

DANIEL A. HARTLEY

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Federal Reserve Bank of Chicago

230 S. LaSalle St.

Chicago, IL 60604

Phone: (312) 322-5531

Daniel.A.Hartley@chi.frb.org

<http://www.danielaaronhartley.com>

CURRENT EMPLOYMENT AND PROFESSIONAL POSITIONS:

2024-Present Senior Economist and Economic Advisor, Economic Research, Federal Reserve Bank of Chicago

2020-Present Co-Editor, *Journal of Housing Economics*

2013-Present IUR Scholar, Penn Institute for Urban Research

CITIZENSHIP: United States

PAST EMPLOYMENT:

2018-2024 Senior Economist, Economic Research, Federal Reserve Bank of Chicago

2015-2018 Policy Economist, Economic Research, Federal Reserve Bank of Chicago

2014-2015 Senior Research Economist, Research Department, Federal Reserve Bank of Cleveland

2012 Spring Adjunct Professor, Economics Department, Case Western Reserve University

2009-2014 Research Economist, Research Department, Federal Reserve Bank of Cleveland

Summers of 2005, 2006, 2007 Research Associate, Securitized Credit, Barclays Global Investors

2000-2003 Developer / Senior Software Developer, Hubbard One

Summers of 1998, 1999 Summer Intern, GTE Airfone

Summers of 1995, 1996, 1997 Summer Intern, High Energy Physics, University of Chicago

EDUCATION:

2009 Ph.D. University of California, Berkeley (Economics) Fields: Labor, Finance

2004 M.B.A. University of Chicago

2000 M.Eng. Massachusetts Institute of Technology (Electrical Engineering and Computer Science)

2000 S.B. Massachusetts Institute of Technology (Electrical Engineering, minor in Economics)

1980 - 1995 University of Chicago Laboratory Schools

JOURNAL ARTICLES:

- “The Long-run Effects of the 1930s Redlining Maps on Children” (with Daniel Aaronson, Bhashkar Mazumder, and Martha Stinson), *Journal of Economic Literature*, 61 (3), pp. 846-62, September 2023
- “Weathering an Unexpected Financial Shock: The Role of Cash Grants on Household Finance and Business Survival” (with Justin Gallagher and Shawn Rohlin), *Journal of the Association of Environmental and Resource Economics*, 10 (2), pp.525-67, March 2023
- “The Effects of the Great Migration on Urban Renewal” (with Ying Shi, Bhashkar Mazumder, and Aastha Rajan), *Journal of Public Economics*, 209, May 2022
- “The Effects of the 1930s HOLC ‘Redlining’ Maps” (with Daniel Aaronson and Bhashkar Mazumder), *American Economic Journal: Economic Policy*, 13 (4), pp. 355-392, November 2021
- “Neighborhood Effects and Housing Vouchers” (with Morris Davis, Jesse Gregory, and Kegon Tan), *Quantitative Economics*, 12 (4), pp. 1307-1346, November 2021
- “The Long-run Effects of the 1930s HOLC ‘Redlining’ Maps on Place-based Measures of Economic Opportunity and Socioeconomic Success” (with Daniel Aaronson, Jacob Faber, Bhashkar Mazumder, and Patrick Sharkey), *Regional Science and Urban Economics*, 68, January 2021
- “Accounting for Central Neighborhood Change, 1980-2010” (with Nathaniel Baum-Snow), *Journal of Urban Economics*, 117, May 2020
- “Household Finance after a Natural Disaster: The Case of Hurricane Katrina” (with Justin Gallagher), *American Economic Journal: Economic Policy*, 9 (3), pp. 199-228, August 2017
- “Are America’s Inner Cities Competitive? Evidence from the 2000s” (with Nikhil Kaza and T. William Lester), *Economic Development Quarterly*, 30 (2), pp. 137-158, May 2016
- “Blowing It Up and Knocking It Down: The Local and City-Wide Effects of Demolishing High Concentration Public Housing on Crime” (with Dionissi Aliprantis), *Journal of Urban Economics*, 88, pp.67-81, July 2015
- “The Effect of Foreclosures on Nearby Housing Prices: Supply or Dis-Amenity?” *Regional Science and Urban Economics*, 49, pp. 108-117, November 2014
- “The Long Term Employment Impacts of Gentrification in the 1990s” (with T. William Lester), *Regional Science and Urban Economics*, 45, pp. 80-89, March 2014
- “Endogenous Gentrification and Housing Price Dynamics” (with Veronica Guerrieri and Erik Hurst), *Journal of Public Economics*, 100, pp. 45-60, April 2013
- “Within-city Variation in Urban Decline: The Case of Detroit” (with Veronica Guerrieri and Erik Hurst), *American Economic Review - Papers and Proceedings*, 102 (3), pp. 120-126, May 2012

BOOK CHAPTERS:

- “Measuring Interest Rate Risk in the Life Insurance Sector: The U.S. and the U.K.” (with Anna Paulson and Richard J. Rosen) –*The Economics, Regulation, and Systemic Risk of Insurance Markets*, Felix Hufeld, Ralph S. J. Koijen, and Christian Thimann, eds., Oxford University Press, 2016.
- “The Relationship between City Center Density and Urban Growth or Decline” (with Kyle Fee) – *Revitalizing American Cities*, Susan Wachter and Kimberly Zeuli, eds., University of Pennsylvania Press, 2013.

PUBLISHED REVIEWS:

“Book Review: *Great American City: Chicago and the Enduring Neighborhood Effect*, by Robert J. Sampson,” *Journal of Economic Literature*, 52 (1), pp. 245-246, March 2014

COMPLETED WORKING PAPERS:

“The Lasting Impact of Historical Residential Security Maps on Experienced Segregation” (with Daniel Aaronson, Joel Kaiyuan Han, and Bhash Mazumder)

“Preferences over the Racial Composition of Neighborhoods: Estimates and Implications” (with Morris Davis, Jesse Gregory)

“Blockbusting and the Challenges Faced by Black Families in Building Wealth through Housing in the Postwar United States” (with Jonathan Rose)

“The Relationship Between Race, Type of Work, and Covid-19 Infection Rates” (with Jason Faberman)

“The Long-Run Effects of Neighborhood Change on Incumbent Families” (with Nathaniel Baum-Snow and Kwan Ok Lee)

“Measuring Interest Rate Risk in the Life Insurance Sector: The U.S. and the U.K.” (with Anna Paulson and Richard J. Rosen)

WORK IN PROGRESS:

“Credit When You Need It” (with Benjamin Collier, Benjamin Keys, and Xian Ng)

“Natural Disasters, Local Bank Market Share, and Economic Recovery” (with Justin Gallagher)

“The Bronx is Burning: Urban Disinvestment in the Wake of Fair Access to Insurance Requirements” (with Ingrid Gould Ellen, Jeffrey Lin, and Wei You)

“The Effects and Effectiveness of Inclusionary Housing” (with Nathaniel Baum-Snow)

“Long-Term Effects of Neighborhood Change on Incumbent Adults and Children” (with Nathaniel Baum-Snow, Quentin Brummet, and Kwan Ok Lee)

“The Long-Run Effects of Low-Income Housing on Neighborhood Composition” (with Morris Davis and Jesse Gregory)

“Optimal Zones” (with Morris Davis, Jesse Gregory, and Andrei Zubanov)

“Pricing Property and Casualty Insurance” (with Richard J. Rosen)

SECURITY CLEARANCE: U.S. Census Bureau Special Sworn Status

RESEARCH AWARDS:

2010 Western Regional Science Association Charles M. Tiebout Prize, Honorable Mention

2009 American Real Estate and Urban Economics Association Dissertation Award

TEACHING:

Case Western Reserve University: Undergraduate Intermediate Micro, Spring 2012

University of California, Berkeley: GSI Undergraduate Intermediate Micro, Financial Economics

REVIEWER:

American Economic Journal: Applied Economics, American Economic Journal: Economic Policy, American Economic Review, Annals of Regional Science, Canadian Journal of Economics, Cityscape, Economic Development Quarterly, Economic Inquiry, Economic Journal, Economics of Education Review, European Economic Review, Housing Policy Debate, International Economic Review, Journal of Banking and Finance, Journal of Environmental Economics and Management, Journal of Housing Economics, Journal of Labor Economics, Journal of Law and Economics, Journal of Monetary Economics, Journal of Policy Analysis and Management, Journal of Political Economy, Journal of Population Economics, Journal of Public Economics, Journal of Real Estate Finance and Economics, Journal of Regional Science, Journal of Research in Crime and Delinquency, Journal of the Association of Environmental and Resource Economics, Journal of the European Economic Association, Journal of Urban Economics, Quarterly Journal of Economics, Real Estate Economics, Regional Science and Urban Economics, Review of Economic Studies, Review of Economics and Statistics, Scandinavian Journal of Economics, Southern Economic Journal, Urban Studies

FEDERAL RESERVE BANK OF CHICAGO PUBLICATIONS:

CHICAGO FED LETTER

“How Common Was Blockbusting in the Postwar U.S.?” (with Katherine Bennett and Jonathan Rose), 2022

“How Similar are Credit Scores across Generations?” (with Bhash Mazumder and Aastha Rajan), 2019

“Flooding and Finances: Hurricane Harvey’s Impact on Consumer Credit” (with Eleni Packis and Ben Weintraut), 2019

ECONOMIC PERSPECTIVES

“The Relationship Between Race and Ethnicity, Type of Work, and Covid-19 Infection Rates” (with Jason Faberman), 2022

“What Explains the Decline in Life Insurance Ownership” (with Anna Paulson and Katerina Powers), 2017

FEDERAL RESERVE BANK OF CLEVELAND PUBLICATIONS:

ECONOMIC COMMENTARY

“Public Housing, Concentrated Poverty, and Crime”, 2014

“Housing Recovery: How Far Have We Come?” (with Kyle Fee), 2013

“Urban Decline in Rust-Belt Cities”, 2013

“Urban Growth and Decline: The Role of Population Density at the City Core” (with Kyle Fee), 2011

“The Impact of Foreclosures on the Housing Market”, 2010

ANNUAL REPORT

“Excess Slack Exists in Today’s Labor Market”, 2012

FOREFRONT

“The Labor Force: To Work or not to Work”, 2011

ECONOMIC TRENDS

“Demographic Changes in and near US Downtowns” (with Nate Baum-Snow), June 2015

“Recent Trends in Local Multipliers”, November 2014

“Neighborhood Gentrification during the Boom and After” (with Daniel Kolliner), July 2014

“Gentrification and Financial Health”, November 2013

“Housing Recovery?” (with Kyle Fee), May 2013

“A Decade of Hard Times in Places that Rely on Manufacturing Employment”, December 2012

“Long-Term Population Changes within Cities”, September 2012

“Wide Variation in House Price Decline across the Country” (with Kyle Fee), June 2012

“Distressed Sales and Housing Prices”, February 2012

“Incomes Are Down, Poverty is Up”, October 2011

“Recent Population Trends in the Midwest”, (with Kyle Fee) August 2011

“Growing Cities, Shrinking Cities” (with Kyle Fee), April 2011

“Who Is Driving the Decline in the Labor Force Participation Rate?” (with Mary Zenker), February 2011

“Recessions, Housing Market Disruptions, and the Mobility of Workers”, November 2010

“Could Low Educational Attainment be Slowing the Recovery” (with Beth Mowry), June 2010

“Some Popular Locales Now Face Gloomier Labor Market”, May 2010

COMMITTEE PARTICIPATION:

Chicago Fed Representative for System Committee on Applied Microeconomics: 2022-present

AREUEA-ASSA Program Committee: 2020, 2021

AEA Summer Fellows Programs: 2019, 2020, 2021, 2022, 2023

Regional Team Representative on Hiring Committee: 2019/2020

Applied Micro Hiring: 2014/2015, 2013/2014, 2010/2011, 2009/2010, 2020/2021

Policy Summit Conference Planning, 2010, 2011, 2012, 2013, 2015