

Education

- Ph.D., Economics, University of Maryland, College Park, December 1998
- M.A., Economics, University of Maryland, College Park, May 1995
- M.A., Economics, University of Toronto, June 1993
- B.S., Quantitative Economics, Tufts University, May 1992

Professional Experience

- University of Connecticut (Storrs), School of Business, Department of Finance, and Center for Real Estate and Urban Economic Studies.
 - Kinnard Scholar in Real Estate, May 2021-present; Dean's Ackerman Scholar, 2018-20.
 - *Professor (with tenure)*, 2019-present; *Associate Professor* (hired w/tenure), 2014-2019.
 - Joint appointment (courtesy) in the Department of Economics, University of Connecticut.
 - Joint affiliation with the Connecticut Transportation Institute, School of Engineering.
- University of Hartford, Barney School of Business, Dept. of Economics, Finance and Insurance.
 - *Professor (with tenure)*, 2013-14; *Associate Professor* (with tenure), 2006-2013;
 - *Assistant Professor* (tenure track), 2000-2006.
- *Senior Economist*, Standard & Poor's DRI, Lexington, MA, 1999-2000.
- *Lecturer*, Department of Economics, Tufts University, spring and summer, 1999.

Selected Awards/Honors/Visiting Positions

- ***Federal Reserve Bank of St. Louis***: Research Fellow, Community Development Dept., 2025-. Research Fellow, Institute for Economic Equity, 2021-2024. Research Fellow, Center for Household Financial Stability, 2020-21. Visiting Scholar, 2001-2020.
- ***Federal Reserve Bank of Boston***: Research Fellow, Regional & Community Outreach Division, January 2024 – December 2025.
- ***Distinguished Member Award***, Transportation and Public Utilities Group of the American Economic Association, 2017. Past awardees include 2 Nobel Laureates (McFadden & Vickrey).
- ***Fellow***, Weimer School, Homer Hoyt Institute for Real Estate & Land Economics, 2020-present.
- ***David C. Lincoln Fellow***, Lincoln Institute of Land Policy, Cambridge, MA, 2013; 2019-20.
- ***Research Associate***, US Environmental Protection Agency, Office of Research and Development, Edison, NJ; via an award sponsored by National Academies of Sciences, 2008.
- ***Visiting Researcher***, German Institute for Economic Research (RWI) Leibnitz Center (FDZ-Ruhr), Essen, Germany, June 2018-present.
- ***Visiting Researcher***, University of Mannheim, and German Center for Economic Research-Leibnitz Institute (ZEW), Mannheim, Germany, July 2019.
- ***Research Fellow***, Saint Louis University, 2021-2024.

Selected Grants and Contracts Awarded:

- Principal Investigator, “Infographics for CTfastrak and CTrail Hartford Line”, CT Department of Transportation and U.S. Department of Transportation, July 2024-June 2025, \$69,000.
- Principal Investigator, "Electric Vehicle Charging Stations and Residential Solar: Is There Equality in Connecticut House Price Capitalization?" Eversource Energy Center at the University of Connecticut, 9/1/23-8/31/24, \$88,000.
- Principal Investigator, “How Is Adding New Land A Feather in the Cap? Highway Capping and Land Value Capture (case study of Pittsburgh, PA). Funding from the Lincoln Institute of Land Policy, 5/2024-4/2025, \$18,000.
- Principal Investigator, “Can Fairness Flow in Philly? Real Estate Assessment Equity for Green Stormwater Infrastructure Finance” Funding from the Lincoln Institute of Land Policy, 5/2023-3/2024, \$17,419.
- Principal Investigator, “Green Infrastructure, Home Values, Land Value Capture, and Equitable Property Assessment”, Funding from the Lincoln Institute of Land Policy, 2/2022-3/2023, \$20,050.
- Principal Investigator, “Impacts of CTfastrak on Real Estate and Urban Economic Development: Phase 2”, CT Department of Transportation, and U.S. Department of Transportation, April, 2020-June, 2022, \$286,757. Additional supplement of \$19,814 awarded on 7/1/2021.
- Principal Investigator, "Transit and Treatment Costs: Effectiveness of Transit Systems to Improve Substance Abuse and Mental Health in Connecticut", Systems for Action – a national program of the Robert Wood Johnson Foundation, May 2020-April 2023, \$500,000.
- Principal Investigator, “Impacts of CTrail Hartford Line on Real Estate and Urban Economic Development: Phases 1 and 2”, CT Department of Transportation, and U.S. Department of Transportation, August 2018-October 2019, \$262,381.
- Baden-Württemberg and Connecticut Faculty Mobility Grant funded by the Baden-Württemberg, Germany Ministry of Science, Research and the Arts, 2019. 2,415 Euros.
- Principal Investigator, “Highways and Wealth Distribution: A Geospatial Analysis”, Center for Advanced Multimodal Mobility Solutions and Education (CammSE) U.S. Department of Transportation University Transportation Research Center at University of North Carolina-Charlotte, through the UConn School of Engineering University Transportation Center, 10/1/18-9/30/20, \$60,000.
- Principal Investigator, “Impacts of CTfastrak on Real Estate and Urban Economic Development: Phase 1”, CT Department of Transportation, and U.S. Department of Transportation, August, 2016-July, 2017, \$193,928.
- Co-Principal Investigator, “Sustainability Strategies for Connecticut’s Public Transportation System – Achieving a Zero Carbon Footprint for Bus Operations,” Connecticut Academy of Science and Engineering, CT Department of Transportation, and U.S. Department of Transportation, 2016-17, \$104,500.
- Principal Investigator, “Costs of Environmental Inspections in CT”, Robert Wood Johnson Foundation, Delivery and Cost Studies (DACS), 2013-14, \$149,000.

· Principal Investigator, “Connecticut’s Land Value Taxation Public Act: How Can It Be Progressive?” Lincoln Institute of Land Policy, 2014.

Publications

Book

1. Cohen, J.P. (ed.). 2024. *Urban Economics, Real Estate, Transportation and Public Policy*. Volume 2 of World Scientific Series on Public Policy and Technological Innovation, World Scientific Publishers.

Peer-reviewed Publications

2. Cohen, J. P., Huang, Y., & McMillen, D. 2025. Can Fairness Flow in Philly? Real Estate Assessment Equity for Green Stormwater infrastructure Finance. *The Journal of Real Estate Finance and Economics*, 1-25.
3. Cohen, J., Ghosh, C., & Raithatha, M. 2025. The consequences of regulatory reform in emerging countries: the special case of real estate regulation in India. *Journal of Regulatory Economics*, 67(1), 91-124.
4. Feng, P., Yasar, M. and Cohen, J. 2023. Do Higher House Prices Crowd-Out or Crowd-In Manufacturing? A Spatial Econometrics Approach. Forthcoming in *Journal of Real Estate Finance and Economics*.
5. Cohen, J., Coughlin, C., and Soques, D. 2023. Housing Price Cycle Interdependencies and Comovement: A Markov-Switching Approach. Forthcoming in *Journal of Real Estate Research*.
6. Cohen, J. P., Coughlin, C. C., Crews, J., & Ross, S. L. 2023. Longer-Term Housing Market Effects of a Major US Airport Closure. Forthcoming in *Real Estate Economics*.
7. Cohen, J.P., Huleatt, S., Murphy, S., and Rash, C. 2023. Transit and Treatment: Aligning Systems to Address Substance Use in Connecticut. Forthcoming in *Health Services Research*.
8. Cohen, J. P., Friedt, F. L., & Lautier, J. P. 2022. The impact of the Coronavirus pandemic on New York City real estate: First evidence. *Journal of Regional Science*, 62(3), 858-888.
9. Cohen, J. P., Lownes, N., & Zhang, B. 2022. 1960s Interstate Highways and Homeowner Wealth Distribution. *Federal Reserve Bank of St. Louis Review*, 104(4): 1-20.
10. Breidenbach, P., Cohen, J., & Schaffner, S. 2022. Continuation of air services at Berlin- Tegel and its effects on apartment rental prices. *Real Estate Economics* 50:1548-1575.
11. Wang, C., Cohen, J.P. & Glascock, J. 2022. Geographically Overlapping Real Estate Assets, Liquidity Spillovers, and Liquidity Multiplier Effects. *The Journal of Real Estate Finance and Economics*, 1-22.
12. Cohen, J. P., & Ricketts, L. R. 2022. How Might Transforming Highways Impact

Community Wealth? Federal Reserve Bank of St. Louis, *Bridges*, 2022.

13. Cohen, J. P., & Ricketts, L. R. 2022. Arrival of Interstate Highway System Brought Housing Wealth, but to Whom? Federal Reserve Bank of St. Louis *Economic Equity Insights*, 1.
14. Haas, J. S., Cohen, J.P., Coughlin, C. C., Emmons, W. R., & Ricketts, L. 2021. Measuring Household Distress and Potential Policy Impacts. Federal Reserve Bank of St. Louis, *Economic Synopses*, (3).
15. Cohen, J. P., Barr, J., & Kim, E. 2021. Storm surges, informational shocks, and the price of urban real estate: An application to the case of Hurricane Sandy. *Regional Science and Urban Economics*, 90, 103694.
16. Friedt, F. L., & Cohen, J. P. 2021. Perception vs. reality: The aviation noise complaint effect on home prices. *Transportation Research Part D: Transport and Environment*, 100, 103011.
17. Clapp, J. M., Cohen, J. P., & Lindenthal, T. 2021. Are Estimates of Rapid Growth in Urban Land Values an Artifact of the Land Residual Model? *The Journal of Real Estate Finance and Economics*, 1-49.
18. Cohen, J.P. & Zabel, J. 2020. Local House Price Diffusion. *Real Estate Economics* 48(3): 710-743.
19. Friedt, F. and Cohen J.P. 2020. Valuation of Noise Pollution and Abatement Policy: Evidence from the Minneapolis-St. Paul Int'l Airport. *Land Economics* 97(1):107 -136.
20. Cohen, J.P. and Harding, J. 2020. The Bargaining and Contagion Effects of Investors in Single Family Residential Properties: The Case of Denver Colorado. *Journal of Real Estate Finance and Economics*: 1-36.
21. Cohen, J.P., Coughlin, C., and Zabel, J. 2020. Time-Geographically Weighted Regressions and Residential Property Value Assessment. *Journal of Real Estate Finance and Economics* 60: 134-154.
22. Cohen, J.P., & LaCour-Little, M. 2020. New Perspectives on Real Estate Valuation. *The Journal of Real Estate Finance and Economics*, 60(1-2).
23. Wang, C., Cohen, J.P. & Glascock, J. 2019. Geographic Proximity and Competition for Scarce Capital: Evidence from U.S. REITs, *International Real Estate Review* 22(4): 535-70.
24. Cohen, J.P., Coughlin, C., and Crews, J. 2019. Traffic Noise in Georgia: Sound Levels and Inequality. *Journal of Housing Economics* 44: 150-165.
25. Cohen, J.P., Yang, K., Danko, J. 2019. Proximity to a Water Supply Reservoir and Dams: Is There Spatial Heterogeneity in the Effects on Housing Prices? *Journal of Housing Economics* 43: 14-22.
26. Cohen, J.P., & Brown, M. 2017. Does a new rail rapid transit line announcement

affect various commercial property prices differently? *Regional Science and Urban Economics*, 66, 74-90.

27. Cohen, J.P., & Fedele, M. J. 2017. Where in Connecticut is the Best Location for a Split Tax? An Analysis of Land Assessment Equity in Several Cities. *Buildings*, 7(4), 108-127.
28. Cohen, J.P., Fedele, M.J. 2017. Connecticut's Land Value Taxation Public Act: Who Would Bear the Burden? *Journal of Real Estate Research*, 39(1): 39-63.
29. Cohen, J. P., Coughlin, C. C., & Clapp, J. M. 2017. "Local Polynomial Regressions versus OLS for Generating Location Value Estimates: Which is More Efficient in Out-of-Sample Forecasts?" *The Journal of Real Estate Finance and Economics*, 54(3), 365-385.
30. Cohen, J.P. & P. Checko. 2017. Too Big, Too Small, or Just Right? Cost-Efficiency of Environmental Inspection Services in Connecticut. *Health Services Research* 52: 2285-2306.
31. Cohen, J.P. and Coughlin, C. and Yao, V. W. 2016. Sales of Distressed Residential Property: What Have We Learned from Recent Research? Federal Reserve Bank of St. Louis *Review*, 98(3): 159-88.
32. Cohen, J.P. & Y. M. Ioannides & W. Thanapisitikul, 2016. "Spatial Effects and House Price Dynamics in the U.S.A," *Journal of Housing Economics* 31, 1-13.
33. Cohen, J.P., Cromley, R. G., Banach, K. T. 2015. Are Homes Near Water Bodies and Wetlands Worth More or Less? An Analysis of Housing Prices in One Connecticut Town. *Growth and Change*, 46(1): 114-132.
34. Eloff, J., Cohen, J.P. 2015. Airport Infrastructure Investment: Strategic Interaction or Strategic Allocation? *Transportation Research Record, Transportation Research Board of the National Academies*, vol. 2471.
35. Barr, J. & Cohen, J. P., 2014. "The floor area ratio gradient: New York City, 1890– 2009," *Regional Science and Urban Economics*, Elsevier, vol. 48(C), pages 110-119.
36. Cohen, J. P. & Osleeb, J. P. & Yang, K., 2014. "Semi-parametric regression models and economies of scale in the presence of an endogenous variable," *Regional Science and Urban Economics*, vol. 49(C), pages 252-261.
37. Cohen, J. P. & Coughlin, C. C. & Lopez, D. A., 2012. "The boom and bust of U.S. housing prices from various geographic perspectives," Federal Reserve Bank of St. Louis *Review*, issue Sep, pages 341-368.
38. Stefos, T., Burgess, J. F., Cohen, J. P., Lehner, L., Moran, E. 2012. Dynamics of the mental health workforce: investigating the composition of physicians and other health providers. *Health Care Management Science*, DOI: 10.1007/s10729-012-9203-1.
39. Olmstead, T., Cohen, J. P., Petry, N. 2012. Health-care service utilization in substance abusers receiving contingency management and standard care

- treatments. *Addiction* 107(8):1462-70.
40. Cohen, J. P., Field, R., Ports, M., Tafuri, A. 2012. A Cost Comparison of Conventional Grey Combined Sewer Overflow Control Infrastructure Vs A Green/Grey Combination. *Journal of Irrigation and Drainage Engineering*, 138, 534-540.
 41. Cohen, J. P. and C.J. Morrison Paul. 2011. "Scale and Scope Economies for Drug Abuse Treatment Costs at Hospitals in Washington State", *Applied Economics* 43(30): 4827-4834.
 42. Ichihara, K. & J.P. Cohen, 2011. "New York City property values: what is the impact of green roofs on rental pricing?," *Letters in Spatial and Resource Sciences*, Springer, vol. 4(1), pages 21-30, March.
 43. Cohen, J. P. & C. Coughlin, 2010. "Response To "Spatial Multipliers In Hedonic Analysis: A Comment On 'Spatial Hedonic Models Of Airport Noise, Proximity, And Housing Prices'" *Journal of Regional Science*, vol. 50(5): 999-1000.
 44. Cohen, J.P., 2010. "The broader effects of transportation infrastructure: Spatial econometrics and productivity approaches," *Transportation Research Part E: Logistics and Transportation Review*, vol. 46(3): 317-326.
 45. Cohen, J. P., W. Gerrish, and J. R. Galvin. 2010. "Health Care Reform and Connecticut's Non-profit Hospitals" *Journal of Health Care Finance* 37(2): 1-7.
 46. Cohen, J.P. & C. Coughlin & L. S. Ott, 2009. "Auctions as a vehicle to reduce airport delays and achieve value capture," *Federal Reserve Bank of St. Louis Review*, Nov, 569-588.
 47. Cohen, J.P. & K. Monaco, 2009. "Inter-county spillovers in California's ports and roads infrastructure: the impact on retail trade," *Letters in Spatial and Resource Sciences*, Springer, 2(2): 77-84.
 48. Cohen, J.P. & C. Coughlin, 2009. "Changing Noise Levels and Housing Prices Near the Atlanta Airport," *Growth and Change*, Wiley Blackwell, 40(2): 287-313.
 49. Cohen, J.P. & C. Coughlin, 2008. "Spatial Hedonic Models Of Airport Noise, Proximity, And Housing Prices," *Journal of Regional Science*, Wiley Blackwell, 48(5): 859-878.
 50. Cohen, J. P. & Morrison Paul, C.J., 2008. "Agglomeration and Cost Economies for Washington State Hospital Services," *Regional Science and Urban Economics*, 38(6): 553-564.
 51. Cohen, J.P. & K. Monaco, 2008. "Ports and Highways Infrastructure," *International Regional Science Review*, vol. 31(3), pages 257-274, July.
 52. Cohen, J.P. and C.J. Morrison Paul. 2007. "The Impacts of Transportation Infrastructure on Property Values: A Higher-Order Spatial Econometrics Approach" *Journal of Regional Science* 47:457-78.
 53. Cohen, J.P. 2006. "The Impacts of Education Spending and Finance Reform on Manufacturing Property Shadow Values: A Cost Function Approach," *Journal of*

Productivity Analysis, 26: 181-190.

54. Cohen, J.P and C. Coughlin. 2005. "An Introduction to the Two Rate Taxation of Land and Buildings" Federal Reserve Bank of St. Louis *Review*, May/June, 359-374.
55. Cohen, J.P. and C.J. Morrison Paul. 2005. "Agglomeration Economies and Industry Location Decisions: The Impacts of Spatial and Industrial Spillovers" *Regional Science and Urban Economics* 35: 215-237.
56. Cohen, J.P. and C.J. Morrison Paul. 2004. "Public Infrastructure Investment, Inter-State Spatial Spillovers, and Manufacturing Costs," *Review of Economics and Statistics*, 86(2): 551-560.
57. James, H. and J.P. Cohen. 2004. "Does Ethics Training Neutralize the Incentives of the Prisoner's Dilemma? Evidence from a Classroom Experiment" *Journal of Business Ethics*, 50(1): 53-61.
58. Cohen, J.P. and C.J. Morrison Paul. 2003. "Airport Infrastructure Spillovers in a Network System," *Journal of Urban Economics*, 54(3): 459-473.
59. Cohen, J.P. and C. Coughlin. 2003. "Congestion at Airports: The Economics of Airport Expansions," Federal Reserve Bank of St. Louis *Review*, May/June, 85(3): 9-25.
60. Cohen, J.P. and C.J. Morrison Paul. 2003. "Spatial and Supply/Demand Agglomeration Economies: State- and Industry Linkages in the U.S. Food System" *Empirical Economics*, 28(4): 733-751.
61. Coughlin, C., J.P. Cohen, and S. Khan. 2002. "Aviation Security and Terrorism: A Review of the Economic Issues" Federal Reserve Bank of St. Louis *Review*, September/October, 84(5): 9-24.
62. Cohen, J.P. 2002. "'Reciprocal' State and Local Airport Spending Spillovers and Symmetric Responses to Changes in Federal Airport Grants," *Public Finance Review*, January, 30(1): 41-55.
63. Cohen, J.P. 1997. "Some Issues in Benefit Cost Analysis for Airport Development," *Transportation Research Record* 1567, *Public Sector Aviation Issues*, July, pp. 1-7.