

Ron Cheung

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Chair of the Department of Economics

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RESEARCH & TEACHING FIELDS

- Public Finance, Urban Economics, Applied Microeconomics, Real Estate

EDUCATION

- Ph.D. (Economics), University of British Columbia, Vancouver, Canada. Conferred, 2006
- M.A. (Economics), University of British Columbia, Vancouver, Canada. Conferred, 1999
- B.Sc. (Honours Mathematics & Economics), University of Alberta, Edmonton, Canada. Conferred, 1998 with First Class Honours

EMPLOYMENT

- Oberlin College, Oberlin, Ohio.
 - Chair of the Department of Economics, July 2022 to present
 - Professor of Economics, July 2018 to present
 - Chair of the Department of Economics, July 2017 to June 2021
 - Associate Professor of Economics, July 2013 to June 2018
 - Assistant Professor of Economics, July 2010 to June 2013
- Florida State University, Tallahassee, Florida.
 - Assistant Professor of Economics and Faculty Associate, DeVoe L. Moore Center, August 2005 to June 2010

VISITING SCHOLAR POSITIONS

- Visiting Professor, University of British Columbia, Jan. – June 2014
- Visiting Scholar, Federal Reserve Bank of Cleveland, 28-30 May 2013
- Visiting Scholar, Federal Reserve Bank of Atlanta, 28 Jan. – 1 Feb. 2013
- Visiting Scholar, Federal Reserve Bank of Atlanta, 8-12 June 2009
- Visiting Scholar, Federal Reserve Bank of Atlanta, 24-27 June 2008

PEER-REVIEWED PUBLICATIONS – ARTICLES AND BOOK CHAPTERS

1. “Homeowners Associations and City Cohesion” (with Tim Salmon and Kuangli Xie), *Regional Science and Urban Economics* (2022), vol. 93.
2. “Induced Earthquakes and House Prices: Evidence from Oklahoma” (with Daniel Wetherell and Stephan Whitaker), *Regional Science and Urban Economics* (2018), vol. 69, p. 153-166
3. “An Empirical Analysis of Socio-Demographic Factors and the Mispricing of Homeowners Insurance in Florida” (with Cassandra Cole, David Macpherson, Kathleen McCullough and Charles Nyce), *Risk Management and Insurance Review* (2015), vol. 18, no. 1, p. 1-28
4. “Where and Why Do Homeowners Associations Form?” (with Rachel Meltzer), *Cityscape: A Journal of Policy Development and Research* (2014), vol. 16, no. 3, p. 69-92
5. “How Are Homeowners Associations Capitalized Into Housing and Land Values?” (with Rachel Meltzer), *Regional Science and Urban Economics* (2014), vol. 46, p. 93-102
6. “Do Homeowners Associations Mitigate or Aggravate Negative Spillovers from Neighboring Homeowner Distress?” (with Chris Cunningham and Rachel Meltzer), *Journal of Housing Economics* (2014), vol. 24, p. 75-88
7. “Homeowners Associations and the Demand for Local Land Use Regulation” (with Rachel Meltzer), *Journal of Regional Science* (2013), vol. 53, no. 3, p. 511-534
8. “Who Supports Portable Assessment Caps: The Role of Lock-in, Tax Share and Mobility” (with Chris Cunningham), *Regional Science and Urban Economics* (2011), vol. 41, no. 3, p. 173-186 [lead article]
9. “Homeowners’ Associations and Their Impact on the Local Public Budget”, chapter in *The Changing Landscape of Local Public Revenues* (Lincoln Institute of Land Policy, 2010), p. 338-366
10. “The Incidence of the Land Use Regulatory Tax” (with Keith Ihlanfeldt & Thomas Mayoock), *Real Estate Economics* (2009), vol. 37, no. 4, p. 675-704
11. “The Regulatory Tax and House Price Appreciation in Florida” (with Keith Ihlanfeldt & Thomas Mayoock), *Journal of Housing Economics* (2009), vol. 18, p. 24-48
12. “The Interaction Between Public and Private Governments: An Empirical Analysis”, *Journal of Urban Economics* (2008), vol. 63, no. 3, p. 885-901
13. “The Effect of Property Tax Limitations on Residential Private Governments”, *National Tax Journal* (2008), vol. 61, no. 1, p. 35-56
14. “Taxation Impacts on Inequality in Canada: Methodologies and Findings” (with Jonathan Kesselman), in *Dimensions of Inequality in Canada* (UBC Press, 2006), p. 347-416. Volume awarded the 2007 Doug Purvis Prize by the Canadian Economics Association
15. “Public and Private Institutions, Political Action, and the Practice of Local Government” (with Charles Barrilleaux and Thomas M. Carsey), *Review of Policy Research* (2006), vol. 23, no. 6, p. 1119–1121
16. “Tax Incidence, Progressivity, and Inequality in Canada” (with Jonathan Kesselman), *Canadian Tax Journal* (2004), vol. 52, no. 3, p. 709-789

OTHER PUBLICATIONS

- DeVoe L. Moore Center Policy Brief, “The Regulatory Tax: Assessing and Tracking the Impact of Land Use Regulation on House Prices in Leon County” (April, 2007)

WORK IN PROGRESS

- “All (Economic) Politics is Local: Voting Responses to Localized Price Shocks during the Great Recession” (with Rachel Meltzer), revisions requested
- “Municipal Finances and the Household Leverage Cycle” (with Chris Cunningham and Stephan Whitaker), Federal Reserve Bank of Cleveland Working Paper 1431
- “Do Private HOA Members Engage in Public Life? Evidence from Voting Behavior” (with Rachel Meltzer)
- “How Do Homeowners Associations Affect Housing Affordability?” (with Rachel Meltzer)
- “Voting with Your Feet or Just Voting: The Timing and Determinants of Annexation” (with Chris Cunningham)

GRANTS & AWARDS

Grants:

- Grant in aid (\$2,700) from Oberlin College Research and Development Committee for work on “Homeowners Associations and City Cohesion” (with Tim Salmon), 2017
- Research grant (\$65,000) from Lincoln Institute of Land Policy, “A Survey of Homeowners Associations’ Services and Structure, with Rachel Meltzer, 2014-2015
- Research grant (\$33,000) from Lincoln Institute of Land Policy, “Homeowner Distress, House Price Declines and the Role of Homeowners’ Associations”, with Rachel Meltzer and Chris Cunningham, 2012
- Research grant (\$30,000) from Lincoln Institute of Land Policy, “How Are Homeowners Associations Capitalized into Housing and Land Values?”, with Rachel Meltzer, 2011
- Florida State University First Year Assistant Professor Award, 2006

Faculty awards:

- Oberlin College Distinguished Teaching Award, 2017-2018

Graduate level awards:

- Social Sciences and Humanities Research Council of Canada Doctoral Fellowship, 1999-2002
- UBC University Graduate Fellowship, 1999, 2000 (declined due to acceptance of SSHRC award)
- UBC University Graduate Fellowship, 1998
- Alberta Heritage Fund Sir James Lougheed Award of Distinction, 1998

Selected undergraduate level awards:

- Lieutenant-Governor’s Gold Medal, highest distinction among Honours students in the Faculty of Science, 1998
- Canada Scholarship, 1994 through 1998
- Governor-General’s Academic Medal, 1994

INVITED SEMINARS

- 2023: American Real Estate & Urban Economics Association
- 2018: Brock University
- 2017: University of Akron
- 2016: University of Saskatchewan
- 2015: Kent State University
- 2014: Lincoln Land Institute Conference on Homeowners Associations and Local Government
- 2013: Federal Reserve Bank of Cleveland
- 2012: University of Oklahoma, Lincoln Land Institute Urban Economics and Public Finance Conference
- 2010: University of Akron, University of Waterloo, University of Iowa, University of Texas at Arlington, Federal Reserve Board of Governors, Freddie Mac, Oberlin College
- 2009: McGill University, Lincoln Land Institute Urban Economics and Public Finance Conference, Lincoln Land Institute Conference on the Changing Landscape of Local Public Revenues
- 2008: University of Adelaide, University of Melbourne
- 2006: University of Florida
- 2005: Florida State University, Georgia State University, California State University – Fullerton

PRESENTATIONS AT CONFERENCES

- National Tax Association Meeting: 2018, 2015, 2014, 2012, 2009, 2008, 2007
- Western Economics Association Meeting: 2013
- American Real Estate & Urban Economics Association Meetings: 2012, 2011, 2009
- Association for Public Policy Analysis & Management Meeting: 2011, 2010, 2008
- Regional Science Association / Urban Economics Association Meeting: 2009, 2006
- Canadian Economics Association Meeting: 2008
- UBC Centre for Urban Economics and Real Estate Summer Symposium: 2007
- Joint Asian Real Estate Society – AREUEA International Conference: 2006

MEDIA

- 7-8 Dec. 2022, 22 Jan. 2024, 31 Jan. 2024: *Jeopardy!* (One-day champ in regular season, then a semifinalist in the Season 39 Champions Wildcard Group 1 tournament)
- 9 Feb. 2024: Interview, “Ron Cheung: Economics Professor and Jeopardy! Contestant,” *Oberlin Review*
- 29 Sept. 2023: Interview, “College Adds 25 Tenure-Track Positions,” *Oberlin Review*
- 22 Sept. 2023: Interview, “College Students Start Women & NonBinary Finance Club,” *Oberlin Review*

- 22 Oct. 2021: Interview, “Departments Adapt to Accommodate Large Number of First Years,” *Oberlin Review*
- 16 Apr. 2021: Interview, “Urban Living Upstages Suburbia Even In Pandemic Year: LA, NYC Stand Out As Top Cities For Renter Interest,” *StorageCafe*
- 7 Apr. 2021: Interview, “Business Concentration to Launch This Summer, Receives \$2.5 Million in Donations,” *Oberlin Review*
- 4 Jan. 2019: Interview, “John Carona’s Steady Climb to \$1 Billion,” *D (Dallas) Magazine*
- 7 Feb. 2018: Interview, “Arizona Offers Homeowners Little Protection from Bad HOAs, Managers,” *Arizona Republic*
- 10 Aug. 2017: Interview, “When the City Sells Your Street”, *CityLab (The Atlantic)*
- 7 Apr. 2017: Interview, “Faculty Seeks to Build on Partnership Program Model”, *Oberlin Review*
- 15 Nov. 2016: Presentation, “Private Government, Public Authority”, to the City Club of Oberlin
- 5 Apr. 2016: Interview, “2016’s States with the Best & Worst Taxpayer ROI”, *WalletHub*
- 6 June 2013: Interview, “Marketplace”, American Public Media
- 8 Dec. 2011: Interview, “Development in Community Raises Excitement, Concern”, *Oberlin Review*
- 23 Feb. 2009: Presentation, “The Housing Crisis: Past, Present and Future”, to The Energy & Synergy Group of Real Estate Professionals, Tallahassee
- 2009: Quote, *Arts and Economic Prosperity III: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in the State of Florida*, Americans for the Arts
- 29 Sept. 2006: Interview, “Capital Report”, Florida Public Radio

PROFESSIONAL SERVICE

Oberlin College Service:

- 2023-24:
 - Educational Plans and Policies Committee
 - Compensation Study Group
 - Faculty representative, Board of Trustees Budget & Finance Committee
 - One Oberlin Oversight and Advisory Committee
- 2022-23:
 - Educational Plans and Policies Committee
 - Compensation Study Group
 - Compensation Committee
- 2021-22:
 - Chair, Business Integrative Concentration Curricular Committee (Fall 2021)
 - Compensation Committee (Fall 2021)
- 2020-21:
 - One Oberlin Oversight Committee

- Convener, Quantitative Natural and Social Sciences Divisional Advisory Council
- Chair, Business Integrative Concentration Curricular Committee
- Faculty representative, Board of Trustees Budget & Finance Committee
- Compensation Committee
- 2019-20:
 - One Oberlin Oversight Committee
 - Chair, Integrated Business Concentration Curricular Committee
 - Search Committee, Dean of Arts and Sciences
 - Faculty representative, Board of Trustees Budget & Finance Committee
 - Compensation Committee
 - Quantitative & Formal Reasoning Committee
 - Internal reviewer, Department of Computer Science Program Review
- 2018-19:
 - Academic & Administrative Program Review Committee
 - Compensation Committee
 - Quantitative & Formal Reasoning Committee
- 2017-18:
 - Search Committee, VP Finance & Administration
 - Compensation Committee
 - Quantitative & Formal Reasoning Committee
- 2016-17:
 - College Faculty Council
 - Faculty representative, Board of Trustees Budget & Finance Committee
 - Quantitative & Formal Reasoning Committee; Law & Society Committee
- 2015-16:
 - College Faculty Council
 - Faculty representative, Board of Trustees Budget & Finance Committee
 - Strategic Plan Steering Committee
 - Quantitative & Formal Reasoning Committee (chair during Fall 2015); Law & Society Committee
 - Internal reviewer, Department of History Program Review
- 2014-15:
 - Strategic Plan Steering Committee
 - Quantitative & Formal Reasoning Committee; Fulbright Scholarship Committee; Law & Society Committee
- 2013-14:
 - Quantitative & Formal Reasoning Committee; Statistical Methods Committee
- 2012-13:
 - Quantitative & Formal Reasoning Committee; Statistical Methods Committee.

- 2011-12:
 - Quantitative Proficiency Committee; International Studies Conc. Committee.
- 2010-11:
 - Oberlin-Univ. of Michigan Mentorship Program (mentor for one UM Ph.D. candidate)

Other College & Community Service:

- 2021: External honors examiner in public finance, Swarthmore College
- 2016 – ongoing: Mentor for assistant professors
- 2016: External reviewer, Denison University Doane Faculty Fellowship
- 2016: Moderator, Oberlin After Fossil Fuels conference
- 2010 to 2014: Board director, Helping Oberlin Maintain Equity (HOME)

Advising:

- Oberlin:
 - Undergraduate student advisor – 30 undergraduate students on average annually
 - Honors thesis coordinator – 7 students (2017-18); 9 students (2012-13)
 - Honors thesis advising (jointly with members of department) – varies between 5 and 10 students annually
 - Honors thesis reader, Dept. of Politics – 1 student (2015-16)
 - External examiner for a doctoral thesis at the University of Adelaide
- Florida State University:
 - Master’s thesis committee – 1 student; doctoral thesis committee – 2 students

Journal Referee:

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|---|---|
| • <i>Journal of Urban Economics</i> | • <i>Journal of Economic Education</i> |
| • <i>National Tax Journal</i> | • <i>Review of Regional Studies</i> |
| • <i>Real Estate Economics</i> | • <i>Economic Inquiry</i> |
| • <i>Regional Science and Urban Economics</i> | • <i>Urban Studies</i> |
| • <i>State and Local Government Review</i> | • <i>Journal of Housing and the Built Environment</i> |
| • <i>Canadian Journal of Economics</i> | • <i>Canadian Public Policy</i> |
| • <i>Journal of Institutional Economics</i> | • <i>Economics Letters</i> |
| • <i>Journal of Regional Science</i> | • <i>Housing, Theory and Society</i> |
| • <i>Public Finance Review</i> | • <i>Growth and Change</i> |
| • <i>Public Choice</i> | |
| • <i>Journal of Real Estate Finance & Economics</i> | |
| • <i>Journal of Planning Literature</i> | |

Conference Program Committee Member:

- 2020: American Real Estate and Urban Economics Association National Conference (conference was cancelled due to Covid)
- 2012: National Tax Association, Providence

Conference Discussant:

- 2018: National Tax Association, New Orleans
- 2013: National Tax Association, Tampa
- 2010: National Tax Association, Chicago
- 2009: Urban Economics Association, San Francisco
- 2008: National Tax Association, Philadelphia; Canadian Public Economics Group, Vancouver; Canadian Economics Association, Vancouver
- 2007: DeVoe Moore Center Regulatory Takings Symposium, Tallahassee
- 2006: Regional Science International, Toronto; AsRES – AREUEA International Conference, Vancouver; DeVoe Moore Center Critical Issues Symposium, Tallahassee

Memberships:

- American Economic Association; Canadian Economic Association; National Tax Association; American Real Estate & Urban Economics Association

COURSES TAUGHT

Oberlin College:

- 1st-year level: Principles of Economics, First-year seminar on Transportation and the City
- 2nd-year level: Intermediate Microeconomics; Urban Economics
- 3rd-year level: Public Economics
- 4th-year level: Honors Program coordinator; Seminar on Local Public Service Privatization; Seminar on Housing Economics and Real Estate

Florida State University:

- Undergrad.: Public Economics; Applied Microeconomics
- Grad.: Public Economics (Graduate Teaching Award nominee, Fall 2008); Master’s Capstone

University of British Columbia:

- Intermediate Microeconomics I; Economics of Taxation; Urban Public Economics – Local Economic Policy (Faculty of Commerce)

NATIONALITY & LANGUAGES

- Canada and U.S., dual citizen
- Languages: English (native), French (fluent / français lu, parlé et écrit), Chinese (native – Cantonese)