

Jeffrey E. Zabel
CURRICULUM VITAE

Current Affiliation: Associate Professor
Department of Economics
Tufts University
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Fields of Research: Urban/Real Estate Economics, Environmental Economics,
Economics of Education, Labor/Welfare Economics

Teaching Experience: Graduate and Undergraduate Statistics and Econometrics,
Undergraduate Environmental Economics and Labor Economics

Education: Ph.D. in Economics, 1987, University of California, San Diego
B.A. in Mathematics, 1979, Swarthmore College

Employment History:

Fall 2008 – Spring 2009	Visiting Scholar, New England Public Policy Center
Fall 2005 – Spring 2006	Visiting Scholar, Center for Real Estate, MIT, Cambridge, MA
1996-present	Associate Professor of Economics, Tufts University, Medford, MA
1989-1996	Assistant Professor of Economics, Tufts University, Medford, MA
1993-1994	ASA Research Fellow, U.S. Bureau of the Census
1988-1989	Assistant Professor of Economics, Tulane University, New Orleans, LA
1987-1988	Visiting Assistant Professor of Economics, Tulane University, New Orleans, LA

Awards and Fellowships:

Asian Real Estate Society, RICS Foundation Best Paper Award, July 2006.
Faculty Research Fellowship, Tufts University, 2005.
Housing and Urban Development (HUD)/AREUEA Best Paper in Housing and Urban
Development, 2001 Annual AREUEA Conference, New Orleans, LA.
American Statistical Association Research Fellowship, 1993-1994.
Mellon Research Fellowship, Tufts University, 1993.

Publications in Refereed Journals:

- “Estimating Fixed and Random Effects Models with Selectivity,” **Economics Letters** 40 (1992) 269-272.
- “A Comparison of Non-Nested Tests for Misspecified Models Using the Method of Approximate Slopes,” **Journal of Econometrics** 57 (1993) 205-232.
- “The Relationship Between Hours of Work and Labor Force Participation in Four Models of Labor Supply Behavior,” **Journal of Labor Economics**, 11 (1993) 387-416.
- “House Price Differentials in U.S. Cities: Household and Neighborhood Racial Effects,” with Katherine A. Kiel, **Journal of Housing Economics** 5 (1996) 143-165.
- “Evaluating the Usefulness of the American Housing Survey for Creating House Price Indices,” with Katherine Kiel, **Journal of Real Estate Finance and Economics** 14 (1997) 189-202.
- “Estimating Wage Elasticities for Life-Cycle Models of Labor Supply Behavior,” **Labour Economics** 4 (1997) 223-244.
- “An Analysis of Attrition in the PSID and SIPP with an Application to a Model of Labor Market Behavior,” **Journal of Human Resources** 33 (Spring 1998) 479-506.
- “The Accuracy of Owner Provided House Values: The 1978-1991 American Housing Survey,” with Katherine A. Kiel, **Real Estate Economics, the Journal of the American Real Estate and Urban Economics Association**, 27 (1999).
- “Controlling for Quality in House Price Indices,” **Journal of Real Estate Finance and Economics** 19 (1999) 223-241.
- “Estimating the Demand for Air Quality in Four United States Cities,” with Katherine Kiel, **Land Economics**, 76 (2000).
- “The Economic Benefits from Cleaning Up Superfund Sites: The Case of WoburMassachusetts,” with Katherine Kiel, **Journal of Real Estate Finance and Economics** 22 (2001) 163-183.
- “The Impact of School Characteristics on House Prices: Chicago 1987-1991,” with Thomas A. Downes, **Journal of Urban Economics** 22 (2002) 1-25.
- “Neighborhood Effects and Housing Demand,” with Yannis Ioannides, **Journal of Applied Econometrics**, 18 (2003) 563-584.

Publications in Refereed Journals: Continued:

“The Demand for Housing Services,” **Journal of Housing Economics**, 13 (2004) 16-35.

“The Effects of Critical Habitat Designation on Housing Supply: An Analysis of California Housing Construction Activity,” with Robert Paterson, **Journal of Regional Science**, 46 (2006): 67-95.

“Interactions, Neighborhood Selection, and Housing Demand,” with Yannis Ioannides, **Journal of Urban Economics**, 63 (2008): 229-252.

“The Employment Impacts of Active Labour Market Policy: The Case of SSP Plus,” with Saul Schwartz, **Canadian Public Policy**, 34(2008): 321-344.

“The Impact of Peer Effects on Student Outcomes in New York City Public Schools,” **Education Finance and Policy**. 3(2008): 197-249.

“Location, Location, Location: The 3L Approach to House Price Determination,” with Katherine Kiel, **Journal of Housing Economics**, 17(2008): 175-190 .

“Amenity-Based Housing Affordability Indexes,” with Lynn Fisher and Henry Pollakowski, **Real Estate Economics**, 37(2009): 705-746.

“It’s Not Just Span: Size, Spending and Grade Span in K-8 School Organization,” with Ross Rubenstein, Amy Ellen Schwartz, and Leanna Stiefel, **Education Finance and Policy**, 4(2009): 60-88.

“The Impact of the Self-Sufficiency Project on the Employment Behaviour of Former Welfare Recipients.” with Saul Schwartz and Stephen Donald, forthcoming in **Canadian Journal of Economics**.

“An Analysis of the Impact of SSP on Wages,” with Saul Schwartz and Stephen Donald, forthcoming in **Empirical Economics**.

Publications in Conference Volumes/Non-Refereed Periodicals/Other:

- “Using United States Census Data to Estimate the Demand for Air Quality,” with Katherine A. Kiel. **1995 Annual Research Conference Proceedings, Bureau of the Census**, 1995.
- “Compensation Estimates for Homeowners for Environmental Disamenities,” with Katherine A. Kiel, **1996 Proceedings of the Eighty-Ninth Annual Conference on Taxation, National Tax Association**.
- “Brownfields Cleanup? Or, Brownfields Redevelopment?” **Regions, Newsletter of the National Association of Regional Councils**, Winter 2004, 14-15.
- “School Efficiency and Student Subgroups: Is a Good School Good for Everyone?” with Dae Yeop Kim, Leanna Stiefel, and Amy Schwartz, **Peabody Journal of Education**, 81(2006) 4: 95-117.
- “The Impact of Imperfect Information on the Transactions of Contaminated Properties,” National Center for Environmental Economics (EPA) Handbook on Benefits, Costs, and Impacts of Land Use, December 2006.
- “Incomplete Grade: Massachusetts Education Reform at 15,” with Thomas Downes and Dana Ansell, The Massachusetts Institute for a New Commonwealth, May 2009.

Books/Edited Volumes:

- “The Good, the Bad, and the Ugly: Measuring School Efficiency Using School Production Functions,” with Amy Schwartz, in **Measuring School Performance and Efficiency: Implications for Practice and Research, 2005 Yearbook of the American Education Finance Association** Editors: Leanna Stiefel, Amy Ellen Schwartz, Ross Rubenstein and Jeffrey Zabel

Measuring School Performance and Efficiency: Implications for Practice and Research, 2005 Yearbook of the American Education Finance Association Editors: Leanna Stiefel, Amy Ellen Schwartz, Ross Rubenstein and Jeffrey Zabel with Editors
Introductory Chapter “Measuring School Efficiency: What Have We Learned?” Eye on Education

- “Using Hedonic Models to Measure Racial Discrimination and Prejudice in the U.S. Housing Market,” to be published in **Hedonic Methods in Housing Markets – Assessing Environmental Amenities and Segregation**, Springer.

Other Selected Research Papers:

“The Impact of Minimum Lot Size Regulations On House Prices in Eastern Massachusetts, with Maurice Dalton, revise and resubmit at **Regional Science and Urban Economics**.

“Land-Use Regulations and Housing Markets: The Case of Endangered Species,” with Robert Paterson, submitted to the **Journal of Urban Economics**.

““The Path Not Taken: How does School Organization Affect 8th Grade Achievement?” with Amy Ellen Schwartz, Leanna Stiefel, and Ross Rubenstein, Wagner School of Public Policy, New York University, submitted to **Educational Evaluation and Policy Analysis**.

“The Role of the Housing Market in the Migration Response to Employment Shocks,” New England Public Policy Center, Federal Reserve Bank of Boston, Working Paper 09-2.

“A Hedonic Analysis of the Impact of LUST Sites on House Prices in Fredrick, Baltimore, and Baltimore City Counties with Dennis Guignet, National Center for Environmental Economics, Working Paper 10-01.

Grants Received:

“Estimating the Social Benefits of Cleanup Activities by EPA’s Underground Storage Tank Program: Two Approaches,” with Anna Alberini, University of Maryland, Cynthia Morrison and Robert Paterson, Industrial Economics Inc. Submitted to the Environmental Protection Agency, January 2008 – August 2009, \$170,000 awarded.

“How Should We Organize Primary Schooling? Grade Span, School Size and Student Academic Performance,” U.S. Department of Education, (with Amy Schwartz and Leanna Stiefel, New York University, and Ross Rubenstein, Syracuse University), \$487,910 grant awarded, August 2004 – May 2006, R305E040096.

“Stormwater Management in Somerville Massachusetts,” City of Somerville, MA through a grant from the EPA, \$16,984 grant awarded, January 2004 – August 2004.

“An Economic Analysis of Brownfields in Massachusetts,” Tufts University Faculty Research Fund Award, \$4,800 grant awarded, March 2003.

“Student Projects to Evaluate Brownfields Sites in Somerville, MA,” UCCPS Education for Active Citizenship Grant, Tufts University, \$2000 grant awarded, June 2001.

“Measuring and Accounting for Performance in the US K-12 Public Schools,” U.S. Department of Education, (with Amy Schwartz and Leanna Stiefel, New York University, and Ross Rubenstein, Syracuse University), \$658,096 grant awarded, June 2001 – May 2004, R305T010115.

“Calculating the Economic Benefits from Cleaning Up Superfund Sites: the Case of Woburn Massachusetts - Extensions,” Faculty Research Fund Award, Tufts University, \$5,000 grant awarded, March 2000.

“Climate Change Course Development Proposal for Economics 30 - Environmental Economics,” Tufts Institute for the Environment, \$5,080 grant awarded, May 1999.

“An Analysis of Individual Perceptions of Air Quality,” Faculty Research Fund Award, Tufts University. 1997-1999. \$3,592 grant awarded.

Contracts Awarded:

“The Impact of the 1993 Massachusetts Education Reform Act,” MassINC, with Thomas Downes, \$30,000 awarded, summer 2007 – April 2009.

“Research papers to Support Development of NCEE’s Handbook on Benefits, Costs, and Impacts of Land Use,” EPA Contract 66-W-02-045; Task Order 58, with Industrial Economics, Inc and Resources for the Future. \$12,000 awarded, 2006.

“Economic Impact of Critical Habitat Designation Under the Endangered Species Act: Model and Case Study Research Project,” National Association of Homebuilders, September 2005, \$49,020.70 awarded.

“An Analysis of the Impact of SSP on Employment With a Focus on Wages,” response to RPF: The Self-Sufficiency Project, SRDC, Canada. With Saul Schwartz and Stephen Donald. Contract awarded, December 2003: \$15,000.

“An Analysis of SSP PLUS on unemployment spells and employment spells,” response to RPF: The Self-Sufficiency Project, SRDC, Canada. With Saul Schwartz and Stephen Donald. Contract awarded, December 2003: \$15,000.

Invited Seminars and Conferences (last three years):

AEFA Annual Research Conference, Richmond, VA, March 18-20, 2008 (presenter and discussant).

North American Meetings of the Regional Science Association, San Francisco, CA, November 19-21, 2009 (presenter and discussant)

University of Connecticut, Seminar on Hedonic Models, October 23, 2009 (presenter).

Federal Reserve Bank of Boston Seminar, June 18, 2009 (presenter).

New England Study Group, Federal Reserve Bank of Boston, June 10, 2009 (presenter).

New York City Education Seminar, Federal Reserve Bank of New York, May 28, 2009 (presenter).

Federal Reserve Bank Systems Applied Micro Conference, Kansas City, MO, May 21-22, 2009 (presenter).

Urban Economics and Public Finance Conference, Lincoln Institute for Land Policy, Cambridge, MA, April 2-3, 2009 (presenter).

Tulane University Economics Department Seminar, February 13, 2009 (presenter).

NYU Conference on Education, Media, and Human Development, Abu Dhabi, United Arab Emirates, January 20-22, 2009 (participant).

North American Meetings of the Regional Science Association, Brooklyn NY, November 20-22, 2008 (presenter and discussant)

Clark University Economics Department Seminar, October 6, 2008 (presenter).

Land Policies and Property Rights, Lincoln Institute for Land Policy, Cambridge, MA, June 2-3, 2008 (participant).

AEFA Annual Research Conference, Denver, CO, April 10-12, 2008 (presenter and discussant).

Urban Economics and Public Finance Conference, Lincoln Institute for Land Policy, Cambridge, MA, March 7-8, 2008 (discussant).

AREUEA Annual Meetings, New Orleans, LA, January 2008 (presenter and discussant).

North American Meetings of the Regional Science Association, Savannah GA, November 8-10, 2007 (presented and discussant).

National Bureau of Economic Research, Conference on Income and Wealth, Summer Institute 2007, July 17, 2007 (discussant).

International Symposium, Hedonic Methods in Real Estate, Geneva, June 29–30, 2007 (presenter and discussant).

Urban Economics and Public Finance Conference, Lincoln Institute for Land Policy, Cambridge, MA, April, 2007 (participant)

AEFA Annual Research Conference, Baltimore, MD, March 23-25, 2007 (presenter and discussant).

Editorial/Board Member Affiliations:

Board Member of the Boston Research Data Center (BRDC). The BRDC is a research branch of the Census Bureau, 2001 – Present.

Associate Editor, Regional Science and Urban Economics, 2007 – present.

Editorial Board, Journal of Housing Economics, 2008 – present.

Editorial Board, Real Estate Economics, 2009 – present

External Reviewer:

Clark University, Ph.D. Program, January 2004.

Consulting Work:

Industrial Economics, Inc, January 2004 – present. Peer review of studies on the economic impact of the designation of critical habitat under the auspices of the Endangered Species Act.

Referee for: Numerous journals, government agencies, and foundations

Professional Affiliations:

Research Affiliate, Center for Real Estate, MIT, Cambridge, MA, June 2006 – June 2008

Research Affiliate, Institute for Education and Social Policy, New York University

Member: American Economics Association, American Real Estate and Urban Economics Association, American Education Finance Association, Urban Economics Association.

Seminar Organizer:

Co-organizer (with Paul Willen) of the Greater Boston Urban and Real Estate Economics Seminar held at the Federal Reserve Bank of Boston

(see <http://www.tufts.edu/~jzabel/gburees/>)

Department Activities:

Search Committee, Fall 2009 – Spring 2010
Director of Graduate Program, September 1992-August 1993, Fall 2001- Spring 2005
Associate Director, Graduate Program, Fall 2000 – Spring 2001
Awards Committee, Chair, Fall 1995-Fall 2000
Awards Committee, Winter 1992, Fall 1994 – Spring 1995, Spring 2001, Fall 2002-Spring 2003
Graduate Program Committee, Fall 1990 – Spring 2005, Fall 2006 – Spring 2008
Organized Economic Policy Forum: “The Ups and Downs of the Flat Tax,” February 1996
Freshman Advisor, Fall 1994, Fall 1995, Fall 1999, Fall 2006
Transfer Advisor, Fall 1992
Recruiting Committee, Fall 1991 - Winter 1992

University Activities:

Search Committee for the Vice President of Operations, Spring 2009 - present
AS&E Facilities Steering Committee, Fall 2006 - Present
Faculty Research Support & Facilities Advisory Committee, Fall 2006 - Present
Laboratory Complex, Programming Committee, Spring 2005 – Spring 2006
Campus Master Plan Steering Committee, Fall 2004 – Spring 2006
Campus Planning and Development Committee Fall 1992 - Spring 1997, Fall 1999-present,
Chair Fall 1996-Spring 1997, Fall 1999- present
LCS Faculty/Staff Advisory Board, Spring 1999 – Spring 2005
Environmental Studies Advisory Board, Fall 1998-Spring 2003
Physical Resources Accreditation Committee, Fall 2001 – Spring 2002
Residential Life Task Force, Fall 2000 – Spring 2001
Explorations Faculty Advisor, Fall 1999
Reviewed student proposals for Tufts Institute for the Environment grants, April 1999
Panelist for April Open House - Spring 1999, 2000
Tufts University Faculty Development Conference - Critical Thinking, November 7, 1997
Board Member, Experimental College, Fall 1996 - Spring 1998. Chair, Fall 1997-Spring 1998
Speaker, Tufts Environmental Literacy Institute Faculty Development Workshop, June 1993.
Speaker, Tufts Environmental Literacy Institute Faculty Disciplinary Group Discussion for
Economists, June 1993.
Supervisory Committee, Center for Sustainable Change and Development, 1992-1993.
Panelist at the Educational Planning and Development Mtng, Center for Environmental
Management, Nov 1991
Tufts Environmental Literacy Institute Faculty Seminar, May 1990.
University Athletics Committee, Fall 1990 - Spring 1993.
Conducted interviews, evaluated proposals for the Experimental College, Fall 1990 – present