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Previous Education:

M.A. Economics, Northwestern University, 2015.
B.A. Mathematics and Economics, Northwestern University, 2015.

Graduate Studies:

Wharton School, University of Pennsylvania, 2017 to present
Thesis Title: “Essays in Housing Economics”
Expected Completion Date: May 2023

Thesis Committee and References:

Professor Fernando Ferreira: Primary Advisor
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Teaching and Research Fields:

Research fields: Public Economics, Urban Economics, Real Estate

Teaching fields: Applied Microeconomics, Public Finance, Housing Finance & Economics

Teaching Experience:

Spring 2020–22 Housing Markets (MBA & UG): Teaching fellow for Prof. Joseph Gyourko.
Fall 2018–21 Microeconomics for Managers (MBA): Teaching fellow for Prof. Juuso Toikka.

“Housing Segments and Segmented Remodeling.”

In 2019, home remodeling and improvement accounted for over \$400 billion in annual U.S. investment. I show that this sizable investment in remodeling is also segmented investment: investment concentrates in the right tail of major remodels. Households making major remodels live in higher-quality homes within a housing market, as defined by their self-reported home values. Preliminary results show remodeling is both procyclical and price elastic, but that price elasticities vary between households with different mortgage payment-to-income ratios. A rise in house price indices by one percent raises remodeling propensities as much as a percentage point rise in leverage decreases them. These facts suggest credit markets play a key role in directing remodeling activity toward providing affordable housing stock and not toward properties held for investment purposes.

Personal Information:

Date of birth: August 9, 1993

Citizenship: Canada

Gender: Male (he/him)

Programming experience: Stata, R, Python, GIS (QGIS), SQL, MATLAB, Fortran, L^AT_EX

Languages: Mandarin Chinese (native), English (fluent), French (proficient)