

Zackary B. Hawley

Department of Economics
AddRan College of Liberal Arts
Texas Christian University
2855 Main Drive
Fort Worth, TX 76129

z.hawley@tcu.edu
Phone: (817) 257-6722
Fax: (817) 257-5058

Research and Teaching Interests

Real Estate, Housing, Urban and Regional Economics, Public Finance, Applied Microeconomics, Experimental Economics

Education

Ph.D., Economics, Georgia State University	2012
M.A., Economics, Georgia State University	2008
B.S., Economics, Georgia State University	2006

Employment

Texas Christian University, Economics Department

Professor	2024-Present
Associate Professor	2018-2024
Assistant Professor	2012-2018

Georgia State University, Fiscal Research Center

Research Associate	2010-2012
--------------------	-----------

Research Activities

Refereed Journal Articles

“Chinese Exclusion? Agent Response in the Market for Owner-Occupied Housing” with Andrew R. Hanson, Real Estate Economics, 55 (5), 2024, 1340-1372.

“Rethinking Racial Diversity Benchmarks in Higher Education” with Dawn Elliott and Jon Rork, Journal of Diversity in Higher Education, 17 (3), 2024, 297-306.

“Restricted Access: Real Estate Agent Response to Client Race, Ethnicity, Gender and Side of Market” with Andrew R. Hanson, Real Estate Economics, 51 (4), 2023, 855-890.

“Effects of Split-Rate Taxation on the Tax Base” with Zhou Yang, Public Finance Review, 50 (6), 2022, 647-731.

“The Paradox of HBCU Graduation Rates” with Ethan K. Gordon, Ryan Carrasco Kobler, and Jonathan C. Rork, Research in Higher Education, 62 (3), 2021, 332-358.

“Social interaction and urban location decisions” with Geoffrey Turnbull, Journal of Real Estate Finance and Economics, 59 (1), 2019, 1-26.

“The value of community: Evidence from the CARES program” with Andrew R. Hanson and Geoffrey Turnbull, Journal of Housing Economics, 41, 2018, 218-226.

“Can we increase organ donation by reducing the disincentives? An experimental analysis,” with Danyang Li and Kurt Schnier, Economics and Human Biology, 29, 2018, 128-137.

“Land values, property rights, and home ownership: Implications for property taxation in Peru,” with W. Charles Sawyer and Juan Jose Miranda, Regional Science and Urban Economics, 69, 2018, 38-47.

“I can hear my neighbors’ fracking: The effect of natural gas production on housing values in Tarrant County, TX,” with Andrew T. Balthrop, Energy Economics, 61, 2017, 351-362.

“Property tax delinquency and its spillover effects on nearby properties” with James Alm, Jin Man Lee, and Joshua J. Miller, Regional Science and Urban Economics, 58, 2016, 71-77.

“Discrimination in mortgage lending: Evidence from a correspondence experiment” with Andrew Hanson, William H. Martin, and Bo Liu, Journal of Urban Economics, 92, 2016, 48-65.

“Competition and property tax limit overrides: Revisiting Massachusetts’ Proposition 2½” with Jonathan C. Rork, Regional Science and Urban Economics, 52, 2015, 93-107.

“The \$10.10 minimum wage proposal: An evaluation across states” with Andrew R. Hanson, Journal of Labor Research, 35 (4), 2014, 323-345.

“Where does racial discrimination occur? An experimental analysis across neighborhood and housing unit characteristics” with Andrew R. Hanson, Regional Science and Urban Economics, 44 (1), 2014, 94-106.

“Increasing organ donation via changes in the default choice or allocation rule” with Danyang Li and Kurt E. Schnier, Journal of Health Economics, 32 (6), 2013, 1117-1129.

“The case of state funded higher education scholarship plans and interstate brain drain” with Jonathan C. Rork, Regional Science and Urban Economics, 43 (2), 2013, 242-249.

“Does urban density promote social interaction? Evidence from instrumental variables estimation” Review of Regional Studies, 42 (3), 2012, 223-248.

“Subtle discrimination in the rental housing market: Evidence from e-mail correspondence with landlords” with Andrew R. Hanson and Aryn Taylor, Journal of Housing Economics, 20 (4), 2011, 276-284.

“Do landlords discriminate in the rental housing market? Evidence from an internet field experiment in U.S. cities” with Andrew R. Hanson, Journal of Urban Economics, 70 (2), 2011, 99-114.

Works in Progress

“Hispanic Differential Treatment by Real Estate Agents” with Andrew Hanson

“Are Brokers Different?” with Andrew Hanson

Policy Papers, Chapters and Other Publications

“State Merit-Aid and Student Major Choice” with Jonathan C. Rork, *American Higher Education: Contemporary Perspectives on Policy and Practice* (ed. J.K. Rice and C. Roellke), 2021.

“Job-Destroying Effects of \$15 Minimum Wage by Metro, Industry and Occupation” with Andrew R. Hanson, *R Street Policy Study No. 75*, R Street Institute, November 2016.

“Local Labor Markets and the Federal Earned Income Tax Credit” with Andrew R. Hanson, *R Street Policy Study No. 53*, R Street Institute, March 2016.

“Rethinking Tax Benefits for Home Owners” with Andrew R. Hanson and Ike Brannon, National Affairs, Number 19, Spring 2014.

“Homesick: How Housing Tax Breaks Benefit the Wealthy and Create McMansions” with Andrew R. Hanson and Ike Brannon, *R Street Policy Study No. 21*, R Street Institute, April 2014.

“The Geographic Distribution of Mortgage Interest Deduction” with Andrew R. Hanson and Ike Brannon *Pew Charitable Trusts Fiscal Federalism Initiative Research Report*, Pew Charitable Trusts, April 2013.

“The Changes in Jobs across Georgia’s Counties: Changes in Distribution, Type, and Quality of Jobs in Georgia Counties from 2000-2009” *Fiscal Research Center Policy Report 253*, Andrew Young School of Policy Studies, Georgia State University, January 2013.

“Jobs in Georgia's Municipalities: Distribution, Type, and Quality of Jobs” *Fiscal Research Center Policy Report 246*, Andrew Young School of Policy Studies, Georgia State University, June 2012.

“Jobs in Georgia's Counties: Distribution, Type, and Quality of Jobs” *Fiscal Research Center Policy Report 245*, Andrew Young School of Policy Studies, Georgia State University, June 2012.

“Federal Tax Burden and Tax Breaks for Georgia Residents” *Fiscal Research Center Policy Report 238*, Andrew Young School of Policy Studies, Georgia State University, January 2012.

“Why was the 2007 and 2009 Employment Loss in Georgia So Large?” *Fiscal Research Center Policy Brief Number 213*, Andrew Young School of Policy Studies, Georgia State University, October 2010.

Grants

External

- December 2023 – February 2024: Washington Multi-Family Housing Association, “The Effects of Rent Control on the Multi-Family Rental Market in the State of Washington” with Ike Brannon, Andrew Hanson, and Samuel Wolf, \$15,000.
- August 2023 – March 2024: Badger Institute, “The Impacts of Prohibition of Fossil Fuels for Residential and Commercial Heat and Power in Wisconsin” with Andrew Hanson, \$20,000.

- August 2020 – June 2021: Lincoln Institute of Land Policy and Invest Detroit, “Split-Rate Taxation in Detroit: Tax Base and Tax Revenue” with Zhou Yang, \$19,000.
- August 2014 – January 2016: Lincoln Institute of Land Policy, Program on Latin American and Caribbean, “Land Values, Property Rights, and Home Ownership: Implications for Property Taxation in Peru” with Juan Jose Miranda Montero and Charlie Sawyer, \$29,160.
- August 2013 – June 2014: Lincoln Institute of Land Policy, “Yardstick Competition and Property Tax Limit Overrides: Revisiting Proposition 2½” with Jonathan C. Rork, \$30,000.
- January 2009 – June 2010: Georgia Research Alliance, “The Evolution of Interstate Brain Drain/Gain: Can State Policies Alter History?” with Jonathan C. Rork, \$14,740.

Internal

- June 2023 – August 2023: Summer Undergraduate Research Fellowship, “The Real Estate Agent Response to Covid-19”, \$500.
- June 2023 – August 2023: AddRan Mid-Career Summer Research Program, “Measuring Discrimination with Field Experiments in Real Estate”, \$3,000.
- June 2019 – August 2019: AddRan Mid-Career Summer Research Program, “Diversity and Higher Education”, \$5,000.
- June 2019 – May 2020: TCU Instructional Development Grant, “Data Science and Economics: From Experiments to Machine Learning”, \$3,600.
- Summer 2016: AddRan Grant Submission Incentive Program, “Raising the Minimum Wage: An Impact Evaluation across Metro Areas” with Andrew Hanson, \$5,000.
- June 2015 – May 2016: TCU Research and Creative Activities Fund, “Investigating the Impact of Financial Incentives for Organ Donation” with Danyang Li and Kurt Schnier, \$10,000.
- Summer 2015: AddRan Grant Submission Incentive Program, “Assessing the Impact of Racial Discrimination in Lending on Minority Borrower Outcomes” with Andrew Hanson, \$5,000.
- June 2014 – May 2015: Institute for Urban Living and Innovation, “Hydraulic Fracturing and Property Values” with Andrew T. Balthrop, \$2,000.
- June 2013 – May 2014: Institute for Urban Living and Innovation, “The Value of Community: Impact of the CARES Program on Rental Apartments” with Andrew R. Hanson and Geoffrey K. Turnbull, \$2,000.
- June 2013 – May 2014: TCU Research and Creative Activities Fund, “Yardstick Competition and Property Tax Limit Overrides: Revisiting Proposition 2½” with Jonathan C. Rork, \$9,000.

Invited Presentations

University of Memphis (2024), University of Denver (2024), Lincoln Institute of Land Policy (2013, 2014, 2015), University of Texas at Arlington (2015), University of Wisconsin-Oshkosh (2012), Sam Houston State University (2012), West Chester University (2012), Middle Tennessee State University (2012), New Mexico State University (2012), University of Akron (2012), Texas Christian University (2012)

Conference Presentations

- Advances in Field Experiments (2024)
- American Real Estate and Urban Economics Association, Subdivision of ASSA (2023, 2017, 2016, 2015, 2014, 2013, 2011)
- American Real Estate and Urban Economics, International Conference (2018, 2017)
- American Real Estate and Urban Economics, National Conference (2024, 2023)
- Chinese Economists Society, Annual Conference (2023)
- Latin America and Caribbean Economic Association, Annual Conference (2015)
- National Tax Association, Annual Conference (2020, 2014)
- Royal Economic Society, Annual Conference (2014)
- Urban Economics Association, Annual Conference (2022, 2018)
- Southern Economic Association, Annual Conference (2010)
- Western Economic Association International, Annual Conference (2015, 2014, 2012, 2011, 2010)
- Western Economic Association International, International Conference 10th Biennial Pacific Rim Conference (2013)

Selected Media Mentions of Research

- *Wall Street Journal*, “The Earned Income Tax Credit is Worth Far Less in San Francisco. Should We Fix That?” (2016)
- *Wall Street Journal*, “Mortgage Tax Breaks Trickle Up, New Study Shows” (2014)
- *Denver Post*, “Upside-down on mortgage interest deduction policies” (2014)
- *Washington Post*, “Fixing one driver of inequality may hit close to home for some progressives” (2014)
- *Businessweek*, “D.C. Suburbs Home to Biggest Mortgage Tax Break Concentration” (2013)
- *Washington Post*, “Mapping the Mortgage Interest Deduction Debate” (2013)
- *Houston Chronicle*, “Nearly 1 in 4 Houston taxpayers claimed a mortgage break from IRS” (2013)
- *San Francisco Chronicle*, “Mortgage tax deduction big in Bay Area” (2013)

Teaching

- Data Science for Economists: From Experiments to Machine Learning (2019, 2020, 2023)
- Game Theory (2016, 2017, 2018, 2021, 2022)
- Intermediate Microeconomics (2011, 2013, 2014, 2015, 2016, 2017, 2019, 2024)
- Principles of Microeconomics (2012-2024)
- Urban & Regional Economics (2012, 2013, 2014, 2017, 2018, 2021, 2022)

Honors Thesis Committees:

- Mia Vu (supervisor), Jackson Kaiser (supervisor), Sally Ho (member), Maddie Jacobs (member), Peter Dore (supervisor), Iona Kearney (supervisor), Scott Snodgrass (member), Henry Mak (member), Brian Trost (supervisor), Linh Do (member), Ivor van Esch (member)

Awards and Fellowships

- Nominee, Clark Society Endowed Faculty Award (TCU student selected, 2024)
- Honors Professor of the Year (TCU student selected, 2023)

- Nominee, Clark Society Endowed Faculty Award (TCU student selected, 2023)
- Finalist, Honors Professor of the Year (TCU student selected, 2019)
- Nominee, Wassenich Award (TCU student selected, 2018)
- Finalist, Honors Professor of the Year (TCU student selected, 2017)
- Nominee, Wassenich Award (TCU student selected, 2016)
- AddRan College of Liberal Arts Professor of the Year (TCU student selected, 2015)
- Nerd Scholar's 40 Under 40: Professors Who Inspire (International, 2014)
- Lincoln Institute of Land Policy Junior Scholar (International, 2013)
- Junior Faculty Summer Research Fellowship (TCU, 2013)
- Excellence in Teaching Economics Award (GSU, 2012)
- Jack Blinksilver Scholarship (GSU, 2012)
- Lindau Young Economist, 4th Meeting in Economic Sciences (International, 2011)
- AREUEA Doctoral Session Travel Grant (International, 2011)
- E.D. Dunn Fellowship (GSU, 2010)
- Dan Sweat Dissertation Fellowship (GSU, 2010)
- George Malanos Scholarship (GSU, 2009)
- Andrew Young School of Policy Studies Dean's Fellowship (GSU, 2006-2009)
- Economics Award (GSU, 2006)
- Wall Street Journal Award (GSU, 2006)

Professional Service

- Grant Reviewer
 - National Science Foundation
- Journal Referee
 - *Econometrica, Review of Economics and Statistics, Journal of Urban Economics, Journal of Health Economics, Regional Science and Urban Economics, Real Estate Economics, Journal of the Association of Environmental and Resource Economists, Public Finance Review, Journal of Regional Science, Journal of Housing Economics, Journal of Behavioral and Experimental Economics, Review of Regional Studies, Journal of Real Estate Research, Housing Policy Debate, Journal of Labor Research, Urban Studies, Journal of Urban Affairs, Economics Bulletin, Journal of Urban Affairs, Contemporary Economic Policy, Research in Higher Education, Journal of Policy Analysis and Management*
- Western Economic Association International
 - Session Chair (2012), Discussant (2010-2015)
- Urban Economics Association
 - Session Chair (2022), Discussant (2018, 2022)
- American Real Estate and Urban Economics Association
 - Discussant (2013, 2014, 2017, 2018)
- Southern Economic Association Annual Conference
 - Session Chair (2015), Discussant (2010, 2015)
- Chinese Economists Society
 - Discussant (2023)

Professional Affiliations (past and present)

- American Economic Association
- American Real Estate and Urban Economic Association
- National Tax Association
- Southern Economic Association
- Urban Economic Association
- Western Economic Association International
- Chinese Economist Society