

THE UNIVERSITY OF BRITISH COLUMBIA
Curriculum Vitae for Faculty Members

Date: April 17, 2024 Initials: *TD*

1. **SURNAME:** Davidoff **FIRST NAME:** Thomas
 MIDDLE NAME(S):

2. **DEPARTMENT/SCHOOL:** Sauder School of Business

3. **FACULTY:** Commerce

4. **PRESENT RANK:** Associate Professor **SINCE:** July, 2015

5. **POST-SECONDARY EDUCATION:**

University or Institution	Degree	Subject Area	Dates
Harvard College	BA	Social Studies	1989-1993
Princeton	MA	Public Affairs and Urban and Regional Planning	1996-1998
MIT	PhD	Economics and Urban Studies and Planning	1998-2002

Special Professional Qualifications

6. **EMPLOYMENT RECORD**

(a) *Prior to coming to UBC*

University, Company or Organization	Rank or Title	Dates
Forest City Ratner (Real Estate Development)	Project Manager	1993-1996
UC Berkeley, Haas School of Business	Assistant Professor	2002-2009

(b) *At UBC*

Rank or Title	Dates
Assistant Professor	2009-2015
Associate Professor	2015-Present

(c) *Date of granting of tenure at U.B.C.:—*

Spring, 2015

7. **LEAVES OF ABSENCE** NA

8. **TEACHING**

(a) *Areas of special interest and accomplishments*

Housing and real estate economics.

(b) *Courses Taught at UBC*

Session	Course Number	Scheduled Hours	Class Size	Hours Taught			
				Lectures	Tutorial	Labs	Other
2009 W,S	SBE Seminar						
2009 Winter	BAPA500	4/week	54,54,33	20			
2009 Winter	BAUL501	4/week	25	20			
2010 Winter	BA500C	20	54,53	10			
2010 Winter	BAPA500	4/week	47,45	20			
2010 Winter	BAPC504	20	22	10			
2010 Winter	BAUL501	4/week	25	20			
2011 Winter	BA500C	10	54,53	10			
2011 Winter	BA500C.311	10	40	10			
2011 Winter	BAPA500	50	37,44	10			
2011 Winter	BAUL501	20	46	10			
2012 W,S	SBE Seminar						
2012 Winter	COMM405 (1,2; split)	3/week	37,36	11			
2012 Winter	BA513	20	44,28	10			
2013 Winter	BAPA550(1,2)	20	55,55	10			
2013 Winter	BAUL501	20	41	10			
2013 Winter	COMM405 (1,2;split)	40	39,40	11			
2013 Winter	COMM605	10	4	5			
2014 Spring	BA513 (1,2)	20	19,36	10			
2014 Winter	BAPA5501(1,2)	20	46,46	10			
2014 Winter	BAPA550 (1,2)	20	41,43	20			
2014 Winter	BAUL501	20	29	20			
2014 Winter	COMM405 (1,2; split)	33	29;45	33			
2015 Spring	BA513 (1,2)	20	12,29	20	0	0	0
2015 Winter	COMM405 (1,2;split)	33	42;39	33	0	0	0
2015 Winter	BAPA550 (1,2)	20	50,49	20			
2015 Winter	BAUL501	20	31	10			
2016 Spring	BA513 1	20	28	10			
2016 Winter	C405 (1,2)	33	37,33	33			
2016 Winter	BAUL 500	20	29	20			
2016 Winter	BAUL 501	20	37	20			
2016 Winter	COMM406	18	1	18			
2017 Winter	BAPA550.1	20	48	20	0	0	0
2017 Winter	BAPA550.2	20	49	20	0	0	0
2017 Winter	BAUL501	20	25	20	0	0	0
2017 Winter	COMM405.1	33	35	33	0	0	0
2017 Winter	COMM405.2	33	37	33	0	0	0
2018 Winter	BAUL501	20	23	20	0	0	0
2018 Winter	COMM405.1	33	35	33	0	0	0
2018 Winter	COMM405.2	33	36	33	0	0	0
2019 Winter	BAUL 501	20	19	20	0	0	0
2019 Winter	COMM405.1	33	36	33	0	0	0
2019 Winter	COMM405.2	33	37	33	0	0	0
2019 Winter	COMM394.7	33	45	33	0	0	0
2020 Spring	BAUL500 (split)	20	27	10	0	0	0
2021 Winter	BAUL501	20	15	20	0	0	0
2021 Winter	COMM394.201	33	48	33	0	0	0
2021 Winter	COMM394.206	33	47	33	0	0	0
2021 Winter	COMM394.207	33	42	33	0	0	0
2021 Winter	COMM394.208	33	42	33	0	0	0
2021 Winter	COMM306.1	33	37	33	0	0	0

2021 Winter	COMM306.2	33	36	33	0	0	0
2022 Winter	BAUL501	20	15	20	0	0	0
2022 Winter	COMM405.1	33	41	33	0	0	0
2022 Winter	COMM405.2	33	29	33	0	0	0
2022 Winter	COMM604/5	1					
2023 Winter	BAUL501	20	12	20	0	0	0
2023 Winter	COMM405.1	33	39	33	0	0	0
2023 Winter	COMM405.2	33	32	33	0	0	0

Courses Taught at Other Institutions

- 2002 - 2004 Haas School of Business, Managerial Economics (MBA)
- 2003 - 2004 Haas School of Business / Columbia Graduate School, Real Estate Finance and Investments (MBA)
- 2004 - 2009 Haas School of Business, Real Estate Finance and Investments (MBA)
- 2003, '05, '07, '09 Haas School of Business, Real Estate and Urban Economics (PhD)

(c) *Graduate Research Supervision*

At UC Berkeley, among others, on the committee for:

Student Name	Program Type	Year		Supervisory Role (supervisor, co-supervisor, committee member)
		Start	Finish	
Kristine Brown	Econ PhD	2006	2007	committee member
Juan Carlos Suarez	Econ PhD	2009	2009	Outside committee member
Henry Hyatt	Econ PhD	2009	2009	Outside committee member
Jiro Yoshida	Business PhD	2005	2007	co-supervisor
Claudia Sitgraves	Econ PhD	2007	2009	co-supervisor
Wenlan Qian	Business PhD	2006	2008	committee member
Gerd Welke	Business PhD	2004	2006	co-supervisor

At UBC:

Student Name	Program Type	Year		Supervisory Role (supervisor, co-supervisor, committee member)
		Start	Finish	
Jake Wetzel	Finance	2009	TBD	committee member
Jacob Cosman	Econ PhD	2010	2015	co-supervisor
Justin Tyndall	Real Estate	2015	2019	supervisor
Guangli Lu	Finance	2014	2020	Committee Member
Jason Leslie	Law	2019		Committee Member
Paul Akaabre	SCARP	2019	2023	Committee Member
Zhanbing Xiao	Finance	2017		Committee Member
Kristian Blais	Transportation	2022		Committee Member
Daryl Larsen	Real Estate	2020		Co-Supervisor
Keling Zheng	Finance			Committee Member
Gen Li	Finance			Committee Member

(d) *Graduate Program Supervision (Masters Projects)*

- Eric Liu (2021)
- Daniel Kong (2021)
- Jatin Sharma (2020)
- Tua Wongsangaroonsri (2020)
- Aaron Moguin (2019-2020, IRES)
- Wally Ruy (2016)
- Jessie Shen (2016)
- Alex Yakovyshenko (2016)
- Mohamed Emami (2016)
- Bok, Jennifer (2016)
- Mains, Marc (2016)
- Ruz, Roberto (2016)
- Ewert, Christopher (2016)
- Olivier Vandenbrouke (2015)
- Stephen Silva (2015)
- Ivana Gojkovic (2014)
- Alex Ryneiski (2014)
- Armando Elias (2012)
- Perry Sih (2012)
- Hao Min (2012)

- Bill Aube (2012)
- Ryan Zhang (2012)
- Luke Harrison (2012)
- Daniel Murphy (2011)
- Rob Adamovsky (2011)
- Tye Spicer (2011)
- Ali Shahbaz (2010)
- Amin Shahbaz (2010)
- Henry Leung (2010)
- Christian Jones (2010)

(e) *Continuing Education Activities*

- Bosa Connect Real Estate 101 (2020)
- Taught managerial economics to Optometry students at UC Berkeley (2005)
- Taught retirement finance to Wharton professional program (1 day course 2013)

(f) *Visiting Lecturer*

(g) *Other*

9. SCHOLARLY AND PROFESSIONAL ACTIVITIES

(a) *Areas of special interest and accomplishments*

- Housing
- Retirement finance

(b) *Research or equivalent grants*

Granting Agency	Subject	COMP	\$Per Year	Year	PI	Co-PI
HUD	Urban Fellows Postdoctoral	C	\$50,000	2004	Self	NA
National Institutes on Health	Startup Grant	NC	\$10,000	2005	Self	NA
SSHRC Connection	Housing	25,000	1	2015	Margot Young	Self
SSHRC	Vancouver housing markets	C	97,250	2015	Self	J. Ries T. Somerville L. Peng D. McMillen
SSHRC+CMHC	Balanced Housing Supply	Y	80,000	2018	Penny Gurstein	Many
SSHRC+CMHC	Balanced Housing Supply	Y	1,375,000	2020	Penny Gurstein	Many
SSHRC	Laneway Homes	Y	\$42,000	2022	Self	Somerville, Pavlov

(c) *Research or equivalent contracts*

Research for presentation with honorarium (non-competitive)

- Tax Policy and Sprawl (Harvard Joint Center, 2013)
- Reverse mortgage program design (Korean Government, 2014)
- CD Howe Institute: Upzoning Auctions, 2017
- Brookings: New Approaches to Retirement Security, 2019
- CMHC: Reverse mortgage, 2020
- CMHC: Supply: Regulation, taxes and fees, 2020
- CMHC: Housing Filtering, 2022-2024
- CMHC: Consumer Protection, 2023
- BC Ministry of Housing, 2023

(d) *Invited Presentations*

- “Housing Appreciation and Marginal Land Supply” UNSW, April, 2022
- “Interest accumulation in reverse mortgage loans with termination moral hazard”, UNSW, February, 2023
- “Do Reverse Mortgage Borrowers Use Credit Ruthlessly?”, UNSW, February, 2023
- “Interest accumulation in reverse mortgage loans with termination moral hazard”, Toronto Metropolitan University, November, 2022
- “Housing Appreciation and Marginal Land Supply”, NUS, November, 2022
- “The Prevalence of Low Income Tax Payments Among Owners of Expensive Homes in Vancouver and Toronto”, Canadian Housing Statistics Program, April, 2022
- University of Illinois, Chicago, Housing Appreciation and Marginal Land Supply, November 6, 2021
- Maastricht University, June 7, 2019, Housing Appreciation and Marginal Land Supply
- UC Irvine, October 4, 2019, Housing Appreciation and Marginal Land Supply
- March 1, 2018 “Housing Appreciation and Marginal Land Supply in Monocentric Cities with Topography” (with Cosman and Williams), University of Colorado
- April 6, 2018 “Housing Appreciation and Marginal Land Supply in Monocentric Cities with Topography” (with Cosman and Williams), Cal Poly
- March 3, 2017, USC “Housing Appreciation and Marginal Land Supply in Monocentric Cities with Topography” (with Cosman and Williams)
- Can “High Costs” Justify Weak Demand for Reverse Mortgages? Federal Reserve Board of Governors/George Washington University, 12/2014
- Can “High Costs” Justify Weak Demand for Reverse Mortgages? University of North Carolina, 10/2014
- Starbucks Gradients and the Price-to-Rent Ratio, 5/2014 Sauder SBE Seminar
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? Florida International University, 1/2014
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? University of Colorado, 10/2013
- Tax Policy and Sprawl, London School of Economics, 3/2013
- Tax Policy and Sprawl, University of Maastricht, 3/2013
- Tax Policy and Sprawl, Tinbergen Institute, 3/2013
- University of Maastricht, Beliefs, Strategy, and the Value of a Home Equity Conversion Mortgage, 4/2012

- University of Liege, Beliefs, Strategy, and the Value of a Home Equity Conversion Mortgage, 4/2012
- Federal Reserve Bank of Chicago, Supply Elasticity and the Housing Cycle of the 2000s,10/2011
- SBE Seminar, Beliefs, Strategy, and the Value of a Home Equity Conversion Mortgage,2/2012
- MIT (Department of Urban Studies and Planning), Beliefs, Strategy, and the Value of a Home Equity Conversion Mortgage, 3/2012
- Congressional Budget Office , Supply Elasticity and the Housing Cycle of the 2000s, 7/2011
- Homer Hoyt Institute ,Interest Accumulation in Home Equity Conversion Mortgages, 5/2011
- Urban Economics Association , 11/2010
- Housing Urban Labor Macro Conference , Interest Accumulation in Home Equity Conversion Mortgages, Sep 2010
- Western Finance (real estate) , Supply Elasticity and the Housing Cycle of the 2000s, 7/2010
- NBER Summer Institute , ‘’, Jul 2010
- UBC Real Estate Symposium, ‘’, Jun 2010
- University of Maryland, ‘’, Apr 2010
- Federal Reserve Board of Governors, Housing Prices Rise Where Location Matters, 2009,
- USC , 2009
- Federal Reserve Board of Governors , 2009
- UBC , 2009
- Penn State , 2009
- Washington University , 2009
- Regional Science Association , Nov 2009
- AREUEA Annual Meetings , 2009
- USC , 2009
- Penn State , 2009
- Federal Reserve Bank of Chicago , 2009
- USC , 2008
- UCLA , 2008
- University of Illinois , 2008
- AREUEA Annual Meetings , 2008
- NBER Summer Institute (Aging, Real Estate) , 2008
- University of Toronto , 2008
- California Polytechnic , 2008
- NBER Insurance Meetings , 2008
- Northwestern University , 2008
- NYU , 2007
- Regional Science Association , 2007
- UNC , 2007
- AREUEA Annual Meetings , 2007
- AEA Annual Meetings , 2006
- AREUEA Annual Meetings , 2006
- Econometric Society Annual Meetings , 2006
- NBER Summer Institute , 2006
- USC , 2006
- National Reverse Mortgage Lenders’ Association , 2006
- Mortgage Finance and the Macroeconomy Conference , 2006
- AREUEA International Conference , 2006
- Federal Reserve Housing Conference , 2005
- Federal Reserve Board of Governors , 2005
- AFA Annual Meetings , 2005
- Missouri Economic Conference , 2005
- University of Toronto , 2004
- University of Wisconsin , 2004
- Unversit of Illinois , 2004
- Homer Hoyt Institute , 2004
- UBC Real Estate Symposium , 2004
- Regional Science Association International , 2004
- AREUEA Annual , 2004
- AREUEA Summer , 2004
- AREUEA International , 2004
- NBER Summer Institute (Aging, Real Estate) , 2004
- USC , 2004
- AREUEA Annual Meeting , 2003
- Federal Reserve Board of Governors , 2003
- Federal Reserve Bank of New York , 2003
- NBER Insurance Group , 2003
- Federal Reserve Board of Governors , 2002
- Federal Reserve Bank of Philadelphia , 2002
- UC Berkeley , 2002
- Syracuse University , 2002
- Wharton School of Business , 2002
- George Washington University , 2002
- Columbia University , 2002
- AREUEA graduate poster session , 2002
- NBER Summer Institute , 2002
- American Real Estate Society Annual Meeting , 2001

(e) *Other Presentations*

- “Vancouver’s Property Taxes in Perspective” LISER, U Luxembourg, May 1, 2023
- “Foreign Buyer Tax Impacts on Submarkets: Evidence from Canada” (co-author Zheng presented), UEA, October, 2023
- “Foreign Buyer Tax Impacts on Submarkets: Evidence from Canada” Beedie, SFU, March, 2023
- “The Prevalence of Low Income Tax Payments Among Owners of Expensive Homes in Vancouver and Toronto”, Canadian Economics Association, June, 2022
- “Housing Appreciation and Marginal Land Supply” SBE Lunch, April 20, 2021
- “Prospects for Reverse Mortgage Loan Insurance in Canada” Presentation to CMHC, March 12, 2021
- “Annuity-Enhanced Reverse Mortgage Loans” AREUEA Annual Conference, virtual, January 7, 2021
- “Annuity-Enhanced Reverse Mortgage Loans” HEC Montreal, Canadian urban and real estate annual conference, May 24, 2019
- “Annuity-Enhanced Reverse Mortgage Loans” SBE lunch, Oct 22, Finance lunch Oct 24,
- “Annuity-Enhanced Reverse Mortgage Loans” SBE lunch, Oct 28, Brookings Institution, Washington, D.C.
- “Not in my Neighbour’s Back Yard. . .” Banff, Canadian Economics Association, May 31, 2019
- “Interest Accumulation in Retirement Home Equity products”, Columbia Reverse Mortgage Conference, Aug. 3, 2018
- “Not in my Neighbour’s Back Yard” (with Pavlov and Somerville), New York, Urban Economics Association, Oct. 13, 2018
- “Not in my Neighbour’s Back Yard” (with Pavlov and Somerville), Rotman Symposium, May 17, 2018 (Somerville presented)
- “Not in my Neighbour’s Back Yard” (with Pavlov and Somerville), AREUEA Atlanta, January, 2019 (Somerville presented)
- “Not in my Neighbour’s Back Yard” (with Pavlov and Somerville), New York, Urban Economics Association, Oct. 13, 2018
- “Housing supply and price growth in monocentric cities with topography” AREUEA/ASSA Annual conference, January, 2018 (with Cosman and Williams, presented by coauthor)
- June 6, 2016, Canada Summer Real Estate Symposium U Toronto “Residential price effects of supportive housing: Evidence from Vancouver” (with Ries, Lee, and Schiff)
- “Housing Appreciation and Marginal Land Supply in Monocentric Cities with Topography” Canada Summer Real Estate Symposium U Toronto, June 6, 2016 (coauthor presented)

- “Do Reverse Mortgage Borrowers Use Credit Ruthlessly” MIT Center for Finance and Policy, Cambridge, MA, September 18, 2015
- “Supply Constraints are not Valid Instrumental Variables...” UEA, Portland, November, 2015
- “Supply Constraints are not Valid Instrumental Variables...” AREUEA, San Francisco, January, 2016
- Reverse Mortgage Demographics and Collateral Performance, Homer Hoyt Institute, January, 2015
- Reverse Mortgage Demographics and Collateral Performance, Homer Hoyt Doctoral Fellowship Presentation, Palm Beach, 1/2015
- Housing Finance in an Aging World: Reverse Mortgage Market Potential and Pitfalls, Asia Pacific Ministerial Conference on Housing and Urban Development, Seoul, 11/2014
- Can “High Costs” Justify Weak Demand for Reverse Mortgages? Korean Research Institute for Human Settlements, Seoul 11/2014
- Can “High Costs” Justify Weak Demand for Reverse Mortgages? ETH Risk Center, Zurich, 10/2014
- Starbucks Gradients and Rent-to-Price Ratios, Helsinki Workshop on Housing and Urban Economics, August 19, 2014
- Reverse Mortgage Demographics and Collateral Performance, AREUEA National Conference, May 29-30, 2014
- Reverse Mortgage Demographics and Collateral Performance, NUS/IRES Conference, Singapore, May, 2014
- Starbucks Gradients and Rent-to-Price Ratios, UBC ULE Summer Symposium, June 12, 2014
- Reverse Mortgage Demographics and Collateral Performance, Homer Hoyt Institute, January 18, 2014
- Tax Policy and Sprawl, Harvard Joint Center April 1, 2013 Conference on Homeownership
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? Lincoln Land Institute conference presentation, April 4, 2013
- Tax Policy and Sprawl, Harvard Joint Center for Housing Studies Conference, March, 2013
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? CEA Conference, May 30, 2013
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? AREUEA International Conference, June 25, 2013
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? NBER Aging Conference Summer Institute, July 23, 2013

- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? UEA/NARSC Annual Conference Atlanta, November 16, 2013
- Tax Policy and Sprawl, AREUEA Annual Meetings, January 5, 2014
- Do Reverse Mortgage Borrowers Use Credit Ruthlessly? NBER Insurance Conference, March 1, 2014
- How Ruthlessly Do Reverse Mortgage Borrowers Exploit Put Options?, AREUEA Annual Meetings, San Diego, 1/2013
- Can “High Costs” Explain Low Demand for Home Equity Conversion Mortgages, NUS/IRES Conference, Singapore, May, 2012
- Can “High Costs” Explain Low Demand for Home Equity Conversion Mortgages, Urban Economics Association Conference, Ottawa, 11/2012
- Interest Accumulation in Home Equity Loans to Retirees, Homer Hoyt Conference, 5/2011
- Beliefs, Strategy, and the Value of a Home Equity Conversion Mortgage, AREUEA Annual Meetings, 1/2012

(f) *Other*

(g) *Conference Participation (organizer, keynote speaker, etc.)*

Role	Conference Name	City	Date
Discussant	Northern Finance Association	Banff	September, 2022
Discussant	AREUEA Annual Meeting	Virtual	January, 2022
Discussant	Midwest Finance Association	Virtual	March 19, 2021
Discussant	UCLA Housing, Financial Markets Monetary Policy Conference	Los Angeles	Oct. 2019
Discussant (x2)	Canadian Economics Association	Banff	May, 2019
Discussant	ESCP-TAU-UCLA Conference on Housing Affordability,	Madrid	June 4, 2019
Discussant	ARUUEA Annual Conference	Atlanta	January, 2018
Discussant	Financing Longevity Conference	Stanford	April, 2017
Discussant	WFA real estate conference	Whistler	June, 2017
Local Organizer	Urban Economics Association Conference	Vancouver	November, 2017
Discussant	Urban Economics Association Conference	Vancouver	November, 2017
Selection Committee	Urban Economics Association Conference	Vancouver	November, 2017
Discussant	Funding the Canadian City	U Toronto	February 7, 2018
Discussant	AREUEA	Chicago	January, 2017
Organizer	AREUEA Doctoral Session	Chicago	January, 2017
Discussant	Lincoln Land Institute,	Boston	April 2015
Panelist:	Graduate event,	Lincoln Land Institute,	April 2015
Discussant	WFA real estate conference	Seattle	June, 2015
Discussant	Ziman/UCLA conference,	Los Angeles,	September, 2015
Discussant	HULM Conference	Chicago Fed	June, 2015
Discussant	UEA,	Portland,	November, 2015
Discussant	AREUEA/AEA	San Francisco	January, 2016
Discussant	SF Fed. Reserve + Ziman Ctr. Conference on Housing and Monetary Policy	San Francisco	September 5, 2014
Discussant	UEA Conference	Atlanta	November 16, 2013
Discussant	AREUEA International Conference	Jerusalem	June 2, 2013
Discussant	Bank of Canada Economics Conference	Ottawa	October, 2012
Discussant	Urban Economics Association	Ottawa	November, 2012
Discussant	AREUEA Annual meetings (2)	San Diego	January, 2013
Discussant	NBER housing group meeting	Cambridge, MA	November, 2012
Panelist	MIT Housing Symposium	Cambridge, MA	December, 2012
Discussant	AEA Annual Meetings	Chicago, IL	January, 2012
Discussant	AREUEA Annual Meetings	Chicago	IL, January, 2012
Discussant + Chair	AREUEA Annual	Denver	2011
Keynote	California Real Estate Educators	San Francisco	2011
Discussant	Multiple AREUEA, NBER	Multiple	2002-2010

10. SERVICE TO THE UNIVERSITY

(a) *Memberships on committees, including offices held and dates*

- Point Grey Commerce Faculty Association, 2022-2023
- BCOMM review, 2019-2020
- APAC, 2019-2022
- Director, Centre for Urban Economics and Real Estate 2016-present
- APTL committee 2014-2015
- BCOMM committee 2012-2014

(b) *Other service, including dates*

- Co-Chair, Financialization working group, Member, Central Committee, Balanced Supply of Housing Node, 2020-2023
- Organized CUERE research grants, 2019-2021
- Ad hoc advisory meeting on faculty housing with Treasurer, UBC Properties Trust, October, 2017
- Ad hoc advisory meeting re transit extension to UBC w planning and provost staff, March, 2018
- Meeting with Mosaic Homes HR and Sauder outreach re: jobs for students
- Work with MARCOM on Q+A's etc. re: housing, 2016/2017
- Panelist, Alumni Weekend re: housing affordability, May 26, 2012
- Organized MBA real estate student alumni gathering, Spring, 2012
- Faculty Association Finance Lecture 2/15/2012. Discussed the financial consequences of homeownership in Vancouver.
- Organized SBE seminar, 2009/2010
- Organized Real Estate Summer Symposium, 2010
- Participated in various Real Estate outreach activities

11. **SERVICE TO THE COMMUNITY**

(a) *Memberships on scholarly societies, including offices held and dates*

AREUEA Board of Directors January 2014-December 2016

(b) *Memberships on other societies, including offices held and dates*

(c) *Memberships on scholarly committees, including offices held and dates*

(d) *Memberships on other committees, including offices held and dates*

- Vancouver Mayor's Housing Advisory Council - 2016-2017

(e) *Editorships (list journal and dates)*

Journal of Housing Economics Spring, 2011 - present
Journal of Risk and Insurance Editorial Board, 2018-

(f) *Reviewer*

2022-2023

- JFQA
- Journal of Risk and Insurance
- Real Estate Economics
- Journal of Political Economy
- Insurance: Mathematics and Economics
- Journal of Urban Economics
- Journal of Finance
- Quarterly Journal of Economics
- Journal of Regional Science

2021-2022

- Review of Development Economics
- Health Economics
- Journal of Urban Economics
- Fiscal Studies
- Review of Economics and Statistics
- Journal of Housing Economics
- Journal of Risk and Insurance
- Journal of Political Economy

- Econometrica

2020-2021

- SFS Cavalcade
- Economic Journal
- Journal of Housing Economics
- Journal of Regional Science
- Housing Policy Debate
- SFS Cavalcade (Conference paper ranking)
- Journal of Policy Analysis and Management
- Journal of Risk and Insurance
- Midwest Finance Association Conference
- Journal of Urban Economics
- Journal of Public Economics
- Journal of Economic Theory
- Review of Economics and Statistics
- American Economic Journal-macroeconomics
- Journal of Real Estate Finance and Economics
- Journal of Economic Behavior and Organization
- Regional Science and Urban Economics
- Ontario COVID-19 Rapid Research Fund.
- Journal of Financial and Quantitative Analysis

2019-2020

- American Economic Review
- Journal of Behavioral and Experimental Economics
- Journal of Risk and Insurance (3 reviews)
- Real Estate Economics
- ReStat
- Journal of Public Economics (2 reviews)
- Journal of Economic Behavior and Organization
- JFQA
- Journal of Regional Sciences
- Journal of Urban Economics
- SFS Cavalcade program committee
- Journal of Political Economy
- Housing Policy Debate
- Journal of Consumer Affairs

2018-2019

- American Economic Review
- Research on Aging
- Journal of Policy Analysis and Management
- Journal of Risk and Insurance (2)
- Mathematical Social Sciences
- Journal of Public Economics (2)
- Swiss National Science Foundation
- Journal of the Economics of Ageing
- Econometrica
- ReStud
- Journal of Public Economics
- Journal of Economic Behavior & Organization
- Real Estate Economics

2017-2018

- Journal of Political Economy
- American Economic Review (3)
- SSHRC External and UBC internal
- Journal of Risk and Insurance
- Journal of Banking and Finance
- Econometrica (2)
- Journal of Regional Science
- Journal of Policy Analysis and Management (2)
- CD Howe Institute
- Real Estate Economics
- Journal of the Economics of Ageing
- Journal of Urban Economics
- RESTUD

2016-2017

- Journal of Banking and Finance
- Review of Economic Dynamics
- Real Estate Economics
- Journal of Urban Economics (x2)
- American Economic Review
- SSHRC
- Housing, Theory and Society
- Journal of Public Economics
- Journal of Risk and Insurance
- Journal of Economic Geography
- Management Science
- Review of Financial Studies

2015-2016

- Journal of Urban Economics (x2)
- Journal of Economic Geography
- Journal of Health Economics
- Review of Financial Studie
- Journal of the European Economic Association
- Management Science (x2)
- Review of Economic Studies
- American Economic Review
- Housing, Theory and Society
- Review of Economic Dynamics
- The Geneva Papers
- American Economic Journal: Economic Policy
- Urban Studies
- Real Estate Economics
- Quarterly Review of Economics and Finance

2014-2015

- Annals of Actuarial Science
- AREUEA National Conference program
- Journal of Risk and Insurance (4)
- Review of Economic Dynamics
- Management Science
- Geneva Papers
- Regional Science and Urban Economics
- Journal of Economic Geography (2)
- Quarterly Journal of Economics
- Journal of Urban Economics (2)
- Journal of Public Economics
- American Economic Review (2)
- Elsevier Handbooks
- Journal of Political Economy

2013-2014

- Journal of Risk and Insurance
- American Economic Review

- Operations Research
- JFQA
- Journal of Public Economics (2)
- Journal of Urban Economics (2)
- AEJ Policy
- Journal of Economic Theory
- Journal of Political Economy
- Journal of Economic Geography (2)
- Economics Letters
- Journal of Real Estate Economics and Finance
- Urban Studies
- Journal of Pension Economics and Finance
- Real Estate Economics (2)
- Management Science
- Review of Financial Studies
- The Economic Journal
- Geneva Papers on Risk and Insurance
- 2010-2012**
- Journal of Finance (2012)
- Journal of Public Economics (2012,2013)
- Journal of Money, Credit, and Banking (2012)
- Journal of Urban Economics (3 2012-2013)
- Journal of Economic Geography (2012)
- Journal of Economic Dynamics and Control
- Real Estate Economics (2012)
- SSHRC (2012)
- Urban Studies (2012)
- Geneva Papers on Risk and Insurance(2012)
- B.E. Journal of Economic Analysis and Policy (2012)
- Journal of Risk and Insurance
- Journal of Money, Credit, and Banking (2012)
- Journal of Public Economics (2) (2011/2012)
- Journal of Monetary Economics (2012)
- American Economics Journal: Economic Policy (2011/2012)
- Journal of Political Economy (2012)
- Journal of Urban Economics (2011)
- Review of Economics and Statistics (2011)
- CESifo Economic Studies (2011)
- Journal of Risk and Insurance (2011)
- Journal of Finance (2011)
- American Economic Review (2011)
- Journal of Urban Economics, Sep 2011
- CES/IFO Economic Studies, Jul 2011
- AEJ Policy, Jul 2011
- Journal of Public Economics, Jul 2011
- Review of Financial Studies, May 2011
- American Economic Review, Mar 2011
- Journal of Urban Economics, Feb 2011

- NSF, Dec 2010
- Journal of Public Finance, Nov 2010
- National Tax Journal, Nov 2010
- Hong Kong research grants, Oct 2010
- International Tax and Public Finance, Oct 2010
- Journal of Public Economics, Sep 2010
- Real Estate Economics, Sep 2010
- Journal of Urban Economics, Sep 2010
- Journal of Risk and Insurance, Aug 2010
- North American Actuarial Journal, Aug 2010
- Journal of Finance, Jul 2010
- Review of Financial Studies, Jul 2010
- Journal of Housing Economics, Jun 2010
- Canadian Journal of Economics, Jun 2010
- Journal of Economic Dynamics and Control, May 2010
- Journal of Public Economics, May 2010
- Journal of Finance, Mar 2010

Prior to 2010

- Journal of Finance
- Regional Science and Urban Economics
- Real Estate Economics
- RAND Journal of Economics
- Journal of Public Economic Theory
- Review of Finance
- Review of Economic Studies
- Journal of Financial Economics
- Journal of Population Economics
- European Economic Review
- Finanz/Archiv/Public Finance
- Review of Financial Studies
- Journal of Health Economics
- National Tax Journal
- Journal of Political Economy
- Journal of Public Economics
- Journal of Housing Economics
- Journal of Regional Science
- Economic Journal
- BE Journals
- American Economic Review
- Journal of Risk and Insurance
- NSF
- Journal of Economic Geography
- Journal of Pension Economics and Finance
- Review of Economics and Statistics
- Journal of Urban Economics
- Quarterly Journal of Economics
- North American Actuarial Journal

(g) *External examiner*

- University Examiner (2022), Dongxiao Zhang, VSE
- University Examiner (2020), Tsenguun Enkhbaatar, VSE
- University Examiner, Lei (Ray) Zhang, Sauder
- University examiner, Kun Wang, Sauder
- University examiner, Jacob Schwartz , VSE
- Daniel Shack, VSE (2016)
- Si Hao, Law (2016)
- Tzu-Tzing Yang, VSE, PhD defense (2015)
- Guang Dai, UBC Economics, PhD defense
- Zheng Chen, UBC Land and Food Systems, Masters Thesis defense

(h) *Consultant*

- Financial litigation 2022-2023
- Tax litigation 2017-2018
- Smarthost 2015-2016
- 8 meetings with BC Provincial ministers + staff on housing policy, 2016-2019
- Delta Economics Group 2014-
- HomEquity Bank (Canadian Home Income Plan) 2014
- Senior Economist, White House Council of Economic Advisors, Summer 2011
- SmartZip Real Estate, 2009-2010
- Linden Labs (Second Life), 2002-2004
- Churn Creek Bottom Homeowners and Friends, 2008 and 2011
- Trulia, Inc, 2012

(i) *Other service to the community*

- Talks, 2023-2024:
 - Vancouver Institute, October 2023
 - UBC Alumni panel on affordability, March, 2024
 - UBC SALA panel on democracy and affordability, February, 2024
- Vancouver Ismaili Society. March, 2021. Discussed the future of Vancouver real estate.
- Vancouver Employment Lands Working Group, 2019-2020
- Talks, 2019/2020:
 - RICS Autumn Event - October 10, 2019
 - Presented to UDI Victoria, November 20, 2019 on rental zoning
 - CMHC Western Canada, April 25, 2019
 - HEC Montreal real estate event, May 22, 2019
 - Berkely/Sauder alumni gathering via Sauder alumni office, August, 2019
 - CDIC, October 3, Vancouver
- Talks, 2018/2019:
 - Small Housing Summit, November, 2018
 - CMHC Conference, November, 2018
 - Northwind Housing Finance Conference, February, 2019
 - Rotman Real Estate Symposium, May, 2018
 - Coast Capital Savings Finance Leadership Team, May, 2018
 - Whistler City Council, April 10, 2018
 - SFU panel on False Creek, October, 2018
- Talks, 2017/2018:
 - Civitas panel discussion, April 2017
 - Real Estate Council of BC– participated in review of administrative procedures
 - Discussed housing policy with Provincial government 4 times
 - Phoenix Group (local industry discussion group) presentation, September, 2017
 - Organized and led discussion: CUERE annual outreach event, June, 2017
 - Terminal City Club Discussion Group, March, 2018
 - UBC Faculty Lunch Personal Finance Series, February 2018
 - MacDonald Realty Corporate conference, January, 2018
 - Presentation on reverse mortgage to Canadian Parliament Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities
 - Community Housing Action Committee (North Shore), October, 2017

- ScotiaBank wealth management client hustling event, September, 2017
- Urbanarium debate on "Vienna Model", May, 2017
- Presentation to Dean's gathering of real estate alumni/leaders, May, 2017
- Panelist, 2016/2017:
 - April 1, 2016 Regeneration Group, Arbutus Club
 - April 6, 2016, Appraisal Institute Luncheon
 - April 7, 2016, Kollel Jewish Community housing discussion part 1
 - April 17, 2016 Surrey Indo-Canadian Press Club
 - July 13, 2016 Business Council of BC Panel Presentation
 - August 1, 2016, CUFE Alumni in Canada panel on housing, Burnaby
 - September 7, 2016 National Housing Strategy Expert Roundtable 2016, Ottawa
 - September 16, 2016 UDI Luncheon - The Opportunities and Consequences Behind the Foreign Buyers' Tax
 - September 27, 2016 Union of BC Municipalities Panel on Housing
 - October 4, 2016 CMHC Symposium, Ottawa
 - October 14, 2016 Appraisal Institute of BC luncheon
 - October 17, 2016 CD Howe Institute, Toronto
 - October 18, 2016 Canadian Real Estate Association Annual Conference, Ottawa
 - November 4, 2016 Appraisal Institute of Canada, Vancouver Island Chapter
- CMHC Expert Panel interviewee: BC Housing affordability, Feb, 2020 – Housing Supply working group
- Advisor, Vancouver on Empty Homes Tax 2019-2023
- Advisor, City of Vancouver, Employment Lands 2019-2020
- Residential rental zoning expert report to City of Victoria 2019-2020
- Advisory 2016/2017: Ad Hoc meeting with Prime Minister, Mayor's Housing Advisory Group, sundry advice to City and Ministry of Finance
- Multiple presentations to public forums, politicians regarding Vancouver housing market
- Vancouver Ismaili Society. 4/2012. Discussed the financial consequences of homeownership in Vancouver.
- Media interviews
 - Appx 100 in 2023-2024, including CBC, Globe and Mail, etc.
 - Appx 50 in 2019/2020, including CBC, Globe and Mail, etc.
 - Appx 50 in 2018/2019, including NYT, CBC, Globe and Mail, etc.
 - 100+ in 2017/2018
 - 100+ in 2016/2017, including all major Canadian outlets (BNN, CBC, G+M, CTV, ...)(

- 100+ in 2015/2016
- In 2014/2015:
 - * Business in Vancouver
 - * Huffington Post
 - * Global News (6)
 - * CTV
 - * Globe and Mail
 - * The Canadian Press (2)
 - * KRPI Radio
 - * The Province
 - * CBC Radio CBC TV
 - * News 1130 Radio
 - * BC1
 - * Fairchild TV (2)
- In 2013/2014 (incomplete list)
 - * Business Vancouver
 - * CBC TV*2
 - * CBC Radio *2
 - * KCBS Radio * 3
 - * CTV *2
 - * Omni News
 - * Global TV*2
 - * Coast Radio
- In 2012/2013
 - * Vancouver Sun Op-Ed (with Somerville)
 - * Interview, CKNW Radio
 - * KCBS Radio, San Francisco (2)
 - * CBC radio news
 - * CBC The Coast
 - * CTV
- In 2011/2012:
 - * KPCC Radio, Los Angeles
 - * KCBS Radio, San Francisco (appx 3 interviews on housing)
 - * CBS Radio, Los Angeles (appx 3 interviews on housing)
 - * Vancouver Sun background interview
 - * Interview, CKNW Radio
 - * Background interview, Times Colonial of Victoria
 - * CBC radio re: HST

12. AWARDS AND DISTINCTIONS

(a) *Awards for Teaching*

(b) *Awards for Scholarship*

- UC Berkeley Schwabacher Fellowship: \$10,000 , 2005

(c) *Awards for Service*

- Homer Hoyt /Weimer School Fellow, awarded 2015

(d) *Other Awards*

13. OTHER RELEVANT INFORMATION

THE UNIVERSITY OF BRITISH COLUMBIA
Publications Record

SURNAME: Davidoff FIRST NAME: Thomas
MIDDLE NAME(S):

1. REFEREED PUBLICATIONS

(a) *Journals*

- Davidoff, T., Pavolv, A., Somerville, T. (2022) Not In My Neighbor's Back Yard : External Effects of Density, *Journal of Urban Economics* Vol. 128
- Davidoff, T. and Welke, G.M. (2017) The Role of Appreciation and Borrower Characteristics in Reverse Mortgage Terminations. *Journal of Real Estate Research*: 2017, Vol. 39, No. 1, pp. 99-126.
- Davidoff, T. and Gerhard, P. and Post, T. (2017) Reverse mortgages: What homeowners (don't) know and how it matters. *Journal of Economic Behavior & Organization*: 2017, Vol. 133, No. 1, pp. 151-171
- Davidoff, T. (2016) Supply Constraints Are Not Valid Instrumental Variables for Home Prices Because They Are Correlated With Many Demand Factors. *Critical Finance Review* Vol 6,
- Davidoff, T. Can 'High Costs' Justify Weak Demand for the Home Equity Conversion Mortgage? *Review of Financial Studies* (2015) 28 (8): 2364-2398.
- Davidoff, T. (2013) Supply Elasticity and the Housing Cycle of the 2000s. *Real Estate Economics*, 41(4), 793-813
- Aura, S. and Davidoff, T. (2012) An Analysis of Constrained Property Taxes in a Simple Optimal Tax Model *CESifo Economic Studies*, 58(3), 525-543
- Davidoff, T. (2010). What Explains Manhattan's Declining Share of Residential Construction? *Journal of Public Economics*, 94(7), 508-514.
- Davidoff, T. (2010). Home Equity Commitment and Long-Term Care Insurance Demand. *Journal of Public Economics*, 94(1), 44-49.
- Davidoff, T. (2009). Housing, Health, and Annuities. *Journal of Risk and Insurance*, 76(1), 31-52.
- Aura, S., Davidoff, T., (2008). Supply Constraints and Housing Prices. *Economics Letters*, 99(2), 275-277.
- Davidoff, T. (2006). Labor Income, Housing Prices and Homeownership. *Journal of Urban Economics*,, 59(2), 209-235.
- Davidoff, T., Brown, J., Diamond, P. (2005). Annuities and Individual Welfare. *American Economic Review*, 95(5), 1573-1590.
- Davidoff, T. (2005). Income Sorting: Measurement and Decomposition. *Journal of Urban Economics*, 8(2), 289-303.

(b) *Conference Proceedings*

(c) *Other*

2. NON-REFEREED PUBLICATIONS

(a) *Journals*

- Davidoff, T. (2017) “A Review of Volume 5 of the Handbook of Regional and Urban Economics, Parts III and IV”, *Journal of Regional Science*, 57 (5),
- Davidoff, T. (2018) “Policy Forum: Vancouver’s Property Taxes in Perspective.” *Canadian Tax Journal*, Vol. 66, No. 3, pp. 573-584
- Davidoff, T., Akaabre, Paul B., Jones, C. (2023) “Policy Forum: The Prevalence of Low Income Tax Payments Among Owners of Expensive Homes in Vancouver and Toronto” *Canadian Tax Journal*, Vol. 70, No. 4, pp.843-859

(b) *Conference Proceedings*

- Davidoff, T. (2008) Discussion of Demographic Trends, Housing Equity, and the Financial Security of Future Retirees: James Poterba, Steven Venti, David A. Wise. Demography and the Economy NBER April 2008 Conference Proceedings.

(c) *Other*

Davidoff, T. (2013) “Long-Term Care Insurance”, *Handbook of Insurance* (Georges Dionne, ed.), Springer, New York, New York. , pp. 1037-1059.

3. BOOKS

(a) *Authored*

(b) *Edited*

(c) *Chapters*

- Davidoff, T. (2012) Home Equity Over the Life Course. International Encyclopedia of Housing and Home.
- Davidoff, T. (2013) Long-Term Care Insurance, Handbook of Insurance, Georges Dionne, Ed. Springer
- Davidoff, T. (2023) “Housing and Real Estate Markets” in Elgar Encyclopedia on the Economics of Competition, Regulation and Antitrust.

4. **PATENTS**

5. **SPECIAL COPYRIGHTS**

6. **ARTISTIC WORKS, PERFORMANCES, DESIGNS**

7. **OTHER WORKS**

- BC Housing Affordability Fund is #1 approach to housing affordability in BC Budget, Feb. 2018

8. WORK SUBMITTED

- Cosman, J. and Davidoff, T. and Williams, J (2018) Housing Appreciation and Marginal Land Supply in Monocentric Cities with Topography (with Cosman and Williams) (revise and resubmit, Journal of Urban Economics, March, 2018)
- Davidoff, T. and Wetzel, J. (2014) Do Reverse Mortgage Borrowers Use Credit Ruthlessly? (Revisions requested , *Management Science*)

9. WORK IN PROGRESS

(a) *Completed Working Papers*

- Davidoff, T. Annuity Enhanced Reverse Mortgage Loans, Brookings, October, 2019
hline
- Davidoff, T. (2014) Reverse Mortgage Demographics and Collateral Performance
- Davidoff, T. (2011) Interest Accumulation in Home Equity Loans to Retirees.
- Davidoff, T. (2013) Tax Reform and Sprawl
- Davidoff, T. (2006) Maintenance and the Home Equity of the Elderly.

(b) *Other Works in Progress*

- Davidoff, T., Sanghon Lee, John Ries and Nathan Schiff “Residential price effects of supportive housing: Evidence from Vancouver”