

Ruchi Singh

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Education

Ph.D. Economics, University of Illinois at Urbana-Champaign, 2017
M.S. Statistics, University of Illinois at Urbana-Champaign, 2017
M.A. Economics, Delhi School of Economics, Delhi, India, 2008
B.A. Economics, Lady Shri Ram College, Delhi, India, 2006

Fields of Specialization

Urban Economics, Real Estate, Applied Econometrics

Academic Position

Assistant Professor of Real Estate, University of Georgia, August 2017 - present

Other Affiliations

Co-editor, *Journal of Real Estate Finance and Economics*, March 2022 - present
Editorial Board, *Journal of Real Estate Finance and Economics*, January 2019 - March 2022
Postdoctoral Fellow, Homer Hoyt Institute, 2022 - present
Research Affiliate, Institute of Labor Economics (IZA), 2020 - present
Fellow, Global Labor Organization, 2020 - present
Lincoln Institute Scholar, 2019

Publications¹

"Measures of Vertical Inequality in Assessments" with Daniel McMillen
Journal of Housing Economics (Accepted May 2023)
"Do School Shooting Erode Property Values?" with Juan Muñoz-Morales
Regional Science and Urban Economics, January 2023, 98, 103852 (Accepted October 2022)
"Land Value Estimation Using Teardowns" with Daniel McMillen
Journal of Housing Economics, December 2022, 58, 101874 (Accepted October 2022)
"Effect of Air Pollution on House Prices: Evidence from Sanctions on Iran" with Amirhossein Amini and Kaveh Nafari.
Regional Science and Urban Economics, March 2022, 93, 103720 (Accepted July 2021)

¹The name of the authors appears in alphabetical order in publications in my field.

"Is Competition a Cure for Confusion? Evidence from the Residential Mortgage Market" with Steven Malliaris and Daniel Rettl.

Real Estate Economics, Spring 2022, 50(1), 206-246 (Accepted December 2020)

"Stringency of Land-Use Regulation: Building Heights in US Cities" with Jan Brueckner.

Journal of Urban Economics, March 2020, 116, 103239 (Accepted January 2020)

"Assessment Regressivity and Property Taxation" with Daniel McMillen.

Journal of Real Estate Finance and Economics, February 2020, 60, 155-169 (Accepted January 2019)

"Fair Market Rent and the Distribution of Rents in Los Angeles" with Daniel McMillen.

Regional Science and Urban Economics, January 2020, 80, 103397 (Accepted September 2018)

"Seismic Risk and House Prices: Evidence from Earthquake Fault Zoning".

Regional Science and Urban Economics, March 2019, 75, 187-209 (Accepted February 2019)

"Do More Eyes on the Street Reduce Crime? Evidence from Chicago's Safe Passage Program" with Daniel McMillen and Ignacio Sarmiento.

Journal of Urban Economics, March 2019, 110, 1-25 (Lead article - Accepted January 2019) (Lead article)

Working Papers

"Assessment Persistence" with Daniel McMillen (Revise and Resubmit at *Regional Science and Urban Economics*)

"Homestead Exemptions and Assessment Equity" with Daniel McMillen

Work in Progress

"Economic Implications of Wildfires" with Steven Malliaris, Rachel Meltzer and Daniel Rettl

"Collaboration and Patent Quality" with Rik Sen

"Does Appraiser and Owner Gender Affect Valuation" with James Conklin, N. Edward Coulson, and Moussa Diop

"Air Pollution and Police Performance: Experimental Evidence from India" with Juan Palacios, Nishith Prakash and Siqi Zheng

"Homeowners Associations and Property Values" with James Conklin and Nicholas Smith

"The Effect of Riots on the Property Tax Base in Los Angeles"

Research Grants

"Homestead Exemptions and Assessment Equity"

Sponsor: Lincoln Institute of Land Policy. \$10,000. 2023

"Alternative Methods For Calculating Fair Market Rents (FMRs) in Rental Markets with Rapidly Rising Rents" with Daniel McMillen

Sponsor: US Department of Housing and Urban Development. \$127,840. 2020-2022

"Land Valuation Methods"

Sponsor: Lincoln Institute of Land Policy. \$10,000. 2019-2020

"Subsidence Risks and House Prices: Evidence from Illinois"

Sponsor: Illinois Mine Subsidence Insurance Fund. \$55,516. 2018-2019

Fellowships & Awards

Terry Sanford Research Award, 2021-2022

Awarded Outstanding Reviewer Status, Regional Science and Urban Economics, 2017

American Real Estate and Urban Economics Association (AREUEA) Doctoral Session Travel Grant, 2017

Graduate College Travel Grant, University of Illinois, 2016

Department Travel Grant, University of Illinois, 2016

C. Lowell Harriss Dissertation Fellowship, Lincoln Institute of Land Policy, 2016

Paul W. Boltz Fellowship, University of Illinois, 2016

(in recognition of exceptional promise for careers in academia or business)

Robert E. Demarest Memorial Teaching Award, University of Illinois, 2016

Department Summer Research Fellowship, University of Illinois, 2015, 2016

Graduate Teaching Certificate, University of Illinois, 2014

List of Teachers Ranked as Excellent by Students, University of Illinois, Fall 2014 - Spring 2017
(Ranked as "Outstanding" by Students (Top 10%), Fall 2014 - Fall 2015 & Spring 2017)

Department Travel Grant, University of Illinois, 2013

Department Fellowship, University of Illinois, Spring 2013

Principal's prize (for Commitment and Service), Lady Shri Ram College, Delhi, 2006

Dr. Saroj Gupta Memorial Scholarship, Lady Shri Ram College, Delhi, 2005
(for academic and overall excellence)

Presentations

Public testimony

2022: U.S. House of Representative, Financial Services Committee. Thoughts and Prayers Are Not Enough: How Mass Shootings Harm Communities, Local Economies, and Economic Growth

Conference and Seminar Presentations

2023: AREUEA-ASSA Conference; Deakin University (Melbourne, Australia); AREUEA International Conference (Cambridge, UK)

2022: Massachusetts Institute of Technology; University of Illinois at Urbana-Champaign; Homer Hoyt Institute; Federal Housing Finance Agency; West Virginia University; Central University of Finance and Economics (Beijing, China)

2021: Conference on Land Valuation Methods; AREUEA National Conference; AREUEA International Conference

2020: AREUEA-ASSA Conference (San Diego); 2020 Research Symposium at University of Southern California Lusk Center; Penn State University; University of California Irvine

2019: AREUEA International Conference (Milan, Italy); Baruch College - City University of New York; University of Georgia (Agricultural and Applied Economics); APPAM Fall Research Conference (Denver); 2019 SMU Conference on Urban and Regional Economics

- 2018: Meeting of the Urban Economic Association (Columbia University, NY); AREUEA National Conference (Washington DC); Urban Economics and Public Finance Conference, Lincoln Institute of Land Policy
- 2017: Heartland Environmental and Resource Economics Workshop at Illinois; UIUC pERE Seminar; AREUEA-ASSA Conference, Doctoral Session (Chicago)
- 2016: AREUEA International Conference, Doctoral Session (University of Alicante); Economics Department, University of Illinois

Ph.D. Committee

- James Stevens (Placement: Wofford College)
- Anurag Mehotra (Placement: San Diego State University)
- Nicholas Smith (Placement: Federal Reserve Bank of Philadelphia)

Professional Service

- Referee: *Journal of Urban Economics* (x3), *Regional Science and Urban Economics* (x17), *Real Estate Economics* (x2), *Review of Economics and Statistics* (x3), *Journal of Regional Science* (x2), *Journal of Real Estate Finance and Economics* (x18), *Journal of Housing Economics* (x6), *Urban Studies*, *Education Finance and Policy*, *Public Finance Review* (x2), *National Tax Journal*, *Journal of Spatial Econometrics* (x3), *Journal of Economic Geography*, *Journal of Housing Research*, *Canadian Journal of Regional Science* (x2), *Journal of Housing and the Built Environment* (x3), *International Journal of Urban Sciences* (x2), *Economic Development Quarterly*, *Environmental and Resource Economics*, *PLOS One*
- Discussant: 2023 - AREUEA-ASSA Conference; AREUEA National Conference
 2022 - AREUEA-ASSA Conference; AREUEA National Conference; Syracuse-Chicago Webinar Series on Property Tax Administration and Design; MIT/CRE Climate and Real Estate Initiative Inaugural Symposium
 2021 - National Tax Association x2
 2020 - Southern Economics Association
 2019 - AREUEA-ASSA Conference (Atlanta, GA) x2; FSU-UF-UCF Real Estate Symposium (Gainesville, FL); AREUEA International Conference (Milan, Italy); Biennial Real Estate Conference (FRB Atlanta)
 2018 - Meeting of the Urban Economic Association (Columbia University, NY); AREUEA National Conference (Washington DC)
- Session Chair: 2021 - AREUEA International Conference
 2020 - Real Estate Market and Capitals Market (RECAPNET) Conference
- Committee: 2023 - AREUEA International Committee; AREUEA Mentorship Committee; AREUEA International Conference Program Selection Committee; Syracuse-Chicago Webinar Series on Property Tax Administration and Design Organizing Committee
 2022 - AREUEA Awards Committee; AREUEA-ASSA Conference Program Selection Committee; AREUEA International Conference Program Selection Committee; Syracuse-Chicago Webinar Series on Property Tax Administration and Design Organizing Committee

Committee: 2021 - AREUEA Awards Committee; AREUEA International Conference Program Selection Committee
2020 - AREUEA National Conference Program Selection Committee

Service to the University, College, and Departmental Committees

Member, Computer and Information Resources Committee, 2019 – present
Business Communications Lecturer Search Committee, 2022
Real Estate Lecturer Search Committee, 2020
Grades Appeal Committee, 2021-2022
Faculty Participant, Real Estate Society, Athens, GA, 2017 –
Urban Economic Association

Affiliations

American Economic Association
American Real Estate and Urban Economics Association
Urban Economic Association

Other Professional Experience

Research Assistant for Professor Richard Akresh and Damien De Walque,
Spring 2014 - Summer 2015
Research Assistant for Professor Daniel McMillen, Summer 2015, 2016 & 2017
Economist, ICICI Bank, India, June 2008 - June 2012

Workshops Attended

2023: AEA Continuing Education (scheduled)
2019: CSWEP Mentoring Workshop
2017: NBER Summer Institute
2015: Frontiers in Urban Economics, Columbia University
2013: Causal Inference Workshop, Northwestern University

Computer Skills

R, STATA, SAS, MATLAB, ARC-GIS, LATEX

Personal

Citizenship: India, US Permanent Resident