

Greg Howard

glhoward@illinois.edu
561-247-3454
greghoward.org

10 David Kinley Hall
1407 Gregory Dr.
Urbana, IL 61801

Current Employment

University of Illinois at Urbana-Champaign (UIUC)
Assistant Professor

2017-Present

Education

Massachusetts Institute of Technology (MIT)
Ph.D. Economics

2018

University of North Carolina at Chapel Hill (UNC)
B.S. Math and Economics

2010

Montgomery Blair High School

2006

Publications

- “Do Universities Improve Local Economic Resilience?” with Russell Weinstein and Yuhao Yang. *Review of Economics and Statistics*. Volume 106, Issue 4, pages 1129-1145. July 2024.
- “A Check for Rational Inattention.” *Journal of Political Economy Microeconomics*. Volume 2, Issue 1, pages 172-199. February 2024.
- “The Short- and Long-Run Effects of Remote Work on U.S. Housing Markets” with Jack Liebersohn and Adam Ozimek. *Journal of Financial Economics*. Volume 150, Issue 1, pages 166-184. October 2023.
- “Regional Divergence and House Prices” with Jack Liebersohn. *Review of Economic Dynamics*. Volume 49, pages 312-350. July 2023.
- “Rational Inattention in the Infield” with Vivek Bhattacharya. *American Economic Journal: Microeconomics*. Volume 14, Issue 4, pages 348-393. November 2022.
- “Closing Time: The Local Equilibrium Effects of Prohibition” with Arianna Ornaghi. *Journal of Economic History*. Volume 81, Issue 3, pages 792-830. September 2021.
- “Why is the Rent So Darn High? The Role of Growing Demand to Live in Housing-Supply-Inelastic Cities” with Jack Liebersohn. *Journal of Urban Economics*. Volume 124. July 2021.
- “The Migration Accelerator: Labor Mobility, Housing, and Demand.” *American Economic Journal: Macroeconomics*. Volume 12, Issue 4, pages 147-179. October 2020.
- “Generic Maps of the Projective Plane with a Single Triple-Point” with Sue Goodman. *Mathematical Proceedings of the Cambridge Philosophic Society*. Volume 152, Issue 3, pages 455-472. May 2012.

Working Papers

- “The Dynamics of Internal Migration: A New Fact and its Implications” with Hansen Shao. Revision requested, *Review of Economic Studies*
- “‘Workhorses of Opportunity:’ Regional Universities Increase Local Social Mobility” with Russell Weinstein. Revision requested, *Journal of Labor Economics*
- “How Regional Inequality and Migration Drive Housing Costs” with Jack Liebersohn. Solicited by the *Journal of Economic Perspectives*
- “Migration Cost Magnitudes in Migration Cost Models”
- “Understanding the Fractal Pattern of City Sizes: A Location Demand Theory”

Work in Progress

- “The Effects of Credit Access on Mobility and Neighborhood Choice” with Jack Liebersohn and Flavio Rodrigues
- "The Effects of Proposition 13 on Housing Misallocation" with Seung-Hyun Hong and Heejin Kim (Proposal approved by the Census for Federal Statistical Research Data Center use)

Resting Paper

- “Are Recoveries from Banking and Financial Crises Really That Different?” with Rob Martin and Beth Anne Wilson. Federal Reserve Board International Finance Discussion Paper. 2011.

Teaching Experience

International Macroeconomics (PhD, UIUC)	Fall 2018, 2020, 2022, 2024
International Macroeconomics (Undergrad, UIUC)	Spring 2018-2022, Fall 2023, Spring 2024
International Financial Economics (Master’s, UIUC)	Spring 2018-2022, Spring 2024
T.A. International Economics I (PhD, MIT)	Fall 2015
T.A. Introductory Economics (Undergraduate, UNC)	Fall 2009

UIUC List of Teachers Ranked as Excellent: Spring 2018, Fall 2018, Spring 2019, Spring 2020, Spring 2021, Fall 2022, Fall 2023, Spring 2024

Fellowships and Awards

Russell Sage Foundation Grant (with Jack Liebersohn, \$63,145)	2023
Upjohn Institute Early Career Research Award (\$7,500)	2023
UIUC Campus Research Board Arnold O. Beckman Award (\$28,697)	2022
Economic Innovation Group (with Jack Liebersohn, \$15,000)	2022
CAGE Research Fund Small Grant (with Arianna Ornaghi, £5,000)	2017
National Science Foundation Graduate Research Fellowship	2014-2016
Endowed Fund in Honor of Stanley (1969) and Rhoda Fischer	2012-2014
Alfred T. Bauer Award in Mathematics (UNC)	2010
Archibald Henderson Prize in Mathematics (UNC)	2008

Department Service

Hiring search committee (2017-18, 2019-20, 2020-21, 2023-24)
Awards committee (2017-18, 2021-22)
Faculty advisory committee (2020-21, 2021-22, 2022-23, 2023-24)
Visitor search committee (2021-22)

Macro Seminar Co-organizer (2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25)
Macro Lunch Co-organizer (2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25)

PhD Student Advising

Primary advisor (with first placements): Hansen Shao (2022, Guotai Junan Securities Co.), Youngwook Jung (2024, Korea Development Institute), Cihang Wang (current student), Humberto Martinez-Garcia (current student), Flavio Rodrigues (current student), Jay Rafi (current student)

Served on committee (with first placements): Nazanin Khazra (University of Toronto), Yue Wu (Beijing Foreign Studies University), Cesare Buiatti (T. Rowe Price), Yingyi Liu (Morgan Stanley), Prakrati Thakur (Rensselaer Polytechnic Institute), Vinicios Sant'Anna (MIT Real Estate Postdoc), Italo Santos (Boise State), Antony Violaris (Wayfair), Julian Oolman (current student), Minyoung Cho (current student)

Presentations

2024 (including scheduled): Midwest Macro, Institut d'Economia de Barcelona Workshop in Urban Economics, Urban Economics Association (UEA) European Meetings, American Real Estate and Urban Economics Association (AREUEA) International Conference, UEA North American Meetings

2023: Online Spatial and Urban Seminar, University of Delaware, University of Queensland, AREUEA National Conference, Brookings Regional Public Universities Roundtable, Mid-Midwest Applied Microeconomics Workshop

2022: Federal Housing Finance Agency, Upjohn Institute, UEA European Meetings, AREUEA National Conference, Industry Studies Conference, North American Summer Meetings of the Econometric Society (NASMES), Midwest Macro, Stanford Institute for Theoretical Economics Housing & Urban Economics Conference, UEA North American Meetings

2021: Bank of Canada, Society of Labor Economists Annual Conference, UEA European Meetings, Missouri Valley Economic Association Meetings

2020: Reading Online Sports Economics Seminar, Junior Virtual Macroeconomics Seminar Conference, Northern Illinois, Junior Finance & Macro Conference (cancelled due to Covid)

2019: Federal Reserve Bank of Chicago, Society of Economic Dynamics (SED) Meetings, AREUEA International Conference, European Meetings of the Econometric Society, European Economic Association Conference, Upjohn Institute, Federal Reserve Bank of St. Louis, Rental Housing Conference at the Federal Reserve Bank of St. Louis, Trepp

2018: AREUEA National Conference, NASMES, SED Meetings, UCLA-San Francisco Federal Reserve Housing Conference, USC-Marshall Junior Macroeconomics Conference, UEA North American Meetings, Midwest Macro

2017: UNC, Federal Reserve Board of Governors, UIUC, Georgetown, International Monetary Fund, Southern Methodist University, SED Meetings, ECB Forum (poster), Housing Urban Labor Macro Conference at the Philadelphia Federal Reserve

2016: Federal Reserve Board of Governors, MIT, Federal Reserve Bank of Chicago Junior Conference, Federal Reserve Bank of Minneapolis Rookie Conference

Discussions

- UEA North American Meetings. “Blockbusting and the Challenges Faced by Black Families in Building Wealth through Housing in the Postwar United States.” Daniel Hartley and Jonathan Rose. 2024.
- AREUEA International Meetings. “Warmth of the Welcome: Immigration and Local Housing Returns.” Xun Bian, Edward Coulson, and Xiaojin Sun. 2024.
- Institut d’Economia de Barcelona Workshop in Urban Economics: “Public Sector Pay.” Arthur Guillouzouic, Emeric Henry, and Joan Monras. 2024.
- UEA European Meetings: “Language Barriers, Internal Migration, and the Labor Market: a General Equilibrium Analysis.” Amurtha Manjunath. 2024.
- Midwest Finance: “Measuring the Impact of Remote Work using Big Data.” Alan Kwan, Ben Matthies, and Alex Yuskavage. 2024.
- UNC Junior Faculty Finance Conference: “Mortgage Lock-In, Mobility, and Labor Reallocation.” Julia Fonseca and Lu Liu. 2023.
- National Bureau of Economic Research Summer Institute, Urban Economics: “Black Ownership Matters: Does Revealing Race Increase Demand for Minority Owned Businesses?” Abhay Aneja, Michael Luca, and Oren Reshef. 2023.
- AREUEA National Conference: “The Effect of Targeted Subsidies on Poverty Exposure of Housing Voucher Recipients: Evidence from the Small-Area Fair Market Rents.” Michael Eriksen, Eunjee Kwon, and Guoyang Yang. 2023.
- UEA North American Meetings: “Online and On-site Commerce and the Geographic Concentration of Economic Activity: Evidence from Transaction Data.” David Bounie, Youssef Camara, and John Galbraith. 2022.
- UEA European Meetings: “Understanding Migration Responses to Local Shocks.” Kirill Borusyak, Rafael Dix-Carneiro, and Brian Kovak. 2022.
- Workshop on Macroeconomic Implications of Migration organized by the Bank of Canada and the Global Migration Center at the University of California Davis: “Internal Migration and Labor Market Dynamism.” Gaetano Basso, Salvatore Lo Bello, and Francesca Subioli. 2022.
- UEA European Meetings: “Company-College Co-Location.” Constantin Charles. 2021.
- UEA North American Meetings “The Origins of Regional Specialization” Josh Morris-Levenson and Marta Prato. 2021.
- Ohio State PhD Conference on Real Estate and Housing: “House Price Contagion and U.S. City Migration Networks.” Gregor Schubert. 2021.
- AREUEA International Conference: “Design Externalities in the Residential Context.” Lee Kwan Ok. 2019.
- Midwest Finance: “Can the Unemployed Borrow? Implications for Public Insurance.” J. Carter Braxton, Kyle Herkenhoff, and Gordon M. Phillips. 2019.
- UEA North American Meetings: “Home Values and Firm Behaviors.” Saleem Bahaj, Angus Foulis, and Gabor Pinter. 2018.

Referee Service

American Economic Journal: Economic Policy (x2), American Economic Journal: Macroeconomics (x2), American Economic Review, American Economic Review: Insights, Applied Economics, The Economic Journal, Illinois Student Undergraduate Research Journal, Journal of Applied Econometrics, Journal of Economic Behavior and Organization, Journal of Economic Geography, Journal of Economic Theory, Journal of Housing Economics (x2), Journal of Human Capital, Journal of Political Economy, Journal of Public Economics, Journal of Urban Economics (x2), Labour Economics, Land Use Policy, PLOS One, Portuguese Economic Journal, Quarterly Journal of Economics, Quarterly Review of Economics and Finance (x4), Review of Economics and Statistics (x3), Review of Economic Dynamics, Scandinavian Journal of Economics, UIUC Campus Research Board (x3)

Economics Presentations to Non-Academic Audiences

Ameren (2020), Wesley Church Fall Seminar (2021)

Media Interviews

Illinois Student Undergraduate Research Journal (2023), University of Illinois News Bureau (2022), *Higher Ed Dive* (2022), *Fortune* (2022), WAND (2022), Bruce St. James Radio Show WLS 890 (2021), National Public Radio Marketplace (2021), *Daily Illini* (2020)

Other Professional Activities

University of Illinois System Institute of Government & Public Affairs Fiscal Health Group

Pre-Doctoral Employment

Federal Reserve Board of Governors	2010-2012
Research Assistant, Advanced Foreign Economies	
Federal Deposit Insurance Corporation, Intern	2007
International Monetary Fund, Intern	2005

Personal

U.S. Citizen