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Fields of Concentration:
Public Economics
Labor Economics
Economics of Education
Urban Economics

Qualifying Examinations Completed:

2022 (Oral): Labor Economics, Public Finance
2021 (Written): Microeconomics, Macroeconomics

Dissertation Title: *The Design and Impacts of Housing and Education Subsidies*

Committee:
Professor Joseph Altonji (Chair)
Professor Winnie van Dijk
Professor John Eric Humphries
Professor Seth Zimmerman

Education:
Ph.D., Economics, Yale University, 2026 (Expected)
M.Phil., Economics, Yale University, 2023
M.A., Economics, Yale University, 2023
B.S., Mathematics and Economics, Davidson College, *magna cum laude*, 2020

Fellowships, Honors and Awards:
University Dissertation Fellowship, 2025-2026
Kingsley Trust Fellowship, 2025
UC Irvine Student Loan Law Institute Emerging Scholar, 2023
Cowles Foundation Fellowship, 2020-2025
Phi Beta Kappa, Davidson College, 2020

C Louise Nelson Scholar, Davidson College, 2020
AK Phifer Award for Excellence in Economics, Davidson College, 2020
William G McGavock Award for Excellence in Mathematics, Davidson College, 2020
Duncan Scholar, Davidson College, 2016-2020

Teaching Experience:

Fall 2022 and Fall 2024, Teaching Assistant to Prof. Cormac O'Dea, Introductory Microeconomics, Yale College

Fall 2023, Teaching Assistant to Prof. Steven Berry, Introductory Microeconomics, Yale College

Spring 2023, Teaching Assistant to Prof. Joseph Altonji, Introduction to Data Analysis and Econometrics, Yale College

Spring 2024, Teaching Assistant to Prof. Gerald Jaynes, Urban Inequalities and Educational Inequality, Yale College

Working Papers:

"Housing Assistance and Upward Mobility: Evidence from Waiting List Lotteries," *Job Market Paper* (September 2025)

Work In Progress:

"Landlords and Neighborhood Access in the Housing Voucher Program"

"Where Does the Tide Roll? The Causes and Consequences of Out-of-State Enrollment at Public Flagships," with Ryan Haygood

"The Demand for Income Share Agreements," with Constantine Yannelis

Seminar and Conference Presentations:

2025: EEA Annual Meeting
2024: Moving Beyond Implications (University of Connecticut)
2023: EEA Annual Meeting

Languages:

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References:

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Dissertation Abstract

Housing Assistance and Upward Mobility: Evidence from Waiting List Lotteries
[Job Market Paper]

Many governments provide in-kind transfers to low-income households. Among the most generous in-kind transfer programs in the United States are the various forms of long-term federal housing assistance, which together provide more than 4 million households with a means-tested housing subsidy that averages over $13k per household each year. I investigate the costs and benefits of these housing assistance programs, with a focus on their ability to raise economic mobility and self-sufficiency. Specifically, I ask the following two questions: what are impacts of housing assistance programs on the earnings and employment of working-age adults and the educational attainment of their children, and what is the return on public investment in these programs?

I answer these questions in three steps, using a combination of administrative datasets from a large Public Housing Agency and the State of Connecticut. First, I link the universe of applications to housing assistance waiting lists in New Haven from 1998-2025 to restricted-use state administrative records from the State Department of Education and Department of Labor. I obtain quarterly W-2 income from 2001-2021 for over 99% of waiting list applicants and test scores and attendance from 2009-2024 for more than 75% of their children. These linked datasets allow to measure the impacts of housing assistance on both labor market and educational outcomes.

Next, I combine this linked administrative data with a quasi-experimental research design to identify and estimate the causal impacts of housing assistance on adult and child outcomes. I exploit a subset of waiting list applications from 2003-2015 that randomly assign waiting list positions to more than 10k applicants using lotteries. I combine these position lotteries with a two-stage least squares research design that instruments for receiving housing assistance, the endogenous regressor,

with an offer indicator. Under two identifying assumptions – that household position is randomly assigned and that the timing of offers is random conditional on observables among these randomly-ordered applicants – this design recovers the Local Average Treatment Effect (LATE) of receiving housing assistance for applicants that comply with offers. I test for random assignment of position and show that lottery-assigned waiting list position is unrelated to applicant characteristics and shifts the timing of offers conditional on applicant characteristics. I use this design to show that housing assistance increases labor market income for working-age adults by 12% with no detectable effect on child educational attainment.

Finally, I embed my estimated treatment effects within a marginal value of public funds (MVPF) framework to present bounds on the welfare impact of public spending on housing assistance programs. The MVPF equals the ratio of beneficiaries' willingness-to-pay to net program costs. To compute the willingness-to-pay for housing assistance, I exploit information on the locations of both assisted and unassisted applicants and linked with parcel-level characteristics from the city's tax assessment office. I combine this data with a neighborhood choice model to estimate applicants' price elasticity of housing demand and preferences for housing quality, using the receipt of housing assistance as an instrument that shifts the out-of-pocket prices faced by applicants. To calculate the net costs of housing assistance, I combine the LATE estimates from my lottery research design with lease agreement records for the universe of housing assistance recipients in New Haven since 2003.

Landlords and Neighborhood Access in the Housing Voucher Program

I combine longitudinal information on the ownership of residential properties in a medium-sized US city with Housing Choice Voucher administrative records to study how the entry of institutional landlords into the residential property market after the Great Recession affected the spatial distribution of voucher recipients. I begin by showing that institutional landlords entered neighborhoods after the Great Recession through bulk foreclosure sales. In 2024, the largest institutional landlord, which was not active in the residential property market before the Great Recession, owns 6% of all residential units and more than 25% of residential units in some neighborhoods. To estimate causal impacts on voucher recipients, I use a dynamic event study design that treats the timing of landlord property acquisition as exogenous conditional on year and neighborhood fixed effects. I find evidence of heterogenous effects of landlord entry; some institutional landlords specialize in leasing to voucher recipients while most push voucher recipients to other properties. My results suggest that the supply-side of the Housing Choice Voucher program presents important frictions that shape the location choices of subsidy recipients.

Where Does the Tide Roll? The Causes and Consequences of Out-of-State Enrollment at Public Flagships, with Ryan Haygood

Between 2000 and 2021, the out-of-state enrollment share at US public flagship universities rose by more than 40%. We study the public finance implications of this change in enrollment composition at selective public universities, with a focus on state tuition and income tax revenues. On the one hand, out-of-state students pay higher tuition rates than in-state students, increasing

tuition revenue today. On the other hand, out-of-state students not only out-migrate at higher rates than in-state students after graduation but potentially induce in-state student out-migration through peer networks or marriage, reducing future tax revenues. To understand the net effect, we link twenty years of individual-level commencement records from a single large public flagship university to more than 55k LinkedIn profiles, allowing us to observe both graduate hometowns and post-graduation destinations. Exploiting plausibly exogenous variation in state-level enrollment shares across graduation cohorts driven by university recruitment visits, we find that each 1 percentage point increase in out-of-state enrollment increases in-state students' out-migration by 0.24-0.28 percentage points. Despite this induced out-migration, we find a positive return to enrolling out-of-state students, as their higher tuition rates and future tax payments more than compensate for the loss in resident tax revenues from out-migration.