

April 20, 2018

BIOGRAPHICAL INFORMATION

Edgar O. Olsen
P.O. Box 400182
University of Virginia
Charlottesville, VA 22904-4182

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CURRENT POSITION

Professor, Department of Economics, University of Virginia
Professor, Frank Batten School of Leadership and Public Policy, University of Virginia
Visiting Scholar, American Enterprise Institute

TEACHING INTERESTS

Public economics
Welfare policy
Microeconomic theory

RESEARCH INTERESTS

Housing markets and policies
Welfare policies

EDUCATION

B.A., Mathematics and Economics, Tulane University, June 1963
Ph.D., Economics, Rice University, June 1968
Dissertation: Welfare Economic Evaluation of Public Housing

EMPLOYMENT

Postdoctoral Fellow, Indiana University, 1967-68
Economist, RAND Corporation, 1968-70
Assistant and Associate Professor, University of Virginia, 1970-1983; Professor, 1983-
Visiting Associate Professor of Economics and Project Associate in Institute for Research
on Poverty, University of Wisconsin, 1975-76
Visiting Scholar, U.S. Department of Housing and Urban Development, 1978-79
Visiting Professor of Economics, University Wisconsin, 1982-84
Visiting Professor of Economics, University of Melbourne, June 1987
Chairman, Department of Economics, University of Virginia, 1993-96

SELECTED PUBLICATIONS

- "A Normative Theory of Transfers," *Public Choice*, VI (Spring 1969), 39-58
- "A Competitive Theory of the Housing Market," *American Economic Review*, LIX (September 1969), 612-22
- "Some Theorems in the Theory of Efficient Transfers," *Journal of Political Economy*, LXXIX (Jan./Feb. 1971), 166-76
- "Subsidized Housing in a Competitive Market: Reply," *American Economic Review*, LXI (March 1971), 220-24.
- "An Econometric Analysis of Rent Control," *Journal of Political Economy*, LXXX (Nov./Dec. 1972), 1081-1100
- A Method of Predicting the Effects of Different Forms of Outside Aid on Local Educational Expenditure*, R-807-FF (Santa Monica: The RAND Corporation, December 1972)
- "Do the Poor or Black Pay More for Housing?" in *Patterns of Racial Discrimination, Vol. I Housing*, ed., by George M. von Furstenberg, Bennett Harrison, and Ann R. Horowitz, Lexington Books (Lexington, Mass.: D.C. Heath, 1974)
- "Suspended Subsidy Programs" (with others) in *Housing in the Seventies* (Washington, D.C.: Government Printing Office, 1975)
- "The Distribution of Benefits from Public Housing" (with John Kraft) in *The Distribution of Economic Well-Being, Vol. LI of Studies in Income and Wealth* (New York: National Bureau of Economic Research, 1977)
- "The Simple Analytics of External Effects," *Southern Economic Journal*, XLV (January 1979), 847-54
- "The Cost-Effectiveness of Leased Public Housing" (with John Morrall), *Policy Analysis*, VI (Spring 1980), 151-170
- "Pareto-Desirable Redistribution in Kind: Comment," *American Economic Review*, LXX (December 1980), 1028-1031
- "Does HUD Pay Too Much for Section 8 Existing Housing?" (with William Reeder), *Land Economics*, LVII (May 1981), 243-251
- "The Simple Analytics of the Externality Argument for Redistribution," in *Economic Perspectives: An Annual Survey of Economics, Vol. 2*, ed., M. B. Ballabon (New York: Harwood Academic Publishers, 1981)

- "Analysis of a Universal Housing Allowance Program: Comment" In *Do Housing Allowances Work?*, ed., Anthony Downs and Katharine Bradbury (Washington, D.C.: The Brookings Institution, 1981)
- "Housing Policy and the Forgotten Taxpayer," *Public Interest*, No. 66 (Winter 1982), 97-109
- "Implications for Housing Policy" in *The Great Housing Experiments*, eds., Joseph Friedman and Daniel Weinberg (Beverly Hills, California: Sage Publications, 1983)
- "The Role of Government in the Housing Sector" in *Reassessing the Role of Government in a Mixed Economy*, ed., Herbert Giersch (Tubingen: J.C.B. Mohr, 1983)
- "The Benefits and Costs of Public Housing in New York City" (with David Barton), *Journal of Public Economics*, XX (April 1983), 299-332
- "Misdirected Rental Subsidies" (with William Reeder), *Journal of Policy Analysis and Management*, II (Summer 1983), 614-620
- "The Effect of Different Measures of Benefit on Estimates of the Distributive Consequences of Government Programs" (with Kathy York) in *Economic Transfers in the United States*, Vol. 49 of Studies in Income and Wealth (Chicago: University of Chicago Press, 1984)
- "The Demand and Supply of Housing Services: A Critical Survey of the Empirical Literature" in *Handbook in Urban Economics*, ed., Edwin S. Mills (Amsterdam: North-Holland, 1987)
- "What Do Economists Know about the Effects of Rent Control on Housing Maintenance?" *Journal of Real Estate Finance and Economics*, I (November 1988), 295-307
- "The Welfare Economics of Equal Access" (with Diane Lim Rogers), *Journal of Public Economics*, XLV (June 1991), 91-105
- "Is Rent Control Good Social Policy?" *Chicago-Kent Law Review*, LXVII (1992), 931-945
- Guest Editor, Special Issue on the Economics of Rent Control, *Regional Science and Urban Economics*, 28 (November 1998)
- "Introduction to the Economics of Rent Control, *Regional Science and Urban Economics*, 28 (November 1998), 673-678
- "Rent Control and Homelessness" (with Dirk Early), *Regional Science and Urban Economics*, 28 (November 1998), 797-816

- “Voucher Policy from the Perspective of a Taxpayer Who Wants to Help Low-Income Households,” in U.S., Congress, House, Subcommittee on Housing and Community Opportunity, *Housing Affordability*, 107th Congress, 1st session, June 21, 2001.
- “Housing and Community Development Needs: The FY 2003 HUD Budget,” in U.S., Congress, Senate, Committee on Banking, Housing, and Urban Affairs, *Housing and Community Development Needs: The FY 2003 HUD Budget*, 107th Congress, 1st session, November 29, 2001.
- “Subsidized Housing, Emergency Shelters, and Homelessness: An Empirical Investigation Using Data from the 1990 Census” (with Dirk Early), *Advances in Economic Analysis & Policy*, 2 (2002): 1-34.
- “Are Section 8 Housing Subsidies Too High?” (with Amy Crews Cutts), *Journal of Housing Economics*, 11 (2002): 214-243.
- “Housing Programs for Low-Income Households” in *Means-Tested Transfer Programs in the United States*, ed., Robert Moffitt, National Bureau of Economic Research (Chicago: University of Chicago Press, 2003)
- “Fundamental Housing Policy Reform,” in U.S., Congress, House, Subcommittee on Housing and Community Opportunity, *The Section 8 Housing Assistance Program: Promoting Decent Affordable Housing for Families and Individuals Who Rent*, 108th Congress, 1st session, June 17, 2003.
- “Should the Housing Voucher Program Become a State-Administered Block Grant? : Comment,” *Housing Policy Debate*, 14 (2003), 283-293.
- “Improving Homeownership Among Poor and Moderate-Income Households,” (with Adam Carasso, Elizabeth Bell, C. Eugene Steuerle), Urban Institute, Opportunity and Ownership Project, Policy Brief 2, June 2005
- “The Effects of Different Types of Housing Assistance on Earnings and Employment,” (with Catherine A. Tyler, Jonathan W. King, and Paul E. Carrillo), *Cityscape*, 8 (2005), 163-187
- “Explaining Attrition in the Housing Voucher Program,” (with Scott E. Davis and Paul E. Carrillo), *Cityscape*, 8 (2005), 95-113
- “Achieving Fundamental Housing Policy Reform,” in *Promoting the General Welfare: American Democracy and the Political Economy of Government Performance*, edited by Alan Gerber and Eric Patashnik (Washington, DC: Brookings Institution, 2006)
- “Promoting Homeownership among Low-Income Households,” Urban Institute, Opportunity and Ownership Project, Report Number 2, August 2007

- “A Primer on U.S. Housing Markets and Housing Policies: A Review Article,” *Regional Science and Urban Economics*, 37 (September 2007), 618-624
- “Low-Income Housing Policy,” *New Palgrave Dictionary of Economics*, Second Edition, London: Macmillan, 2008.
- Rebuilding the Research Capacity at HUD* (with many others) Washington, D.C.: The National Academies Press, 2008.
- “Getting More from Low-Income Housing Assistance,” The Brookings Institution, Hamilton Project, Discussion Paper 2008-13, September 2008
- “Fundamental Housing Policy Reforms to End Homelessness” in *How to House the Homeless*, ed., Ingrid Gould Ellen and Brendan O’Flaherty (New York: Russell Sage, 2010)
- “Public Economics” in *International Handbook on Teaching and Learning Economics*, ed., Gail Hoyt and Kim Marie McGoldrick (Northampton, MA: Elgar Press, 2012)
- “Geographic Price Variation, Housing Assistance, and Poverty” (with Dirk Early) in *Oxford Handbook of the Economics of Poverty*, ed., Philip N. Jefferson (Oxford: Oxford University Press, 2012)
- “Increasing the Value of MTO Research for Housing Policy Development,” *Cityscape*, 14 (2012), 195-206
- “The Performance and Legacy of Housing Policies” (with Jens Ludwig) in *The Legacies of the War on Poverty*, ed., Martha Bailey and Sheldon Danziger (New York: Russell Sage, 2013)
- “Pursuing Poverty Deconcentration Distracts from Housing Policy Reforms That Would Have a Greater Effect on Poverty Alleviation,” *Cityscape* 16(2), 2014, 159-161.
- “A Panel of Interarea Price Indices for All Areas in the United States 1982-2012” (with Paul Carrillo and Dirk Early), *Journal of Housing Economics* 26 (December 2014), 81-93.
- “U. S. Housing Policy” (with Jeff Zabel) in *Handbook of Regional and Urban Economics*, Volume 5, ed., Giles Duranton, J. Vernon Henderson, and William Strange (Amsterdam: North-Holland, 2015)
- “Reforming Housing Assistance,” *Regulation* 38 (Summer 2015): 26-31.
- “Reducing Poverty by Reforming Housing Policy” in *A Safety Net That Works: Improving Federal Programs for Low-Income Americans*, ed., Robert Doar (Washington, D.C.: AEI Press, 2017)

RECENT WORKING PAPERS

“Does Housing Affordability Argue for Subsidizing the Construction of Tax Credit Projects?” February 17, 2018

“Racial Rent Differences in U.S. Housing Markets” (with Paul Carrillo and Dirk Early), March 13, 2018

“The Effect of Fundamental Housing Policy Reforms on Program Participation” January 2014

CONGRESSIONAL TESTIMONY

U.S. House Subcommittee on Housing and Community Opportunity on housing voucher policy, June 21, 2001

U.S. Senate Committee on Banking, Housing and Urban Affairs on the FY 2003 HUD budget, November 29, 2001

U.S. House Subcommittee on Housing and Community Opportunity on housing voucher policy, June 17, 2003

U.S. House Committee on Government Reform, Subcommittee on Federalism and the Census on public housing reform, February 15, 2006

U.S. Senate Committee on Banking, Housing, and Urban Affairs on HUD oversight and its FY 2009 budget, March 12, 2008

U.S. Senate Appropriations Committee, Subcommittee on Transportation, Housing and Urban Development, and Related Agencies on whether there is a better way to house vulnerable families and individuals, September 21, 2016

U.S. Senate Banking, Housing, and Urban Affairs Committee, Subcommittee on Housing, Transportation, and Community Development on oversight of the HUD inspection process, September 22, 2016

EXPERT WITNESS ON MAJOR LITIGATION

Barbara Jiggetts et al. and Margaret Jerez v. Michael Dowling (Commissioner of the New York State Department of Social Services et al.) and Nicole Semedo v. Robert Doar (Commissioner of the New York State Office of Temporary and Disability Assistance) concerning the shelter allowance in the AFDC/TANF program, 2002-2007

Carmen Thompson et al. v. United States Department of Housing and Urban Development concerning possible racial discrimination against black public housing tenants, 2005-2006

EDITORIAL BOARDS

American Economic Review, 1985-91

Journal of Real Estate Finance and Economics, 1988-1994

Housing Policy Debate, 1997-2011

REFEREE FOR PROFESSIONAL JOURNALS

American Economic Review, American Economic Journal: Economic Policy, Cityscape, Econometrica, Economic Inquiry, Economic Journal, Housing Policy Debate, Journal of the American Planning Association, Journal of Economic Education, Journal of Housing Economics, Journal of Human Resources, Journal of Policy Analysis and Management, Journal of Policy History, Journal of Political Economy, Journal of Public Economics, Journal of Real Estate Finance and Economics, Journal of Urban Economics, Land Economics, National Science Foundation, National Tax Journal, Public Finance Quarterly, Real Estate Economics, Regional Science and Urban Economics, Review of Economics and Statistics, Social Science History, Southern Economic Journal, Urban Studies, Western Economic Journal

HONORS, FELLOWSHIPS, GRANTS

National Defense Education Act Fellowship, 1963-66
Ford Foundation Doctoral Dissertation Fellowship, 1966-67
Postdoctoral Fellow in Applied Urban Economics at Indiana University supported by Resources for the Future, 1967-68
Wilson Gee Fellowship, University of Virginia, Summer 1971, 1974
NSF Institutional Grant, University of Virginia, Summer 1972
Sesquicentennial Associateship in the Center for Advanced Studies, University of Virginia, 1975-76, 1983-84, 1990-91, 2003-04
Two Certificates of Special Achievement, U. S. Department of Housing and Urban Development, October 1, 1979
Postdoctoral Fellow at the University of Wisconsin supported by the National Institute of Mental Health, 1983-84
Institute for Research on Poverty, University of Wisconsin, Small Grants Program, 1989-90
Bankard Fund for Political Economy Grant, University of Virginia, 1990-91, 1992-93, 1998-99, 2003-04, 2006-07, 2008-09, 2009-10, 2011-12, 2012-13, 2015-16
U.S. Department of Housing and Urban Development / American Real Estate and Urban Economics Association Best Paper Award, 2001 AREUEA Annual Conference
Vice-President, Southern Economic Association, 2003-2005
Searle Freedom Trust, Fundamental Housing Policy Reform, 2007-2010

TEACHING EXPERIENCE

Indiana University 1967-68
Undergraduate: Urban economics

University of Virginia 1970-
Undergraduate: Microeconomic theory, public finance, urban economics, income redistribution, health economics, statistics, econometrics, housing markets and policies, policy analysis, welfare reform
Graduate: Public finance, benefit-cost analysis, urban economics, social choice, microeconomic theory, economics of public policy

University of Wisconsin 1975-76 and 1982-84

Graduate: Public finance, benefit-cost analysis, urban public economics, social choice, housing policy.

University of Melbourne June 1987

Undergraduate: Microeconomic theory, social economics, public finance.

CONSULTANT

The RAND Corporation, Resource Analysis Department, 1970-74

Institute for Defense Analysis, 1973-74

Virginia State Corporation Commission, 1976-1977

U. S. Department of Housing and Urban Development, Office of Policy Development and Research, 1973-1981, 1985-86

World Bank, Infrastructure and Urban Development Department, 1988-89

General Accounting Office, 1999-2001

OTHER PROFESSIONAL ACTIVITIES

Expert witness on housing policy, The Advocates, National Educational Television, June 1, 1971

Member of the program committee for the 1972 North American Winter Meeting of the Econometric Society

HUD Housing Policy Review Task Force, March-August 1973

Proposal Review Panel for HUD Doctoral Dissertation Grants, 1974-1977

Referee, National Science Foundation, 1974, 1976, 1977, 1978, 1985, 1986, 1998

Board of Directors, National Center for Housing Management, 1982-84

Speaker, Albany Forum Series, "Rent Control and New York's Housing Crisis," The Capitol, Albany, New York, May 6, 1987.

Speaker, Australian Department of Housing and Construction, "An Overview of U.S. Housing Policy," Canberra, Australia, July 1, 1987.

Panelist, C-Span Call-In Show, Housing Problems and Policies, November 18, 1988

Advisory Board, Office of Housing Policy Research, Federal National Mortgage Association, 1989-1996

Participant, Seminar on Improving Coordination in Government-Sponsored Public Assistance Programs, National Commission on Employment Policy, Washington, D.C., March 27, 1991 and San Antonio, Texas, May 6, 1991

Moderator, Plenary Session, Conference on Counting the Homeless: The Methodologies, Policies, and Social Significance behind the Numbers, Federal National Mortgage Association, Washington, D.C., May 14, 1991

Luncheon speaker, Mid-Year Meeting, American Real Estate and Urban Economics Association, "Common Confusions about Low-Income Housing Policy", Washington, D.C., May 27, 1992

Talk on housing policy reform at the Office of Management and Budget and the General Accounting Office, August 1992, and the Sixth Annual Conference of the National Student Campaign against Hunger and Homelessness, October 1992

Participant, Second Housing Roundtable on Future Directions in Housing Policy and Law, Institute for Law and Economics, University of Pennsylvania, May 1993

Board of Trustees, Southern Economic Association, 1995-99
 Board of Directors, American Real Estate and Urban Economics Association, 1998-2000
 Panelist, Session on Developments in Housing Voucher Policy, HUD Conference on
 Housing in the New Millennium, Washington, D.C., October 3, 2000
 Invited Participant, HUD and Treasury Conference on Researching the Low-Income
 Housing Tax Credit, Washington, D.C., January 12, 2001
 HUD Transition Advisory Team, January 2001
 Organizer and Moderator, Conference on Housing Policy, Homer Hoyt Advanced Studies
 Institute, January 2004.
 Panelist, Session on Housing Assistance, International Meeting of the American Real
 Estate and Urban Economics Association, Fredericton, Canada, July 2004.
 Board of Directors, American Real Estate and Urban Economics Association, 2005-2007
 Speaker on housing policy reform, Mercatus Retreat for Congressional Black Caucus,
 National Urban League, and NAACP, Williamsburg, December 2005
 Speaker on housing policies for major natural disasters, National Association of Real
 Estate Editors Fortieth Annual Journalism Conference, Charlotte, April 2006
 Program Committee, American Real Estate and Urban Economics Association Annual
 Conference, Chicago, January 2007
 Program Committee, American Real Estate and Urban Economics Association Mid-Year
 Conference, Washington, DC, May 2007
 Member, MTO Technical Review Panel, 2007-
 Program Committee, Association for Public Policy Analysis and Management Annual
 Research Conference, Washington, DC, November 2007
 Member, National Academy of Sciences Committee to Evaluate the Research Plan of the
 U.S. Department of Housing and Urban Development, 2007-2008
 Speaker at Hamilton Project Forum on Housing and Credit Markets, National Press Club,
 Washington, DC, September 23, 2008
 Speaker on future of public housing, National Association of Housing and
 Redevelopment Officials 2008 National Conference, San Antonio, October 27,
 2008
 Chair, Economics Doctoral Program Review Committee, Syracuse University, March
 2010
 Panelist, Research Forum on Cost of Living and the Supplemental Poverty Measure,
 Brookings Institution, April 2011
 Speaker on the future of U.S. low-income housing policy," AREUEA International
 Conference, Jerusalem, Israel, June 24, 2013
 Speaker on filling gaps in knowledge of performance of low-income housing programs,
 GAO Rental Housing Conference, February 16, 2016
 Speaker on reducing poverty by reforming housing policy, Poverty, Opportunity, and
 Upward Mobility Task Force, U.S. House of Representatives, Washington, D.C.,
 April 29, 2016
 Speaker on effects of low-income housing programs on racial and economic residential
 segregation, AEI/AAPSS Seminar on Residential Segregation in the U.S.,
 Washington, D.C., June 9, 2016
 Speaker on reducing poverty by reforming housing policy, Congressional staff briefing
 on AEI volume on means-tested transfer programs, Longworth Building,
 Washington, D.C., February 21, 2017

- Speaker on reducing poverty by reforming housing policy, Poverty, Opportunity, and Upward Mobility Task Force, U.S. House of Representatives, Washington, D.C., April 29, 2016
- Speaker on effects of low-income housing programs on racial and economic residential segregation, AEI/AAPSS Seminar on Residential Segregation in the U.S., Washington, D.C., June 9, 2016
- Speaker on reducing poverty by reforming housing policy, Congressional staff briefing on AEI volume on means-tested transfer programs, Longworth Building, Washington, D.C., February 21, 2017
- Speaker on whether housing affordability argues for subsidizing the construction of tax credit projects, Conference on Housing Affordability at the American Enterprise Institute sponsored by the American Enterprise Institute, Bank of Israel, Board of Governors of the Federal Reserve System, Tel Aviv University, and UCLA, April 6, 2017
- Speaker on research priorities for low-income housing policy, Conference on Building Evidence to Promote Stable Housing, Wilson Sheehan Lab for Economic Opportunities in Partnership with Catholic Charities, June 8, 2017
- Speaker on reforming low-income housing policy to reduce child poverty, National Academy of Sciences Committee on Building an Agenda to Reduce the Number of Children in Poverty by Half in Ten Years, June 20, 2017
- Speaker on reforming low-income housing policy to reduce deep poverty, Conference on Deep Poverty in the U.S., convened by the Institute for Research on Poverty at the University of Wisconsin-Madison, University of Kentucky Center for Poverty Research, and the Urban Institute, hosted and supported by the Office of Human Services Policy, Assistant Secretary of Planning and Evaluation, U.S. Department of Health and Human Services, June 27, 2017
- Participant, Evidence-Building and Opportunity Roundtable, Urban Institute, January 18, 2018

MAJOR ADMINISTRATIVE EXPERIENCE:

- Chairman, Ph.D. Prelims Committee, 1971-74, 1977-78
- Chairman, Friday Seminar Program, 1974-75, 1985-86
- Member, Graduate Program Committee, 1977-78, 1984-86
- Chairman, Fellowships and Assistantships Committee, 1979-82
- Supervisor of Graduate Employment, 1980-82
- Director, Thomas Jefferson Center for Political Economy, 1984-1987
- Director of Undergraduate Studies, 1986-1991
- Chairman, Undergraduate Program Committee, 1986-1991
- Committee on Education Policy and Curriculum, 1986-89
- Committee to Review Area Requirements in the College of Arts and Sciences, 1988-90
- Assistant Chairman, 1991-1993
- Chairman, Tenured Hiring Committee, 1991-92
- Department Chairman, 1993-1996
- Chairman, Recruiting Committee, 1993-96
- Chairman, Review Committee, Bankard Fund for Political Economy, 1996-97
- Associate Chairman, 1998-99
- Chairman, Law and Economics Recruiting Committee, 2000-2001

Member, Provost's Committee to Develop a Public Policy Program at University, 2003-2006

Member, Implementation Committee for Batten School of Leadership and Public Policy, 2007

Member, Dean Search Committee for Batten School of Leadership and Public Policy, 2007-2008

Chair, Admissions Committee, Batten School of Leadership and Public Policy, 2009-2010

Member, Personnel Committee, Batten School of Leadership and Public Policy, 2009-2010

Member, Dean's Council, Batten School of Leadership and Public Policy, 2009-12