

CONTACT

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PERSONAL

Citizenship: Canadian
 Gender: Male
 Languages: English (native), French (basic spoken and written)

DOCTORAL STUDIES

2016 - 2021 London School of Economics
Dates: September 2016 - January 2021
Thesis Title: "Essays in Urban and Development Economics"
Advisors: J. Vernon Henderson and Henry G. Overman

ACADEMIC EMPLOYMENT

2021 - Research Fellow, Department of Economics, LBS

AFFILIATIONS

2021 - Associate, Centre for Economic Performance, LSE
 2020 - Research Fellow, Wheeler Institute for Business and Development, LBS

PRE-DOCTORAL STUDIES

2013 - 2014 MA (Doctoral Stream) Economics, University of Toronto
 2008 - 2013 BSc (Honours) Economics and Environmental Science, University of Toronto

TEACHING EXPERIENCE

Course Instructor at LBS:

2021 GIS Methods in Business Research (PhD)
 2021 Geospatial Analytics for Business (MBA)

Graduate Teaching Assistant at LSE:

2019 - 2020 GY210 The Economics of Cities (undergraduate)
 2018 GY209 The Economic Geography of Trade, Production and Development (undergraduate)
 2018 GY499: Dissertation Methods Surgeries (graduate)
 2017 - 2018 GY201 Urban and Spatial Economic Analysis I (undergraduate)

RELEVANT POSITIONS HELD

2019 - 2020 Data Science Consultant, Beekin
 2014 - 2016 Research Assistant, Centre for Economic Performance, LSE
 2012 - 2014 Research Assistant, Department of Economics, University of Toronto

REFERENCES

J. Vernon Henderson (PhD supervisor)	Guy Michaels	Elias Papaioannou
Dept. of Geography, LSE	Dept. of Economics, LSE	Dept. of Economics, LBS
+44(0) 2079 556180	+44(0) 2078 523518	+44(0) 2070 008432
J.V.Henderson@lse.ac.uk	econ.facultysupport@lse.ac.uk	hthomas@london.edu

RESEARCH INTERESTS

Primary: Urban Economics and Development Economics
 Secondary: Public Finance

JOB MARKET PAPER

[Ask a local: Improving public pricing in urban Tanzania](#),
 joint with Martina Manara,
 Revise & Resubmit at *Review of Economics and Statistics*.

Abstract: The rapid growth of cities in Africa is raising demand for urban services that many local governments struggle to provide. Information on willingness-to-pay is key for public pricing and the allocation of services but not easily collected. This paper studies the provision and uptake of title deeds in Dar es Salaam, Tanzania, asking whether local leaders know and will reveal plot owners' willingness-to-pay. We randomly assign leaders to make predictions under different settings and then elicit owners' actual willingness-to-pay. We find that demand for titles is substantial, but below exorbitant fees. Leaders' predictions can approximate the aggregate demand curve and distinguish variation across owners. Accuracy deteriorates in a setting where predictions are used to allocate subsidies but adding cash incentives mitigates this. We conclude that local leaders can provide valuable information to the state if they are compensated and more closely integrated with the formal land system.

PUBLICATIONS

[Planning Ahead for Better Neighborhoods: Long Run Evidence from Tanzania](#),
 G. Michaels, D. Nigmatulina, F. Rauch, T. Regan, N. Baruah, and A. Dahlstrand-Rudin, 2021,
Journal of Political Economy, 129(7), pp. 2112–2156.

[Building the city: from slums to a modern metropolis](#),
 Henderson J.V., T. Regan, and A. Venables, 2021,
Review of Economic Studies, 88(3), pp. 1157–1192.

[Life in a slum: understanding living conditions in Nairobi's slums across time and space](#),
 Bird J., P. Montebruno, and T. Regan, 2017,
Oxford Review of Economic Policy, 33(3), pp. 496–520.

[Building functional cities](#),
 Henderson J.V., A. Venables, T. Regan, and I. Samsonov, 2016,
Science, 352(6288), pp. 946–947.

WORKING PAPERS

[No Inventor Is an Island: Social Connectedness and the Geography of Knowledge Flows in the US](#),
 Diemer A. and T. Regan
 Accepted at *Research Policy*

RESEARCH IN PROGRESS

[The Economic Consequences of Statistical Property Valuation: Evidence from Kampala, Uganda](#),
 (sole author)

[Public Disclosure and Property Tax Compliance](#),
 (with Priya Manwaring)

[Improving the Effectiveness of Formal Housing Delivery in Tanzania](#),
 (with Vernon Henderson, Martina Manara, and Guy Michaels)

[Illuminating Africa?](#),

(with Giorgio Chiovelli, Elias Papaioannou, and Stelios Michalopoulos)

[Zoning laws and land value capture: Evidence from Rwanda,](#)

(with Paul Brimble, Guy Michaels, and Matthew Sharp)

[Colonial Concessions in Africa,](#)

(with Giorgio Chiovelli, Elias Papaioannou, Stelios Michalopoulos, and Etienne Le Rossignol)

[Ethnicity and Education in Africa,](#)

(with Michael Chatzigakis, Elias Papaioannou, and Stelios Michalopoulos)

RESEARCH GRANTS

2021	Wheeler Institute (£20,000), <i>Improving the Effectiveness of Formal Housing Delivery in Tanzania</i> , with Vernon Henderson, Martina Manara, and Guy Michaels
2021	IGC (£4,800), <i>Exploring interactions between national and local government taxes</i> , with Priya Manwaring
2020	IGC (£65,000), <i>Public Reporting and Property Tax Compliance</i> , with Priya Manwaring
2020	IDS (£27,000), <i>Public Reporting and Property Tax Compliance</i> , with Priya Manwaring
2019	IGC (£6,300), <i>Public Reporting and Property Tax Compliance in Kampala</i> , with Priya Manwaring
2019	IGC (£8,852), <i>Valuation models for property tax</i> , with Priya Manwaring
2018	IGC (£19,491), <i>Leveraging Informal Institutions</i> , with Martina Manara

REFeree SERVICE

Journal of Public Economics, Journal of Urban Economics, Regional Science & Urban Economics, Journal of Economic Geography, World Development, Applied Geography, Regional Studies

SELECTED PRESENTATIONS

2021	Paris Sorbonne Sustainable Development Seminar, NTU Economics Seminar, Zurich Conference on Public Finance in Developing Countries (planned)
2020	Meeting of the Urban Economics Association (virtual).
2019	WEHIA at City University (London), UREW at Universidad Javeriana (Bogota).
2018	IDE-JETRO School (Tokyo), LSE-NHH Conference (London).
2017	SERC Conference (London), IGC Making Cities Work (London), UEA Summer School (Paris), Geo4Dev Symposium (Berkeley).
2016	Land and Poverty Conference at the World Bank (Washington DC).

HONORS, SCHOLARSHIPS AND FELLOWSHIPS

2019	David Jones Prize for inter-cluster research, LSE
2016 - 2020	PhD Studentship, LSE
2013 - 2014	Doctoral Stream Fellowship, University of Toronto
2012	T-Holder's Academic Excellence Award, University of Toronto
2010	Bronze T Award - Varsity Water Polo, University of Toronto
2008 - 2013	Cmolik Foundation Scholarship

SOFTWARE

Python, Stata, R, ArcGIS, QGIS, ODK