

San Francisco, 1991

Research Areas:

Urban Economics, Housing Economics, Economics of Education, Public Finance, Policy Analysis

Publications in Refereed Journals

Stuart Gabriel and Gary Painter, "Mobility, Residential Location, and the American Dream: The Intra-Metropolitan Geography of Minority Homeownership," *Real Estate Economics*, forthcoming.

Gary Painter and Zhou Yu "Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market," *Urban Studies*, forthcoming.

David I. Levine and Gary Painter, "Are Measured School Effects Just Sorting? Causality and Correlation in the National Education Longitudinal Survey," *Economics of Education Review*, forthcoming.

Gary Painter, Cathy Yang Liu and Duan Zhuang (2007), "Immigrants and the Spatial Mismatch Hypothesis: Employment Outcomes among Immigrant Youth in Los Angeles," *Urban Studies*, forthcoming.

Jane Arnold Lincove and Gary Painter (2006) "Does the Age that Children Start Kindergarten Matter? Evidence of Long-Term Educational and Social Outcomes," *Educational Evaluation and Policy Analysis*, 28(2), 153-171.

Jill S. Cannon, Alison Jackowitz, and Gary Painter (2006) "Is Full Better than Half? Examining the Longitudinal Effects of Full-day Kindergarten Attendance," *Journal of Policy Analysis and Management*, 25(2), 299-321.

Dowell Myers, Gary Painter, Zhou Yu, Sung Ho Ryu and Liang Wei (2005), "Regional Variation in Homeownership Progress of the Baby Boom Generation," *Housing Policy Debate*, 16(1), 53-83.

Painter, Gary and David I. Levine (2004), "Daddies, Devotion, & Dollars: How Do They Matter for Youth?" *The American Journal of Economics and Sociology*, 63(4), 813-850.

Gary Painter, Lihong Yang and Zhou Yu (2004), "Homeownership Determinants of Chinese Americans: Assimilation, Ethnic Concentration, and Nativity," *Real Estate Economics*, 32 (3), 509-39.

Mark Glickman and Gary Painter (2004), "Do Tax and Expenditure Limits Lead to Lotteries? Evidence from the United States: 1970-1992," *Public Finance Review*, 32 (1), 36-64.

David I. Levine and Gary Painter (2003), "The Costs of Teenage Out-of-Wedlock Childbearing: Analysis with a Within-School Propensity Score Matching Estimator," *Review of Economics and Statistics*, 85(4), 884-900.

Gabriel, Stuart and Gary Painter (2003), "Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles," *Journal of Real Estate Finance and Economics*, 27(1), 87-106.

Painter, Gary, Lihong Yang and Zhou Yu (2003), "Heterogeneity in Asian-American Homeownership: The Role of Household Endowments and Immigrant Status," *Urban Studies*, 40(3), 505-530.

Painter, Gary and Christian Redfearn (2002). "The Role of Interest Rates in Influencing Long-Run Homeownership Rates," *Journal of Real Estate Finance and Economics*, 25(2/3): 243-267.

Painter, Gary and Stuart Gabriel (2002). "Finding a Way Home: Location and Homeownership Choices of African-American Households in Los Angeles." *Real Estate Review*, 32 (2), 14-20.

Painter, Gary (2001). "Do Households Move to Achieve Higher Benefits? An Investigation of Differences in Housing Benefits," *Policy and Management Review*, 1(2).

Painter, Gary and Kwi-Hee Bae (2001). "The Changing Determinants of State Expenditure in the United States: 1965-1992," with, *Public Finance and Management*, 1(4), 370-392.

Painter, Gary (2001). "Low-Income Housing Assistance: Its Impact on Labor Force and Housing Program Participation," *Journal of Housing Research*, 12(1), 1-26.

Painter, Gary, Stuart Gabriel and Dowell Myers (2001). "Race, Immigrant Status, and Housing Tenure Choice," *Journal of Urban Economics*, 49, 150-167.

Painter, Gary and Shui Yan Tang (2001). "The Microcredit Challenge: A Survey of Programs in California," *Journal of Developmental Entrepreneurship*, 6(1), 1-16.

Painter, Gary and David I. Levine (2000). "Family Structure and Youths' Outcomes: Which Correlations are Causal?" *Journal of Human Resources*, 35(3), 524-549.

Painter, Gary (2000). "Tenure Choice with Sample Selection: Differences among Alternative Samples," *Journal of Housing Economics*, 9(3), 197-213.

Levine, David I. and Gary Painter (1999). "The NELS Curve: Replicating *The Bell Curve* with the National Education Longitudinal Survey," with David I. Levine, *Industrial Relations*, 1999, 38 (3), 364-401.

Painter, Gary (1997). "Does Variation in Public Housing Waiting Lists Induce Intra-Urban Mobility," *Journal of Housing Economics*, 6, 248-276.

Publication in Books and other Journals

Myers, Dowell and Gary Painter (2005). "Homeownership and Younger Households: Progress among African Americans and Latinos." In *Redefining Urban and Suburban America*, Alan Berube, Bruce Katz and Robert E. Lang, eds. Brookings Press, Volume 2.

Bhatt, Nitin, Gary Painter and Shui Yan Tang (2002). "Nurturing Microcredit Programs in the US: The Challenges of Outreach and Sustainability," in *Replicating Microfinance in the United States*, Johns Hopkins Press.

Bhatt, Nitin, Gary Painter and Shui Yan Tang (1999). "Can Microcredit Work in the United States?" *Harvard Business Review*, 1999, November-December, 26-27.

Papers under Review

"Housing Wealth, Financial Wealth, and Consumption: New Evidence from Micro Data," with Raphael Bostic and Stuart Gabriel, submitted to the *Review of Economics Studies*.

Research in Progress

The Impact of Immigration on Housing Markets in Small Metro Areas

Why and When do the Elderly leave Homeownership?

The Impact of Attending Full Day Kindergarten for English Language Learners

Working Papers

"Residential Location, Household Mobility, and Homeownership Choice: Estimates from a Nested Multinomial Logit Model," with Stuart Gabriel.

"Different Paths to Homeownership: A Closer Look at Racial Disparities in Los Angeles," with Stuart Gabriel, Research Institute for Housing America Working Paper 01-03.

"The Decision to Own: The Impact of Race, Ethnicity, and Immigrant Status," with Stuart Gabriel and Dowell Myers, Research Institute for Housing America Working Paper 00-02.

"Welfare Reform: What Can We Learn from the Rationing of Housing Assistance?" (Working Paper 96-246: Fisher Center for Real Estate and urban Economics, Haas School of Business, U.C. Berkeley)

Research Grants

- 2002 National Association of Realtors (\$150,000) with Stuart Gabriel, for “Pathways to Homeownership Among Minority and Underserved Populations: An Integrated Analysis of Intra-metropolitan Moves, Residential Location and Tenure Choice.” Fall 2002-Spring 2005.
- 2002 Fannie Mae Foundation (\$49,994) with Dowell Myers, for “Cohort Progress toward Homeownership.” Fall 2002-Spring 2003.
- 2001 Interdisciplinary Zumberge Research Grant (\$28,918) grant with Susan Smith, for “The Role of Marriage in Reducing Poverty: An Analysis of Women Across Categories of Ethnicity and Childhood Poverty.” Summer 2001-Spring 2002.
- 2000 Research Institute for Housing America (\$5,000) grant, for “Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles.” Summer-Spring 2001.
- 1999 Research Institute for Housing America (\$30,000) grant, with Stuart Gabriel and Dowell Myers, for “The Decision to Own: The Impact of Race, Ethnicity, and Immigrant Status.” Summer-Fall 1999.
- 1998 University of Southern California Southern California Studies Center (SC2) Open Faculty Grant Recipient (\$22,193), with Shui Yan Tang, for “An Analysis on the Efficiency and Effectiveness of Alternative Loan Programs in Southern California.” Spring-Summer 1998
- 1998 Zumberge Innovation Fund Inter-Disciplinary Grant Recipient (\$25,000) with Dowell Myers and Stuart Gabriel, for “Residential Mobility and Housing choices in California: Evolution Over Time by Race, Ethnicity and Migration Status” Summer 1998 - Spring 1999
- 1998 Haynes Foundation (\$334,927) with Rino Patti and Susan Smith, Social Work, “The USC Welfare Reform Neighborhood Impact Study.” Summer 1998 - Spring 2001
- 1997 University of Southern California SC2 Junior Faculty Grant Recipient (\$5000) for “Do Households move to achieve Higher Benefits? A look at the Differences in Public Housing Waiting Lists in Los Angeles County”

Awards and Fellowships

- 2001 HUD Best Paper award for presentation of “Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles” at the AREUEA annual conference in New Orleans, LA.
- 1994-95 Center for Real Estate and Urban Economics Fellowship
- 1991-92 University of California Regents Fellowship
- 1991 Joel Dean Award for Excellence in major at University of California, San Diego

Papers Presented at Professional Meetings

“Welfare Reform: What Can We Learn from the Rationing of Housing Assistance?” Presented at the American Economic Association Meetings (AREUEA session), New Orleans, LA, January 1997.

“Does Variation in Public Housing Waiting Lists Induce Intra-Urban Mobility.” Presented at the American Economic Association Meetings (AREUEA session), Chicago, IL, January 1998.

“Low-Income Housing Assistance: Its Impact on Labor Force and Housing Program Participation.” Presented at the Association of Collegiate Schools of Planning, Pasadena, CA, November 1998.

“Nurturing Microcredit Programs in the US: The Challenges of Outreach and Sustainability.” Presented at the Association for Public Policy Analysis and Management, Washington, D. C., November 1999.

“Race, Immigrant Status, and Housing Tenure Choice.” Presented at the American Economic Association Meetings (AREUEA session), Boston, MA, January 2000.

“The Costs of Teenage Out-of-Wedlock Childbearing: Analysis with a Within-School Propensity Score Matching Estimator.” Presented at the Econometrics Society World Congress Meetings, Seattle, WA, August 2000.

“How Much of School Effects is Just Sorting? Identifying Causality in the National Education Longitudinal Survey.” Presented at the Association for Public Policy Analysis and Management, Seattle, WA, November 2000.

“Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles,” Presented at the American Economic Association Meetings (AREUEA session), New Orleans, LA, January 2001.

“Paths to Homeownership: An Analysis of the Residential Location and Homeownership Choices of Black Households in Los Angeles,” Presented at the Association for Public Policy Analysis and Management, Washington, D. C., November 2001.

“Heterogeneity in Asian-American Homeownership: The Role of Household Endowments and Immigrant Status,” with Lihong Yang and Zhou Yu. Presented at the American Economic Association Meetings (AREUEA session), Atlanta, GA, January 2002.

“Residential Location, Household Mobility, and Homeownership Choice among African-American and White Households,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), Atlanta, GA, January 2002.

“Residential Location, Household Mobility, and Homeownership Choice among

African-American and White Households,” with Stuart Gabriel. Presented at the Association for Public Policy Analysis and Management, Dallas, TX, November 2002.

“Homeownership Determinants of Chinese Americans: Assimilation, Ethnic Concentration, and Nativity,” with Lihong Yang and Zhou Yu. Presented at the American Economic Association Meetings (AREUEA session), Washington, DC, January 2003.

“Residential Location, Household Mobility, and Homeownership Choice among Minority and White Households,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), Washington, DC, January 2003.

“Mobility, Residential Location, and the American Dream: The Intra-Metropolitan Geography of Minority Homeownership,” with Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), San Diego, CA, January 2004.

“Housing Wealth, Financial Wealth, and Consumption: New Evidence from Micro Data,” with Raphael Bostic and Stuart Gabriel. Presented at the American Economic Association Meetings (AREUEA session), San Diego, CA, January 2004.

“Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market,” with Zhou Yu, Fredericton, New Brunswick, Canada, July 2004.

“Is Full Better than Half? A Study of Full-day versus Half-day Kindergarten,” with Jill Cannon and Alison Jackowitz. Presented at the Association for Public Policy Analysis and Management, Atlanta, GA, October 2004.

“Immigrants and the Spatial Mismatch Hypothesis: Employment Outcomes among Immigrant Youth in Los Angeles,” with Cathy Liu and Duan Zhuang. Presented at the Association for Public Policy Analysis and Management, Washington, DC, November 2005.

“Leaving Gateway Metropolitan Areas: Immigrants and the Housing Market,” with Zhou Yu, Presented at the American Economic Association Meetings (AREUEA session), Boston, MA, January 2006.

Professional Service

Peer-Review Service

Book Reviewer:

MIT Press, Academic Press, McGraw Hill.

Journal Referee:

Journal of Public Economics, Journal of Urban Economics, Demography, Journal of Housing Economics, Journal of Policy Analysis and Management, Social Forces, National Tax Journal, Journal of Housing Research, Housing Policy Debate, Real Estate Economics, Journal of Urban Affairs, Economics of Education Review, Education Evaluation and Policy Analysis, Social Science Quarterly, Journal of Public Administration Research and Theory, Planning and Markets, Industrial Relations, Contemporary Economic Policy, Public Finance Review, Urban Studies, Housing Studies, Southern Economic Journal, Eastern Economic Journal, Child Development, Ethnic and Racial Studies, European Journal of Population.

Other Peer Review:

Office of University Partnerships for the Department of Housing and Urban Development

Conference Service

AREUEA Program Committee: 2002

Chaired Sessions at:

American Economic Association Research Conference: 2002.

Association of Collegiate Schools of Planning Research Conference: 1998.

Organized and Chaired Sessions at:

Association for Public Policy Analysis and Management Research Conference: 2004.

American Economic Association Research Conference: 2003

Association for Public Policy Analysis and Management Research Conference: 2001.

University Service

University

Member, Academic Leadership Committee, 2006-present.

Member, Faculty Environment Committee, 2003-2005.

Member, Academic Senate, 2003-2005.

Member, Academic Honesty Committee, 1997-1998.

School: Governance

Chair, Appointments Committee 2006-present.

Chair, Faculty Council. 2004-2005.

Member, Faculty Council. 2003-2006.

Member, Search Committee for the Health Policy. 2004-2005.

Member, Search Committee for the Ferraro Chair. 2003-2004.

Member, Search Committee for Assistant Professor in Public Policy. 2002-2003.

Member, Search Committee for Assistant Professor in Land Use Planning. 2001-2002.

Member, Academic Programs Committee. 1998-1999

Member, Search Committee for the Miller Chair in Government, Business, and the

Economy. 1997-1998.

School: Academic

Ph.D. Public Policy Area Committee, 1996-present.

MPP Degree Committee, 1996-present.

MPP Degree Director (Interim), 1998, 2005.

MPA Degree Committee, 1996-1999.

Doctoral Degree Committee, 1999-present.

Public Service

Member, Southern California Inter-University Consortium on Homelessness and Poverty, 1996-present.

Professional Affiliations

American Economic Association

Association for Public Policy Analysis and Management

American Real Estate and Urban Economics Association

Phi Beta Kappa

Selected Consulting Activities

Pacific Economics Group, Andrew Davidson & Co. Inc., Fannie Mae, National Association of Realtors, Grant Thornton LLP, Burr Consulting