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DOCTORAL STUDIES Massachusetts Institute of Technology (MIT)
PhD, Economics, Expected completion June 2022
DISSERTATION: “*Essays on the Economics of Place-Based Housing Policies*”

DISSERTATION COMMITTEE AND REFERENCES

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PRIOR EDUCATION	Barcelona Graduate School of Economics, Spain	2016
	MSc in Economics	
	Pompeu Fabra University, Spain	2015
	Bachelor in Economics	

CITIZENSHIP	Spain	GENDER:	Male
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LANGUAGES English (fluent), Spanish (native), Catalan (native), French (intermediate)

FIELDS Primary Fields: Public Economics

Secondary Fields: Urban Economics, Industrial Organization

TEACHING EXPERIENCE	14.01 Introduction to Microeconomics, MIT (undergrad)	
	TA to Professor Sara Ellison	2020
	TA to Professor Jon Gruber	2018
	14.73 The Challenge of World Poverty, MIT (undergrad)	
	TA to Profs. David Atkin, Esther Duflo and Frank Schilbach	2019
	Advanced Macroeconomics II, Pompeu Fabra U. (undergrad)	
	TA to Professor Jordi Galí	2016
	International Economics I, Pompeu Fabra U. (undergrad)	
	TA to Professor Alessandra Bonfiglioli	2016
RELEVANT POSITIONS	Research Assistant to Professor Michael Whinston, MIT-NBER	2018-2019
	Research Assistant to Professor Robert Townsend, MIT-NBER	2017-2018
FELLOWSHIPS, HONORS, AND AWARDS	Jerry A. Hausman Dissertation Fellowship, MIT	2020-2021
	George and Obie Shultz Fund, Research grant, MIT	2019-2021
	MIT Fellowship	2016-2018
	La Caixa Foundation Graduate Fellowship	2016-2018
	Catalunya-La Pedrera Foundation Graduate Fellowship	2015
	Collaboration Fellowship, Spanish Ministry of Education	2013
PROFESSIONAL ACTIVITIES	Referee for: <i>American Economic Review: Insights; Journal of Public Economics</i>	
	Organizer for: Public Finance Lunch	2019-2020
	Presentations:	
	Urban Economics Association, 15 th North America Meeting	2021
	Urban Economics Association, PhD Workshop -elevator pitch	2021
RESEARCH PAPERS	“Knocking it Down and Mixing it Up: The Impact of Public Housing Regenerations” (Job Market Paper)	
	(with Lorenzo Neri)	
	<p>This paper studies the effects of regenerating public housing into mixed-income communities on the local housing market. We exploit a wave of public housing regenerations in London that not only demolish and rebuild existing public housing but also almost double the number of units on-site with new market-rate units. Over a six-year period, we estimate that regenerations significantly raise nearby house prices and rents, although house prices decrease slightly farther away. We also find that they attracted higher-income households, increased positive amenities (e.g., cafés, restaurants), and reduced negative amenities (e.g., crime). The results are consistent with strong demand effects concentrated near the buildings and moderate effects from increased supply that persist in the broader area. We provide suggestive evidence that changes in the income mix of a neighborhood are important to explain price effects: regenerations in low-income areas and those adding a large number of market-rate units lead to larger price increases. Overall, the findings indicate that mixed-income housing can revitalize neighborhoods near decaying public housing, but that the supply of new market-rate units can also increase unaffordability in low-income neighborhoods.</p>	

“Pecuniary Effects of Public Housing Demolitions: Evidence from Chicago”

Revise and Resubmit, Journal of Urban Economics

This paper studies the effects of public housing on private house prices. I examine the impact of a large and negative housing supply shock caused by the demolition of public housing developments in Chicago in the 1990s and 2000s. Using a synthetic control method based on census tracts in distant parts of the city, I estimate that house prices increased by about 20 percent over a ten-year period in census tracts near the demolitions. A calibration exercise suggests that the upward price pressure associated with reduced housing supply cannot fully explain the observed price effect. This leaves room for a contribution from positive amenities generated by demolitions, which raised the demand for nearby housing units. The estimated importance of amenity effects is, however, sensitive to the way the affected housing market is defined. The results highlight that, while public housing can lead to lower local house prices for unsubsidized households by increasing overall supply, the way in which the public sector supplies housing can impose significant adverse consequences on its neighbors.

“Redistribution through Housing Assistance”

(with Juliette Fournier)

We examine the distributional implications of the shift from public housing to subsidized private housing initiated by the U.S. government over the past few decades. We build a quantitative urban framework where housing assistance complements income taxation to redistribute across workers. We argue that provision of affordable housing involves a trade-off between indirect pecuniary redistribution and direct amenity spin-offs. On the one hand, public housing drives local rents down, while amplifying the spatial concentration of poverty. On the other hand, project- and tenant-based rental assistance enhances the local amenities of subsidized households by promoting mixed-income communities but pushes private landowners' rents up.

**RESEARCH IN
PROGRESS**

**“The Impact of Fair Share Housing Policies on Health and Opportunity:
Evidence from Massachusetts' Chapter 40B”**

(with Noémie Sportiche, David Cutler, Madeleine Daepp, and Erin Graves)

In the United States, access to opportunity and health are severely unequal across geographic and racial lines. One potential way to remedy these disparities is through policies that enable people to move from low-opportunity areas to high-opportunity, health-promoting areas. Massachusetts Chapter 40B is a supply-side housing policy that seeks to foster such moves by incentivizing the construction of affordable housing in high-opportunity areas—in part by allowing developers to bypass local zoning rules—and by recruiting potential beneficiaries from lower opportunity areas. In this paper, we examine the impact of moving low- and moderate-income households to affordable units in 40B developments on health outcomes and disparities in those outcomes. We identify the causal effect of 40B using exogenous variation from lotteries on oversubscribed affordable 40B units. To accomplish this, we are assembling a novel dataset of 40B lottery identifiers and 40B development addresses that will be linked to Infutor data, which contains the history of living addresses of individuals in Massachusetts, case-mix data on inpatient hospitalizations, and inpatient and outpatient health claims data from the Massachusetts All-Payer Claims Database. This work is funded by the Robert Wood Johnson Foundation.

“The Impact of New Mixed-Income Housing on NIMBYism: Housing Values, Migration, and Political Participation”
(with Noémie Sportiche)

This paper studies the responses of local residents to new mixed-income housing construction. We focus on Massachusetts’ Chapter 40B, a policy which increases mixed-income housing supply by requiring that all municipalities maintain at least ten percent of their housing stock as affordable. If a municipality opposes new development and does not meet this threshold, 40B allows private developers to override local zoning rules if they build a development where at least 20 to 25 percent of the units are affordable. This ability to override local zoning rules makes 40B highly controversial in affected communities and has led to well-documented NIMBYism responses. This paper aims to answer two questions based on common objections raised in response to new housing construction. First, what is the impact of 40B developments on local housing values? Second, how do local residents respond in terms of outmigration and political participation? To explore these issues, we construct a unique dataset by linking data from several sources including a novel dataset of validated 40B development addresses, the history of living addresses of individuals in Massachusetts, a novel dataset on local political participation, broader voter registration histories, and real estate transactions data.

“Price Responses to Affordable Housing under Mandatory Inclusionary Zoning”
(with Lorenzo Neri)

Many housing assistance programs incentivize policies that involve a combination of affordable and market-rate units in the same building, i.e., mixed-income housing. Although prior research suggests that households in the private market are willing to pay to live in areas with higher-income neighbors, little is known about the magnitude of these preferences within a given building. This paper estimates the price response of market-rate units in mixed-income buildings to the share of affordable housing. We exploit variation from London’s mandatory inclusionary zoning program, under which new residential buildings are required to maintain a minimum amount of affordable housing set by each of the 33 city boroughs and that can vary on a case-by-case basis. Using an instrumental variables approach that leverages the discretionary part of the decision process, our preliminary results suggest that an increase in affordable housing in a mixed-income building significantly decreases the sale and rental prices of market-rate units in the same building.