Evan Mast

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Employment

University of Notre Dame
Assistant Professor, Department of Economics — July 2021 -

W.E. Upjohn Institute for Employment Research
Economist — July 2017 - June 2021

Education

Stanford University
Ph.D., Economics — 2017
M.A., Economics — 2014

University of Wisconsin-Madison
B.A., Economics, Mathematics — 2012

Research Fields

Urban Economics, Real Estate, Public Economics

Working Papers

Off the Beaten Tract: Constructing a New Neighborhood Geography through Revealed Preference (with Alaina Barca)

Dynamic Individuals, Static Neighborhoods: Migration and Earnings Changes in Poor Neighborhoods (with Ethan Jenkins, Andy Garin, and Bryan Stuart)

Publications

Birth Dearth and Local Population Decline (with Brian Asquith)
Regional Science and Urban Economics (accepted)

Black Suburbanization: Causes and Consequences of a Transformation of American Cities (with Alex Bartik)
Review of Economics and Statistics (accepted)

Warding Off Development: Local Control, Housing Supply, and NIMBYs
Review of Economics and Statistics (May 2024)

Local Effects of Large New Apartment Buildings in Low-Income Areas (with Davin Reed and Brian Asquith)
Review of Economics and Statistics (March 2023)

JUE Insight: The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market
Journal of Urban Economics (January 2023)

Race to the Bottom? Local Tax Break Competition and Business Location
American Economic Journal: Applied Economics (January 2020)

Heterogeneity in the Effect of Federal Spending on Local Crime: Evidence from Causal Forests (with Ian Hoffman)

Regional Science and Urban Economics (September 2019)

Teaching Experience

Notre Dame: Econ 30532: Economics of Housing (Fall 2021, Spring 2022); Econ 30535: Urban Economics (Fall 2022, Spring 2023, Spring 2024, Fall 2025)

Stanford: Econ 45: Using Big Data to Solve Economic and Social Problems (Spring 2017); Econ 102A: Introduction to Statistical Methods for Social Scientists (Fall 2015)

Conferences and Seminars

2026: Michigan State

2025: Columbia-NYU-Yale Housing Day, Midwest Finance Association Conference (discussant), Indiana University/Federal Reserve Bank of Chicago Housing Conference, AREUEA National Conference, University of Arkansas, Opportunity Insights Lab

2024: RAND, William and Mary, Urban Economics Association, Notre Dame Conference on Housing Affordability, Chicago Urban Economics Workshop

2023: Yale Law and Economics Workshop, Federal Reserve Bank of Philadelphia, Federal Reserve Board/George Washington University, Meetings of the Urban Economics Association, AREUEA/ASSA (discussant)

2022: University of Illinois, Federal Reserve Board, APPAM (discussant), AREUEA National Conference, Federal Reserve Bank of Philadelphia, University of Pittsburgh/ Carnegie Mellon, NYU Furman, AREUEA/ASSA

2021: AREUEA/ASSA, Wharton, Freddie Mac, Federal Reserve Bank of Cleveland, University of Notre Dame, University of Toronto/UC-Berkeley Displacement Workshop, University of Chicago-Booth, Dalhousie University

2020: AREUEA/ASSA (discussant), National Multifamily Housing Council, NBER Summer Institute (Real Estate)

2019: New York University, AREUEA National Conference, University of Chicago Urban Labs, Federal Reserve Bank of Minneapolis, Federal Reserve Bank of Chicago, Meeting of the Urban Economics Association, APPAM, National Tax Association, AREUEA/ASSA (discussant)

2018: Midwest Economics Association/Society of Labor Economists, Western Michigan, University of Michigan-Dearborn, Upjohn/Federal Reserve Bank of Atlanta Economic Development Workshop (discussant), APPAM, University of Illinois-Chicago, Economic Development Quarterly Researchers Workshop (discussant)

2017: Urban Economics Association, NBER State Taxation Conference, Upjohn Institute, NYU Furman, Economic Development Quarterly Workshop (discussant)

Grants

Arnold Ventures	2024, 2025-2027
J-PAL State and Local Innovation Initiative	2020
Center for Growth and Opportunity	2019

Awards and Fellowships

Undergraduate Teaching Award, University of Notre Dame	2023, 2024
B.F. Haley and E.S. Shaw Dissertation Fellowship	2017
Ric Weiland Graduate Fellowship	2016
Phi Beta Kappa	2012

Phipps Scholarship for outstanding economics undergraduate 2010
National Merit Scholarship 2008

Professional Activities

Special Sworn Status, U.S. Census Bureau

Referee for *American Economic Review, American Economic Review: Insights, American Economic Journal: Applied Economics, American Economic Journal: Economic Policy, Economic Inquiry, Economic Development Quarterly, Journal of Urban Economics, Journal of Political Economy, Journal of Political Economy Microeconomics, Journal of Economic Geography, Journal of Housing Economics, Cities, Journal of Policy Analysis and Management, Journal of Public Economics, National Tax Journal, RAND Journal of Economics, Real Estate Economics, Regional Science and Urban Economics, Review of Economics and Statistics, Review of Economic Studies, Urban Affairs Review, Urban Studies, Quarterly Journal of Economics*

Reviewer for National Science Foundation, Smith Richardson Foundation, Russell Sage Foundation

Conference program committee: AREUEA National Conference (2022, 2023)

Conference co-organizer: Notre Dame Housing Economics Conference (2024, 2026)

Appointments/ Affiliations

Faculty Fellow, Fitzgerald Institute for Real Estate, University of Notre Dame, 2021-

Faculty Affiliate, Wilson Sheehan Lab for Economic Opportunities, University of Notre Dame, 2022-

Visiting Scholar, Federal Reserve Bank of Philadelphia, 2020-2021, 2023

Other Publications

"Race to the Bottom? Local Tax Break Competition and Business Location." *Employment Research* 25(1): 4-6.

"The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Policy Brief, Upjohn Institute Policy Brief, July 2019.

"Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas." Policy Brief, Upjohn Institute Policy Brief, January 2020.

"Warding Off Development Local Control, Housing Supply, and NIMBYs." Policy Brief, Upjohn Institute Policy Brief, July 2020.

"The Past, Present, and Future of Long-Run Local Population Decline." Policy Brief, Upjohn Institute Policy Brief, October 2024.

Media

Boesch, Tyler; Hembre, Erik; and Horowitz, Ben, "How new apartments create opportunities for all" Federal Reserve Bank of Minneapolis article, March 4, 2024.

Burn-Murdoch, John, "Repeat after me: building any new homes reduces housing costs for all " Financial Times, September 15, 2023.

Edsall, Thomas, "As the Suburbs Go, So Goes America" New York Times, June 7, 2023.

Andersen, Michael, "When Cities Switch to One-Winner Council Districts, Housing Growth Plummets" Sightline Institute, September 22, 2022.

Demsas, Jerusalem, "What's Causing Black Flight?" The Atlantic, September 6, 2022.

Demsas, Jerusalem, "In defense of the 'gentrification building'" Vox, September 10, 2021.

Ebert, Alex, "Ten-Mile Move, $25 Million in Tax Breaks: A Cleveland Story" Bloomberg, February 24, 2020.

Badger, Emily, "A Luxury Apartment Rises in a Poor Neighborhood. What Happens Next? " New York Times, February 14, 2020.

Haag, Matthew, "Luxury Begets Affordable Housing?" Minneapolis Star-Tribune, January 24, 2020.

Tanner, Adrienne, "Study indicates low-income residents are not pushed from neighbourhoods when new housing is built. We should listen" Globe and Mail, January 24, 2020.

Smith, Noah, "The Rent Crisis Won't Go Away Without More Housing" Bloomberg, January 22, 2020.

Haag, Matthew, "It's Manhattan's Last Affordable Neighborhood. But for How Long?" New York Times, September 27, 2019.

Pinho, Kirk, "Is market-rate housing an affordability solution?" Crain's Detroit Business, August 18, 2019.

Taylor, Timothy, "Can Market-Price Housing Construction Help Low-Price Affordability?" Conversable Economist, July 31, 2019.

Quinn, Stephen, "High-end rentals could help ease Vancouver's affordability." The Early Edition, *CBC Vancouver*, June 28, 2019.

Gray, Nolan, "How Luxury Units Turn Into Affordable Housing." CityLab, June 5, 2019.

Herriges, Daniel, "The Connectedness of Our Housing Ecosystem." Strong Towns, April 24, 2019.

Khouri, Andrew, "Can California boost home building without supercharging gentrification?." Los Angeles Times, April 23, 2019.

Cortright, Joe, "Kevin Bacon & musical chairs: How market rate housing increases affordability." City Observatory, April 15, 2019.

Madore, James, "Critics seek to rein in Industrial Development Agencies." Newsday, February 11, 2018.

January 2026