

Stephen B. Billings

Curriculum Vitae

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University of North Carolina at Charlotte
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Academic Positions

Associate Professor of Real Estate, University of Colorado at Boulder, 2016-
Associate Professor of Economics, University of North Carolina at Charlotte, 2014-2016
Co-Director, Childress-Klein Center for Real Estate, UNC Charlotte, 2014-2016
Visiting Professor, University of Sydney, Australia. Fall 2014.
Faculty of Public Policy, UNC Charlotte, 2012-2016
Assistant Professor of Economics, UNC Charlotte, 2012-2014
Assistant Professor of Public Policy, UNC Charlotte, 2008-2012

Research Areas

Urban Economics, Real Estate, Labor Economics, Economics of Crime

Education

Ph.D. in Economics, University of Colorado at Boulder, 2008
M.A. in Economics, University of Colorado at Boulder, 2005
M.A. in Urban and Regional Planning, University of North Carolina at Chapel Hill, 2001
B.A. in Economics, cum laude, Georgetown University, 1997

Courses Taught

University of North Carolina at Charlotte:

- Real Estate and Urban Economics (PhD/MA) 2016
- Econometrics II (PhD) 2015-2016
- Econometrics I (MA) 2012-2014
- Economic Analysis of Public Policy II (PhD level) 2010-2016
- Advanced Program Evaluation (PhD level) 2009-2012
- Applied Economics (MA/PhD) 2009
- Senior Seminar: Macroeconomic Policy and the Financial Crisis 2010
- Introduction to Public Policy 2008, 2010

University of Colorado at Boulder:

- Real Estate Economics (MBA) 2016-2017
- Real Estate Finance 2016-2017
- Principles of Macroeconomics 2006-2008
- Principles of Microeconomics 2005-2007

Economics Journals

“Agglomeration within an Urban Area” *Journal of Urban Economics* 91(1), 2016:13-25. (with Erik Johnson)

“School Segregation, Educational Attainment and Crime: Evidence from the End of Busing in Charlotte-Mecklenburg.” *The Quarterly Journal of Economics*. 129 (1), 2014: 435-476. (with Dave J. Deming and Jonah Rockoff) .

“Should Cities go for the Gold? The Long-Term Impacts of Hosting the Olympics” *Economic Inquiry*, 50(3), 2012: 642-647 (with J. Scott Holladay).

“A Nonparametric Test for Industrial Specialization” *Journal of Urban Economics*, 71(3), 2012: 312-331 (with Erik Johnson).

“The Location Quotient as an Estimator of Industrial Concentration” *Regional Science & Urban Economics*, 42(4), 2012: 642-647. (with Erik Johnson)

“Estimating the Value of a New Transit Option” *Regional Science and Urban Economics*, 41(6), 2011:525-536.

“Do Enterprise Zone Programs Work? An Analysis at the Borders” *Public Finance Review* 37(1), 2009: 68-93.

Real Estate and Public Policy Journals

“Hedonic Amenity Valuation and Housing Renovations” *Real Estate Economics*, 43(3), 2015:652-682.

"Local Option, Alcohol and Crime." *The BE Journal of Economic Analysis & Policy*. 2014. 1-26.

“Financing Residential Development with Special Districts.” *Real Estate Economics*, 41(1), 2013:131-163 (with Thomas G. Thibodeau).

“Debrucing’ the Link between Tax and Expenditure Limits and Special District Governments” *Growth & Change*, 43(2), 2012: 273-303 (with Deborah A Carroll).

“The Effects of the Announcement and Opening of Light Rail Transit Stations on Neighborhood Crime” *Journal of Urban Affairs*, 33(5), 2011:549-566 (with Suzanne Leland and David Swindell).

“Intrametropolitan Decentralization: Is Government Structure Capitalized in Property Values?” *Journal of Real Estate Finance and Economics*, 42, 2011:416-450 (with Thomas G. Thibodeau).

“Examining the Logic Behind the Self-help, Self-taxing Movement: Business Improvement District Formation” *Public Budgeting & Finance* 29(4), 2009:108-124 (with Suzanne Leland).

Working Papers

“The Housing and Educational Consequences of the School Choice Provisions of No Child Left Behind: Evidence from Charlotte, NC” (with Steve Ross and Eric Brunner) – revisions submitted at *Review of Economics & Statistics*

“Life Unleaded: Effects of Early Interventions for Children Exposed to Lead” (with Kevin Schnepel) – – revisions requested at *American Economic Journal: Applied Economics*

“The Value of a Healthy Home: Lead Paint Remediation and Housing Values” (with Kevin Schnepel) – under review

“Partners in Crime: Schools, Neighborhoods and the Formation of Criminal Networks” (with Dave Deming and Steve Ross) – under review

“Why Do Kids Get into Trouble on School Days? Evidence from Teacher Work Days” (with David Phillips) – under review

“Measuring Agglomeration: Which estimator should we use?” (with Erik Johnson)

Research in Progress

“Property Values and Access to Parks and Greenways” (with Eric Delmelle & Elizabeth Delmelle)

“Hanging out with the Usual Suspects: Peer Effects and Recidivism” (with Kevin Schnepel)

Community Research/Non-Peer Review Publications

“The economic impact of domestic violence in North Carolina,” (with Jennifer Troyer) 2015. Sponsored by the Jamie Kimble Foundation for Courage and the Wells Fargo Foundation

“Sports Events and Criminal Activity: A Spatial Analysis,” (with Craig Depken III) 2011. Chapter 11 of R.T Jewell (ed.) Violence and Aggression in Sporting Contests: Economics, History, and Policy, Springer Publishing.

Billings, Stephen B. Book review for “The Property Tax and Local Autonomy, edited by Michael E. Bell, David Brunori, and Joan Youngman” *Journal of Regional Science* 51(2), 2011:413-415.

Dustin R. Read and Stephen B. Billings. “Rethinking the Relationship between Subsidized Housing and Surrounding Property Values” *UNC Charlotte Urban Land Institute website* (<http://ui.uncc.edu/story/rethinking-relationship-between-subsidized-housing-and-surrounding-property-values>). 09/02/2010.

Michael Luger, Jun Koo, Jonathan Perry and Stephen B. Billings “The Economic Impact of the UNC System of the State of North Carolina” *Office of Economic Development - University of North Carolina at Chapel Hill*. March 2001.

Research Grants/Fellowships

Faculty Research Grant, University of North Carolina-Charlotte, \$40,000, 2013-2015
Faculty Research Grant, University of North Carolina-Charlotte, \$6,000, 2012-2013
Faculty Research Grant, University of North Carolina-Charlotte, \$6,000, 2008-2009
University of North Carolina Graduate Research Fellowship, \$25,000, 2000-2001
Office of Economic Development Research Grant, University of North Carolina, \$25,000, 1999-2000

Honors

Lincoln Scholar, Lincoln Institute of Land Policy, 2011
Best Graduate Student Paper, North American Regional Science Council, 2008
James C. Campbell Graduate Fellowship, 2006
Leslie Whittington Memorial Prize for Excellence in Economics, 2005

Media Interviews/Featured Research (selected)

Partners in Crime

- All Things Considered, NPR *February 17, 2016*
- The Washington Post *February 12, 2016*

School Segregation, Educational Attainment and Crime

- Slate Magazine *April 9, 2013*

Should Cities go for the Gold?

- Outside Magazine *January 6, 2016*
- HBO Real Sports with Bryant Gumbel *May 2014*
- Huffington Post *September 4, 2013*

Referee Services (selected)

Reviewer for Quarterly Journal of Economics, AEJ: Policy, Journal of Human Resources, Journal of Public Economics, Journal of Policy Analysis and Management, Journal of Economic Geography, Journal of Urban Economics, National Tax Journal, Economic Inquiry, Regional Science and Urban Economics, Southern Economic Journal, Real Estate Economics, National Science Foundation

Presentations (last 5 years)

2015-2016 Florida State, Brookings Institution, University of Colorado, Wake Forest University, Southern Economics Association, NBER Summer Institute (Labor Studies/Crime), Urban Economics Association, Federal Reserve Bank of Richmond

2014-2015 University of Sydney, Sydney Technical Institute, University of Melbourne, Urban Economics Association, University of South Carolina

2013-2014 NBER Summer Institute (Urban Economics), Urban Economics Association, American Real Estate and Urban Economics Association, European Meetings of Urban Economics Association, University of Connecticut, University of Kentucky

2012-2013 Urban Economics Association, American Real Estate and Urban Economics Association, Elon University, University of North Carolina-Greensboro

2011-2012 Urban Economics Association, Urban Economics Workshop (Barcelona)