

Kyle Mangum

Curriculum Vita

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Employment

Current Appointment

Economist, Federal Reserve Bank of Philadelphia, 2018-

Past Appointments

Assistant Professor, Department of Economics, Georgia State University, 2012-18

Senior Research Analyst, Nathan Associates Inc, Arlington, VA, 2005-2007

Education

Ph.D. Economics, Duke University, 2012.

M.A. Economics, Duke University, 2008.

B.A., *summa cum laude*, Economics and Political Science, minor: Mathematics. Taylor University, 2005.

Research

Journal Articles

- **Speculative Fever: Investor Contagion in the Housing Bubble** (with Patrick Bayer and James Roberts), *American Economic Review*, 2021 (earlier version, NBER WP 22065)
- **Speculators and Middlemen: The Strategy and Performance of Investors in the Housing Market** (with Patrick Bayer, Christopher Geissler, and James Roberts), *Review of Financial Studies*, 2020, (earlier version, NBER WP 16785)

Working papers

- **The Geography of Travel Behavior in the Early Phase of the COVID-19 Pandemic**, FRBP WP 20-38 (with Jeff Brinkman)

- **Capitalization as a Two-Part Tariff: The Role of Zoning**, FRBP WP 19-20, NBER WP 25699 (with Spencer Banzhaf)
- **Fast Locations and Slowing Labor Mobility**, (with Patrick Coate), FRBP WP 19-49, Usery Workplace Research Group Working Paper 2018-3-3
- **The Role of Housing in Carbon Emissions**, Usery Workplace Research Group Working Paper 2016-09-1. (revision invited, *Journal of Urban Economics*)
- **Cities and Labor Market Dynamics**, Usery Workplace Research Group Working Paper 2015-2-3.
- **Coming and Going: Metropolitan Area Heterogeneity in Migration Rates**, Usery Workplace Research Group Working Paper 2016-1-1. (revision invited, *Review of Regional Studies*)

Work in progress

- **Real Options in Spatial Equilibrium: A Tractable Approach to Spatial Dynamics** (with Jungsoo Yoo).
- **Expecting an Expressway** (with Jeff Brinkman and Jeff Lin).
- **Housing Investors' Use of Leverage** (with Manuel Adelino and Ben McCartney).

Presentations

2020 - Federal Housing Finance Agency; Federal Reserve System Regional Conference; Virtual Urban Economics Association meetings

2019 - Urban Land Institute Fall Meeting; Urban Economics Association; Federal Reserve System Regional Conference (discussant)

2018 - AREUEA-ASSA meetings; Syracuse; University of Richmond; USC Price School of Public Policy; Federal Reserve Board of Governors; UNC Charlotte; Federal Reserve System Regional Conference

2017 - NBER Summer Institute, Real Estate and Urban Economics; Annual Meetings of the Urban Economic Association (UEA); South Carolina Applied Micro Day; AREUEA National Conference

2016 - Clemson University, Bank of England, Barcelona Graduate School of Economics Summer Workshop, Property and Environment Research Center (PERC) workshop, Annual Meetings of the Urban Economic Association (UEA), Arizona State University, department of economics

2015 - Federal Reserve Bank of Philadelphia,; University of Alabama; Economic Research Initiatives at Duke: Advances and Applications of Spatial Equilibrium in Economics; South Carolina Applied Micro Day; Annual Meetings of the UEA; AREUEA/ASSA meetings; Econometric Society Winter Meetings

2014 - NBER Summer Institute, Real Estate and Urban Economics; Lincoln Institute of Land Policy,; IEB 3rd Workshop in Urban Economics; University of Georgia; Housing-Urban-Labor Macro (HULM); Annual Meetings of the UEA; Annual Meetings of the Southern Economic Association (SEA)

2013 - University of Rochester, Annual Meeting of the UEA; Annual Meeting of the SEA

2012 - UCLA, Penn State, Federal Reserve Board, Federal Trade Commission, Georgia State; Annual Meeting of the UEA

2011 - EconCon@NYU

Professional Service

Co-editor, *Journal of Housing Economics: Special Issue on Migration and Housing*

Referee service: *American Economic Review*, *American Economic Journal: Applied Economics*, *American Economic Journal: Macroeconomics*, *American Economic Review*, *European Economic Review*, *International Economic Review*, *Journal of the Association of Environmental and Resource Economists*, *Journal of Banking and Finance*, *Journal of Housing Economics*, *Journal of Labor Economics*, *Journal of Monetary Economics*, *Journal of Population Economics*, *Journal of Public Economics*, *Journal of Real Estate Research*, *Journal of Regional Science*, *Journal of Urban Economics*, *Management Science*, *Quantitative Economics*, *Regional Science and Urban Economics*, *Review of Economic Studies*, *Review of Financial Studies*, *Southern Economic Journal*

Grants, Honors, Awards

Extramural Grant: "How Are Public Goods Capitalized?," co-PI with H. Spencer Banzhaf. Sponsored by Lincoln Institute of Land Policy. (August 2014 - August 2015).

Lincoln Scholar, Lincoln Institute of Land Policy, 2014

Grant: "The Global Impacts of Local Housing Supply," Sponsored by Georgia State University. (July 1, 2013 - June 30, 2014).

SSRN "Top 10% Author" list

American Real Estate and Urban Economics Association Dissertation Award (2nd prize), 2013

Teaching Experience

Georgia State: Regional Economics (Phd Field), Urban Economics (Masters), Principles of Microeconomics (Undergraduate)

Duke University: Practical Structural Modeling (Phd Field), Continuous Time Methods in Applied Microeconomics (Phd Field, co-instructor)

Previous Professional and Academic Experience

Research Assistant, Professors Patrick Bayer and Peter Arcidiacono, Duke University, 2008-2012

Teaching Assistant, Taylor University Economics and Mathematics Departments, 2003-2005

Visits and Affiliations

Federal Reserve Bank of Atlanta, 2017, 2018

Federal Reserve Bank of Philadelphia, 2013, 2015, 2016

Affiliate, Department of Real Estate, Robinson College of Business, Georgia State University, 2017-2018

Usery Workplace Research Group, Georgia State University, 2013-2018

Professional associations: American Economic Association (AEA), American Real Estate and Urban Economics Association (AREUEA)

Graduate Student Advising

Cody Reinhardt, GSU Econ Phd 2019 (University of West Florida), Committee Member

Jinsub Choi, GSU Econ Phd 2017 (Seoul National University, Korea), Committee Member

Jaesang Sung, GSU Econ Phd 2017, Committee Member

Christopher Wyczalkowski, GSU PMAP Phd 2018 (GSU Urban Studies Institute), Committee Member

M. Taha Kasim, GSU Econ Phd 2016 (Furman University), Committee Member

Ryan Mickey, GSU Econ Phd 2015 (Maryville College), Committee Member

Last updated: December 23, 2020