

Doctoral Program in Applied Economics

PHD CANDIDATES AVAILABLE FOR POSITIONS IN THE ACADEMIC YEAR 2019-2020

Placement Director:

Gilles Duranton

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Graduate Administrator:

Diana Broach

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Placement Website:

https://bepp.wharton.upenn.edu/programs/applied-economics-job-market-candidates/



Applied Economics Job Market Candidates 2018-2019

Laurence Anthony Go

JMP: "Family Comes First: Political Dynasties, Rank Effects and Norms"

FIELDS: Development Economics, Political Economy, Labor Economics, Organization Economics

ADVISORS: Santosh Anagol, Shing-Yi Wang, Maisy Wong

EMAIL: golaur@wharton.upenn.edu

Caitlin Gorback

JMP: "Your Uber has Arrived: Ridesharing and the Redistribution of Economics Activity"

FIELDS: Urban Economics, Real Estate Economics, Housing and Household Finance, Applied Microeconomics,

Environmental Economics

ADVISORS: Gilles Duranton, Joseph Gyourko, Benjamin Keys, Todd Sinai, Jessie Handbury

EMAIL: cgorb@wharton.upenn.edu

Hongyu Xiao

JMP: "Commuting and Innovations: Are Closer Inventors more Productive?"

FIELDS: Applied Microeconomics, Urban Economics, Housing and Real Estate, Economics of Innovation,

Industrial Organization

ADVISORS: Gilles Duranton, Joseph Gyourko, Todd Sinai

EMAIL: hongxiao@wharton.upenn.edu

Mingli Zhong

JMP: Optimal Default Retirement Saving Policies: Theory and Evidence from OregonSaves"

FIELDS: Public Economics, Household Finance, Behavioral Economics ADVISORS: Olivia S. Mitchell, Hanming Fang, Benjamin Lockwood

EMAIL: mingliz@wharton.upenn.edu

LAURENCE ANTHONY GO

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WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

Placement Director: Gilles Duranton <u>duranton@wharton.upenn.edu</u> (215) 898-2859 Graduate Student Coordinator: Diana Broach <u>dhs@wharton.upenn.edu</u> (215) 898-7761

Office Contact Information

349D Vance Hall 3733 Spruce Street Philadelphia, PA 19104 + 1 (267) 270-0709

Doctoral Studies:

Wharton School, University of Pennsylvania, 2014 to present

Thesis Title: "Essays in Development Economics"

Expected Completion Date: June 2020

Thesis Committee and References:

Professor Santosh Anagol Professor Shing-Yi Wang Co-Chair / Primary Advisor Co-Chair / Primary Advisor

Business Economics and Public Policy Business Economics and Public Policy

Wharton School Wharton School

<u>anagol@wharton.upenn.edu</u> <u>was@wharton.upenn.edu</u>

Professor Maisy Wong

Advisor Real Estate Wharton School

maisy@wharton.upenn.edu

Pre-Doctoral Studies:

M.S., Applied Economics, Wharton School, University of Pennsylvania, 2016 M.Sc., Econometrics and Mathematical Economics, London School of Economics, 2014 B.S., Business Economics, University of the Philippines, 2011

Teaching and Research Fields:

Primary fields: Development Economics, Political Economy Secondary fields: Labor Economics, Organizational Economics

Teaching Experience:

Fall, 2016 Managerial Economics (BEPP 250/950), Wharton School, TA for Professor Gilles

Duranton

Research Experience and Other Employment:

2015 - 2018	Research Assistant for Professor Shing-Yi Wang
2016	Short-term Consultant, World Bank, Washington D.C.

2015 Research Assistant for Professor Maisy Wong

Conferences and Presentations:

May 2017	Trans-Atlantic Doctoral	Conference,	London Busines	ss School, London, UK

Dec 2016 Wharton-INSEAD Doctoral Consortium, INSEAD, Singapore, SG

Grants and Fellowships:

2018	Institute for Humane Studies Humane Studies Fellowship
2018	Institute for Humane Studies Hayek Fund Scholarship
2017	Rodney L. White Center for Financial Research Grant
2017	Institute for Humane Studies PhD Scholarship
2017	Wharton Doctoral Travel Grant
2016	GAPSA Travel Grant
2015, 2017-18	Mack Institute for Innovation Management Research Fellowship
2015	Wharton Social Impact Initiative Research Grant
2014 - 2019	Wharton Doctoral Education Fellowship

Academic Service:

Refereed for: Journal of Public Economics

Research Papers:

"Family Comes First: Political Dynasties, Rank Effect and Political Succession", with Dean Dulay (Job Market Paper)

What explains the persistence of political dynasties over time? We argue that dynasties remain in power through strategic succession of family members. We test this empirically by exploiting a setting where rank effects are observed, i.e. where candidates who barely rank higher in elections are significantly more likely to run for higher office. Using a regression discontinuity design on close elections in the Phillippines, we establish the first place effect: first placers are 5-9% more likely to seek election to higher office than comparable second placers. We then document a novel phenomenon called the family first effect: first place effects are overturned when family linkages between politicians exist. Succession norms, where dynasties assign their family members to different positions of power, across different periods in time, are consistent with these results. Party alignment, voter coordination and information transmission are unlikely to explain our findings.

"When Running for Office Runs in the Family: Political Dynasties, Preferences and Local Government Spending in the Philippines", with Dean Dulay

Political dynasties exist in practically every variant of democracy. Yet, the literature has not theorized about how particular forms and functions of political dynasties benefit their members. We argue that horizontal dynasties—multiple members from a family holding political office concurrently—leads to higher levels of local government spending. Horizontal dynasties increase local government spending by replacing potential political opponents who may oppose spending with members of the family. Members from the same family have aligned preferences, and these preferences reduce conflict and increase coordination across offices, allowing politicians to pursue their political goals. We test this argument's implications in the Philippine context. Employing a regression discontinuity design on a sample of mayors, we show that (i) horizontally dynastic mayors have higher levels of local government spending and (ii) increasing local government spending is driven by preference alignment, which leads to less conflict and greater coordination between politicians.

Research Papers in Progress:

Migration and Voting Networks: Evidence from Filipino Migrants in the UAE, with Shing-Yi Wang Minimum Wage Determination: Evidence from Regional Wage Boards in the Philippines Economic Nationalism, Firm Growth and Industrial Development: Evidence from Naturalization Laws

Software: Stata, R, Matlab, LaTeX, ArcGIS

Personal Information: February 1, 1989; Male; Filipino

CAITLIN GORBACK

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Office Contact Information

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Undergraduate Studies:

B.S., Economics (with High Distinction), Duke University, Magna Cum Laude, 2011

Graduate Studies:

Wharton School, University of Pennsylvania, 2014 to present <u>Thesis Title</u>: "Essays in Urban and Real Estate Economics"

Expected Completion Date: May 2020

Thesis Committee and References:

Professor Gilles Duranton (Dissertation Chair) 452 Vance Hall; 3733 Spruce Street Philadelphia, PA 19104-6301

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Professor Benjamin Keys 432 Vance Hall; 3733 Spruce Street Philadelphia, PA 19104-6301 P: (215) 746-1253

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Professor Jessie Handbury 431 Vance Hall, 3733 Spruce Street Philadelphia, PA 19104-6301 P: (215) 573-7903

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Professor Joseph Gyourko 448 Vance Hall; 3733 Spruce Street

Philadelphia, PA 19104-6301

P: (215) 898-3003

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Professor Todd Sinai

432 Vance Hall; 3733 Spruce Street Philadelphia, PA 19104-6301

P: (215) 898-5390

E: sinai@wharton.upenn.edu

Fields:

Primary: Urban Economics, Real Estate Economics, Housing and Household Finance, Applied

Microeconomics

Secondary: Environmental Economics, Public Economics

Teaching Experience:

Spring, 2017, 2018	Housing Markets, Wharton, Teaching Fellow for Prof. Joseph Gyourko
Fall, 2016	Managerial Economics, Wharton, Teaching Fellow for Prof. Gilles Duranton
Fall, 2010	Intermediate Microeconomics II, Duke, Teaching Assistant for Prof. Curtis Taylor
Spring, 2009, 2010	Intermediate Macroeconomics, Duke, Teaching Assistant for Profs. Michelle
	Connolly and Kevin Hoover
Fall, 2008, 2009	Principles of Economics, Duke, Teaching Assistant for Profs. Connel Fullenkamp
	and Lori Leachman

Research Experience and Other Employment:

2017	Wharton, Research Assistant to Prof. Benjamin Keys
2015	Wharton, Research Assistant to Profs. Joseph Gyourko and Todd Sinai
2011-2014	Federal Reserve Bank of New York, Capital Markets Function, Research Associate
2010	Federal Reserve Bank of New York, Microeconomics Function, Intern

Presentations:

2019	Urban Economics Association (Philadelphia, PA)
	European Meeting of the Urban Economics Association (Amsterdam, Netherlands)
	OSU PhD Conference on Real Estate and Housing, (Columbus, OH)
	The Wharton School, Applied Economics Workshop (Philadelphia, PA)
2018	IEB/UEA Summer School in Urban Economics (Barcelona, Spain)

Invited Participant:

2019	National Bureau of Economic Analysis Summer Institute – Urban Economics
	Workshop, Real Estate Workshop (Cambridge, MA)
2018	Conference on Urban and Regional Economics (Philadelphia, PA)
2017	Household and Behavioral Finance Symposium, Cornell University (Ithaca, NY)
	Price Theory Summer Camp, University of Chicago (Chicago, IL)
2016	Conference on Urban and Regional Economics (Philadelphia, PA)
2015	Frontiers in Urban Economics, Columbia University (New York, NY)

Honors, Awards, and Fellowships:

2019	UEA Best PhD Paper, Honorable Mention
	EMUEA Kraks Fond Prize, Runner Up
	OSU PhD Conference on Real Estate and Housing, Best Paper
	C. Lowell Harriss Dissertation Fellowship
	Real Estate Research Institute Dissertation Grant
2018	Bradley Foundation Fellow
	Kleinman Center for Energy Policy Grant
	Wharton Baker Retailing Center Grant
2017	GAPSA Travel Grant
2014-2019	Wharton Doctoral Education Fellowship
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<u>Languages:</u> English (native), Spanish and German (intermediate)

Technical Skills: Stata, R, LaTeX, GIS, MS Office

Research Papers:

"Your Uber has Arrived: Ridesharing and the Redistribution of Economic Activity" (Job Market Paper)

This paper studies how local accessibility influences the distribution of economic activity in cities. Exploiting UberX's entry crossed with a location's ex-ante accessibility, I measure how establishment net creation responds to changes in access. After ridesharing's entry, restaurant net creation rates double in previously inaccessible locations, from 5% to 10%. These results are robust to a variety of inaccessibility definitions, are not driven by the most public transit reliant cities, and show no evidence of industry dispersion in the pre-period. As these areas open up and become more attractive, the median house price rises by 4%. Tracking travel patterns in New York City, travelers are 9% more likely to be dropped off by taxis in inaccessible locations. I frame these reduced form results using a spatial equilibrium framework adapted to the short term setting, in which resident welfare depends on the trade-off between accessibility and amenity benefits versus housing costs. In the post period, inaccessible locations see a relative welfare gain 3pp higher than their accessible peers, consistent with the benefits of access and amenities outweighing the cost of increased house prices and rents in the short term.

"Global Capital and Local Assets: Evidence from U.S. House Prices" (with Benjamin Keys)

Immigrant populations share financial linkages with their home countries; however, due to endogeneity concerns, it is difficult to measure how these financial ties impact domestic asset markets. We exploit an international tax policy change meant to slow down Chinese real estate investment in select foreign markets to show that capital flight from China raises US house prices in areas with ex-ante high foreign-born Chinese populations. First, we find house prices grow 11 percentage points more in areas with high fractions of foreign-born Chinese residents relative to other areas after the series of foreign-purchaser taxes are enacted. Second, we expand to all international capital, and instrument for international capital flows into the United States with the tax policy changes to estimate the impact foreign capital inflows have on US local housing markets. We find that a 1% increase in instrumented foreign capital raises house prices at the zip code level by 0.5-0.6, and housing supply by 0.05%. Third, we use the two elasticities with respect to international capital to construct a local house price elasticity of supply. We find that among the top 100 CBSA's exposed to the tax policy shock, the house price elasticity varies between 0.01 and 0.5, suggesting that local markets are highly inelastic in the short run.

Works in Progress:

"The Indirect Costs of Access: Congestion and Emissions in the Age of Ridesharing"

"Urban Revival through Reshaping Cities: Evidence from the Detroit Demolition Program" (with Ellen Fu)

"Why do Low Skill Workers Live in 'Superstar' Cities?" (with Rhiannon Jerch)

Other Publications:

"Your Uber Has Arrived: How Ridesharing Expands Access, Increases Emissions, and Changes Cities" Kleinman Center for Energy Policy Digest, 11 Jul. 2019.

"Underwater and Drowning? Some Facts about Mortgages that Could Be Targeted by Eminent Domain" (with Andreas Fuster), Federal Reserve Bank of New York, Liberty Street Economics, 13 Feb. 2013.

HONG YU XIAO

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Philadelphia, PA 19104-6301 Phone: (267)205-2831

Undergraduate Studies:

B.A. in Economics (Cum Laude) and Astronomy (Magna Cum Laude), Cornell University, 2011

Graduate Studies:

Masters of Professional Studies in Applied Statistics, Cornell University, 2012

Wharton School, University of Pennsylvania, 2014 to present Thesis Title: "Essays in Urban and Innovation Economics"

Expected Completion Date: June 2020

Thesis Committee and References:

Professor Gilles Duranton Professor Joseph Gyourko

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Phone: (215) 898-2859 Email: gyourko@wharton.upenn.edu

Email: duranton@wharton.upenn.edu

Professor Todd Sinai Doctor Hector Perez-Saiz
432 Vance Hall; 3733 Spruce Street International Monetary Fund

Philadelphia, PA 19104-6301 700 19th Street, N.W. Washington, D.C. 20431

Phone: (215) 746-1253 Phone: (202) 623-5442 Email: sinai@wharton.upenn.edu Email: hperez-saiz@imf.org

Teaching and Research Fields:

Applied Microeconomics: Urban Economics, Economics of Innovation, Industrial Organization

Teaching Experience:

Fall 2017 Managerial Economics, Wharton, *Teaching Fellow for Prof. Eduardo Azevedo* Spring 2017 Housing Markets, Wharton, *Teaching Fellow for Prof. Joseph Gyourko*

Research Experience and Other Employment:

2016-2017	Wharton, Research Assistant to Prof. Gilles Duranton
2015	Wharton, Research Assistant to Prof. Joseph Gyourko
2015	Wharton, Research Assistant to Prof. Jean-François Houde

2012-2014 Bank of Canada, Financial Stability Department, Financial Studies Division,

Research Assistant

Presentations and Consortia:

2019	Wharton School Applied Economics Seminar
2018	Wharton School Applied Economics Student Seminar
2017	Price Theory Summer Camp, Chicago, IL
	Berkeley/Sloan Summer School in Energy and Environmental Economics,
	Berkeley, CA
	Wharton School Applied Economics Student Seminar
2016	Empirics and Methods in Economics Conference, Evanston, IL
	International Workshop on Financial System Architecture and Stability, Victoria,
	BC, Canada
	Trans-Atlantic Doctoral Conference, London, England, UK
	Wharton-INSEAD Doctoral Consortium, Singapore
2015	Frontiers in Urban Economics Conference, NYC, NY
2014	Canadian Economics Association Conference, Vancouver, BC

Honors, Scholarships, and Fellowships:

2018	Mack Institute for Innovation Management Research Grant
2017	Mack Institute for Innovation Management Research Grant
2016	Kleinman Center for Energy Policy Research Grant
	IWFSAS Best Paper Award
	Mack Institute for Innovation Management Research Grant
	Wharton Doctoral Travel Grant
2015	Amy Morse Prize
2014	Wharton Public Policy Initiative Fellowship
2014-2019	Wharton Doctoral Program Fellowship

Service:

2016-2018	Board member, Wharton Innovation Doctoral Symposium
2016-2018	Board member, Mack Innovation Doctoral Association

Languages: Mandarin Chinese and English (native), French (fluent), Spanish (intermediate)

Technical Skills: Stata, Python, Matlab, R, SQL, ArcGIS, MS Office

Research Papers:

"Commuting and Innovation: Are Closer Inventors More Productive?" (with Andy Wu) (Job Market Paper) R&R at Journal of Urban Economics

We examine the effects of workplace-home distance on inventor productivity. We construct a novel panel of U.S. inventors with precisely measured workplace-home distances and a direct measure of productivity via patents. Our identification strategy relies upon within-city firm office relocation events as exogenous shocks to workplace-home distance. We find a significant negative causal effect from distance on inventor productivity: every ten kilometer increase in distance is associated with a 5% decrease in patents and a 10% decrease in scaled citations per inventor-firm pair per year.

"Cultural Affinity, Regulation and Market Structure: Evidence from the Canadian Retail Banking Industry" (with Hector Perez-Saiz) Final Round R&R at American Economic Journal: Microeconomics

We estimate a perfect information static entry game to study how cultural entry barriers affect firm entry and competition in the retail banking industry. Canada provides a good setting for analysis due to its

high linguistic diversity, concentrated market, and regulatory entry barriers. We find that cultural affinity plays an important role in explaining the significant comparative advantages some credit unions and banks have relative to other financial institutions. Using several counterfactual experiments and additional empirical evidence, we show that the effectiveness of certain market strategies and regulations intended to foster competition are significantly limited by the cultural barriers, which is a key determinant that shapes the competitive landscape of the industry.

Works in Progress:

"Indirect Effects of Local Housing Price Shocks via Product Market Competition"

Other Publications:

"Water Issues in California", Kleinman Center for Energy Policy Digest, January 11, 2018.

MINGLI ZHONG

WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

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Office Contact Information

Business Economics and Public Policy Department 349A Vance Hall, 3733 Spruce Street Philadelphia, PA 19104-6302

Mobile: (585) 754-8647 mingliz@wharton.upenn.edu

Education:

PhD in Applied Economics, Wharton School, University of Pennsylvania, May 2020 (expected)

Dissertation: Essays in Public Economics and Social Insurance

Dissertation Committee and References:

Olivia S. Mitchell Hanming Fang

The Wharton School Department of Economics
University of Pennsylvania

(215) 898-0424 (215) 898-7767

Benjamin B. Lockwood The Wharton School University of Pennsylvania ben.lockwood@wharton.upenn.edu

BA in Economics, University of Rochester, May 2013

BS in Applied Mathematics, University of Rochester, May 2013

Teaching and Research Fields:

Primary fields: Public Economics, Household Economics

Secondary fields: Behavioral Economics, Applied Microeconomics

Grants, Honors, and Awards:

2016

n ants, mon	ors, and Awards.
2019	Dissertation Fellowship from the Social Security Administration and the Center for Retirement
	Research at Boston College
2019	"OregonSaves – An Analysis of Participating in State-Sponsored Retirement Plans", U.S. Social
	Security Administration, \$71,250 (with Olivia S. Mitchell)
2019	"The Effect of Default Retirement Savings on Credit Scores", Wharton's Boettner Center/Pension
	Research Council, \$20,000 (with Olivia S. Mitchell)
2019	Robert R. Nathan Fellowship
2018	"Phase II Survey Incentives for the OregonSaves Project", AARP, \$10,000 (with Olivia S.
	Mitchell)
2018	"Understanding Retirement Plan Default Behavior: The Case of
	OregonSaves", The Pew Charitable Trusts, \$5,000 (with Olivia S. Mitchell)
2017	"Understanding Retirement Plan Default Behavior", Wharton's Boettner Center/Pension Research
	Council, \$20,000 (with Olivia S. Mitchell)

Wharton Risk Center Russell Ackoff Doctoral Student Fellowship

Job Market Paper:

Optimal Default Retirement Saving Policies: Theory and Evidence from OregonSaves

Many U.S. states are launching state-sponsored auto-enrollment retirement plans, with the goal of boosting retirement savings among private-sector workers lacking access to employer-sponsored retirement plans. This paper provides an analysis of state-sponsored auto-enrollment plans, and specifically, the plan's default contribution rate. We develop a tractable framework to derive the optimal default contribution rate taking into account workers' decisions on adhering to the default contribution rate. The optimal default contribution rate is shaped by the social benefits of increased savings due to adherence to the default that keeps workers from undersaving, while reducing reliance on means-tested social transfers. The optimal default contribution rate is also counterbalanced by the social benefits of action when an undesirable default option compels workers to make an active decision. To estimate these counterbalancing social welfare forces, we use individual-level administrative and survey data from OregonSaves, the state-sponsored plan offered by the Oregon state government, and suggest the optimal default contribution rate to be 8%.

Research in Progress:

Auto-Enrollment Retirement Plans for the People: Choices and Outcomes in OregonSaves (with John Chalmers, Olivia S. Mitchell, Jonathan Reuter, and Geoffrey Sanzenbacher)

Insuring retirement security is an important challenge for our aging society, and many policymakers are seeking ways to help individuals save more for retirement. The state of Oregon recently launched an auto-enrollment retirement savings program for private sector workers who lack access to workplace retirement plans; many of these workers are lower-paid employees working at smaller firms. Our paper investigates early results from the OregonSaves program using data through June 2019. We find that OregonSaves is serving firms across many industries, including food services, health care, retail trade, and agriculture. In June 2019, approximately 24,000 contributing participants deposited an average of \$110 per month, or about 5% of their pay, which is the default savings rate. To date, over 40,000 individuals have accumulated combined assets over \$22.7 million. We also find that OregonSaves has provided access to workplace retirement accounts for employees of small to mid-sized firms (average firm size 36 employees), with participating employees' earning an average of \$2,182 per month.

Unemployment Insurance, Moral Hazard, and Age Discrimination in the Labor Market

This paper investigates whether the effect of unemployment insurance benefits on unemployment duration varies by age over the business cycle. When tested individually, the unemployment durations of younger workers are significantly raised by the same level of increase in UI benefits more in a boom than in a recession, while those of older workers are equally affected over the business cycle. This difference between age groups is not significant when tested as an interaction effect in a more stringent regression model. Similarly, I also find that the age effect reported in previous study is non-significant when subjected to the same procedure of regression analysis. The current findings suggest that incorporating age into the design of UI benefits should require further study and more credible evidence.

Professional Activities:

2019	Financial Economics of Insurance Workshop, Princeton University
2019	Internal Presentation at the U.S. Social Security Administration, Washington, D.C.
2019	21st Annual Social Security Administration Research Consortium Meeting, Washington, D.C.
2017	Pension Research Council Annual Conference, Philadelphia, PA

Teaching and Research Experience:

2015	Intermediate Microeconomics, Teaching Assistant for Gilles Duranton, Wharton
2014	Research Assistant for Olivia S. Mitchell and Daniel Gottlieb, Wharton
2012	Research Assistant for Toni M. Whited, University of Rochester

Personal

U.S. Permanent Resident