

TIANFANG (TOM) CUI

Curriculum Vitae, December 2025

CONTACT INFORMATION

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EDUCATION

2023 PhD Applied Economics, University of Pennsylvania
Wharton School, Real Estate Department
Dissertation title: *Essays in Housing Economics*
2015 MA Economics, Northwestern University
2015 BA Mathematics and Economics, Northwestern University

EMPLOYMENT

2025– Research Affiliate, New York University
2023–2025 Postdoctoral Research Fellow, NYU Furman Center
2015–2017 Research Professional, University of Chicago Booth School of Business

RESEARCH INTERESTS

Public Economics, Urban Economics, Real Estate

RESEARCH

Manuscripts in Submission

“Are Zoning District Borders Color Lines? How Lot Size Requirements Alter Neighborhood Racial Composition.” (with Vicki Been) *Revise & Resubmit, Journal of Urban Economics*.
Link.

Working Papers

“Taming the Growth Machine: The Long-Run Consequences of Federal Urban Planning Assistance.” (with Beau Bressler) Link.

“Did Race Fence Off The American City? The Great Migration and the Evolution of Exclusionary Zoning.” [Link](#).

“Stimulating Durable Purchases: Theory and Evidence.” (with David Berger, Nicholas Turner and Eric Zwick) [Link](#).

“Housing Segments and Segmented Remodeling.” [Link](#).

Work in Preparation

“Income Inequality in Cities: How Much is Explained by the Built Environment?” (with Pooya Ghorbani and Rachel Meltzer)

“Housing Instability Following Job Loss.” (with Jesse Wedewer)

“The Evolution of American Residential Zoning.” (with Joseph Gyourko)

“Off The Rails Bargaining: Analyzing Infrastructure Planning with Citizen Voice.”

Other Writing (Peer-Reviewed)

“Measuring Pro-housing Reforms at Scale: A Comprehensive Guide for Planners, Policymakers, and Researchers.” Mercatus Center Policy Research. [Link](#).

HONORS, GRANTS AND FELLOWSHIPS

2022 Student Paper Prize, honorable mention, Urban Economics Association

Robert R. Nathan Fellowship, Wharton School

2017 George James Doctoral Fellowship, Wharton School

EXTERNAL PRESENTATIONS (* = SCHEDULED, † = DISCUSSANT)

Invited Seminars

2025 University of Alberta, UChicago Urban Labs, Rutgers University, Toronto Metropolitan University

2024 University of Pittsburgh, Analysis Group

2023 Colgate University, New York University Furman Center, RUSH Student Brownbag, Federal Reserve Board, University of Toronto Rotman School, Western University, Bank of Canada

Invited Conference Presentations

2025 UEA North America (Montreal), AREUEA National Conference, NYC Metro Real Estate Conference

2024 National Tax Association Meeting, APPAM Fall Research Conference, Conference on Urban and Regional Economics†, AREUEA National Conference†

2023 PSU–FRB Conference on Frictions in Real Estate, UEA North America (Toronto), NBER Summer Institute (Urban), UEA Europe (Milan)
2022 UEA North America (Washington, D.C.)

TEACHING EXPERIENCE

Courses taught

2020–2022 Housing Markets (MBA & UG): Teaching fellow for Prof. Joseph Gyourko.
2018–2021 Microeconomics for Managers (MBA): Teaching fellow for Prof. Juuso Toikka.

PROFESSIONAL SERVICE

Journal Referee

Journal of Urban Economics, Real Estate Economics

Professional Service

2024–2025 Program Committee, UEA North America
2022–2023 Organizing Committee, Regional/Urban/Spatial/Housing (RUSH) Brownbag

Professional Membership

American Economic Association (AEA), American Real Estate and Urban Economics Association (AREUEA), Association for Public Policy Analysis and Management (APPAM)

PERSONAL INFORMATION

Citizenship: Canada

Programming experience: Stata, R, Python, GIS (QGIS), SQL, MATLAB, Fortran, \LaTeX

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