen K. Mayo). *Real Estate Economics*, 25(1), March 1997, pp. 1-11.

Stephen Malpezzi
Page 10 of 25

Getting Housing Incentives Right: A Case Study of the Effects of Regulation, Taxes and Subsidies on Housing Supply in Malaysia. (With Stephen K. Mayo). *Land Economics*, 73(3), August 1997, pp. 372-91.

Developing Confidence Intervals for Office Market Forecasts. (With Richard K. Green and Walter Barnes). *Journal of Real Estate Finance and Economics*, 16(1), January 1998, pp. 75-90.

New Place-to-Place Housing Price Indexes for U.S. Metropolitan Areas, and Their Determinants: An Application of Urban Indicators. (With Gregory Chun and Richard K. Green). *Real Estate Economics*, 26(2), Summer 1998, pp. 235-74.

Welfare Analysis of Rent Control With Side Payments: A Natural Experiment in Cairo, Egypt. *Regional Science and Urban Economics*, 28, November 1998, pp. 773-95.

Private Rental Housing Markets in the United States. *Netherlands Journal of Housing and the Built Environment*, 13(3), 1998, pp. 353-86.

A Simple Error Correction Model of Housing Prices. *Journal of Housing Economics*, 8, March 1999, pp. 27-62.

Implications of Income Property Stock Data for Real Estate Investment Portfolio Location. (With Joseph Mahoney and James D. Shilling). *Real Estate Finance*, 16(4), Winter 2000, pp. 53-66.

Institutional Investors Tilt Their Real Estate Holdings Towards Quality, Too. (With James D. Shilling). *Journal of Real Estate Finance and Economics*, 21(2), September 2000, pp. 113-37.

The Contributions of Stephen K. Mayo to Housing and Urban Economics. *Journal of Housing Economics*, 10, June 2001, pp. 72-108.

The Stock of Private Real Estate Capital in U.S. Metropolitan Areas: Measurement and Determinants. (With James D. Shilling and Yu-Yun Yang). *Journal of Real Estate Research*, 22(3), 2001, pp. 243-70.

The Price Elasticity of Supply of New Residential Construction in the United States and the United Kingdom (with Duncan Maclennan). *Journal of Housing Economics*, 10 (3), September 2001, pp. 278-306.

Measuring the Costs and Benefits of Urban Land Use Regulation: A Simple Model with and Application to Malaysia. (With Alain Bertaud). *Journal of Housing Economics*, 10 (3), September 2001, pp. 393-418.

Urban Regulation, Housing Prices, and the "New Economy." *Housing Policy Debate*, 13(2), 2002, pp. 323-49.

Stephen Malpezzi
Page 11 of 25

Does the Low Income Housing Tax Credit Increase the Supply of Housing? (With Kerry Vandell). *Journal of Housing Economics*, 11(4), December 2002, pp. 360-80.

Appraisal Quality and Residential Mortgage Default. (With Michael Lacour-Little). *Journal of Real Estate Finance and Economics*, 27(2), 2003, pp. 211-34.

A Review of Empirical Evidence on the Costs and Benefits of Rent Control. (With Bengt Turner). *Swedish Economic Policy Review*, 10, 2003, pp. 11-56.

Is It What We Do, Or How We Do It? New Evidence on Agglomeration Economies and Metropolitan Growth (With Kiat Ying Seah and James D. Shilling). *Real Estate Economics*, 32(2), 2004, pp. 265-95.

The Role of Speculation in Real Estate Cycles. (With Susan Wachter). *Journal of Real Estate Literature*, 13(2), 2005, pp. 143-66.

Metropolitan-Specific Estimates of the Price Elasticity of Supply of Housing, and Their Sources. (With Richard K. Green and Stephen K. Mayo). *American Economic Association Papers and Proceedings*, 95(2), May 2005, pp. 334-9.

Some International Perspectives on Affordable Housing, and Possible Lessons for Korea. *Housing Studies Review*, 13(3), 2005, pp. 209-21.

Household Mobility in New York City's Regulated Rental Housing Market. (With Tammie X. Simmons-Mosley). *Journal of Housing Economics*, 15(1), 2006, pp. 38-62.

Gated Streets and Housing Prices. (With Michael LaCour-Little). *Journal of Housing Research*, 18(1), 2009, pp. 19-44.

Forced Sale Risk: Class, Race and the "Double Discount. (With Thomas Mitchell and Richard Green). *Florida State University Law Review*, 37(3), Spring 2010, pp. 589-659.

Published Monographs, Book Chapters etc.

Dissecting Housing Value and Rent: Estimates of Hedonic Indexes for Thirty-Nine Large SMSAs, (with James R. Follain). Washington, D.C.: The Urban Institute, 1980 (132 pp.)

Housing Demand in Developing Countries, with Stephen K. Mayo and David Gross. World Bank Staff Working Paper No. 733, 1985.

Rent Control in Developing Countries: A Synthesis (with Gwendolyn Ball). Washington, D.C.: World Bank Discussion Paper No. 129, 1991 (84 pp.)

Costs and Benefits of Rent Control in Kumasi, Ghana: A Case Study in Kumasi, Ghana (with Graham Tipple and Kenneth G. Willis). Washington, D.C.: World Bank Discussion Paper No.74, 1990 (IBSN 0-8213-1463-7, 139 pp.)

Housing in Korea: Recent Trends and Recurrent Problems (with James R. Follain, Emmanuel Jimenez, Sungyong Kang, and Stephen K. Mayo). In Gill-Chin Lim, ed., *Urban Planning and Spatial Strategies in Rapidly Changing Societies*. Princeton, N.J.: Consortium on Urban and Regional Policy in Developing Countries, 1983.

Improving Urban Shelter Strategies in Developing Countries. *Housing Finance International*, February 1987.

Analyzing Housing Programs Using Discounted Cash Flow Models. In Graham Tipple and Kenneth Willis, *The Analysis of Low Income Housing in Developing Countries*. Routledge Publishing, 1991.

Rental Housing In Developing Countries: Issues and Constraints. In United Nations Centre for Human Settlements, *Rental Housing: Proceedings of an Expert Group Meeting*. Nairobi, 1992.

Urban Housing Markets and Policy: International Lessons for Vietnam. In George Tolley, Shou-Yi Hao and Marica Occomy (eds.), *Urban Land and Housing Reform in Socialist and Formerly Socialist Economies*. Mt. Pleasant, MI: Blackstone Books, 1996.

Rent Control. Entry in Willem van Vliet-- (ed.), *The Encyclopedia of Housing*. Sage, 1998.

Rent Decontrol. Entry in Willem van Vliet-- (ed.), *The Encyclopedia of Housing*. Sage, 1998.

The Greatest Real Estate Movies of All Time. *Illinois Real Estate Letter*, 1999. Shortened version in *Journal of Property Management*, May/June 2000, pp. 102-3.

Economic Analysis of Housing Markets in Developing and Transition Economies. In Edwin S. Mills and Paul Chesire (eds.), *Handbook of Regional and Urban Economics*. Volume III. North Holland, 1999, pp. 1791-1864.

Analyzing the Gap Between Myth and Reality: A Closer Look at the Facts and Figures of Farming. (With Kerry Vandell). *On Common Ground*, 2(3), Fall 1999, pp. 10-14.

Housing. In Margaret Grosh and Paul Glewwe (eds.) *Designing Household Survey Questionnaires for Developing Countries: Lessons from Ten Years of the Living Standards Measurement Study*. The World Bank, 2000.

Tales from the Real Side: Lessons of Urban Research for Housing Finance in Developing and Transition Economies. *Proceedings of the Conference on Housing Policy in the New Millennium*, U.S. Department of Housing and Urban Development, 2000.

Economic Development: The Role of State and Local Government in Wisconsin. *La Follette Policy Report*, 12(2), Fall 2001.

Hedonic Pricing Models and House Price Indexes: A Select Review. In Kenneth Gibb and Anthony O'Sullivan (eds.), *Housing Economics and Public Policy: Essays in Honour of Duncan MacLennan*. Oxford: Blackwell Publishing, 2002, pp. 67-89.

Local Economic Development and Its Finance. In Sammis B. White, Richard D. Bingham and Edward W. Hill (eds.), *Financing Economic Development in the 21st Century*. Armonk, NY: M.E. Sharpe, 2003, pp. 3-26.

A Primer on U.S. Housing Markets and Policy. (With Richard K. Green). Washington, D.C.: The Urban Institute Press, for the American Real Estate and Urban Economics Association, Monograph Series, No. 3, 2003.

The Spatial Distribution of Population in 48 World Cities: Implications for Economies in Transition. (With Alain Bertaud). World Bank Technical Paper, 2003.

Malpezzi, Stephen. Low Income Housing Markets and Policy: Some International Perspectives, and Possible Lessons for Korea. In MoonJoong Tcha (ed.), *Residential Welfare and Housing Policies: The Experience and Future of Korea*. Seoul: Korea Development Institute, 2005.

Cross-Country Patterns of Urban Development. In Richard Arnott and Daniel McMillen (eds.), *A Companion to Urban Economics*. Blackwell, 2006.

Comments on Karl Case, "Land and Property Price Appreciation in Selected U.S. Cities: An Historical Analysis". In Yu-Hung Hong and Gregory Ingram (eds.), *Land Policies for Urban Development*. Cambridge, MA: The Lincoln Institute of Housing Policy, 2007.

Rent Control. Entry in the *Palgrave Dictionary of Economics*, 2008.

Property Rights, Regulations and Housing Market Performance (with Kyung-Hwan Kim and Chun-Ho Kim). Seoul: Center for Free Enterprise, 2008 (in Korean and English).

Comments on John Quigley, Steven Raphael and Larry Rosenthal's "Measuring Land-Use Regulations and Their Effects in the Housing Market," in Edward Glaeser and John Quigley (eds.), *Housing and the Economy: Risk, Regulation and Policy: Essays in Honor of Karl E. Case*. Lincoln Institute of Land Policy, 2009.

The Wisconsin Real Estate Outlook for 2010: Hitting the Target? *Wisconsin Real Estate Magazine*, January 2010.

Urban Growth and Development at Six Scales. In Eugenie Birch and Susan Wachter (eds.), *Global Urbanization in the 21st Century*, University of Pennsylvania Press, 2010.

Housing Taxation and Subsidies in the United States. In Miranda Stewart (ed.), *Housing and Taxation Policy*. Australian Tax Research Foundation, 2010.

2011 Economic Outlook. *Wisconsin Real Estate Magazine*, January 2011.

Private Rental Housing in the United States. In Melissa Fernandez and Kathleen Scanlon (eds.), *England's Private Rental Sector: Lessons from Abroad*. London School of Economics, 2011.

Déjà vu All Over Again? *Wisconsin Real Estate Magazine*, January 2012.

Housing Demand. (With Susan Wachter). Entry in the *International Encyclopedia of Housing and Home*. Susan J. Smith, editor-in-chief. Forthcoming, 2012.

Local Economic Development and Its Finance. In Sammis B. White and Zenia Z. Kotval, (eds.), *Financing Economic Development in the 21st Century*. Second edition. Armonk, NY: M.E. Sharpe, forthcoming 2012.

Conference Papers/Presentations

Hedonic Indexes of Housing Value and Rent in 39 SMSAs (with James R. Follain). Presented at the Western Economic Association, Las Vegas, Nevada, June 1979.

An Assessment of Annual Housing Survey Hedonic Indexes Using Demand Experiment Data (with Larry Ozanne and Marcellus Andrews). Urban Institute Working Paper 249-21, 1979. Delivered at the Experimental Housing Allowance Program Conference, Washington, D.C., April 1979.

Racial Differences in Housing Demand and Homeownership (with James R. Follain and Daniel Chambers). Presented at the December 1981 meeting of the American Real Estate and Urban Economics Association.

A Comparative Analysis of Housing Demand in Developing Countries (with Stephen K. Mayo). World Bank, Water Supply and Urban Development Department Discussion Paper No. 41, 1984. Earlier version presented at the December 1983 meetings of the American Real Estate and Urban Economics Association, San Francisco, California.

Economic Analysis of Alternative Rent Control Policies, With an Application to Cairo, Egypt. Presented at the November 1984 meeting of the Regional Science Association, Denver, Colorado.

Rent Controls: An International Comparison. Presented at the December 1984 meeting of the American Real Estate and Urban Economics Association, Dallas, Texas. Revised version presented at the 1986 Gavle Conference on Housing Policy sponsored by the Swedish Institute for Building Research.

Shelter Strategies for the Urban Poor in Developing Countries (with Stephen K. Mayo and David J. Gross). Presented at the December 1985 meeting of the American Real Estate and Urban Economics Association, New York City. Revised versions presented at the International Year of Shelter for the Homeless Subregional Conference in Kingston, Jamaica (1986) and the Conference on Housing Policy, Kumasi, Ghana (1988).

Macroeconomic Effects of Shelter Policies in Developing Countries. Presented at the Conference on Housing Policy, Amsterdam, 1988.

Urban Housing and Financial Markets: Some International Comparisons. Presented at the Joseph Rowntree Memorial Trust International Colloquium on Housing Finance, York, England, 1989.

Rental Housing In Developing Countries: Issues and Constraints. Presented at the United Nations Expert Group Meeting on Rental Housing in Developing Countries, Rotterdam, 1989.

Property Rights and Incentives: Lessons for the Development of Land and Housing Markets in Socialist Economies. Presented at the University of Chicago's Conference on Urban Land and Housing Reform in Socialist and Formerly Socialist Economies, July 1992.

Rethinking African Housing Policy During a Period of Structural Adjustment (with Jarjisu Sa-Aadu). Presented at the International Conference of the American Real Estate and Urban Economics Association, Redondo Beach California, October 1992.

Urban Regulations and the Price of Land and Housing in Korea (with Richard Green and Kerry Vandell). Presented at the International Conference of the American Real Estate and Urban Economics Association, Redondo Beach California, October 1992.

Selections from a Primer on U.S. Housing Markets and Policy (with Richard Green). Presented to the Mid-Year meeting of the American Real Estate and Urban Economics Association, Washington, D.C., June 1993. Revised version presented to Federal Home Loan Mortgage Corporation Housing Seminar, 1994.

Rental Housing Markets and Policies in the United States. Presented at Scottish Homes/Univeristy of Glasgow conference on Rental Housing, Edinburgh, Scotland, July 1993.

Housing Markets and Policy in Market Economies: Lessons for Formerly Socialist Economies (with Kerry Vandell). Presented at the International Conference of the American Real Estate and Urban Economics Association, Mystic, Connecticut, October 1993.

Real Estate Lending and U.S. Credit Unions. Presented to the Credit Union Research Colloquium, McIntire School of Commerce, University of Virginia, November 1993.

International Comparisons of the Cost and Benefits of Rent Controls. Presented to the American Real Estate and Urban Economics Association, Boston, January 1994.

Stephen Malpezzi
Page 16 of 25

Confidence Intervals for Office Market Rent and Occupancy Forecasts (with Walter Barnes and Richard Green). Presented to the American Real Estate and Urban Economics Association, Boston, January 1994.

Housing Prices, Externalities and Regulation in U.S. Metropolitan Areas. Presented to the American Real Estate and Urban Economics Association, Boston, January 1994. Revised versions presented to the Fannie Mae Housing Price Conference, Washington, May 1994; the Governor's Housing Conference, Milwaukee, May 1994; the Midyear Meeting of the American Real Estate and Urban Economics Association, Washington, June 1994; the World Bank, June 1994; Marquette University, Department of Economics Housing Starts Conference, Milwaukee, September 1994.

Housing Markets and Policies in Canada (with Richard Green). Presented to the Governor's Housing Conference, Milwaukee, 1994.

Where in the World Is Our Oyster? Economic Development and Global Real Estate Opportunities. Presented to the Homer Hoyt/Weimer School Seminar, West Palm Beach, Florida, May 1994.

The Price Elasticity of Supply of New Residential Construction in the United States and the United Kingdom (with Duncan Maclennan). Presented to the joint meeting of the European Network for Housing Research and the American Real Estate and Urban Economics Association, Glasgow, September 1994.

Appraisal Quality and Mortgage Default. Presented to the American Real Estate and Urban Economics Association, Washington, D.C., January 1995.

Recent Research on the Price Elasticity of Supply of Housing. Presented to the Homer Hoyt/Weimer School Seminar, West Palm Beach, Florida, May 1995.

How Can We Make Housing More Affordable? Presented to the Wisconsin Housing Conference, Madison, May 1995.

Towards Metropolitan-Specific Estimates of the Price Elasticity of Supply of Housing. Presented to the American Real Estate and Urban Economics Association, Washington, D.C., May 1995.

What's Happened to the Bottom of the Housing Market? (with Richard K. Green). Presented to the Symposium on the Occasion of Dr. William G. Grigsby's Retirement, University of Pennsylvania, September 1995.

Evaluating the Low Income Housing Tax Credit: Initial Analysis of Statewise Data. (With Kerry Vandell). Presented to the American Real Estate and Urban Economics Association, San Francisco, January 1996.

Is Theory Outrunning Measurement in Real Estate Economics? Some Observations from the U.S. Keynote address to the Society of Housing and Property Economists, London Business School, March 1996.

Economic Analysis of Housing Markets in What Used to Be the 'Second' and 'Third' Worlds. Presented to the International Meeting of the American Real Estate and Urban Economics Association, Orlando, May 1996.

New Place-to-Place Housing Price Indexes for U.S. Metropolitan Areas, and Their Determinants: An Application of Urban Indicators. (With Gregory Chun and Richard K. Green). Presented to the North American Meetings of the Regional Science Association International, Arlington, Virginia, November 1996.

The Flight to the Suburbs, Revisited: The Intraurban Distribution of Housing Prices and Population. (With Yeuh-Chuan Kung). Paper presented to the American Real Estate and Urban Economics Association, New Orleans, January 1997.

Institutional Investors Tilt Their Real Estate Holdings Towards Quality, Too. (With James D. Shilling). Paper presented to the American Real Estate and Urban Economics Association, New Orleans, January 1997.

Forecasting Metropolitan Multifamily Residential Construction. Presented to the Real Estate Research Institute, Chicago, April 1997.

Recent Research on the Supply of Residential Real Estate. Presented to the Lincoln Institute of Land Policy, Cambridge, Massachusetts, May 1997.

Getting Housing Incentives Right in Turkey. (With Deniz Baharoglu and Lawrence M. Hannah). Presented to the International Meeting of the American Real Estate and Urban Economics Association, Berkeley, May 1997.

A Simple Error Correction Model of House Prices. Presented to the International Meeting of the American Real Estate and Urban Economics Association, Chicago, January 1998.

Land Markets, Property Markets and the Broader Economy. Panel presentation for Who Owns America? II, University of Wisconsin Land Tenure Center/Lincoln Institute of Land Policy, June 1998.

Urban Regulation, With Special Attention to Land Use and Real Estate: A Brief Review. Paper presented to the World Bank World Development Report Summer Workshop, Washington, July 1998.

Incorporating Geographical Variation in Housing Prices in New Measures of Poverty. Presented to the Institute for Research on Poverty/Brookings Institution Workshop on Housing and Geographic Issues in the Measurement of Poverty, Washington, July 1998.

Stephen Malpezzi
Page 18 of 25

The Spatial Distribution of Population in 35 World Cities: The Role of Markets, Planning and Topography. (With Alain Bertaud). Paper presented to the American Real Estate and Urban Economics Association, New York, January 1999.

Rent Regulation and Mobility in New York City. (With Tammie X. Duhon). Paper presented to the American Real Estate and Urban Economics Association, New York, January 1999.

Urban Form and Development. Presented to the Weimer School of Advanced Real Estate Studies, West Palm Beach, January 1999.

The Measurement and Determinants of Urban Sprawl in U.S. Metropolitan Areas. Paper presented to the American Real Estate and Urban Economics Association, Washington, D.C., June 1999.

Metropolitan Specific Estimates of the Price Elasticity of Supply of Housing, and Their Sources. (With Richard K. Green and Stephen K. Mayo). Paper Presented to the American Real Estate and Urban Economics Association, Boston, January 2000. Revised version presented to the Association for Public Policy Analysis and Management, Atlanta, October 2004. Revised version presented to the American Economic Association, Philadelphia, January 2005.

Urban Transitions and Endogenous Economic Growth. (With Zhenguang Lin). Paper presented to the American Real Estate and Urban Economics Association, Boston, January 2000.

Urban Form and Development, Revisited. Presented to the Weimer School of Advanced Real Estate Studies, West Palm Beach, January 2000.

Are Gated Communities Priced? (With Michael Lacour-Little). Paper presented to the American Real Estate and Urban Economics Association, Washington, D.C., June 2000. Revised version presented to the European Network for Housing Research, Gävle, Sweden, July 2000.

Real Estate, Finance and Urban Development in Developing and Transition Economies: The Next Decade. (With J. Sa-Aadu and David R. Barker). Paper presented to the American Real Estate and Urban Economics Association and the European Network for Housing Research, Gävle, Sweden, July 2000. Revised version presented to the International American Real Estate and Urban Economics Association Conference, Cancun, Mexico, May 2001. Second revision presented to the International American Real Estate and Urban Economics Association Conference, July 2004, Fredericton, New Brunswick.

The Contributions of Stephen K. Mayo to Housing and Urban Economics. Paper presented to the American Real Estate and Urban Economics Association and the European Network for Housing Research, Gävle, Sweden, July 2000.

Tales from the Real Side: Lessons of Urban Research for Housing Finance in Developing and Transition Economies. Presented to the U.S. Department of Housing and Urban Development conference on "Housing Policy in the New Millennium," Crystal City, Virginia, October 2000.

Stephen Malpezzi
Page 19 of 25

The Market for Golf. Paper presented to the American Real Estate and Urban Economics Association, New Orleans, January 2001.

The Effects of Housing Markets, and their Regulation, on Local Economies. Paper presented to the American Real Estate and Urban Economics Association, Washington, D.C., May 2001.

NIMBYs and Knowledge: Urban Regulation and the “New Economy.” Paper presented to the American Real Estate and Urban Economics Association, Washington, D.C., May 2001.

Hedonic Pricing Models: A Selective and Applied Review. Paper presented to a conference honoring Professor Duncan Maclennan, Glasgow, December 2001.

Appraisal Quality and Residential Mortgage Default. (With Michael Lacour-Little). Paper presented to the American Real Estate and Urban Economics Association, Atlanta, January 2002.

The Distribution of Rent Changes within a Market, and Implications for Second Generation Rent Control. (With Tammie X. Simmons and Henry Pollakowski). Paper presented to the European Network for Housing Research, Vienna, July 2002. Revised version presented to the American Real Estate and Urban Economics Association, Washington, D.C., January 2003. Second revision presented to the American Real Estate and Urban Economics Association, Los Cabos, Mexico, August 2005.

Is It What We Do, Or How We Do It? New Evidence on Agglomeration Economies and Metropolitan Growth (With James D. Shilling and Kiat Ying Seah). Paper presented to the American Real Estate and Urban Economics Association, Atlanta, January 2002. Revised version presented to the International Meeting of AREUEA and the Asian Real Estate Society, Seoul, July 2002. Second revised version presented to Aberdeen-Reading Conference on Commercial Property Research, Skye, Scotland, August 2003.

The Role of Speculation in Real Estate Cycles. (With Susan Wachter). Paper presented to the Lincoln Institute of Land Policy Seminar on Real Estate Speculation, March 2002. Revised version presented to the International Meeting of AREUEA and the Asian Real Estate Society, Seoul, July 2002.

Rent Control: A World View. (With Bengt Turner). Paper presented to the Economic Council of Sweden’s Conference on “The Economics and Politics of Rent Regulation,” Stockholm, November 2002. Revised version presented to the International Meeting of the American Real Estate and Urban Economics Association, Crakow, Poland, July 2003.

Neighborhood Controls, Crime Rates and Housing Prices. (With Michael LaCour-Little). Paper presented to the American Real Estate and Urban Economics Association, Washington, D.C., May 2004.

Cross-Country Models of Housing Tenure, Rents and Asset Prices: The Effects of Regulations and Institutions. (With Peter Englund, Kyung-Hwan Kim, and Bengt Turner). Presented to the

European Network for Housing Research, Cambridge, England, July 2004. Revised version presented to the International Meeting of the American Real Estate and Urban Economics Association, Fredericton, New Brunswick, July 2004. Second revision presented to the International Meeting of the American Real Estate and Urban Economics Association, Los Cabos, Mexico, August 2005.

Housing Price Dynamics: Can We Pick the Turning Points? (With Yongping Liang). Paper presented to the American Real Estate and Urban Economics Association, Philadelphia, January 2005.

Low Income Housing Markets and Policy: Some International Perspectives, and Possible Lessons for Korea. Presented to the Korea Development Institute's International Conference on Residential Welfare and Housing Policies, Seoul June 2005.

Forced Sales and Farmland Prices: Testing for Discrimination against Black and Small Farmers (With Thomas Mitchell, Richard K. Green and Scott Bernstein). Presented to the International Meeting of the American Real Estate and Urban Economics Association, Los Cabos, Mexico, August 2005. Revised version presented to The Midwestern Law and Economics Association, Chicago, October 2005.

Thoughts on the Measurement and Analysis of Land Prices. Presented to the Lincoln Institute Conference on Land Policies for Urban Development, Cambridge, Massachusetts, June 2006.

The Supply of Real Estate. Presidential Address to the American Real Estate and Urban Economics Association, Chicago, January 2007.

Is There a Fortune at the Bottom of the Pyramid? University of Wisconsin Initiative for Studies in Technology Entrepreneurship. Madison, May 22, 2007.

The Economics of Affordable Housing, Development Research Center of China's State Council, Conference on Housing Policy, Beijing, June 2007.

Urban Development at Six Scales. Presented to the Rockefeller Foundation conference on Innovations for an Urban World, Bellagio, Italy, July 2007.

Mechanism Design and the Dynamics of Urban Development. (With Yongqiang Chu and Tim Riddiough). Paper presented to the July 2008 Invited Conference on Issues in Urban Economics Koc University, Istanbul Turkey.

Property Rights, Land Use Regulations, and Housing Market Performance: A Preliminary International Comparison. (With Kyung-Hwan Kim and Chung-Ho Kim). Paper presented to the International Meeting of the American Real Estate and Urban Economics Association, Istanbul, July 2008.

Taxation and Subsidies in the U.S. Housing Market. Paper presented to the Research Symposium

Stephen Malpezzi
Page 21 of 25

on Housing and Tax of the Australian Tax Foundation, University of Melbourne Law School, February 2009.

Measuring Housing Prices and Quantities. Presentation to the International Think-Tank on House Prices and Risk, at the Royal Melbourne Institute of Technology, February 2009.

Housing Price Dynamics: Demand Shocks, Supply Constraints, and Turning Points. (With Yongping Liang). Paper presented to the Midwest Economic Association, Cleveland, March 2009

Housing Affordability in the United States: Structure and Dynamics. Paper presented to the International Forum on Housing Affordability and Market Stability, Tsinghua University, Beijing, March 2009.

The Price Elasticity of Housing Supply in China, paper presented to the Lincoln Institute conference on Housing Policy and Housing Markets in China, Cambridge, MA, May 2009.

Government Bailouts: Economic Recovery or Long Term Drag? Presentation to Industry Fellows of the Homer Hoyt Institute, West Palm Beach, May 2009.

Keynote address to the Connecticut Housing Conference, "The Crisis in U.S. Housing and Financial Markets", Hartford, May 2009.

Commercial Real Estate and the Aggregate Economy across Countries. Paper presented to the midyear meeting of the American Real Estate and Urban Economics Association, Washington D.C. June 2009.

Housing Price Dynamics: Financial Innovation, Demand Shocks, and Supply Constraint. (With Yongping Liang). Paper presented to the European Network for Housing Research, Istanbul, July 2010.

Planning, Supply Responses and Housing Market Performance: An International Perspective. (With Kyung-Hwan Kim). Paper presented to the 20th Anniversary Conference for the Cambridge Centre for Housing and Planning, September 2010.

Housing Research and Housing Policy: A Perspective from the United States and North America. Keynote address to the 25th Anniversary of the Korean Housing Policy Association, Seoul, December 2011. Published, in PowerPoint form, in the Association's 25th Anniversary volume.

U.S. Rental Housing Markets and Policy After The Great Financial Crisis. Paper presented to the Korea Development Institute International Conference on Housing Policy After the Global Financial Crisis. Seoul, December 2011.

Selected Comparative Research on Housing and Urban Development, and Its Relevance for Africa. Presentation to Centre for the Study of African Economies. St. Catherine's College, Oxford, March 2012.

Contract Reports and Other Papers

Characteristic Prices of Housing in Fifty-Nine Metropolitan Areas (with Larry Ozanne and Thomas Thibodeau). Urban Institute Contract Report 1367-1, 1980 (180 pp., plus data annexes)

Evaluation of Fair Market Rents in the Section 8 New Construction Program (with Larry Ozanne). Urban Institute Contract Report 1367-3, 1980.

The Performance Funding System Inflation Factor: Initial Analysis of Alternatives (with Raymond Struyk and Frank Wann). Urban Institute Working Paper 1436-01, 1980.

The Performance Funding System Inflation Factor: Analysis of Predictive Ability of Candidate Series and Models (with Raymond Struyk and Frank Wann). Urban Institute Working Paper 1436-02, 1980.

Alternative Shelter Allowances for New York State (with Larry Ozanne). Urban Institute Contract Report 1451-2, 1981.

Urban Revitalization and the Elderly (with James Zais, Thomas Thibodeau, and Jacques Gordon). Urban Institute Project Report 1396-1, 1981.

The Impact of Savings and Loan Entrance Into the Short Term Investment Pool Market On Savings Flows and Mortgages (with John Tuccillo and David Hartzell). Urban Institute Working Paper 1461-02, 1981.

Retirement Savings, Interest Rates, and Mortgages: The Implications of Expanded IRAs (with John Tuccillo and David Hartzell). Invited Research Working Paper No. 38, Office of Policy and Economic Research, Federal Home Loan Bank Board, 1981. Three Urban Institute working papers were also written in this series, subtitled "A Review of the Literature" (1454-01), "Estimates of the Impact of Expanded IRAs" (1454-02), and "Estimates of Revenue Losses from Expanded IRAs" (1454-03).

The Competition Between Savings and Loan Associations and Money Market Mutual Funds: Empirical Estimates and Technical Issues (with John Tuccillo and David Hartzell). Urban Institute Contract Report 1461-04, 1981.

The Impact of Market Rate IRAs on Financial Intermediaries (with John Tuccillo and David Hartzell). Urban Institute Research Paper 3010-01, 1981.

Appropriate Designs for the Evaluation of Urban Shelter Programs (with Michael Bamberger). In Michael Bamberger, *Methodology for the Evaluation of Urban Development Programs*. The World Bank, Urban and Regional Report no. 82-4, 1982.

Housing Demand in Developing Countries (with Stephen K. Mayo and Sungyong Kang). World Bank, Water Supply and Urban Development Department. Processed, 1983.

Annotated Bibliography of Housing Characteristic Demand Studies (with James R. Follain, David J. Gross, and Emmanuel Jimenez). World Bank, Water Supply and Urban Development Department Discussion Paper No. 47, 1983.

Planning an Urban Housing Survey: Key Issues for Researchers and Program Managers in Developing Countries (with Michael Bamberger and Stephen K. Mayo) World Bank, Water Supply and Urban Development Department Discussion Paper No. 44, 1982.

Analyzing an Urban Housing Survey: Economic Models and Statistical Techniques. World Bank, Water Supply and Urban Development Department Discussion Paper No. 47, 1983.

India: Gujarat Urban Sector Memorandum (with James Wright and others). World Bank, Sector Report, 1983.

An Introduction to Regression Diagnostics and Robust Estimation. World Bank, Processed, 1984.

Rent Controls: A Framework for Analysis (with C. Peter Rydell). Water Supply and Urban Development Department Discussion Paper No. 102, 1986 (73 pp.)

Measuring the Costs and Benefits of Rent Control: Case Study Design (with Stephen K. Mayo, Ricardo Silveira and Carmela Quintos). Urban Development Department Discussion Paper No. INU-24, 1988 (86 pp.)

Measuring and Modeling Spatial Variation in Rates of Economic Depreciation for Residential Real Estate: A Preliminary Investigation (with Larry Ozanne and Thomas Thibodeau). Edwin L. Cox School of Business, Southern Methodist University (Dallas, Texas): Center for Research in Real Estate and Land Use Economics Working Paper 87-2, 1987.

Analyzing Incentives in Housing Programs: Evaluating Costs and Benefits with a Present Value Model. Urban Development Department Discussion Paper No. 23, 1988 (59 pp.)

Malaysia: The Housing Sector -- Getting the Incentives Right (with Lawrence M. Hannah, Alain Bertaud, and Stephen K. Mayo). World Bank Sector Report No. 7292-MA, 1989 (100 pp.)

Ghana: Housing Sector Review (with Robert Buckley, Kingsley Robotham, and others). World Bank Sector Report No. 8099-GH, 1990 (64 pp.)

Costs and Benefits of Residential Rent Control in Bangalore, India (with Vinod Tewari). World Bank, Infrastructure and Urban Development Department Discussion Paper No. 82, 1991 (160 pp.)

Welfare Analysis of Rent Control in Brazil: The Case of Rio de Janeiro (with Ricardo Silveira). World Bank, Infrastructure and Urban Development Department Discussion Paper No. 83, 1991 (97 pp.)

Wisconsin Metropolitan Housing Markets: Some Simple Comparisons to Other Metro Areas. University of Wisconsin, Center for Urban Land Economics Research Working Paper, 1994.

Stephen Malpezzi
Page 24 of 25

Two Stylized Housing Questionnaires. University of Wisconsin, Center for Urban Land Economics Research Working Paper, 1994.

A Model Design for a Developing Country Housing Study. (with Stephen K. Mayo). University of Wisconsin, Center for Urban Land Economics Research Working Paper, 1994.

Evaluation of the Section 42 Tax Credit Program: Interim Report. (with Kerry Vandell). University of Wisconsin, Center for Urban Land Economics Research Working Paper, 1995.

Credit Union Real Estate Lending and Real Estate Losses. Report to the Center for Credit Union Research, 1995.

Rent Decontrol Study for the Arab Republic of Egypt. (With Stephen K. Mayo and Anna Hardman). Report to the World Bank and the Government of Egypt, 1996.

The Relative Merits of Project-Based and Household-Based Housing Assistance. Report to the Center for Housing Policy, 1997.

Housing Finance Subsidies in Mexico, with Special Reference to the Prosva Program. Report to the World Bank and the Government of Mexico, 1998.

The Regulation of Urban Development: Lessons from International Experience. Background report for the World Bank 1999 *World Development Report*.

The Likely Impacts of Rent De-Control on District of Columbia Residents. (With Stephen Schneider, Paul Bourquin and Lisa Johnson). Report to the District of Columbia Financial Responsibility and Management Assistance Authority, 1999.

What Should State and Local Governments Do? A Few Principles. University of Wisconsin, Center for Urban Land Economics Research Working Paper, 2000. Background report for the Wisconsin Commission on State and Local Partnerships.

What Do We Know About Economic Development? What Does It Mean for Wisconsin's State and Local Governments? University of Wisconsin, Center for Urban Land Economics Research Working Paper, 2000. Background report for the Wisconsin Commission on State and Local Partnerships.

Cities and Economic Success: Some Lessons from the United States. Report to Cities and Communities/Infrastructure Canada, 2007.

Selected Research in Progress

The Spatial Distribution of Population in 48 World Cities: The Role of Markets, Planning and Topography. (With Alain Bertaud).

Housing Price Dynamics: Financial Innovation, Demand Shocks, and Supply Constraints. (With Yongping Liang).

A Primer on U.S. Housing Markets and Housing Policy. Second Edition. (With Richard Green and Paul Carrillo).

Selected Teaching Notes

This partial list highlights some of my more popular teaching notes for real estate, computer applications, housing economics, and urban and regional economics. Interested instructors of such courses may contact me for information about other related materials, including spreadsheet models and PowerPoint presentations.

The Wisconsin Program in Real Estate and Urban Land Economics: A Century of Tradition and Innovation

A Primer on Real Estate and the Aggregate Economy: Know Your Macro Indicators

What Should State and Local Governments Do? A Few Principles

Understanding Present Values and the Time Value of Money

More on TVM, the "Six Functions Of A Dollar", and Financial Mechanics

An Introduction to Lease Concepts and Terminology

Modeling a Simple Real Estate Proforma In Excel

Introduction to Macros and Visual Basic in Excel

Deconstructing a Visual Basic Program

Towards A Deeper Understanding of Visual Basic for Applications

Location Matters

Urban Form, and Land and Real Estate Prices

Analyzing Real Estate Markets with the Four Quadrant Model

Urban Economics: Reading for Life