

DANIEL A. HARTLEY

(October 2017)

Federal Reserve Bank of Chicago

230 S. LaSalle St.

Chicago, IL 60604

Phone: (312) 322-5531

[Daniel.A.Hartley@chi.frb.org](mailto:Daniel.A.Hartley@chi.frb.org)

<http://www.danielaaronhartley.com>

CURRENT EMPLOYMENT:

2015-Present Policy Economist, Research Department, Federal Reserve Bank of Chicago

CITIZENSHIP: United States

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)

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

1980 - 1995 University of Chicago Laboratory Schools

SECONDARY AFFILIATIONS or EMPLOYMENT:

2013-Present Penn Institute for Urban Research: IUR Scholar

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

PAST EMPLOYMENT:

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

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

#### JOURNAL ARTICLES:

“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:

“Neighborhood Choices, Neighborhood Effects and Housing Vouchers” (with Morris Davis, Jesse Gregory, and Keron Tan) – Under Review

“The Effects of the 1930s HOLC ‘Redlining’ Maps” (with Daniel Aaronson and Bhashkar Mazumder)

“Accounting for Central Neighborhood Change, 1980-2010” (with Nathaniel Baum-Snow)

“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:

“The Equilibrium Effects of Housing Vouchers on Neighborhood Composition” (with Morris Davis and Jesse Gregory)

“Long-Run Consequences of Neighborhood Change” (with Nathaniel Baum-Snow and Kwan Ok Lee)

“Tornadoes, Governmental Assistance, and Household Finance” (with Justin Gallagher and Shawn Rohlin)

“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

INVITED AND CONFERENCE PRESENTATIONS:

Université du Québec à Montréal (UQAM), Economics Department Seminar, October 2017

Marquette University, Economics Department Seminar, September 2017

Federal Reserve Banks of Cleveland, Minneapolis, and Philadelphia, Policy Summit, June 2017

University of North Carolina - Chapel Hill Department of City and Regional Planning Seminar, April 2017

Urban Economics Association Meetings at the North American Meetings of the RSAI, November 2016

DePaul University, Economics Department Seminar, October 2016

University of Illinois, Chicago, Economics Department Seminar, September 2016

System Committee on Regional Analysis, Federal Reserve Bank of Richmond (Charlotte), September 2016

System Committee on Applied Microeconomics, Federal Reserve Bank of Cleveland, May 2016

Urban Economics Association Meetings at the North American Meetings of the RSAI, November 2015

NYU Urban Seminar, Furman Center and Marron Institute Joint Seminar, October 2015

System Committee on Regional Analysis, Federal Reserve Bank of Chicago, September 2015

Federal Reserve Bank of Chicago, Research Department Brown Bag, March 2015

Federal Reserve Bank of Cleveland, Pittsburgh Branch Fed Talk, December 2014

Federal Reserve Bank of Chicago, Research Department Brown Bag, May 2014

University of Cincinnati, Finance Department Seminar, May 2014

Ohio State University, Economics Department Brown Bag, April 2014

Oberlin College, Economics Department Brown Bag, April 2014

University of Akron, Economics Department Seminar, February 2014

Urban Economics Association Meetings at the North American Meetings of the RSAI, November 2013

System Committee on Regional Analysis, Federal Reserve Bank of San Francisco, October 2013

Case Western Reserve University, Economics Department Brown Bag, May 2013

Queen's University, Quant/Macro Economics Department Seminar, November 2012

System Committee on Regional Analysis, Federal Reserve Bank of Philadelphia, October 2012

University of Southern California, School of Policy, Planning, and Development Seminar, January 2012

AEA Meetings (Chicago), January 2012

Kent State University, Economics Department Seminar, December 2011

New York University, Furman Center for Real Estate and Urban Planning Seminar, November 2011

Urban Economics Association Meetings at the North American Meetings of the RSAI, November 2011

Association for Public Policy Analysis & Management Fall Research Conference, November 2011

Federal Reserve Bank of New York Brown Bag Lunch Seminar, October 2011

Queen's University Conference on Housing and Real Estate Dynamics, June 2011

Cleveland State University, Economics Department Seminar, March 2011

University of Illinois, Chicago, Economics Department Seminar, February 2011

Ohio State University, Glenn School Seminar, September 2010

Oberlin College, Economics Department Seminar, September 2010

Federal Reserve Bank of Cleveland, Policy Summit, June 2010

System Committee on Applied Micro, Federal Reserve Bank of Boston, May 2010

University of Akron, Economics Department Seminar, March 2010

Western Regional Science Association Annual Meeting, February 2010

REFEREE:

American Economic Journal: Applied Economics, American Economic Journal: Economic Policy, American Economic Review, Canadian Journal of Economics, Cityscape, Economic Inquiry, Economics of Education Review, Journal of Banking and Finance, Journal of Housing Economics, Journal of Law and Economics, Journal of Monetary Economics, Journal of Policy Analysis and Management, Journal of Public Economics, Journal of Regional Science, Journal of the European Economic Association, Journal of Urban Economics, Real Estate Economics, Regional Science and Urban Economics, Review of Economics and Statistics, Review of Economic Studies, Southern Economic Journal, Urban Studies

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:

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

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