



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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March 13, 2023

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Jeffrey Zabel of 54 Oak Avenue, Newton, 02465 as a full member of the Conservation Commission. His term of office shall expire on May 31, 2026 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

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2023 MAR 13 PM 3:55
CITY CLERK
WTON, MA, 02459

Application Form

Profile

Jeffrey _____ Zabel _____
First Name Middle Initial Last Name

Email Address

54 Oak Avenue _____ Suite or Apt _____
Home Address

West Newton _____ MA _____ 02465 _____
City State Postal Code

What Ward do you live in?

Ward 3

_____ Primary Phone _____ Alternate Phone

Tufts University _____ Professor of Economics _____
Employer Job Title

Which Boards would you like to apply for?

Conservation Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I have been serving on both the Conservation Commission and the Farm Commission and would be happy to continue serving on both. My initial interest in the Conservation Commission comes from my general interest in environmental issues and my economic research on the environment and town-level land use restrictions

[jzabel_cv_0420.pdf](#) _____
Upload a Resume

Jeffrey E. Zabel
CURRICULUM VITAE

- Current Affiliation:** Professor of Economics
Department of Economics
Tufts University
Medford, MA 02155
[REDACTED]
- Fields of Research:** Urban/Real Estate Economics, Environmental Economics,
Economics of Education,
- Teaching Experience:** Graduate and Undergraduate Statistics and Econometrics,
Undergraduate Environmental Economics and Labor Economics
- Education:** Ph.D. in Economics, 1987, University of California, San Diego
B.A. in Mathematics, 1979, Swarthmore College
- Employment History:**
- | | |
|-------------------------|--|
| 2010 – present | Professor of Economics, Tufts University, Medford, MA |
| 2014, Spring | Visiting Professor, Economics Department, Harvard University |
| 2013, Fall | Associate of the Department, Economics Department, Harvard University |
| 2010 – 2013, 2015-2016 | Director, Graduate Program in Economics, Tufts University |
| Fall 2008 – Spring 2009 | Visiting Scholar, New England Public Policy Center |
| Fall 2005 – Spring 2006 | Visiting Scholar, Center for Real Estate, MIT, Cambridge, MA |
| 1996-2010 | Associate Professor of Economics, Tufts University, Medford, MA |
| 1989-1996 | Assistant Professor of Economics, Tufts University, Medford, MA |
| 1993-1994 | ASA Research Fellow, U.S. Bureau of the Census |
| 1988-1989 | Assistant Professor of Economics, Tulane University,
New Orleans, LA |
| 1987-1988 | Visiting Assistant Professor of Economics, Tulane University,
New Orleans, LA |
- Administrative Positions:**
- | | |
|-------------------------|--|
| 2018 – present | Co-Director, Masters Program in Data Analytics, Tufts University |
| 2015 – present | Co-Director, PhD Program in Human Developmental
Economics, Tufts University |
| Fall 2016 – Spring 2017 | Director of Graduate Program, Tufts University |
| Fall 2010 – Spring 2013 | |
| Fall 2001 – Spring 2005 | |
| Fall 1992 – Spring 1993 | |

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Publications in Refereed Journals:

“Estimating Fixed and Random Effects Models with Selectivity,” **Economics Letters** 40 (1992) 269-272.

“A Comparison of Non-Nested Tests for Misspecified Models Using the Method of Approximate Slopes,” **Journal of Econometrics** 57 (1993) 205-232.

“The Relationship Between Hours of Work and Labor Force Participation in Four Models of Labor Supply Behavior,” **Journal of Labor Economics**, 11 (1993) 387-416.

“House Price Differentials in U.S. Cities: Household and Neighborhood Racial Effects,” with Katherine A. Kiel, **Journal of Housing Economics** 5 (1996) 143-165.

“Evaluating the Usefulness of the American Housing Survey for Creating House Price Indices,” with Katherine A. Kiel, **Journal of Real Estate Finance and Economics** 14 (1997) 189-202.

“Estimating Wage Elasticities for Life-Cycle Models of Labor Supply Behavior,” **Labour Economics** 4 (1997) 223-244.

“An Analysis of Attrition in the PSID and SIPP with an Application to a Model of Labor Market Behavior,” **Journal of Human Resources** 33 (Spring 1998) 479-506.

“The Accuracy of Owner Provided House Values: The 1978-1991 American Housing Survey,” with Katherine A. Kiel, **Real Estate Economics, the Journal of the American Real Estate and Urban Economics Association**, 27 (1999) 263-298.

“Controlling for Quality in House Price Indices,” **Journal of Real Estate Finance and Economics** 19 (1999) 223-241.

“Estimating the Demand for Air Quality in Four United States Cities,” with Katherine A. Kiel, **Land Economics**, 76 (2000) 174-193.

“The Economic Benefits from Cleaning Up Superfund Sites: The Case of Woburn Massachusetts,” with Katherine A. Kiel, **Journal of Real Estate Finance and Economics** 22 (2001) 163-183.

“The Impact of School Characteristics on House Prices: Chicago 1987-1991,” with Thomas A. Downes, **Journal of Urban Economics** 22 (2002) 1-25.

“Neighborhood Effects and Housing Demand,” with Yannis Ioannides, **Journal of Applied Econometrics**, 18 (2003) 563-58

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Publications in Refereed Journals: Continued:

“The Demand for Housing Services,” **Journal of Housing Economics**, 13 (2004) 16-35.

“The Effects of Critical Habitat Designation on Housing Supply: An Analysis of California Housing Construction Activity,” with Robert Paterson, **Journal of Regional Science**, 46 (2006): 67-95.

“Interactions, Neighborhood Selection, and Housing Demand,” with Yannis Ioannides, **Journal of Urban Economics**, 63 (2008): 229-252.

“The Employment Impacts of Active Labour Market Policy: The Case of SSP Plus,” with Saul Schwartz, **Canadian Public Policy**, 34(2008): 321-344.

“The Impact of Peer Effects on Student Outcomes in New York City Public Schools,” **Education Finance and Policy**. 3(2008): 197-249.

“Location, Location, Location: The 3L Approach to House Price Determination,” with Katherine A. Kiel, **Journal of Housing Economics**, 17(2008): 175-190.

“Amenity-Based Housing Affordability Indexes,” with Lynn Fisher and Henry Pollakowski, **Real Estate Economics**, 37(2009): 705-746.

“It’s Not Just Span: Size, Spending and Grade Span in K-8 School Organization,” with Ross Rubenstein, Amy Ellen Schwartz, and Leanna Stiefel, **Education Finance and Policy**, 4(2009): 60-88.

“The Impact of the Self-Sufficiency Project on the Employment Behaviour of Former Welfare Recipients.” with Saul Schwartz and Stephen Donald, **Canadian Journal of Economics**, 43(2010): 882-918.

“Property Tax Limitations and Local Fiscal Conditions: The Impact of Proposition 2½ in Massachusetts,” with Bruce Wallin, **Regional Science and Urban Economics**, 41(2011): 382-393

“The Impact of Minimum Lot Size Regulations on House Prices in Eastern Massachusetts, with Maurice Dalton, **Regional Science and Urban Economics**, 41(2011): 471-483.

“The Path Not Taken: How does School Organization Affect 8th Grade Achievement?” with Amy Ellen Schwartz, Leanna Stiefel, and Ross Rubenstein, Wagner School of Public Policy, New York University, **Educational Evaluation and Policy Analysis** 33(2011): 293-317.

Publications in Refereed Journals: Continued:

“The Role of the Housing Market in the Migration Response to Employment Shocks,” **Journal of Urban Economics** 72 (2012): 267–284.

“A Hedonic Analysis of the Impact of LUST Sites on House Prices in Fredrick, Baltimore, and Baltimore City Counties,” with Dennis Guignet, **Resource and Energy Economics** 34 (2012): 549– 564.

“An Analysis of the Impact of SSP on Wages,” with Saul Schwartz and Stephen Donald, **Empirical Economics**, 44 (2013): 231-259.

“What Can We Learn From Hedonic Models When Housing Markets are Dominated by Foreclosures?” (2013) with N. Edward Coulson. **Annual Review of Resource Economics, Volume 5.**

“Unintended Consequences: The Impact of Proposition 2½ Overrides on School Segregation in Massachusetts,” **Education Finance and Policy** 9(4) (2014): 481-514.

“The Hedonic Model and the Housing Cycle,” **Regional Science and Urban Economics** 54 (2015): 74-86.

“Is Neighborhood Destiny? Exploring the Link between Neighborhood Mobility and Student Outcomes,” with Amy Ellen Schwartz, Leanna Stiefel, and Sarah Cordes Wagner School, NYU, **Urban Studies** 53(2) (2016): 400-417.

“A Dynamic Model of the Housing Market: The Role of Vacancies,” **Journal of Real Estate Finance and Economics** 53(3) (2016): 368–391

“Valuing Nuclear Energy Risks: Evidence from Fukushima Crisis and U.S Housing Prices,” with Shinsuke Tanaka. 2018. **Journal of Environmental Economics and Management** 88: 211-224.

“Local House Price Diffusion,” with Jeffrey P. Cohen. Forthcoming in **Real Estate Economics**. Available online at DOI: 10.1111/1540-6229.12241

“Time-Geographically Weighted Regressions and Residential Property Value Assessment,” with Jeffrey P. Cohen and Cletus C. Coughlin, forthcoming in the **Journal of Real Estate Finance and Economics**.

“Homeownership and Wealth Accumulation for Low-Income Households,” with Allison Wainer. 2017. Forthcoming in the **Journal of Housing Economics**.

Publications in Conference Volumes/Non-Refereed Periodicals/Other:

“Using United States Census Data to Estimate the Demand for Air Quality,” with Katherine A. Kiel, **1995 Annual Research Conference Proceedings, Bureau of the Census**, 1995.

“Compensation Estimates for Homeowners for Environmental Disamenities,” with Katherine A. Kiel, **1996 Proceedings of the Eighty-Ninth Annual Conference on Taxation, National Tax Association**.

“Brownfields Cleanup? Or, Brownfields Redevelopment?” **Regions, Newsletter of the National Association of Regional Councils**, Winter 2004, 14-15.

“School Efficiency and Student Subgroups: Is a Good School Good for Everyone?” with Dae Yeop Kim, Leanna Stiefel, and Amy Schwartz, **Peabody Journal of Education**, 81(2006) 4: 95-117.

“The Impact of Imperfect Information on the Transactions of Contaminated Properties,” National Center for Environmental Economics (EPA) Handbook on Benefits, Costs, and Impacts of Land Use, December 2006.

“Incomplete Grade: Massachusetts Education Reform at 15,” with Thomas Downes and Dana Ansel, The Massachusetts Institute for a New Commonwealth, May 2009.

“Valuation in a Bubble: Hedonic Modeling Pre- and Post-Housing Market Collapse,” with Kevin Boyle, Lynne Lewis, and Jaren Pope, **Association of Environmental and Resource Economists Newsletter** 32(2): 24-31. November 2012

“Introduction: Endogenous amenities and cities,” with Daniel Broxterman, Edward Coulson, Keith Ihlanfeldt, and Mariya Letdin, **Journal of Regional Science** 59(3): 361-364. 2019.

Books/Edited Volumes:

“The Good, the Bad, and the Ugly: Measuring School Efficiency Using School Production Functions,” with Amy Schwartz, in **Measuring School Performance and Efficiency: Implications for Practice and Research, 2005 Yearbook of the American Education Finance Association** Editors: Leanna Stiefel, Amy Ellen Schwartz, Ross Rubenstein and Jeffrey Zabel

Measuring School Performance and Efficiency: Implications for Practice and Research, 2005 Yearbook of the American Education Finance Association Editors: Leanna Stiefel, Amy Ellen Schwartz, Ross Rubenstein and Jeffrey Zabel with Editors Introductory Chapter
“Measuring School Efficiency: What Have We Learned?” Eye on Education

“Using Hedonic Models to Measure Racial Discrimination and Prejudice in the U.S. Housing Market,” in **Hedonic Methods in Housing Markets – Assessing Environmental Amenities and Segregation**, Springer.

“United States Housing Policy,” with Ed Olsen, **Handbook of Regional and Urban Economics, Volume 5**.

“Housing and Labor Market Vacancies and Beveridge Curves: Theoretical Framework and Illustrative Statistics,” with Yannis Ioannides, Forthcoming in: Ioannides, Yannis M., Ed. **Recent Developments in the Economics of Housing**. Edward Elgar. 2019.

Research Papers:

“The Impact of School Finance Reform on Residential Income Inequality and Racial and Ethnic Segregation in the U.S.,” with Peter Zuckerman. 2018

“Housing and Labor Market Vacancies,” 2017, with Yannis Ioannides.

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Work in Progress:

“Wealth Accumulation and Mortgage Distress for Low-Income Homeowners,” to be presented at Symposium on Housing Tenure and Financial Security, Joint Center for Housing Studies, Harvard University, March 21, 2019.

“Educational Equality in Massachusetts: School Finance Reform and Tax and Expenditure Limitations,” with Jaeho Kim and Thomas Downes. TO be presented at the Association for Education Finance and Policy 44th Annual Conference, Kansas City MO, March 23, 2019.

“Housing and Labor Market Spillovers,” with Guangbin Hong. Presented at Urban Economics Workshop, Department of Urban and MIT, May 7, 2019, American Real Estate and Urban Economics Association National Conference, Washington DC, May 31, 2019, and the Asian Real Estate Society Meetings, Shenzhen China, May 7, 2019

“School Choice and Transportation Decisions,” with Amy Ellen Schwartz and Samantha Trajkovski, Syracuse University. 2019. Presented at the Urban economics Association Annual Meetings, Philadelphia PA, October

“The Impact of School Finance Reform on Residential Income Inequality and Racial and Ethnic Segregation in the U.S.,” with Peter Zuckerman, Analysis Group. 2018. Presented at the American Political Science Association Annual Meetings, Boston Massachusetts, September 1, 2018.

“Housing and Labor Market Vacancies,” with Yannis Ioannides, Tufts University. 2017. Presented at numerous conferences.

Grants Received:

“The Geography of Worker Adaptation: Industry, Skills, Mobility, and Housing Costs.” With Keren Horn, University of Massachusetts Boston and Henry Pollakowski, Harvard School of Design. June 2019-May 2021, \$150,000 awarded

“Buildings Risk Assessment,” Department of Buildings, New York City. With Justin Hollander, Tufts University (PI), Julius Chang, Columbia University, and Rima Taher, New Jersey Institute of Technology (NJIT), October 2017 – October 2018, \$120,000 awarded.

“Prospects for Using Class Size Reform to Boost Student Performance in Massachusetts” Bid number: BD-17-1026-DOE02-DOE01-12717, Massachusetts Department of Elementary and Secondary Education. With Amy Schwartz, Syracuse University. May 2017 – August 2017. \$30,000 awarded.

“A Disequilibrium Model of the Housing Market: The Role of Vacancies and Foreclosures.” CoreLogic Academic Research Council Grant. Provides free access to county-level data on measures of foreclosures and other market conditions. May 2013.

“A Disequilibrium Hedonic Property Value Model.” CoreLogic Academic Research Council Grant. Provides free access to housing transaction level data for 5 counties in the Greater Boston Area for 1995-2012. May 2013.

“Massachusetts Proposition 2½ Overrides as Voluntary Taxes: Do Residents Get What They Want or Do They Only Get What They Need?”, Lincoln Institute for Land Policy, January 2013 – December 2013, \$30,000 awarded.

“The Demand for Citizenship,” with Robert Paterson, Industrial Economics. Submitted in response to RFQ HSHQDC-10-Q-00375 to the U.S. Department of Homeland Security, Office of Procurement Operations, September 2010 – August 2011, \$175,000 awarded.

“Estimating the Social Benefits of Cleanup Activities by EPA’s Underground Storage Tank Program: Two Approaches,” with Anna Alberini, University of Maryland, Cynthia Morrison and Robert Paterson, Industrial Economics Inc. Submitted to the Environmental Protection Agency, January 2008 – August 2010, \$170,000 awarded.

“How Should We Organize Primary Schooling? Grade Span, School Size and Student Academic Performance,” U.S. Department of Education, (with Amy Schwartz and Leanna Stiefel, New York University, and Ross Rubenstein, Syracuse University), \$487,910 grant awarded, August 2004 – May 2006, R305E040096.

“Stormwater Management in Somerville Massachusetts,” City of Somerville, MA through a grant from the EPA, \$16,984 grant awarded, January 2004 – August 2004.

Grants Received (continued):

“An Economic Analysis of Brownfields in Massachusetts,” Tufts University Faculty Research Fund Award, \$4,800 grant awarded, March 2003.

“Student Projects to Evaluate Brownfields Sites in Somerville, MA,” UCCPS Education for Active Citizenship Grant, Tufts University, \$2000 grant awarded, June 2001.

“Measuring and Accounting for Performance in the US K-12 Public Schools,” U.S. Department of Education, (with Amy Schwartz and Leanna Stiefel, New York University, and Ross Rubenstein, Syracuse University), \$658,096 grant awarded, June 2001 – May 2004, R305T010115.

“Calculating the Economic Benefits from Cleaning Up Superfund Sites: the Case of Woburn Massachusetts - Extensions,” Faculty Research Fund Award, Tufts University, \$5,000 grant awarded, March 2000.

“Climate Change Course Development Proposal for Economics 30 - Environmental Economics,” Tufts Institute for the Environment, \$5,080 grant awarded, May 1999.

“An Analysis of Individual Perceptions of Air Quality,” Faculty Research Fund Award, Tufts University. 1997-1999. \$3,592 grant awarded.

Contracts Awarded:

“Between Home and School: The School Bus and Student Outcomes,” Ay Schwartz, Syracuse PI, Spring 2018 – Summer 2018, \$5,000.

“A Proposed Feasibility Study for Analyzing the Benefits of Say Yes Buffalo,” Say Yes to Education, fall 2017, \$12,000 awarded.

“The Impact of the 1993 Massachusetts Education Reform Act,” MassINC, with Thomas Downes, \$30,000 awarded, summer 2007 – April 2009.

“Research papers to Support Development of NCEE’s Handbook on Benefits, Costs, and Impacts of Land Use,” EPA Contract 66-W-02-045; Task Order 58, with Industrial Economics, Inc and Resources for the Future. \$12,000 awarded, 2006.

“Economic Impact of Critical Habitat Designation Under the Endangered Species Act: Model and Case Study Research Project,” National Association of Homebuilders, September 2005, \$49,020.70 awarded.

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Contracts Awarded Continued:

“An Analysis of the Impact of SSP on Employment With a Focus on Wages,” response to RPF: The Self-Sufficiency Project, SRDC, Canada. With Saul Schwartz and Stephen Donald. Contract awarded, December 2003: \$15,000.

“An Analysis of SSP PLUS on unemployment spells and employment spells,” response to RPF: The Self-Sufficiency Project, SRDC, Canada. With Saul Schwartz and Stephen Donald. Contract awarded, December 2003: \$15,000.

Invited Seminars and Conferences (last three years):

- Urban Economics Association, Annual Conference, Philadelphia, October 12–13, 2019 (presenter and discussant)
- Asian Real Estate Society Meetings, Shenzhen China, May 5-7, 2019 (presenter and discussant)
- American Real Estate and Urban Economics Association National Conference, Washington DC May 30 - May 31, 2019 (presenter)
- Mini Urban Economics and Policy Workshop (II), Department of Urban Studies and Planning, Center for Real Estate, and China Future City Lab MIT, May 7, 2019 (presenter)
- Symposium on Housing Tenure and Financial Security, Joint Center for Housing Studies, Harvard University, March 21-22, 2019 (presenter)
- Greater Boston Urban and Real Estate Economics Seminar, Federal Reserve Bank of Boston, October 26, 2018 (organizer)
- Urban Economics Association, Annual Conference, New York NY, October 12–13, 2018 (presenter and discussant)
- American Political Science Association Annual Meetings, Boston Massachusetts, September 1, 2018 (presenter and discussant)
- Urban Economics and Public Finance Conference, Lincoln Institute for Land Policy, Cambridge, MA, May 4-5, 2018 (participant)
- Endogenous Amenities and Cities, Florida State University, April 26-April 28, Organizer and discussant
- Greater Boston Urban and Real Estate Economics Seminar, Federal Reserve Bank of Boston, April 13, 2018 (organizer)
- Urban Economics Association, Annual Conference, Vancouver BC, November 9–11, 2017 (presenter and discussant)
- Greater Boston Urban and Real Estate Economics Seminar, Federal Reserve Bank of Boston, October 27, 2017 (organizer)
- Urban Economics and Public Finance Conference, Lincoln Institute for Land Policy, Cambridge, MA, May 5-6, 2017 (discussant)

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- Greater Boston Urban and Real Estate Economics Seminar, Federal Reserve Bank of Boston, April 14, 2017 (organizer)
- 2017 FSU-UF Critical Issues In Real Estate Symposium, Florida State University, March 30-April 1 2017 (discussant)
- Seminar in Environmental Economics and Policy, Kennedy School of Government, Harvard University, February 25, 2017 (presenter)

Awards and Fellowships:

- Teacher of the Year Award, Tufts Undergraduate Economics Program, 2016
- Teacher of the Year Award, Tufts Graduate Economics Program, 2016
- Asian Real Estate Society, RICS Foundation Best Paper Award, July 2006.
- Faculty Research Fellowship, Tufts University, 2005.
- Housing and Urban Development (HUD)/AREUEA Best Paper in Housing and Urban Development, 2001 Annual AREUEA Conference, New Orleans, LA.
- American Statistical Association Research Fellowship, 1993-1994.
- Mellon Research Fellowship, Tufts University, 1993.

Editorial/Board Member Affiliations:

- Co-Editor, Journal of Housing Economics, 2019 – present.
- Editorial Board, Journal of Housing Economics, 2008 – 2019.
- Associate Editor, Regional Science and Urban Economics, 2007 – present.
- Editorial Board, Real Estate Economics, 2009 – present
- Board Member of the Boston Research Data Center (BRDC). The BRDC is a research branch of the Census Bureau, 2001 – Present.

External Reviewer:

- Clark University, Economics Department, Ph.D. Program, January 2004.
- UCLA, Economics Department, Masters' Program, March 2014.
- George Washington University, Economics Department, December 2018.

Professional Affiliations:

- Fellow, Weimer School of Advanced Studies in Real Estate and Land Economics, 2014 – present
- Research Affiliate, Institute for Education and Social Policy, New York University, 2008 – present.
- Research Affiliate, Center for Real Estate, MIT, Cambridge, MA, June 2006 – June 2008.

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Seminar Organizer:

Co-organizer (with Paul Willen) of the Greater Boston Urban and Real Estate Economics Seminar held at the Federal Reserve Bank of Boston
(see <https://sites.google.com/site/gburecs/>)

Member: American Economic Association, American Real Estate and Urban Economics Association, Urban Economics Association.

Consulting Work:

Industrial Economics, Inc, January 2004 – present.

Referee for: Numerous journals, government agencies, and foundations