

VITA

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EDUCATION

B.A., Economics, Washington State University, 1968.
Ph.D., Economics, Northwestern University, 1975.

POSITIONS HELD

Research Associate, Resources for the Future, 1974-1977.
Assistant Professor, University of California, Santa Barbara, 1977-1982.
Visiting Associate Professor, Washington State University, 1982-1983.
Associate Professor, University of California, Santa Barbara, 1982-1989.
Professor, University of California, Santa Barbara, 1989-present.
Chair, Department of Economics, UCSB, 1994-1998.
Adjunct Fellow, Public Policy Institute of California, 1999-present.
Director, UCSB Social Science Survey Center, 2004-2007

PUBLICATIONS

- “Cardinal Welfare, Individualistic Ethics and Interpersonal Comparison of Utilities: A Note”, with Antonio Camacho, Journal of Political Economy, Vol. 82, 1974, pp. 607-611.
- “Environmental Quality, Household Migration and Collective Choice”, with Paul R. Portney and Allen Kneese, in The Governance of Common Property Resources, Johns Hopkins Press, 1974.
- “Property Value Maximization as a Decision Criteria for Local Governments”, with Paul R. Portney, in Economics Issues in Metropolitan Growth, Johns Hopkins Press, 1976.
- “Profit Maximizing Communities and the Theory of Local Public Expenditures”, with Paul R. Portney, Journal of Urban Economics, Vol. 5, 1978, pp. 263-277.
- “The Rush to Split Rolls: A Cautionary Note”, Taxing and Spending, October/November 1978, pp. 16-19.
- “The Classified Property Tax”, Technical Aspects of the District's Tax System: Studies and Papers Prepared for the District of Columbia Tax Revision Commission, U.S. Government Printing Office, 1978.
- “Super-rationality and School Tax Voting”, with Paul R. Portney, in Collective Decision Making: Applications from Public Choice Theory, Johns Hopkins Press, 1979.

- “The Incidence of a Classified Property Tax”, Journal of Public Economics, Vol. 12, 1979, pp. 75-85.
- “Gross Rent and Market Values: An Empirical Test of the Tiebout Hypothesis”, with Paul R. Portney, Journal of Urban Economics, Vol. 7, 1980, pp. 103-118.
- “Maximizing Land Values as the Predominant Goal of Local Government”, Local Governments' Decisions and the Local Tax Base, Lincoln Institute for Land Policy, 1979.
- “Public School Quality and Private School Enrollments”, National Tax Journal, Vol. 32, 1979, pp. 343-354.
- “Take the Money and Run: A Theory of Voting in Local Referenda”, with Paul R. Portney, Journal of Urban Economics, Vol. 8, 1980, pp. 187-195.
- “The Welfare Cost of Free Public Schools”, Journal of Political Economy, Vol. 90, 1982, pp. 794-808.
- “Residential Development and the Cost of Local Public Services”, with Alan Gin, Resolving the Housing Crisis: Government Policy Decontrol, and the Public Interest, Pacific Institute for Public Policy Research, 1982.
- “Representative Voter or Bureaucratic Manipulation: An Examination of Public Finances in California Before and After Proposition 13”, with Perry Shapiro, Public Choice, Vol. 39, 1982, pp. 113-142.
- “The Public Finance of Education: Subsidy vs. Supply”, State and Local Finances: The Pressure of the 80's, University of Wisconsin Press, 1983.
- “Paradise Lost and Regained: Transportation Innovation, Income and Residential Location”, with Stephen F. LeRoy, Journal of Urban Economics, Vol. 13, 1983, pp. 67-89.
- “Did Proposition 13 Slay Leviathan?”, with Perry Shapiro, American Economic Review, Vol. 73, 1983, pp. 184-190.
- “Truth or Consequences: Cost Revelation and Regulation”, with Paul R. Portney, Journal of Policy Analysis and Management, Vol. 2, 1983, pp. 280-295.
- “Rationing by Waiting and the Value of Time: Results from a Natural Experiment”, with Robert T. Deacon, Journal of Political Economy, Vol. 93, 1985, pp. 627-647.
- “Profit Maximizing Communities and the Theory of Local Public Expenditures: Reply”, with Paul R. Portney, Journal of Urban Economics, Vol. 20, 1986, pp. 250-255.
- “Money and Redistribution: Revisionist Notes on a Problem of Samuelson”, with John M. Marshall and Christian Gilles, Journal of Monetary Economics, Vol. 20, 1987, pp. 3-23.
- “The Welfare Cost of Rationing by Waiting”, with Robert T. Deacon, Economic Inquiry, Vol. 28, 1989, pp. 179-196.
- “Price Controls and Rent-Seeking Behavior in Developing Countries”, with Robert T. Deacon, World Development, Vol. 17, 1989, pp. 1945-1954.

- “Price Controls and Rent Dissipation with Endogenous Transaction Costs”, with Robert T. Deacon, American Economic Review, Vol. 81, 1991, pp. 1361-1373.
- “The Streetcar and Residential Location in Nineteenth Century Philadelphia”, with Alan Gin, Journal of Urban Economics, Vol. 32, 1992, pp. 92-107.
- State Income Taxes and Homeownership: A Test of the Tax Arbitrage Theory”, with Andrew Narwold, Journal of Urban Economics, Vol. 36, 1994, pp 249-277.
- “Did *Serrano* Cause a Decline in School Spending?”, with Fabio Silva, National Tax Journal, Vol. 48, 1995, pp. 199-215.
- “The Spatial Concentration of Crime”, with Scott Freeman and Jeff Grogger, Journal of Urban Economics, Vol. 40, 1996, pp. 216-231.
- “Coping With *Serrano*: Voluntary Contributions to California’s Public Schools”, with Eric Brunner, Proceedings of the Eighty-Ninth Annual Conference of the National Tax Association, 1997, pp. 372-381.
- For Better or For Worse? School Finance Reform in California, with Eric Brunner and Kenneth Ardon, Public Policy Institute of California, 2000.
- “Capitalization and the Voucher: An Analysis of Precinct Returns from California’s Proposition 174,” with Eric Brunner and Mark Thayer, Journal of Urban Economics, Vol. 50, 2001, pp. 517-536.
- “Towards Cost and Quality Models for California’s Public Schools, in School Finance and California’s Master Plan for Education, edited by Jon Sonstelie and Peter Richardson, Public Policy Institute of California, 2001.
- “Is There a Better Response to *Serrano*,” in School Finance and California’s Master Plan for Education, edited by Jon Sonstelie and Peter Richardson, Public Policy Institute of California, 2001.
- “Limits on Local Property Taxation: Commentary,” in Property Taxation and Local Government Finance: Essays in Honor of C. Lowell Harris, Lincoln Institute for Land Policy, 2001.
- "Homeowners, Property Values, and the Political Economy of the School Voucher," with Eric Brunner, Journal of Urban Economics, Volume 54, 2003, pages 239-257.
- "School Finance Reform and Voluntary Fiscal Federalism," with Eric Brunner, Journal of Public Economics, Volume 87, 2003, pages 2157-2185.
- High Expectations, Modest Means: The Challenge Facing California's Public Schools, with Heather Rose, Ray Reinhard, and Sharmaine Heng, Public Policy Institute of California, San Francisco, 2003.
- School Budgets and Student Achievement in California: The Principal’s Perspective, with Heather Rose and Peter Richardson, Public Policy Institute of California, San Francisco, 2004.
- School Resources and Academic Standards in California: Lessons from the Schoolhouse, with Heather Rose and Ray Reinhard, Public Policy Institute of California, San Francisco, 2005.

“California’s School Finance Reform: An Experiment in Fiscal Federalism,” with Eric J. Brunner, in The Tiebout Model at Fifty: Essays in Public Economics in Honor of Wallace Oates, William A. Fischel, editor, Lincoln Institute of Land Policy, 2006.

Fiscal Realities: Budget Tradeoffs in California Government, with Tracy Gordon, Jaime Calleja Alderete, Patrick J. Murphy, and Ping Zhang, Public Policy Institute of California, San Francisco, 2007.

Aligning School Finance with Academic Standards: A Weighted-Student Formula Based on a Survey of Practitioners, Public Policy Institute of California, San Francisco, 2007.

“An Analysis of Professional Judgments,” with Heather Rose, Education Finance and Policy, forthcoming.