

JED KOLKO
San Francisco, CA
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Professional experience

- 2015- **Independent economist**, San Francisco, CA
Advising and consulting on research strategy, data science, and economic trends. Conducting engagements with technology start-ups, large corporations, and non-profits. Serving as Senior Fellow at the Turner Center for Housing Innovation at the University of California, Berkeley.
- 2011–2015 **Trulia**, San Francisco, CA
Chief Economist and Vice President of Analytics
Conducted and oversaw company research on the housing market and the economy. Provided expert commentary and insights to the media, the public, and the industry. Led corporate analytics team, covering web analytics, pricing models, user research, and operating metrics.
- 2006–2011 **Public Policy Institute of California**, San Francisco, CA
Associate Director of Research and Research Fellow
Developed and led research projects on local economic development, housing, and technology policy. Advised policymakers and business leaders on economic, housing, and technology policy. Presented research at public hearings, corporate and industry events, and academic conferences, and to media.
- 2000–2005 **Forrester Research**, San Francisco, CA
Vice President and Research Director
Directed Forrester’s \$7 million quantitative consumer market research and consulting business. Advised technology company executives on business strategies for consumer products and services. Oversaw and conducted published research and consulting projects on technology adoption and demand.
- 1997–1999 **Harvard University**, Cambridge, MA
Instructor, Teaching Fellow, and Thesis Advisor
- 1994–1995 **Office of Federal Housing Enterprise Oversight (renamed FHFA)**, Washington, DC
Research Associate
- 1993–1994 **World Bank**, Washington, DC
Consultant, Urban Development Division
- 1992–1993 **Progressive Policy Institute**, Washington, DC
Policy Economist

Education

Harvard University, Cambridge, MA

Ph.D. in Economics, 2000. National Science Foundation Graduate Fellowship.

Thesis: "Essays on Information Technology, Cities, and Location Choice"

A.M. in Economics, 1997

A.B. *summa cum laude* in Social Studies, 1992. Phi Beta Kappa, 1991

Academic publications

"What Do Business Climate Indexes Teach Us About State Policy and Economic Growth?" With David Neumark and Marisol Cuellar Mejia. Journal of Regional Science 53, 2013.

"Broadband and Local Growth." Journal of Urban Economics 71, 2012.

"Are Poor Neighborhoods 'Retail Deserts'?" With Jenny Schuetz and Rachel Meltzer. Regional Science and Urban Economics 42, 2012.

"Do Enterprise Zones Create Jobs? Evidence from California's Enterprise Zone Program." With David Neumark. Journal of Urban Economics 68, 2010.

"A New Measure of U.S. Residential Broadband Availability." Telecommunications Policy 34, 2010.

"Urbanization, Agglomeration, and Co-Agglomeration of Services Industries." In Agglomeration Economics, Edward Glaeser, ed. University of Chicago Press, 2010.

"Does Local Business Ownership Insulate Cities from Economic Shocks?" With David Neumark. Journal of Urban Economics 67, 2010.

"Do *Some* Enterprise Zones Create Jobs?" With David Neumark. Journal of Policy Analysis and Management 29, 2010.

"How Broadband Changes Online and Offline Behaviors." Information Economics and Policy 22, 2010.

"The Effects of Mobile Phones and Hands-Free Laws on Traffic Fatalities." B.E. Journal of Economic Analysis and Policy 9 (Contributions), 2009.

"Changes in the Location of Employment and Ownership: Evidence from California." With David Neumark. Journal of Regional Science 48, 2008.

"Silicon Mountains, Silicon Molehills: Geographic Concentration and Convergence of Internet Industries in the US." Information Economics and Policy 14, 2002.

"The Consumer City." With Edward Glaeser and Albert Saiz. Journal of Economic Geography 1, 2001.

"The Death of Cities? The Death of Distance? Evidence from the Geography of Commercial Internet Usage." The Internet Upheaval: Raising Questions, Seeking Answers in Communications Policy. Eds. Ingo Vogelsang and Benjamin M. Compaine. MIT Press and TPRC, 2000.

Academic working papers

“Employment Location and Neighborhood Change.”

“Moving Across Borders: The Determinants of Interstate Business Relocation.”

PPIC publications

“Rethinking the State-Local Relationship: Local Economic Development.” 2011.

“Business Climate Rankings and the California Economy.” With David Neumark and Marisol Cuellar Mejia. 2011.

“Driving Change: Reducing Vehicle Miles Traveled in California.” With Louise Bedsworth and Ellen Hanak. 2011.

“Making the Most of Transit: Density, Employment, and Ridership Around New Stations.” 2011.

“Business Relocation and Homegrown Jobs: 1992-2006.” 2010.

“Does Broadband Boost Local Economic Development?” 2010.

“Do California’s Enterprise Zones Create Jobs?” With David Neumark. 2009.

“Are the Rich Leaving California?” 2009.

“What to Expect from California’s New Hands-Free Law.” 2008.

“Are Wages Too High?” 2008.

“Business Location Decisions and Employment Dynamics in California.” With David Neumark. 2007.

“Broadband For All? Gaps in California’s Broadband Adoption and Availability.” 2007.

“Are California’s Companies Shifting Their Employment to Other States?” With David Neumark. 2007.

“Interstate Business Location: An Industry-Level Analysis.” With David Neumark and Junfu Zhang. 2006.

Commentary and other publications

Recent commentary, blogposts, and invited contributions are available at www.jedkolko.com.

“The Mirage and Reality of Retail Deserts.” With Jenny Schuetz and Rachel Meltzer. Land Redevelopment. National Association of Home Builders. Spring 2011.

“Enterprise Zone Program Too Costly to Keep As Is.” With David Neumark. San Francisco Chronicle Op-Ed, February 6, 2011.

“The Year in Urbanism: A Turnaround for Bay Area Housing?” Urbanist. San Francisco Planning and Urban Research. January 2011.

“Revisiting Keynes: Economic Possibilities for Our Grandchildren.” Book review. Journal of Regional Science 48, 2010.

“California Loses Few Jobs to Other States.” San Francisco Chronicle Op-Ed, May 8, 2009.

“The Federal Stimulus: A Boost or a Bane?” San Diego Union-Tribune Op-Ed, February 5, 2009.

“Hands-Free Phones in Cars Will Save Lives.” Sacramento Bee Op-Ed, May 31, 2008.

“How to Untangle the Wireless Debate.” San Francisco Chronicle Op-Ed, July 9, 2007.

“Accessible Technology in Computing – Examining Awareness, Use, and Future Potential.” With Betsey Stevenson. Forrester Research report commissioned by Microsoft, 2004-5.

“The High-Tech Rural Renaissance? Information Technology, Firm Size, and Rural Economic Growth.” U.S. Small Business Association, Office of Advocacy, research paper series, 1999.

“New England at Your Service: The New Geography of Service Industries.” Federal Reserve Bank of Boston Regional Review 8:4, 1998.