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Massachusetts Chapter



Land-Use Regulation
and Housing Prices

A Study Based on Data from
187 Communities in Eastern Massachusetts

A joint project of



Thursday, January 5, 2006

8:30 a.m. – 10:00 a.m.

Suffolk University Law School

Sargent Hall, First Floor Function Room

120 Tremont Street

(between Bromfield and Winter Streets), Boston



Land-Use Regulation and Housing Prices

A Study Based on Data from 187 Communities in Eastern Massachusetts

FEATURING

Edward L. Glaeser

Director, Rappaport Institute for Greater Boston and
Professor of Economics, Harvard University

Amy Dain

Housing Policy Analyst, Pioneer Institute

Jenny Schuetz

PhD Candidate, Kennedy School of Government, Harvard University

Bryce Ward

PhD Candidate, Faculty of Arts and Sciences, Harvard University

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120 Tremont Street (between Bromfield and Winter Streets), Boston

Continental breakfast • No charge
Space limited • Pre-registration required

RSVP by Tuesday, January 3, 2006, online at www.pioneerinstitute.org/housingevent

Pioneer Institute, founded in 1988, is an independent non-profit public policy research institute based in Boston that generates and markets new and practical public policy ideas and peer-reviewed scholarship. Pioneer research explores the application of market principles in the public sphere to advance the core values of an open society--economic opportunity, social mobility, and government accountability to the people.

Harvard's Rappaport Institute for Greater Boston strives to improve region's governance by attracting young people to serve the region, producing new ideas about important issues, and stimulating informed discussions that bring together scholars, policymakers, and civic leaders. The Rappaport Institute receives its core funding from the Jerome Lyle Rappaport Charitable Foundation, which promotes emerging leaders in Greater Boston.

Housing prices in Eastern Massachusetts are higher than in all but a handful of other areas in the United States. Over the last 25 years, price increases in Eastern Massachusetts have been second only to one other region. In previous research, Glaeser and others have found that increasingly stringent land-use regulations are the primary cause of high housing prices in regions such as greater Boston. At this event, Pioneer Institute and the Rappaport Institute will release a publicly accessible database that details the full array of regulations that 187 communities use to shape residential development within their borders. The event will also mark the release of a major study by Glaeser, Schuetz, and Ward that analyzes whether and how local regulations have affected housing production and prices in the region.

Edward L. Glaeser is Director of the Rappaport Institute for Greater Boston. He is Professor of Economics in the Faculty of Arts and Sciences at Harvard University, where he has taught since 1992. He teaches urban and social economics and microeconomic theory. He has published dozens of papers on cities, economic growth, housing prices, and law and economics. In particular, his work has focused on the determinants of city growth and the role of cities as centers of idea transmission. He received his Ph.D. from the University of Chicago in 1992.

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