

From Neighborhoods to Nations via Social Interactions

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Outline

- 1 Motivation
- 2 Individuals
- 3 Firms
- 4 Alonso-Muth-Mills
- 5 Urban macro
- 6 Urban emergence
- 7 Urban macro & growth

Motivation: What are social interactions all about?

Molière *Le Bourgeois Gentilhomme* 1670. "Act Two. Scene IV"
PHILOSOPHY MASTER: [E]verything that is not prose is verse,
and everything that is not verse is prose.

MONSIEUR JOURDAIN : And when one speaks, what is that
then?

PM: Prose.

MJ: What! When I say, "Nicole, bring me my slippers, and give me
my nightcap," that's prose?

PM: : Yes, Sir.

MJ: By my faith! For more than forty years I have been speaking
prose without knowing anything about it, and I am much obliged
to you for having taught me that.

Social interactions: Direct, agent-to-agent effects that are not
mediated by the market. Not unlike externalities, though not a side
show.

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Examples

Social interactions: engaging in social interactions “without knowing anything about it.”

- Learning new skills and influencing our choices.
- Recycling and composting because others do;
- Spending money to send our kids to schools with smart kids, or avoiding schools with too smart kids;
- Chance encounters in Silicon Valley or Austin, Texas bars lead to ideas for software innovations;
- gaining weight; attending church, synagogue or mosque; joining a gym or a country club; supporting a sports team; keeping up with college friends in person or on Facebook; enforcing, or failing to enforce, building code and zoning violations;

Definitions

- Widely cited department chair and research productive faculty: competing explanations.
Professors with similar observable or unobservable characteristics have similar productivity? *Correlated effect*
“Follow the leader”? *endogenous social effect*.
Chair creates environment conducive to research, by hiring the “right” people? *Contextual effect*
All of the above?
Important to distinguish their relative contributions.
- For individuals in residential neighborhoods, schools, workplace, random encounters, serendipity
- For firms: proximity to suppliers, and to competitors; main ingredient of new economic geography
- For individuals: neighborhood effects, peer effects, role models

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Picture of the book

- For *individuals* in residential neighborhoods, schools, workplace, random encounters, serendipity:
choice of neighborhood implies choice of neighborhood effects, structure of neighborhoods, cities, regions, countries.
- For *firms*: location decision influenced by proximity to workers, suppliers, and competitors; main ingredient of new economic geography
- Chapter 3: location decisions of individuals. Chapter 4: location decisions of firms
- Chapters 3 and 4: *proximity* defined as *group membership*.
- Chapter 5: Economic agents operate in actual physical space, defined as *distance* between each other, to urban centers within cities.
- Chapter 6: Emphasizes the role of social interactions in *human capital spillovers*; links empirical findings, from the more microeconomic treatment of the chapters 3, 4, 5, with the aggregative city-level models that follow in Chapters 7, 8 and 9.
So: from basic facts about spatial patterns of wages and productivity. moving from states, regions, and counties, down to cities and their neighborhoods.

From Neighborhoods to Nations via Social Interactions

- Larger size, greater variety of intermediate goods: agglomeration of activities raises urban productivity; but, congestion is costly.
- Intracity location equilibrium; intercity location equilibrium; intercity trade. Variety of city types: specialized, diversified, satellite; Geography via shipping costs
- Chapters 7, 8, 9: city as unit of analysis — *urban macro*
- Chapter 7: Different city sizes associated with different city functions
- Chapter 8: takes up the single empirical fact about city sizes throughout the world that has generated interest much beyond economics: Zipf's law!
- Chapter 9: takes up economic growth in economies made up of cities: isolated vs. trading cities
- Chapter 10: speculates further about social interactions as an overarching theme, linking cities, regions, nations.

Individuals' location decisions to neighborhood formation

People in choosing where to live try to do their best with their resources in the neighborhoods where they choose to locate

- Neighbors remodel their house, or maintain it better than me; incentive for me to keep up; or when my friends tout a stock and also hold it: *endogenous* social effect: from deliberate *decisions* by other members of my milieu.
- Individuals may value the actual characteristics of others in their social and residential milieus: *exogenous*, or *contextual* effects, and are also *social* effects.

People with kids like to live in neighborhoods where people have kids

Proxy when you house hunt: look for pampers in their trash!

Or, conduct a "Values Audit!"

- Individuals acting similarly because they have similar characteristics (or face similar institutional environments): *correlated* effects.

People living near others of the same ethnic group.

Neighborhoods, cities, regions: distributions of attributes/demographic characteristics: "*character*", outcome of individuals' decisions.

Basics of social interactions

- i 's action $y_i = \arg \max_{y_i} U(y_i, \mathcal{E}[y_{\nu(i)}]; \cdot; \text{parameters})$ i 's characteristics, \mathbf{x}_i ; contextual effects, $\mathbf{z}_{\nu(i)}$, i 's neighborhood (or social milieu) $\nu(i)$, expected action $\frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j]$ among the members of i 's neighborhood $\nu(i)$. For quadratic $U(\cdot)$, endogenous social effect, conditional on i 's information, Ψ_i :

$$y_i = \alpha_0 + \alpha \mathbf{x}_i + \theta \mathbf{z}_{\nu(i)} + \beta \frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j | \Psi_i], + \epsilon_i; \quad (1)$$

parameters α, θ are row vectors, α_0 , and β are scalar, stochastic shock ϵ_i i.i.d. across observations.

Obtained from a quadratic utility function.

- Solution (*Reduced form*), $y_i(\mathbf{x}_i, \mathbf{x}_{\nu(i)}, \mathbf{z}_{\nu(i)})$: If i 's expectation = average behavior,

$$\frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j | \Psi_i] = \text{mean}_{j \in \nu(i)}[y_j]$$

Basics of social interactions: cont'd

- Reduced form:

$$y_i = \frac{\alpha_0}{1-\beta} + \alpha \mathbf{x}_i + \frac{\beta}{1-\beta} \alpha \mathbf{x}_{\nu(i)} + \frac{\theta}{1-\beta} \mathbf{z}_{\nu(i)} + \epsilon_i.$$

- If contextual effects \equiv neighborhood averages of individual characteristics, $\mathbf{z}_{\nu(i)} \equiv \mathbf{x}_{\nu(i)}$,

$$y_i = \frac{\alpha_0}{1-\beta} + \alpha \mathbf{x}_i + \frac{\beta\alpha + \theta}{1-\beta} \mathbf{x}_{\nu(i)} + \epsilon_i.$$

- Estimation
 - Multiplier: $\frac{\beta\alpha + \theta}{1-\beta}$.
 - Identification problem [Blume et al. (2010)]: $\frac{\beta\alpha + \theta}{1-\beta}$
 - Angrist (2013): "Perils" with estimations when observations for all interdependent agents used.

Summary of Optimum Outcomes

- Decisions determined as Nash equilibria for the neighborhood:
 $y_i = \arg \max_{y_i} U(y_i, \mathcal{E}[y_{\nu(i)}]; \cdot; \text{parameters})$
- Modelling/analysis: can write

$IUF_i(\alpha_0, \alpha, \beta; \mathbf{x}_i, \mathbf{x}_{\nu(i)}, \mathbf{z}_{\nu(i)}; \mathbf{x}_{-i}, \mathbf{x}_{-\nu(i)}, \mathbf{z}_{-\nu(i)}; \text{stats shocks}), i \in \mathcal{I}.$

- Interdependence can be via graph/network:

$$\mathbf{Y} = \alpha_0 \iota + \mathbf{X}\alpha + \mathbf{\Gamma X}\theta + \beta \mathbf{\Gamma Y} + \varepsilon.$$

A Digression on Angrist's "Perils" in Estimating Peer Effects



$$y_i = \alpha_0 + \alpha \mathbf{x}_i + \beta \frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j | \Psi_i] + \epsilon_i.$$

- $\frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j | \Psi_i] = \frac{\alpha}{1-\beta} \frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathbf{x}_j | \Psi_i.$



$$\phi_1 = \frac{\mathcal{E}(\mathcal{E}[y | \nu(i)] \mathcal{E}[\mathbf{x} | \nu(i)])}{\text{Var}[\mathcal{E}[\mathbf{x} | \nu(i)]]}, \phi_0 = \frac{\mathcal{E}\mathcal{E}[\mathbf{xy}]}{\text{Var}[\mathbf{x}]}.$$

- $\alpha = 0$, mean inclusive/exclusive ($\mathcal{I} \gg \nu$), $\hat{\beta} = 1$.
- $\alpha \neq 0$, mean exclusive, variable group size: immune from Angrist's "perils."
- Best chances to avoid Angrist (2013) "Perils:"
 - Subjects of a peer effects investigation \neq "effect-causing" peers.
 - OLS and 2SLS parameters, ϕ_0, ϕ_1 , should be the same in the absence of peer effects

Self-selection to groups, communities, cities, regions

- Unit i evaluates neighborhood ν using observables $W_{i,\nu}$ which enter with weights ζ , and unobservable component $\vartheta_{i,\nu}$:

$$Q_{i,\nu}^* = \zeta W_{i,\nu} + \vartheta_{i,\nu}.$$

ϵ_i and $\vartheta_{i,\nu}$: zero means, conditional on (are orthogonal to) regressors $(\mathbf{x}_i, \mathbf{z}_{\nu(i)}, W_{i,\nu})$. across the population.

- i chooses “best neighborhood”: Shocks no longer have zero means.

Given joint distribution of $(\epsilon_i, \vartheta_{i,\nu})$, conditional on choosing $\nu(i)$:

$\mathcal{E}[\epsilon_i | \mathbf{x}_i, \mathbf{z}_{\nu(i)}; \Psi_i; i \in \nu(i)]$ [Heckman “correction”]: proportional to a function $\delta(\zeta; W_{i,\nu(i)}, W_{i,-\nu(i)})$,

$$y_i = \alpha_0 + \mathbf{x}_i \alpha + \mathbf{z}_{\nu(i)} \theta + \beta \frac{1}{|\nu(i)|} \sum_{j \in \nu(i)} \mathcal{E}[y_j | \Psi_i] + \kappa \delta(\zeta; W_{i,\nu(i)}, W_{i,-\nu(i)}) + \xi_i,$$

$W_{i,-\nu(i)}$ denotes the observable attributes of all neighborhoods other than $\nu(i)$. Immune from Angrist’s “perils.”

- Main “engine” of individuals’ and firms’ location decisions – Ioannides (2013), Ch. 3, 4.

Schelling's Models of Clustering

- Social interactions in Schelling (1978), p. 147 “self-forming neighborhood model.”
Individuals locate on a lattice (checkerboard) influenced preferences over skin color of neighbors. Resulting spatial equilibrium patterns in residential segregation across neighborhoods are stark.
- Schelling (1978) p. 155, “bounded-neighborhood model” (*neighborhood tipping model*): how neighborhood composition “tips” in favor of particular groups and produces clustering of racial groups.

In Schelling's own words, “[t]hat kind of analysis explores the relationship between the behavior characteristics of the *individuals* who comprise some social aggregate, and the characteristics of the *aggregate*” [*ibid.*, p. 13]. Social outcomes, arguably unintended, magnify of individual propensities.

Schelling's neighborhood tipping model

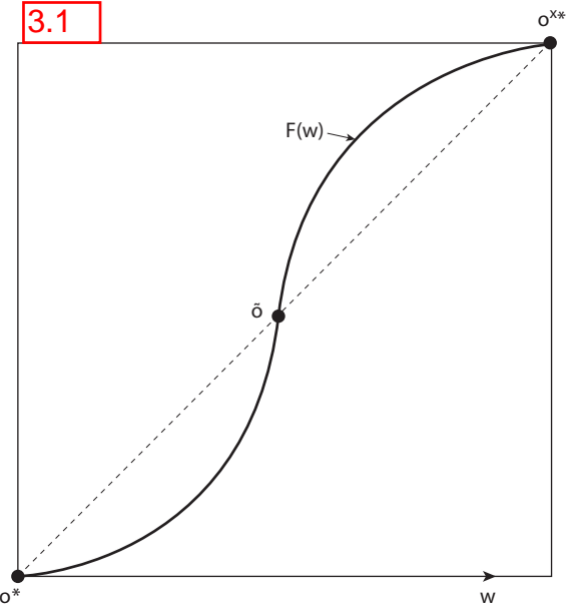
Individual j , white, would live in a neighborhood if percentage of whites among her neighbors, $o \in [0, 1]$, is at least \tilde{o}_j , $o \geq \tilde{o}_j$, where \tilde{o}_j is j 's threshold, a preference characteristic. Otherwise, individual j exits. The higher is \tilde{o}_j , the less tolerant is individual j . [Easterly (2009)]

Individuals' thresholds \tilde{o}_j , distributed in the neighborhood in question according to $F(\tilde{o})$: For any neighborhood with a share of white residents equal to o , the percentage of white individuals who would be willing to live there are those with thresholds exceeding o . Their share is given by the value of the cumulative distribution function at o , $F = F(o)$, whose support is $[0, 1]$.

Emergent outcome?

- See on Figure 3.1

3.1



Schelling's neighborhood tipping model: Empirics

Are stable, economically and racially mixed neighborhoods feasible? Can vigilant policy tools (zoning, and mandates of mixed income housing) counter market forces driving segregation?

- Card, Mas, and Rothstein (2008a; 2008b) first direct evidence in support of Schelling's prediction that segregation is driven by preferences of white families over the (endogenous) racial and ethnic composition of neighborhoods.

Neighborhood Change Database, panel of Census tracts, 1970 – 2000.

White population flows exhibit tipping-like behavior in most cities;

Tipping points range [5%, 20%] minority share.

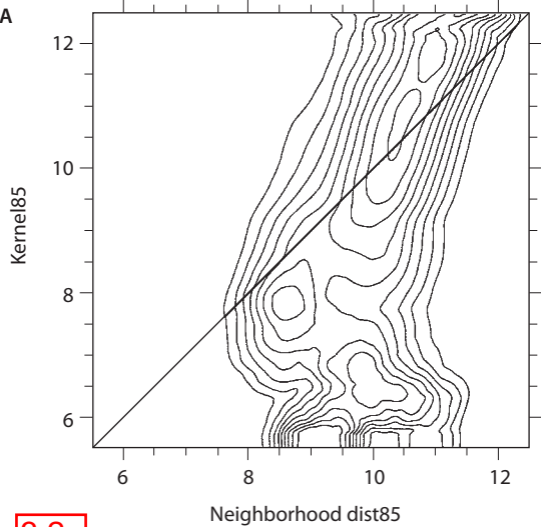
US cities vary: Memphis, Birmingham: strongly held views against racial contact. San Diego, Rochester: weakly held views against racial contact.

- Easterly (2009): findings not consistent with instability; agreements and disagreements with Card, Mas, and Rothstein (2008b)

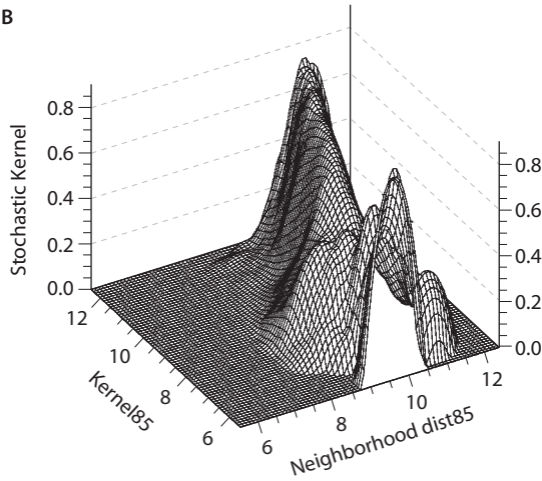
Schelling's neighborhood tipping model: Empirics cont'd

Evidence that US “micro”-neighborhoods (5–13 households) are quite mixed, in terms of income

- Hardman and Ioannides (2004), Ioannides (2004)
Joint and conditional distributions portray neighbors' characteristics conditional on the kernel's housing tenure, race, and income. See Figure 3.2
- Wheeler and La Jeunesse (2008):
Between 80 and 90 percent of income variance within US urban areas driven by within-neighborhood differences rather than between-neighborhood differences.
Increasing numbers of foreign-born individuals increases income heterogeneity within but not between neighborhoods.
Rising educational attainment seems to influence both measures of inequality, stronger with income variation within neighborhoods.



3.2
A-B



Joint neighborhood choice and housing demand; Ioannides and Zabel (2008)

Data:

tract : $\ell = 1, \dots, \mathcal{L}$; micro neigh : $k = 1, \dots, K$; individual : j

Preferences:

Utility $u_{\ell kj} = \text{specific}_{j,\ell} \times \text{utility}_{\ell kj} \times \text{random shock}$

$\text{utility}_{\ell kj}(\text{income}_j, \text{prices}; \text{social effects}_{kj})$

Micro theory provides *discipline*: Housing demand $d_{\ell kj} =$

$(\text{income}_j, \text{price}; \text{ownz}_j, \text{contextual effects } (\mathbf{Z}_k), \text{endog. social effect}_k)$

where endog. social effect $_k = \text{mean in } k \{ \text{Housing demand}_{\ell kj} \}$.

Choice of neighborhood: $\max_{\ell, k} : \text{Utility}_{\ell kj}$

Ioannides and Zabel (2008): Tables 3.1, 3.2;

Associated hedonic price [Kiel and Zabel (2008)]: Table 3.3

Table 3.1. Multinomial Logit Model for Choice of Census Tract or Residence: Census Tract- and Individual-Level Variables

| Variable ^a | Coefficient (1) | Standard Error (2) | Coefficient (3) | Standard Error (4) |
|---|--------------------|-----------------------|--------------------|-----------------------|
| Price | 0.0009** | 0.0004 | 0.0012*** | 0.0004 |
| Median tract income | -0.0112** | 0.0033 | | |
| Median tract income × income in 1st quartile | | | -0.0447** | 0.0052 |
| Median tract income × income in 2nd and 3rd quartiles | | | -0.0221** | 0.0041 |
| Median tract income × income in 4th quartile | | | -0.0030 | 0.0046 |
| Median tract rent | -0.0011** | 0.0003 | | |
| Median tract rent × income in 1st quartile | | | -0.0008 | 0.0006 |
| Median tract rent × income in 2nd and 3rd quartiles | | | -0.0014** | 0.0004 |
| Median tract rent × income in 4th quartile | | | -0.0008 | 0.0006 |
| Median age of house | 0.0048** | 0.0016 | | |
| Median age of house × income in 1st quartile | | | 0.0124** | 0.0029 |
| Median age of house × income in 2nd and 3rd quartile | | | -0.0029 | 0.0024 |
| Median age of house × income in 4th quartile | | | 0.0147** | 0.0030 |
| Fraction of vacant units | -2.9517** | 0.4040 | | |
| Fraction of vacant units × income in 1st quartile | | | -1.0985 | 0.6856 |
| Fraction of vacant units × income in 2nd and 3rd quartile | | | -3.4039** | 0.5890 |
| Fraction of vacant units × income in 4th quartile | | | -7.8333** | 1.0788 |
| Fraction owners | 1.9387** | 0.1543 | | |
| Fraction owners × income in 1st quartile | | | 2.6062** | 0.2521 |
| Fraction owners × income in 2nd and 3rd quartile | | | 2.0889** | 0.1918 |
| Fraction owners × income in 4th quartile | | | 1.2589** | 0.2371 |
| Fraction non-white in tract | 0.5054** | 0.1412 | | |
| Fraction non-white in tract × white | | | -0.6533** | 0.1751 |
| Fraction non-white in tract × nonwhite | | | 4.4078** | 0.2946 |
| Dominant race | 0.2732** | 0.0873 | | |
| Dominant race × HH head white | | | -0.1862 | 0.1182 |
| Dominant race × HH head nonwhite | | | 0.5681** | 0.1893 |
| Fraction with HS degree in tract | 0.2863 | 0.2199 | | |
| Fraction with HS degree × no HS degree | | | -3.9459** | 0.3479 |

| | | | | | |
|---|------------|--------|--|------------|--------|
| Fraction with HS degree × HS degree | | | | -0.2363 | 0.2642 |
| Fraction with HS degree × college degree | | | | 4.0347** | 0.3570 |
| Median number of bedrooms | 0.0772* | 0.0371 | | | |
| Median bedrooms × HH size in 1st quartile | | | | -0.2141** | 0.0555 |
| Median bedrooms × HH size in 2nd and 3rd quartiles | | | | 0.0507 | 0.0834 |
| Median bedrooms × HH size in 4th quartile | | | | 0.0139 | 0.0776 |
| Median bedrooms × HH head married | | | | 0.2347** | 0.0629 |
| Median age of residents | -0.0113** | 0.0035 | | | |
| Median age of residents × age HH head in 1st quartile | | | | -0.0399** | 0.0083 |
| Median age of residents × age HH head in 2nd and 3rd quartile | | | | -0.0197** | 0.0064 |
| Median age of residents × age HH head in 4th quartile | | | | 0.0125* | 0.0063 |
| Median age of residents × HH head married | | | | -0.0051 | 0.0061 |
| FMLS _Y | -0.0663 | 0.2035 | | | |
| FMLS _Y × age HH head in 1st quartile | | | | 0.9450** | 0.3216 |
| FMLS _Y × age HH head in 2nd and 3rd quartiles | | | | -0.0984 | 0.2619 |
| FMLS _Y × age HH head in 4th quartile | | | | 0.5558 | 0.3271 |
| Fraction with commute <20 min | 1.0514** | 0.1533 | | 1.6299** | 0.2831 |
| Fraction with commute <20 mins × HH head male | | | | -0.5985 | 0.3251 |
| Fraction unemployed | | | | -8.3819** | 0.7578 |
| Fraction in poverty | -5.8221** | 0.7005 | | -3.4528** | 0.3773 |
| Natural log of tract size | -2.3356** | 0.3416 | | -0.0146 | 0.0311 |
| Observations | -0.0253 | 0.0300 | | 70,092 | |
| Log likelihood | -14, 154.6 | | | -12, 791.7 | |
| χ^2 Significance, all variables | 0.000 | | | 0.000 | |
| Pseudo R ² | 0.0736 | | | 0.1628 | |

Source: Ioannides and Zabel (2008)

Robust standard errors are in parentheses. * Significant at 5%; ** significant at 1%.
^a HH, household; HS, high school; FMLS_Y, family moved in last 5 years.

Table 3.2.
Estimation Results for Structure Demand Equation

| Variable ^a | One Member per Cluster | | All Cluster Members Included | | |
|---------------------------------------|------------------------|-----------------------|------------------------------|----------------------|----------------------|
| | (1) | (2) | (3) | (4) | (5) |
| Year is 1989 | 0.0275 (0.0246) | 0.0347 (0.0247) | 0.0165** (0.0064) | 0.0231 (0.0232) | 0.0369 (0.0224) |
| Year is 1993 | -0.0046 (0.0226) | 0.0004 (0.0229) | 0.003 (0.0055) | 0.0007 (0.0142) | 0.0038 (0.0141) |
| Mean of observed demand by neighbors | | | 0.8395** (0.0141) | | |
| Mean of predicted demand by neighbors | | | | 0.8504** (0.1748) | 0.7254** (0.1639) |
| Log of price | -0.1808** (0.0284) | -0.1784** (0.0292) | -0.0644** (0.0133) | -0.0772 (0.0756) | -0.1319 (0.0714) |
| Log of neighborhood price | 0.2445** (0.0382) | 0.2086** (0.0386) | 0.0254* (0.0111) | -0.0624* (0.0312) | -0.0443 (0.0299) |
| Log of income | 0.2058** (0.0278) | 0.2106** (0.0277) | 0.0459** (0.0070) | 0.0790** (0.0073) | 0.0806** (0.0073) |
| Household size | 0.0290** (0.0074) | 0.0292** (0.0074) | 0.0248** (0.0017) | 0.0243** (0.0020) | 0.0242** (0.0020) |
| Completed high school | 0.0057 (0.0297) | 0.008 (0.0298) | 0.0178* (0.0072) | 0.0221** (0.0078) | 0.0209** (0.0077) |
| Changed hands in last 5 years | -0.0365 (0.0202) | -0.0356 (0.0203) | 0.0054 (0.0049) | -0.0033 (0.0055) | -0.0036 (0.0055) |
| White | -0.0612* (0.0283) | -0.0647* (0.0320) | -0.0115 (0.0095) | -0.0227* (0.0099) | -0.0240* (0.0095) |
| Married | -0.1209** (0.0295) | -0.1200** (0.0290) | -0.0150* (0.0069) | -0.0137 (0.0077) | -0.0131 (0.0077) |

| | | | |
|---|-----------|----------|----------|
| Mean of neighbors' log income | 0.0211 | 0.002 | 0.0609 |
| | (0.0149) | (0.0796) | (0.0752) |
| Mean of neighbors' HH size | -0.0212** | -0.0188* | -0.0184 |
| | (0.0042) | (0.0095) | (0.0095) |
| Percentage of neighbors completed HS | -0.0194 | -0.0195 | -0.0181 |
| | (0.0173) | (0.0389) | (0.0387) |
| Percentage of neighbors who moved in last 5 years | -0.0179 | -0.0148 | -0.0288 |
| | (0.0114) | (0.0301) | (0.0295) |
| Percentage of neighbors nonwhite | 0.0142 | -0.0185 | 0.0048 |
| | (0.0126) | (0.0348) | (0.0334) |
| Percentage of neighbors married | 0.0188 | -0.0023 | 0.0003 |
| | (0.0173) | (0.0399) | (0.0397) |
| Constant | -4.3903** | -0.2659 | -0.7045 |
| | (0.3182) | (0.6222) | (0.5887) |
| Observations | 764 | 6372 | 6372 |
| Mean Observations per cluster | 1 | 8.3 | 8.3 |
| Heckman correction | No | Yes | No |
| P-value, Heckman terms | 0.0004 | 0.0409 | 0.0000 |
| P-value, own socioeconomic | 0.0000 | 0.0000 | 0.2120 |
| P-value; neighbor socioeconomic | 0.2652 | 0.4007 | 0.3993 |
| R ² overall | 0.2388 | 0.1355 | 0.1345 |
| Standard error of random effect | 0.2434 | 0.1584 | 0.1586 |
| Standard error of regression | | 0.4232 | 0.4197 |
| Percent Variance due to random effect | | | |

Source: Ioannides and Zabel (2008).

Robust standard errors are in parentheses. * Significant at 5%; ** significant at 1%.
^a HH, household; HS, high school.

lowercase
[EA]

Table 3.3.
Hedonic Regression with Neighborhood Information: Log of Owner's Valuation

| Variable | (1) Cluster Variables: Yes | (2) Cluster Variables: Yes | (3) Cluster Variables: No |
|--|----------------------------------|----------------------------------|---------------------------------|
| Log of Price | 0.677** (0.083) | | 1.022** (0.064) |
| Log of Tax | -0.248** (0.031) | | -0.240** (0.032) |
| Central city | 0.061 (0.044) | | 0.0005 (0.044) |
| Age of house | 0.006 (0.004) | | 0.007 (0.004) |
| Age of house, squared | -0.007 (0.004) | | -0.008* (0.004) |
| Garage | 0.047 (0.047) | | 0.072 (0.050) |
| Number of bedrooms | 0.046 (0.024) | | 0.047 (0.025) |
| Number of full baths | 0.100** (0.023) | | 0.123** (0.023) |
| Number of rooms | 0.021 (0.015) | | 0.022 (0.015) |
| Air conditioning | -0.076 (0.042) | | -0.067 (0.043) |
| Length of tenure | -0.012** (0.004) | | -0.012** (0.004) |
| Length of tenure, squared | 0.026** (0.009) | | 0.026** (0.009) |
| Log of lot size | 0.053* (0.022) | | 0.045* (0.022) |
| Log of unit ft, squared | 0.202** (0.055) | | 0.233** (0.057) |
| Variable at Cluster, Tract | Cluster | Tract | Tract |
| Log of Permanent income | 0.372** (0.066) | 0.354** (0.108) | 0.520** (0.103) |
| Log of Median age of owner | 0.168 (0.161) | 0.175 (0.150) | 0.172 (0.151) |
| Proportion nonwhites | 0.029 (0.121) | -0.263 (0.145) | -0.282 (0.083) |
| Proportion over 25, completed high school | -0.054 (0.122) | 0.302 (0.224) | 0.414 (0.227) |
| Proportion vacant | 0.063 (0.194) | 0.221 (0.513) | 0.208 (0.532) |
| Proportion changed hands last 5 years | 0.125 (0.097) | -0.302 (0.278) | -0.276 (0.284) |

lowercase (2x)
[EA]

lowercase (2x)
[EA]

Table 3.3.
Continued.

| Variable at Cluster, Tract | Cluster | Tract | Tract |
|----------------------------|------------------|--------------------|--------------------|
| Proportion owned | 0.097 (0.125) | -0.471* (0.198) | -0.486* (0.202) |
| Observations | 764 | | 764 |
| Number of houses | 392 | | 392 |
| R ² within | 0.469 | | 0.467 |
| R ² between | 0.699 | | 0.681 |
| R ² overall | 0.707 | | 0.687 |

Source: Kiel and Zabel (2008).

Robust standard errors are in parentheses. * Significant at 5%; ** significant at 1%.

The Kiel and Zabel (2008, 184, table 3) hedonic estimates, reproduced here in table 3.3, are obtained with cluster random effects and robust standard errors. They confirm the notion that cluster, tract, and MSA (“location, location, location,” three L’s in their words) variables are generally highly significant in the house price hedonic equation (columns 1 and 2, which report a single regression). When the attributes of these different aspects of location are alternatively excluded from the regression, the percentage increases in the standard error are quite similar: 2.2 percent, 2.3 percent, and 2.7 percent, respectively. This indicates that each of the three L’s is similarly important in determining house price. Kiel and Zabel also report results when data on clusters are excluded, column 3, which are after all a very special feature of the AHS. Doing so does not affect the estimates for the coefficients of dwelling attributes much (reported in column 3, upper panel), nor those for the census tract attributes (reported in column 3, lower panel). Yet, it is particularly noteworthy that the coefficient of the MSA-specific price index increases from 0.677 to 1.022. This indicates that the cluster variables are important in housing values and relevant for the construction of house price indices.

These results suggest that the concept of neighborhood is multifaceted. Individuals indeed care about the quality of neighborhoods at several levels (“scales”). The information at the levels of cluster, tract, and MSA can be highly correlated, but there is also independent information at those different levels each of which has a significant impact on the willingness to pay for a house in a given location. This accords with the notion that different small neighborhoods have different characters, and that their uniformity and/or diversity confers character on higher-level neighborhoods. These facts are of course very hard to measure directly, but arguably the approaches discussed here constitute a start.

While the use of the hedonic price function here is empirically well grounded, recalling the generalization of the Nesheim model in section 3.3.1 suggests that hedonic estimations are not separable from the estimation of

Interactions and location decisions of firms

Chapter 4 providing an overarching framework for expressing location decisions of firms:

Is effect of firm's proximity to other firms in the *same* industry separately identifiable from other factors, such as those of proximity to firms in *other* industries, the size of the total urban economy, availability of a suitable labor force.

Pleasant weather and other physical amenities attract individuals and firms: Might individuals', firms' evaluations diverge?

Marshall's typology *is* social interactions [MJ: "... I have been speaking prose ..."]

- labor market pooling for workers with specialized skills favors both workers and firms.
- availability and variety of nontraded inputs (including natural amenities) is valuable to all firms in an industry.
- information exchanges, deliberate, inadvertent?

Firms' decisions and social interactions, cont'd

Basic model: Koopmans–Beckmann's choice model of firms among sites, where productivities differ, *add*:

- interdependence of firms' decisions (endogenous interactions), shocks
- logit model of firms' location decisions with direct form interdependence: Prob firm k chooses ℓ :

$$p_{k\ell} = \frac{e^{\varpi \left(a_{k\ell} - \sum_{k'} \sum_j b_{kk'} c_{\ell j} \mathcal{E} \left\{ p_{k'j}^k \right\} - \varrho_{\ell} \right)}}{\sum_{i=1}^L e^{\varpi \left(a_{ki} - \sum_{k'} \sum_j b_{kk'} c_{\ell j} \mathcal{E} \left\{ p_{k'j}^k \right\} - \varrho_i \right)}}, \quad k, \ell = 1, \dots, L.$$

Given site rents, ϱ_{ℓ} , can solve for $p_{k\ell}$'s, assuming

$$\mathcal{E} \left[p_{k'j}^k \right] = p_{k'j}.$$

All sites are occupied, determines relative rents: $\varrho'_{\ell} = \varrho_{\ell} - \varrho_1$.

$$\sum_{k=1}^L p_{k\ell}(\varrho_1, \dots, \varrho_L) = 1, \quad \ell = 1, \dots, L.$$

Agglomeration, localization and urbanization effects

a *localization externality effect*, a.k.a. *Marshall–Arrow–Romer effect*, on firm k 's decision: $\hat{p}_{k'l}^k$'s;

Measured by shares of employment in locations j by different firms in the same industry, $k' \in \mathcal{K}_j$

urbanization (Jacobs) externality: shares of employment in location j by *all other* industries, $k' \in \mathcal{K}_j$.

gross profit function, firm k industry g , at site ℓ :

$$\pi_{kgl} = \theta \mathbf{z}_{gl} + \eta_{gl} + \epsilon_{kgl}, \ell = 1, \dots, L, g = 1, \dots, G.$$

η_{gl} , depends only on the industry, ϵ_{kgl} , random error i.e. wages more important for textiles; small vessel manufacturing need not be near ocean. If ϵ_{kgl} , \sim extreme-value, logit:

$$P_{kgl}(\eta_{gl}) = \frac{e^{\varpi[\theta \mathbf{z}_{gl} + \eta_{gl}]}}{\sum_{j=1}^L e^{\varpi[\theta \mathbf{z}_{gj} + \eta_{gj}]} } = \frac{\lambda_{gl} e^{\varpi \eta_{gl}}}{\sum_{j=1}^L \lambda_{gj} e^{\varpi \eta_{gj}} }.$$

Applications of firms' choice models

- Logit formulation accommodates large class of models, clarifies Ellison-Glaeser (dartboard approach) index.
- Other approaches:
 - Dynamics;
 - Industry case studies: advertising in NYC;
 - Localization via geometric-distance: firm-to-firm distances less for firms in own industry.
- Identifying Agglomeration Spillovers from Quasi-Experimental Settings: “The Million Dollar Plants (MDP)” Unusual data: Greenstone, Hornbeck, and Moretti (2010): million dollar plants identified from industry publication, *Site Selection*, along with site selected and sites rejected.
Work with TFP, Ξ_{kcjt} : increase in productivity, after accounting for all measured inputs.

Other Approaches to agglomeration

MDP's continued

Regressing TFP, Ξ_{kcjt} , against Win dummy, = if county c wins plant k , simple time trend, α_k , plant specific effect, μ_{jt} industry-specific time varying shock to TFP, λ_c a case-specific effect, and ϵ_{kcjt} , a random shock.

Estimated trends TFP's of incumbent plants in winning and losing counties are statistically equivalent in the 7 years before MDP.

Five years later, MDP opening associated with 12% relative increase in incumbent plants' TFP.

On average, incumbent plants' output in winning counties is \$430 million higher 5 years later (relative to incumbents in losing counties), holding constant inputs.

Clear evidence of meaningful productivity spillovers from increased agglomeration.

New economic geography approaches, ala Krugman

Head and Mayer (2004a; 2004b)

Express value to a firm at a location in terms of market potential, an older concept by Harris, modernized by Krugman.

$$\text{market potential}_j = \sum_{\ell=1}^L \tau_{\ell j}^{1-\sigma} E_{\ell} (W_{\ell})^{\sigma-1}.$$

Spending by consumers in other sites is adjusted for distance and local price index.

Head and Mayer find that market potential does matter for location choice of Japanese plants in the EU: a 10% increase in market potential raises the likelihood of a region's being chosen by 3% to 11%, depending on the specification. Krugman's real market potential does not perform as well as the *ad hoc* Harris measure. Additional agglomeration measures, such measures of preexisting Japanese plants, suggest important "path dependence," a form of social interactions. Firms' location decisions are susceptible to jurisdictional boundaries.

Social interactions

- Individuals, firms influenced by the characteristics, decisions of others.
- For individuals in residential neighborhoods, schools, workplace, random encounters, serendipity.
- Firms: proximity to suppliers, competitors; main ingredient of new economic geography
- Individuals: neighborhood effects, peer effects, role models.
- Unified treatment is relatively new, since Manski (1993), big boost by Brock and Durlauf (2001a; b); empirical work followed.
- Fabric of communities: outcome of decisions reflecting social interactions.
- Specialization/diversification: urbanization versus localization economies.

Social Interactions and the Alonso-Muth-Mills model

Dispersed amenities alter gradient of land rent, $R'(\ell)$:

$$R'(\ell) = -\frac{T'(\ell)}{h^*(\ell)} + \frac{\mathcal{O}_3}{h^*(\ell)\mathcal{O}_2}a'(\ell).$$

Individuals value being near other individuals, firms value being near other firms: *sigmoid* distortion of land gradient. Land rents express value of (relative) proximity.

Individuals value the consumption of other individuals, now adjusted by distance [Rossi-Hansberg et al. (2010)]. Model used to evaluate Neighborhoods-in-Bloom, an urban renewal program, Richmond, VA:

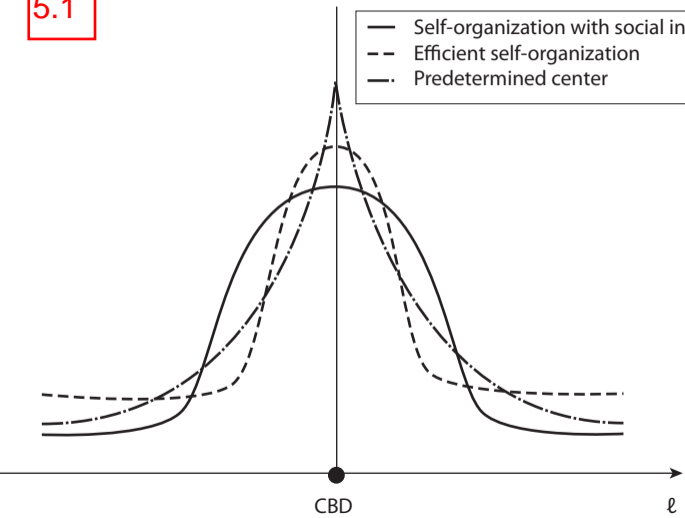
$$\begin{aligned}\tilde{H}(\ell) &= \delta \int_{\underline{\ell}}^{\bar{\ell}} e^{-\delta|\ell-s|} H(s) ds + H(\ell), \\ R(\ell) &= \Upsilon - \tau\ell + \delta \int_{\underline{\ell}}^{\bar{\ell}} e^{-\delta|\ell-s|} H(s) ds - \beta^{-1}\bar{H}, \quad \ell \in [-\bar{\ell}, \bar{\ell}].\end{aligned}$$

Increases in land values consistent with externalities that fall exponentially with distance, by half per every 990 feet. Land prices in targeted neighborhoods up by 2% to 5%, p.a., above control neighborhood (Bellemeade). Increases translate into land value gains of \$2 – \$6 per dollar invested in the program, over 6 years.

5.1

Density

- Self-organization with social interactions
- - Efficient self-organization
- · Predetermined center



Urban macro

- Urban structure: Different city sizes associated with different city sectoral/functional specializations (*Chapter 7*).
System-of-cities [Henderson (1974)] size tradeoff: advantages (due to firm interactions) vs. disadvantages (congestion).
Equilibrium vs. optimum city size.
Tackles ancient question: Plato's 7!; Aristotle's bounds — optimum city size.
- Sectoral/functional specialization; satellite cities; diversified cities. Intercity trade.
- Persistent empirical fact about city sizes: Zipf's law! (or Pareto/power)
Synthesis of economic theories and findings about city size distributions (*Chapter 8*)
- Growth in urban economies: autarkic vs. trading cities (*Chapter 9*)

Static models of intercity trade and urban structure

Urban activities benefit from social interactions; external to agents, internal to city – earlier idea, more rigorous by NEG.

Different equilibrium prices, optimum sizes associated with city functions, urban structure.

Optimum urban structure

- Diversified cities: internal terms of trade size N :
Only own city size matters. Greater net labor supply increases the terms of trade in good with the higher raw labor elasticity.
- Specialized cities, intercity trade, spatial equilibrium:
equilibrium terms of trade.
- (N_X, N_Y) : Both city sizes affect terms of trade and welfare at equilibrium.

Models provide basis for growth in a system of cities

Static model – firms and individuals

Inputs: raw labor, H_X .

Intermediates, produced with labor using I.R.S: $z_{d_{\ell m}}$.

$$X = H_X^{u_X} \left[\left(\sum_{\ell=1}^n \sum_{m=1}^{m_k} z_{d_{\ell m}}^{1-\frac{1}{\sigma}} \right)^{\frac{\sigma}{\sigma-1}} \right]^{1-u_X}, \quad 0 < u_X < 1, \quad 1 < \sigma.$$

- Simple city geometry:

$$H_c(N) = \int_0^{\pi^{-\frac{1}{2}} N^{\frac{1}{2}}} 2\pi r (1 - \kappa' r) dr = N \left(1 - \kappa N^{\frac{1}{2}} \right).$$

-

$$X = H_X^{u_X} m_X^{(1-u_X)\frac{\sigma}{\sigma-1}} \left[\left(z_{d_{X,\ell}}^{1-\frac{1}{\sigma}} + (n_X - 1) z_{d_{X,-\ell}}^{1-\frac{1}{\sigma}} \right)^{\frac{\sigma}{\sigma-1}} \right]^{1-u_X},$$

Output depends on range of intermediates: m_X , proportional to H_c . City size matters.

Static model – firms and individuals, cont'd

- Preferences: $U = \alpha^{-\alpha}(1 - \alpha)^{-(1-\alpha)} P_X^{-\alpha} P_Y^{-(1-\alpha)} \Upsilon$
- $U_{\text{spec-}X}$

$$= \lambda_X \left(\frac{P_X}{P_Y} \right)^{1-\alpha} [1 + (n_X - 1)\tau^{\sigma-1}]^{\frac{1-u_X}{\sigma-1}} N_X^{\frac{1-u_X}{\sigma-1}} \left(1 - \kappa N_X^{\frac{1}{2}} \right)^{\frac{\sigma-u_X}{\sigma-1}} .$$

Depends on city size, N_X , number of cities, n_X , and transport costs, (κ, τ) .

Interactions via city size and the range of intermediates (pecuniary externalities)

Static models of intercity trade and urban structure

Different equilibrium prices, sizes associated with city specialization

- External terms of trade: trading cities, sizes (N_X, N_Y) :

$$\frac{P_X}{P_Y} = \text{par's}(n_X, n_Y; \text{costs}) \frac{N_Y^{\frac{1-u_Y}{\sigma-1}} \left[1 - \kappa N_Y^{\frac{1}{2}}\right]^{\frac{\sigma-u_Y}{\sigma-1}}}{N_X^{\frac{1-u_X}{\sigma-1}} \left[1 - \kappa N_X^{\frac{1}{2}}\right]^{\frac{\sigma-u_X}{\sigma-1}}}.$$

- Internal terms of trade, diversified cities, size N :

$$\frac{P_X}{P_Y} = (\text{par's})N \left[1 - \kappa N^{\frac{1}{2}}\right]^{\frac{u_X-u_Y}{\sigma-1}}.$$

Static models of intercity trade and urban structure, cont'd

- External terms of trade: trading cities, sizes (N_X, N_Y) :
Both city sizes affect terms of trade and welfare at equilibrium.
- internal terms of trade diversified cities, size N :
Only own city size matters. Greater net labor supply increases the terms of trade in good with the higher raw labor elasticity
- external terms of trade, frictional labor markets, sizes (N_X, N_Y) :
Greater size increases employment rate, congestion costs: net effect in terms of trade and welfare depend on parameter values.

Models provide basis for growth in a system of cities

Urban structure with Frictional Labor Markets

Different terms of trade, sizes associated with city functions

- Diversified Cities, frictional labor markets, labor market tightness, $j = X, Y$ good, v_j):

$$u_{j,a} \left(1 + \frac{d_j}{\pi_j}\right)^{1-u_j} \left[N \left(1 - \kappa_e N^{\frac{1}{2}}\right) \right]^{\frac{1-u_j}{\sigma-1}} (N) = \frac{\rho + d_j}{1 - \vartheta} \frac{\gamma}{q(v_j)}$$

- Diversified Cities, frictional labor markets, Internal terms of trade:

$$\frac{P_Y}{P_X} = \frac{\frac{\pi_X}{d_X + \pi_X} q(v_Y) \rho + d_X}{\frac{\pi_Y}{d_Y + \pi_Y} q(v_X) \rho + d_Y}$$

- External terms of trade, frictional labor markets, (N_X, N_Y) :

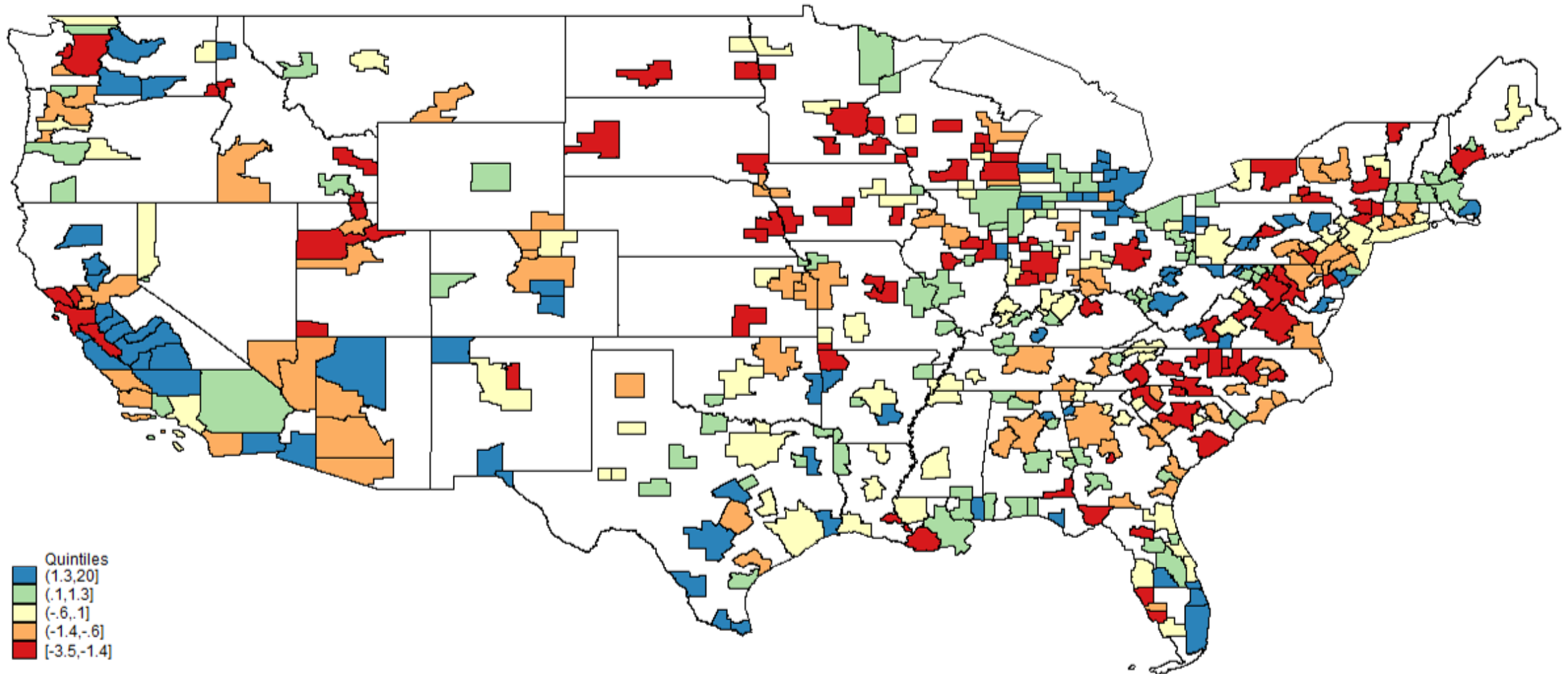
$$\frac{P_X}{P_Y} = (\text{par's } (n_X, n_Y; \text{costs})) \frac{\left[1 - \kappa_e N_Y^{\frac{1}{2}}\right]^{\frac{\sigma-u_Y}{\sigma-1}} \text{employ't rate}_Y(N_Y)}{\left[1 - \kappa_e N_X^{\frac{1}{2}}\right]^{\frac{\sigma-u_X}{\sigma-1}} \text{employ't rate}_X(N_X)}$$

Application: Urban Unemployment Rates

- Steady state unemployment rates vary
 - Across diversified cities with different mix of industries
 - Across specialized cities with different sectoral/functional specializations
 - For the same industries, across diversified or specialized cities.
- Persistence in unemployment rates. Figure, Table Kline and Moretti.

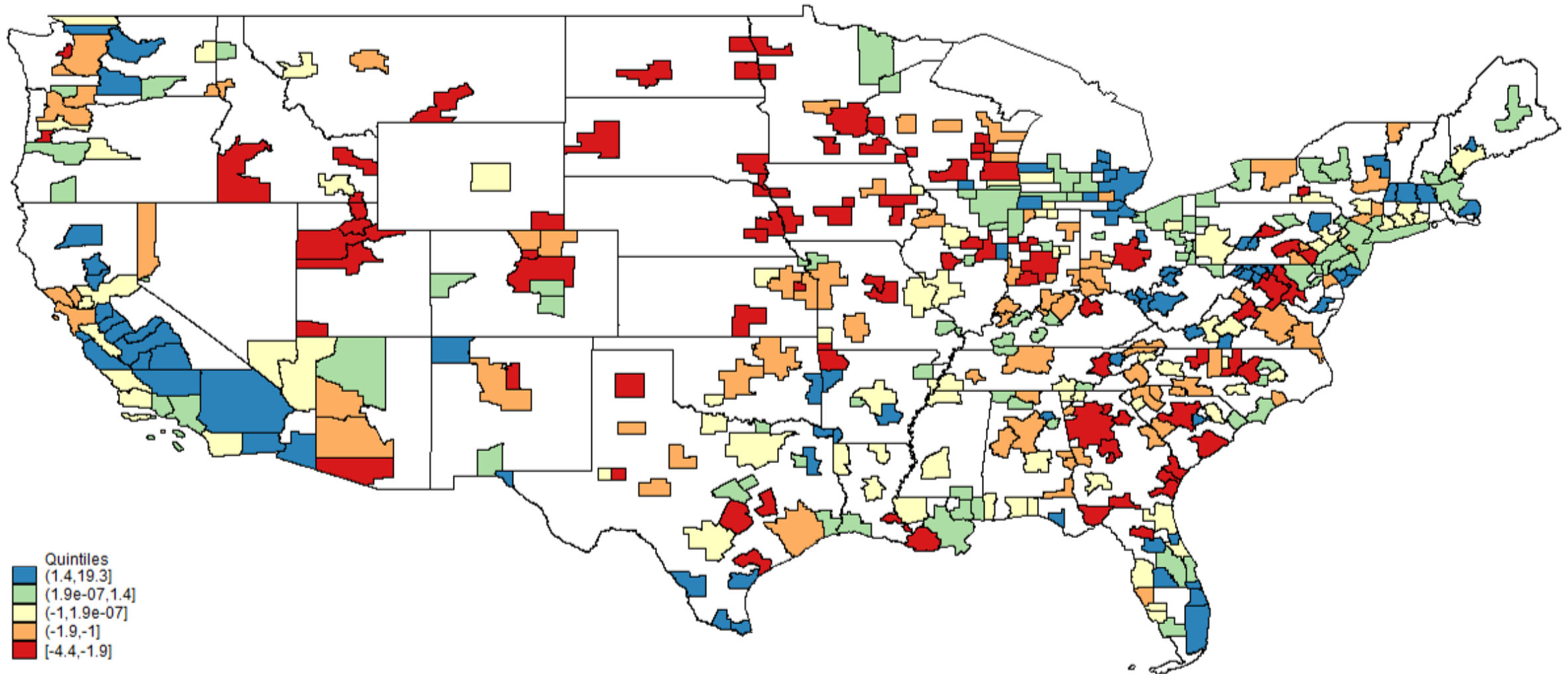
Unemployment Rate by Metropolitan Statistical Area, 1990

Deviation from National Average



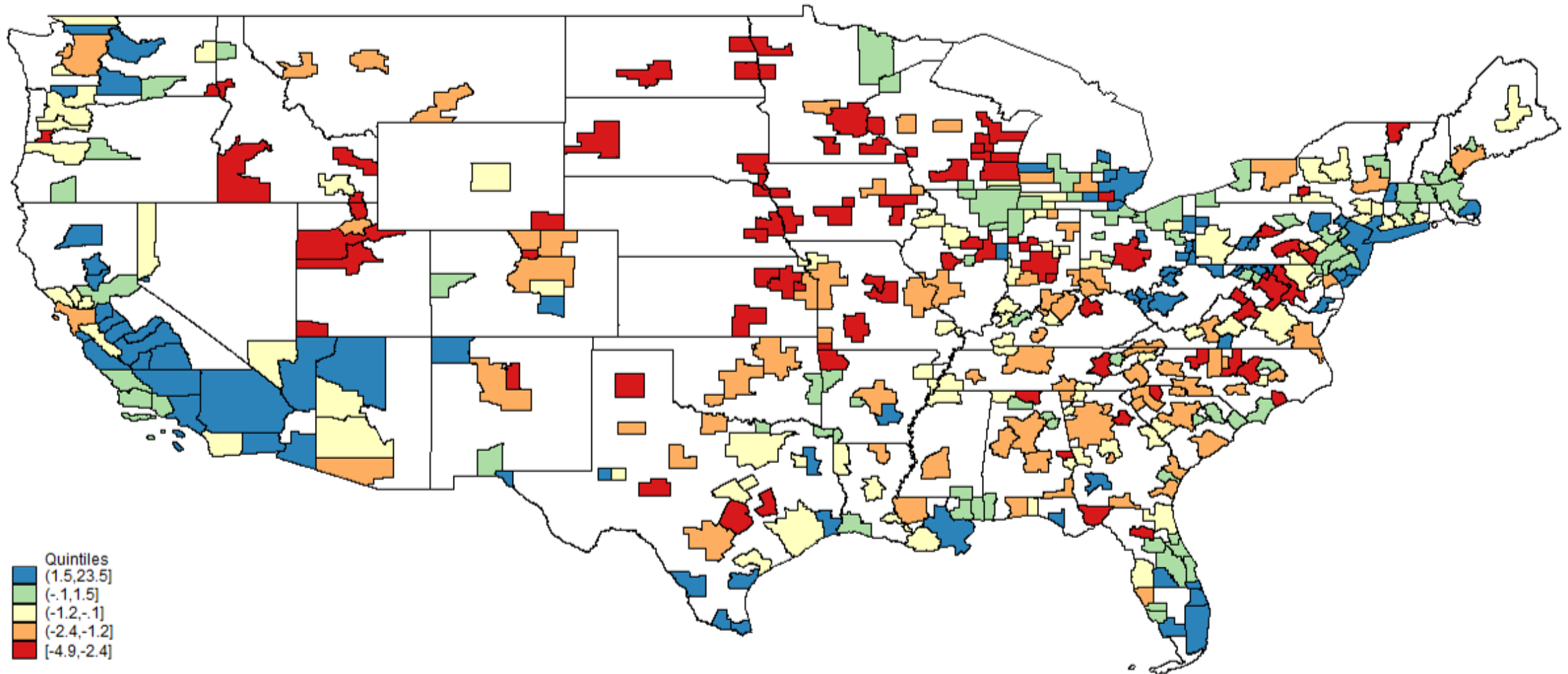
Unemployment Rate by Metropolitan Statistical Area, 1991

Deviation from National Average



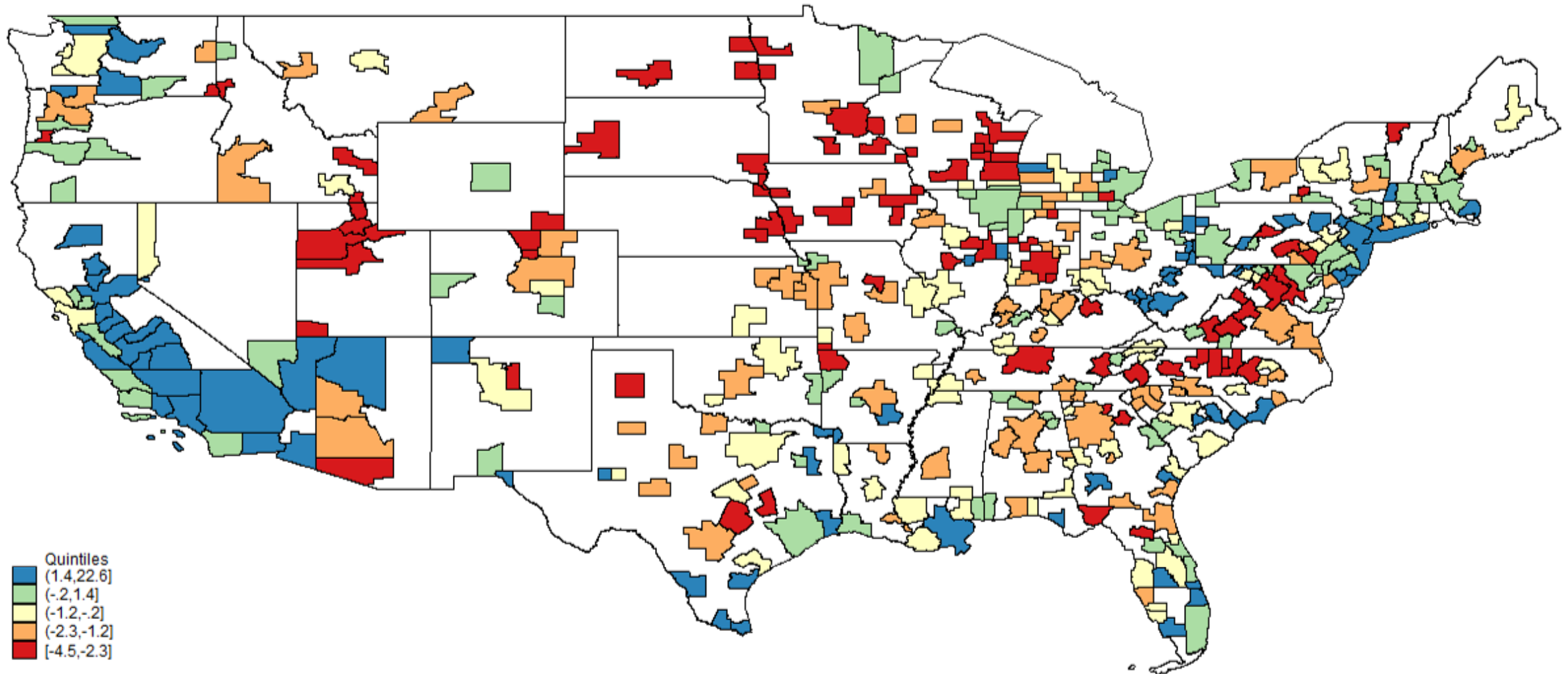
Unemployment Rate by Metropolitan Statistical Area, 1992

Deviation from National Average



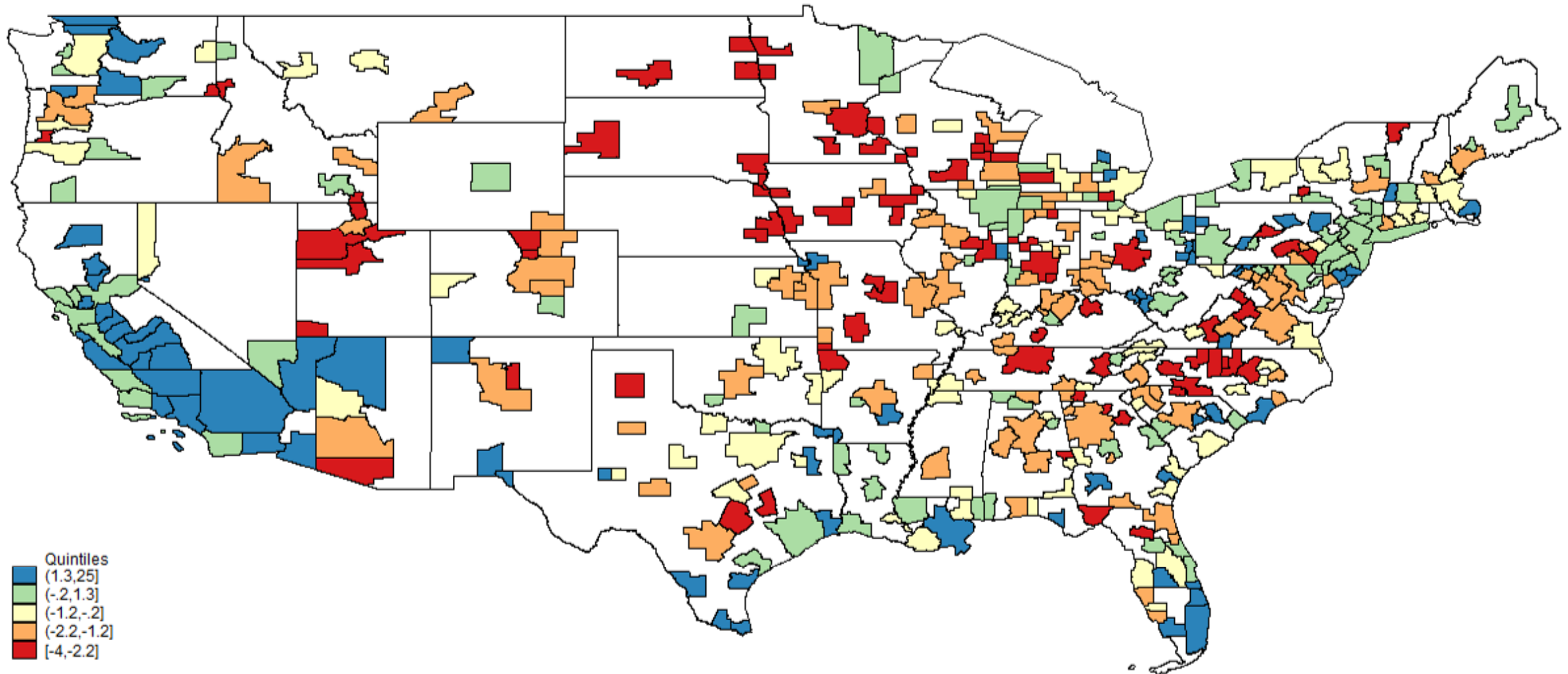
Unemployment Rate by Metropolitan Statistical Area, 1993

Deviation from National Average



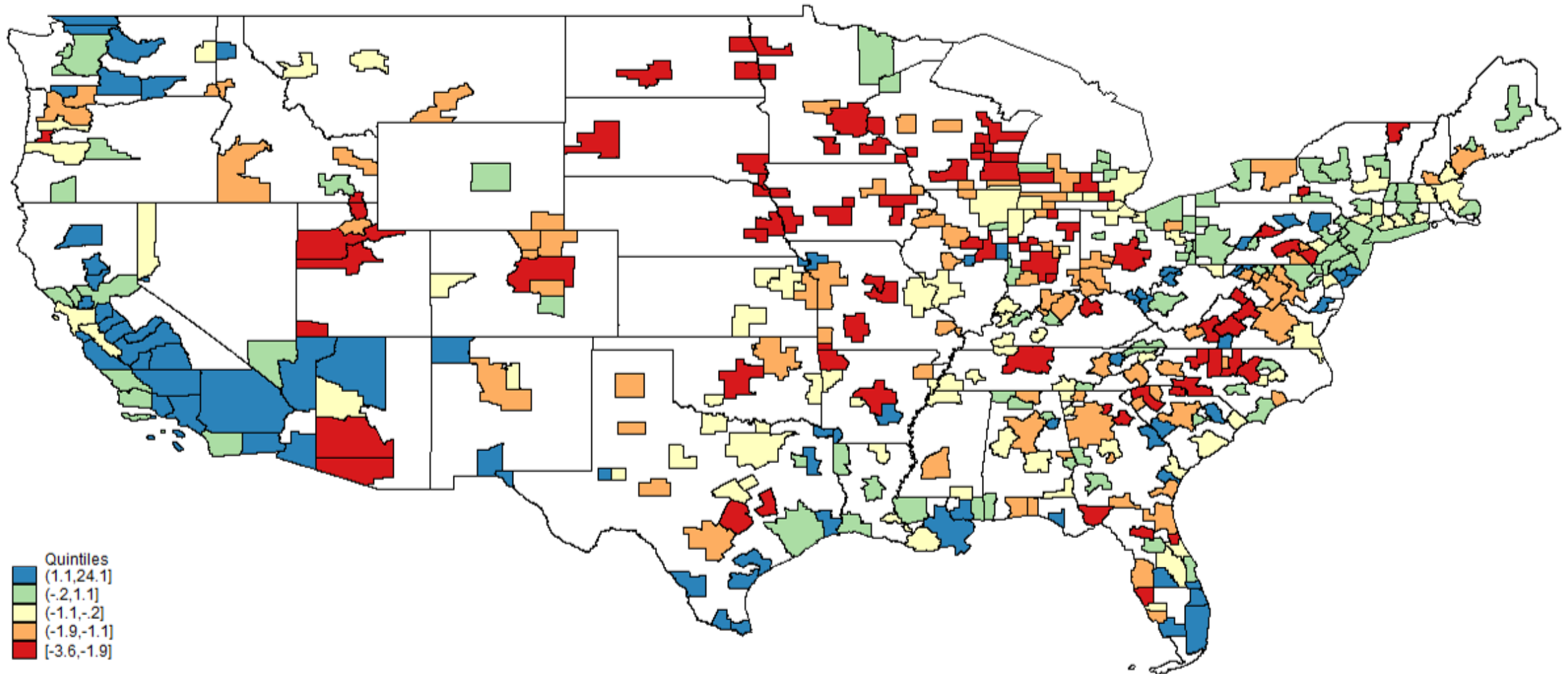
Unemployment Rate by Metropolitan Statistical Area, 1994

Deviation from National Average



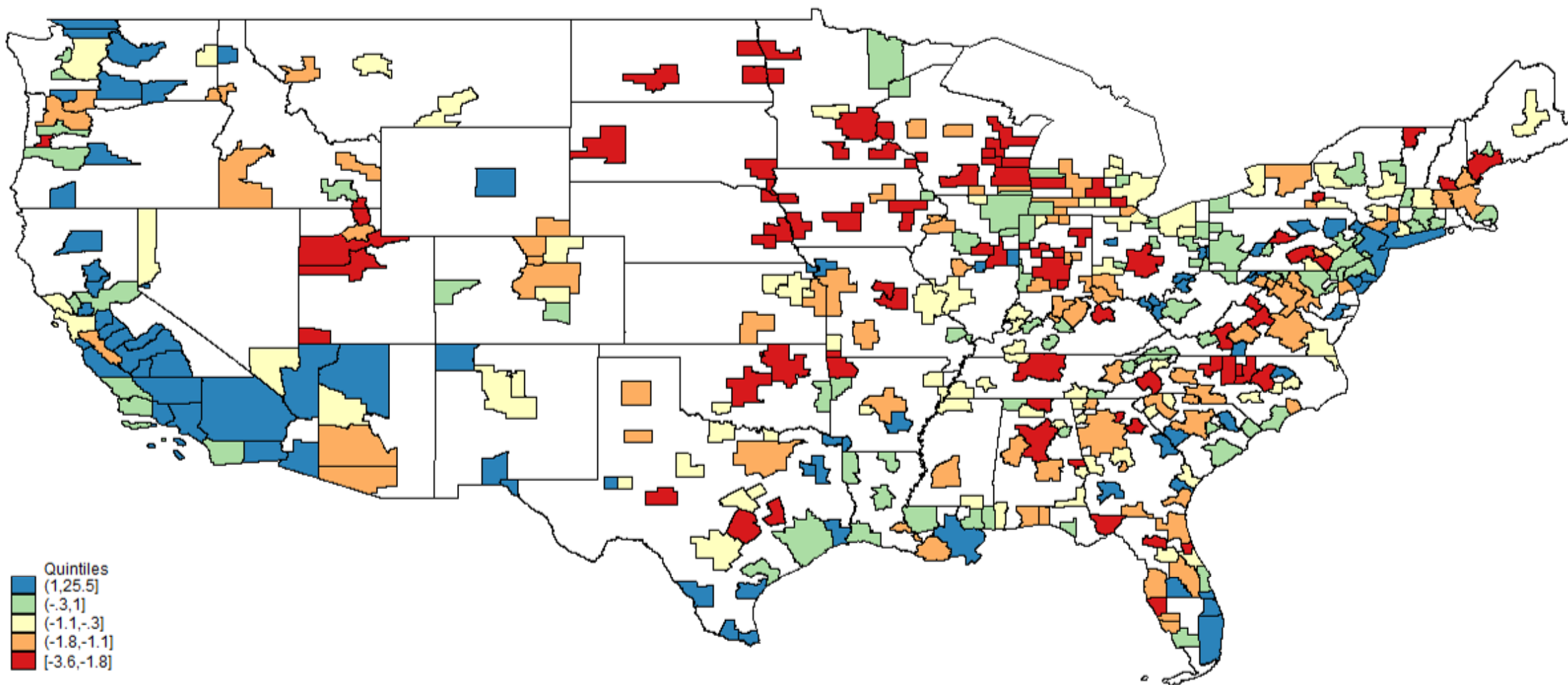
Unemployment Rate by Metropolitan Statistical Area, 1995

Deviation from National Average



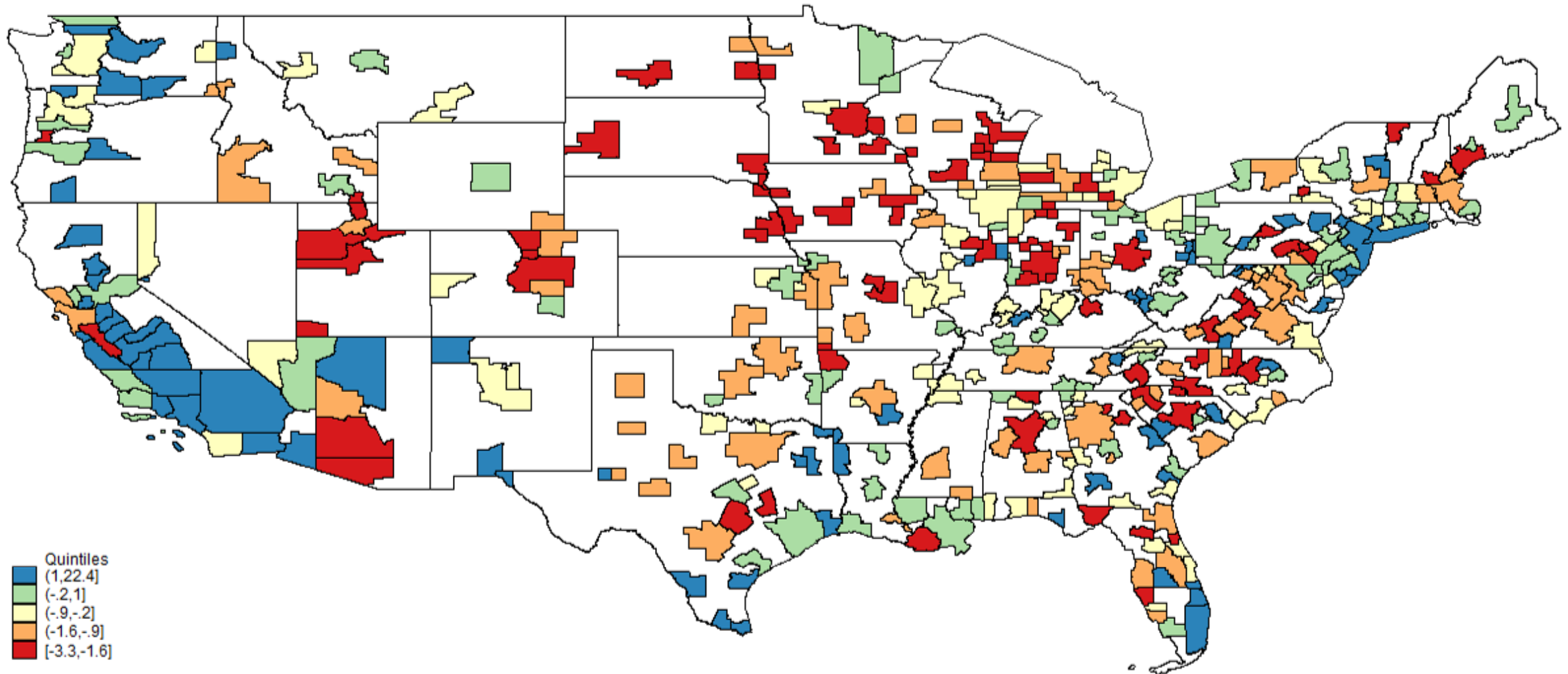
Unemployment Rate by Metropolitan Statistical Area, 1996

Deviation from National Average



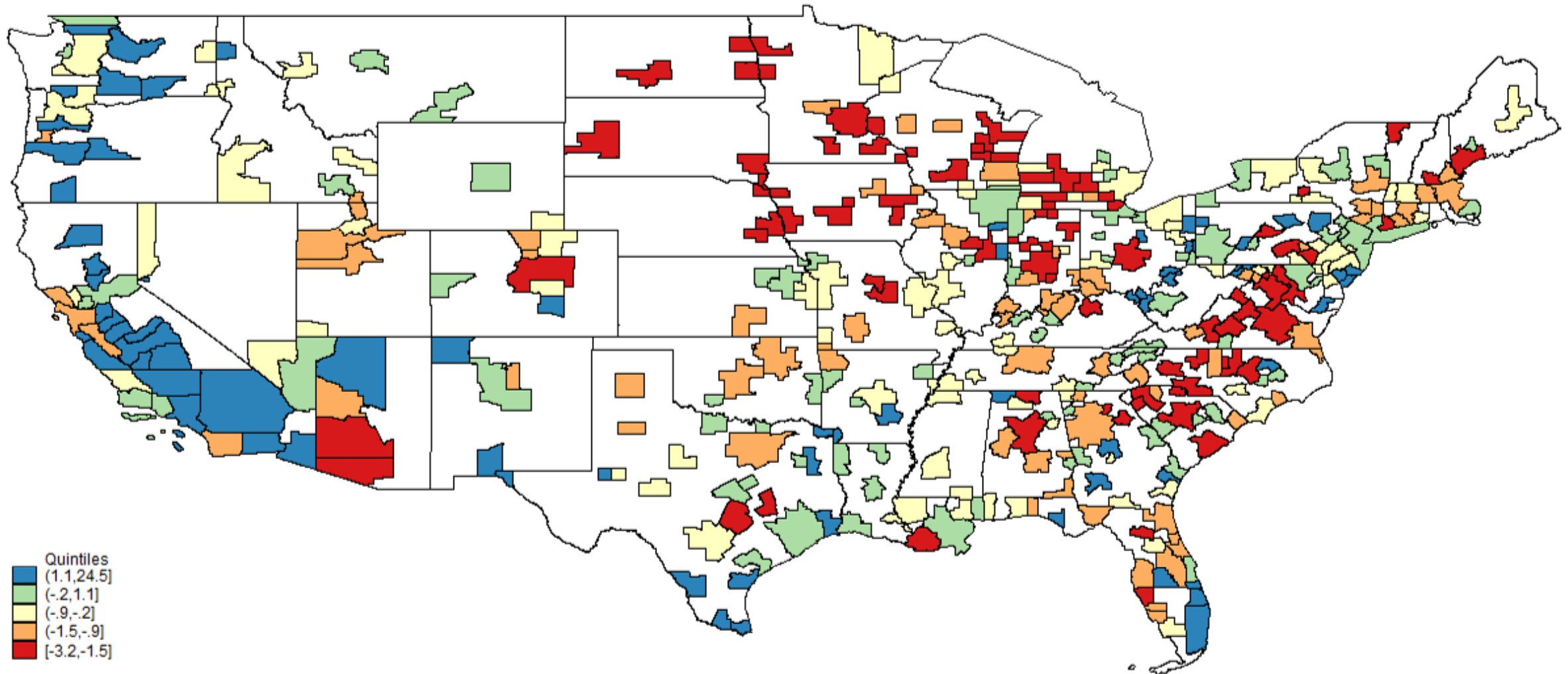
Unemployment Rate by Metropolitan Statistical Area, 1997

Deviation from National Average



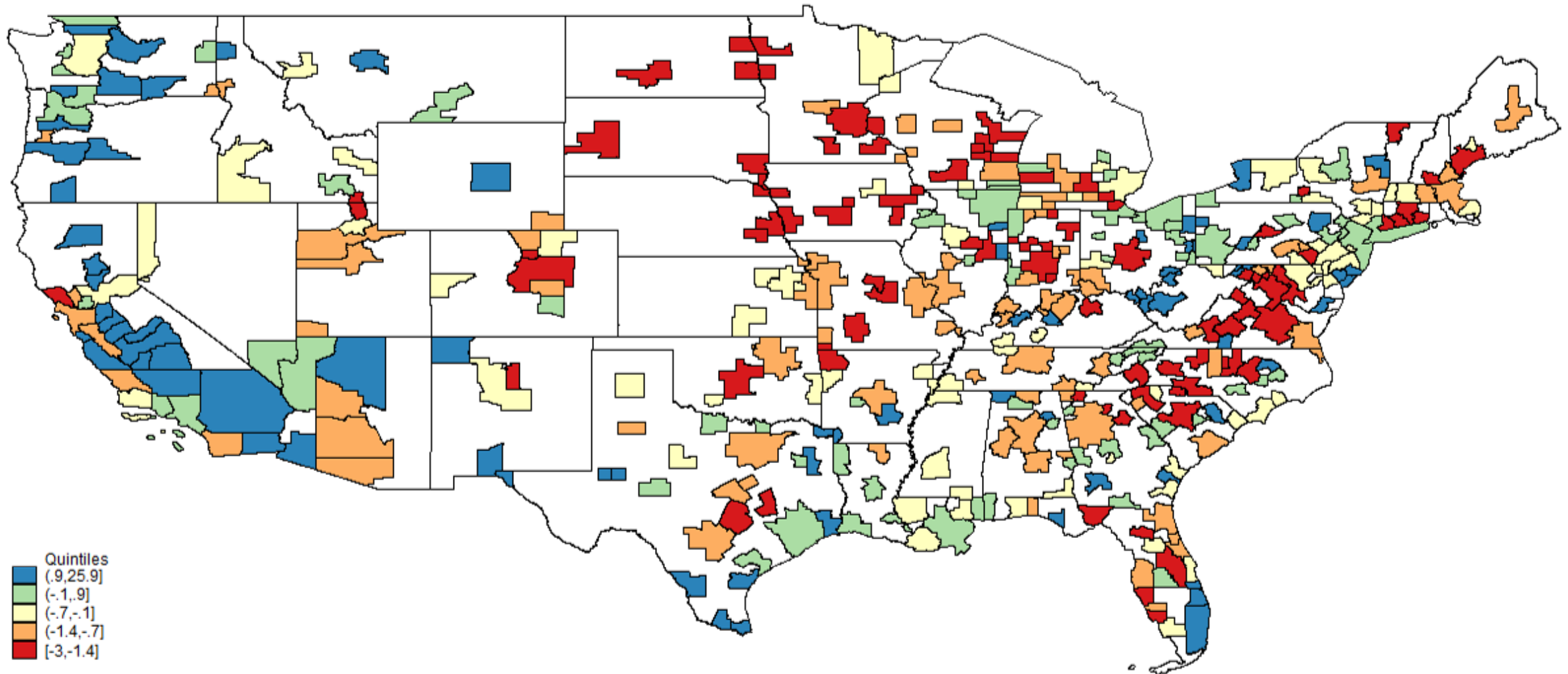
Unemployment Rate by Metropolitan Statistical Area, 1998

Deviation from National Average



Unemployment Rate by Metropolitan Statistical Area, 1999

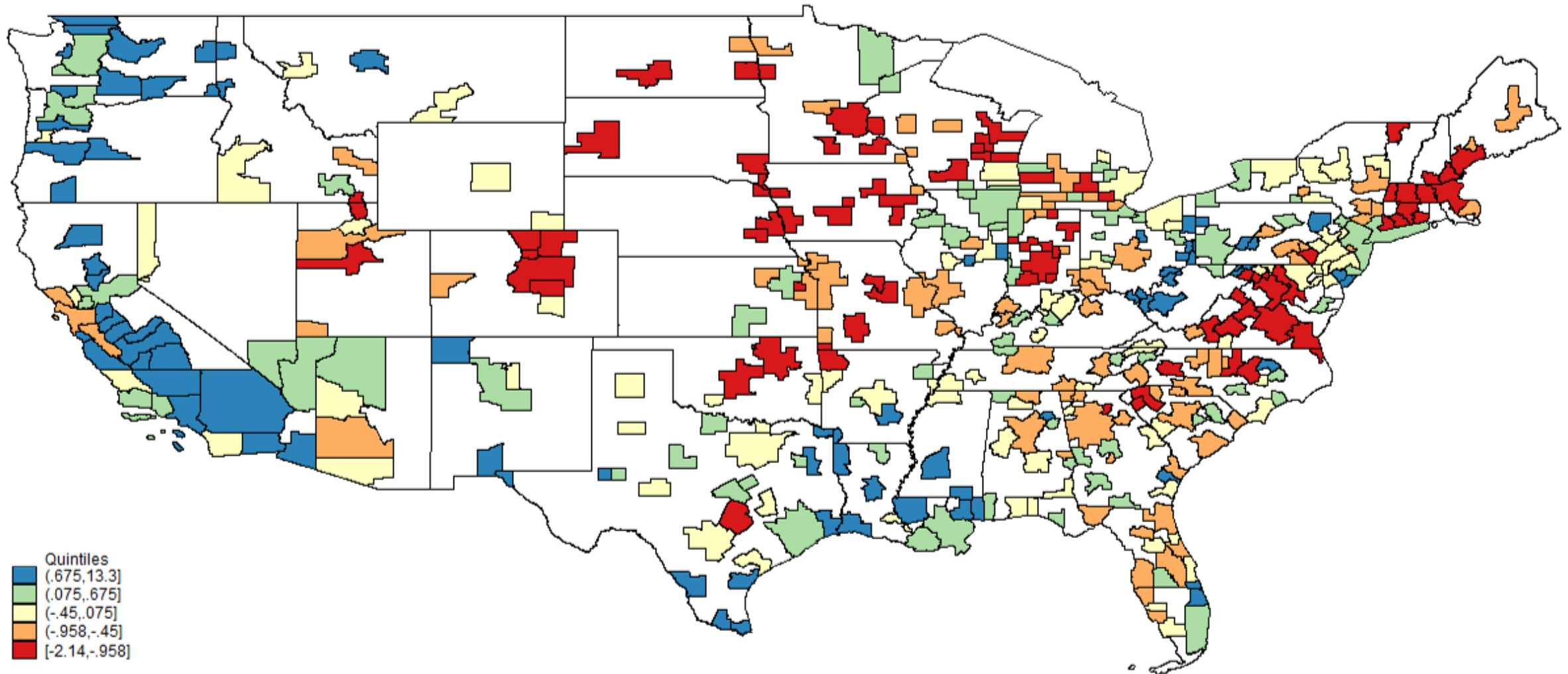
Deviation from National Average



Quintiles
[9,25.9]
(-1,.9]
(-7,-1]
(-1.4,-7]
[-3,-1.4]

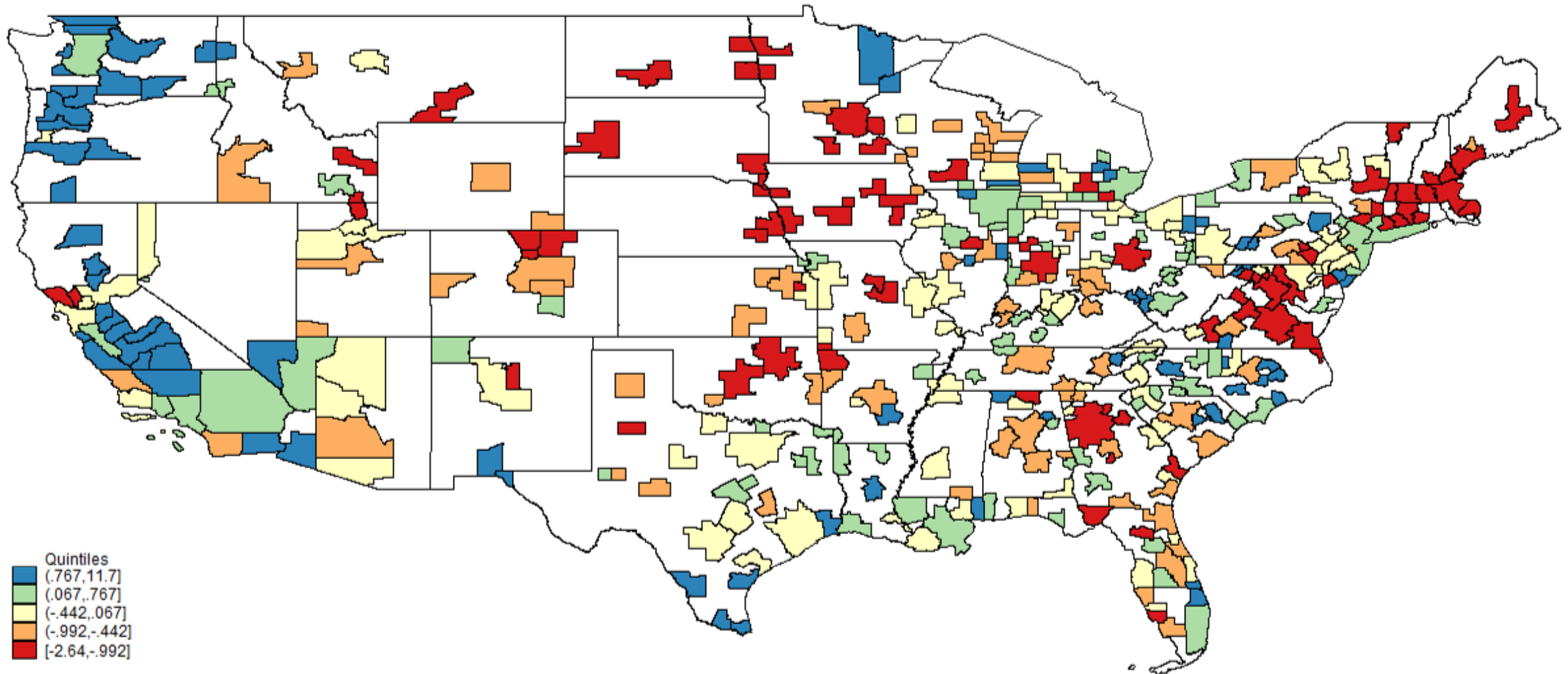
Unemployment Rate by Metropolitan Statistical Area, 2000

Deviation from National Average



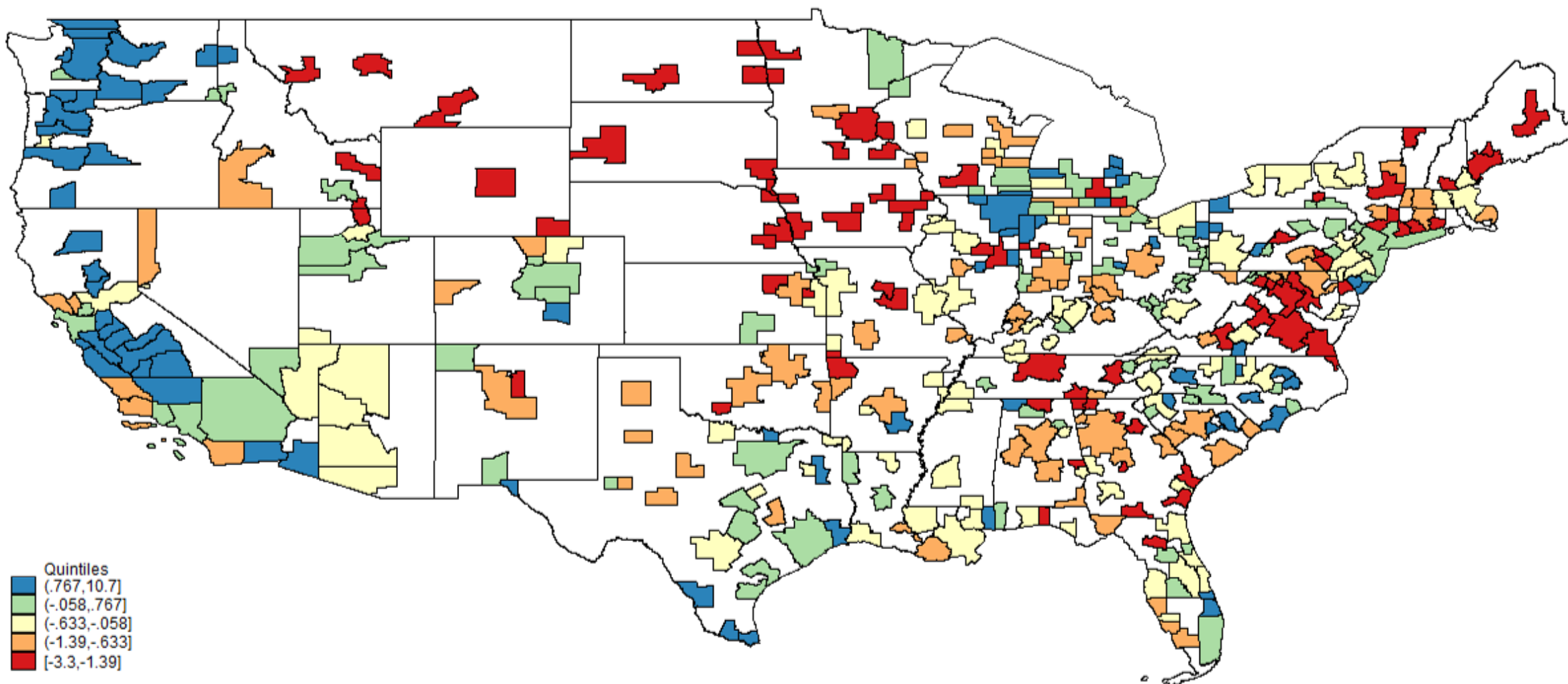
Unemployment Rate by Metropolitan Statistical Area, 2001

Deviation from National Average



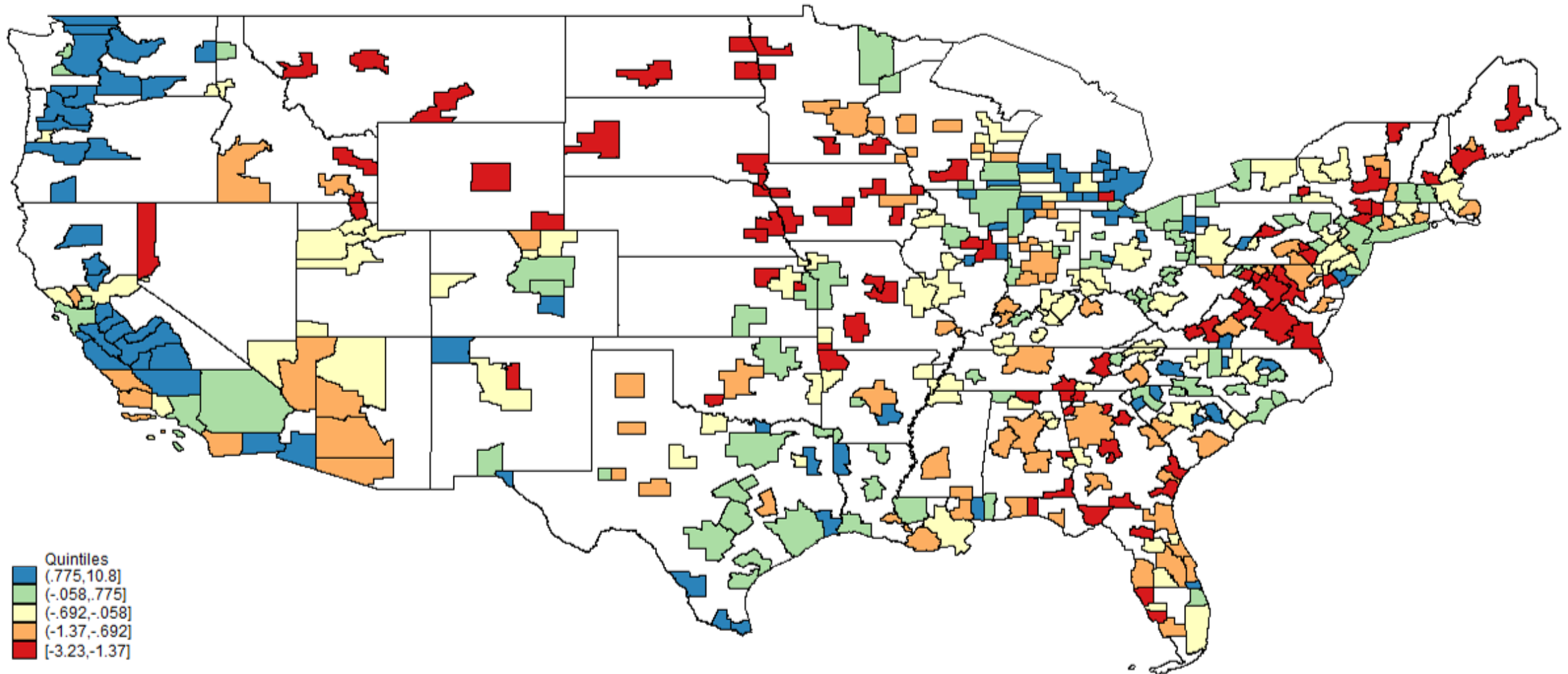
Unemployment Rate by Metropolitan Statistical Area, 2002

Deviation from National Average



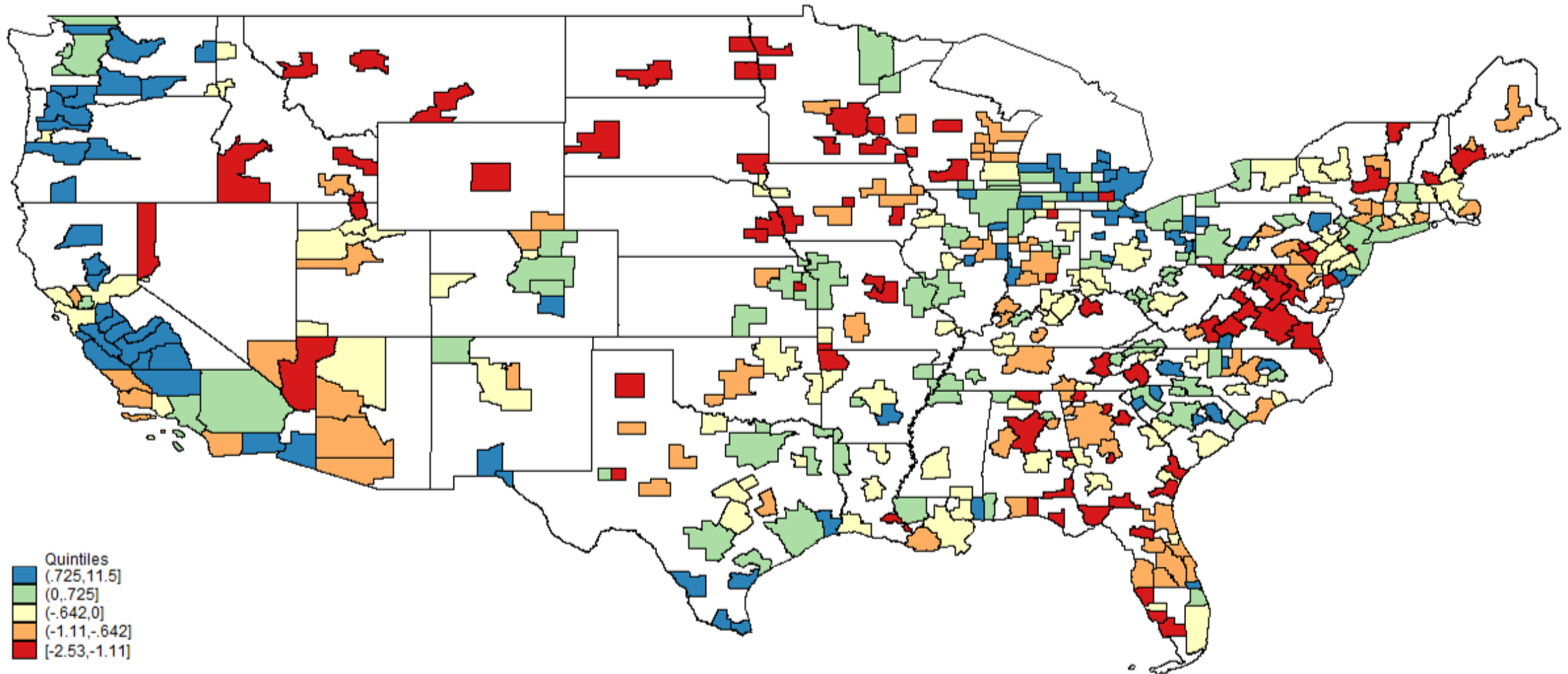
Unemployment Rate by Metropolitan Statistical Area, 2003

Deviation from National Average



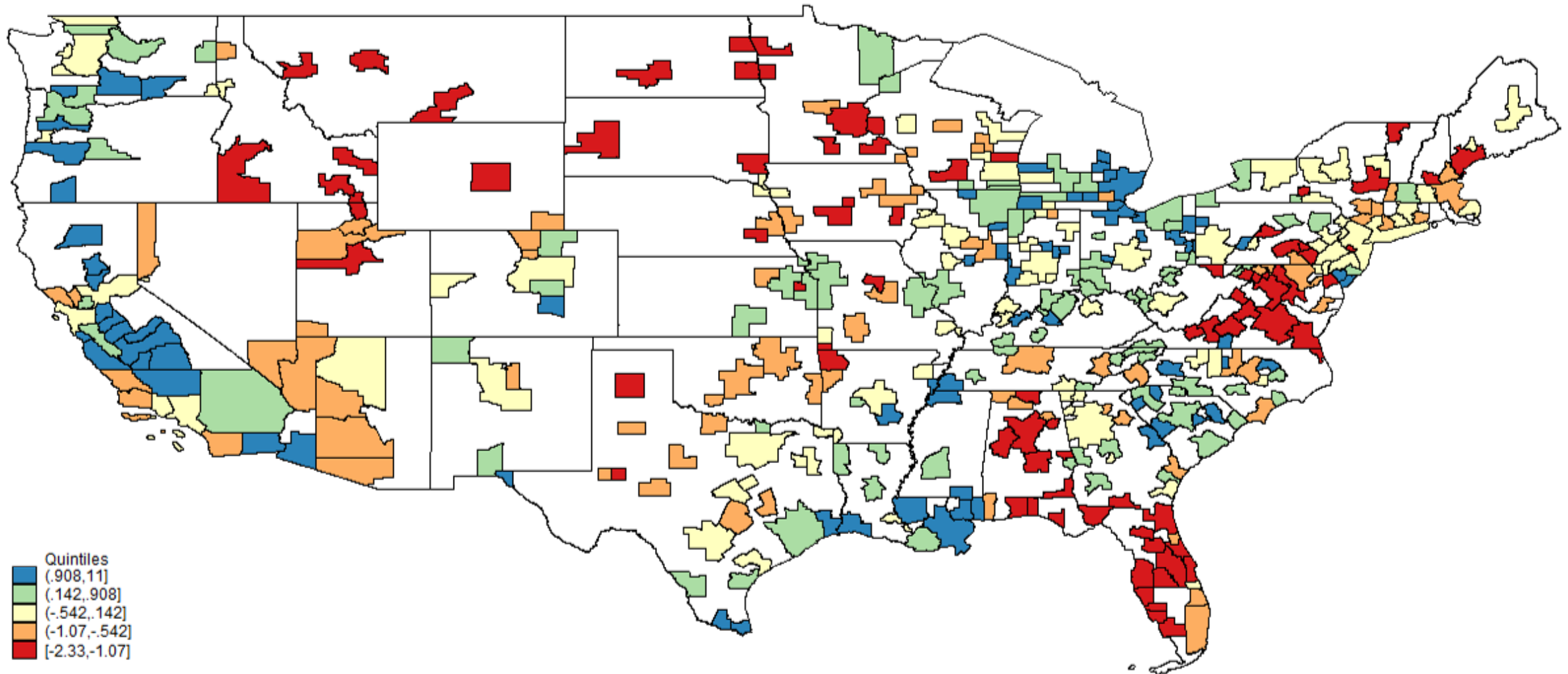
Unemployment Rate by Metropolitan Statistical Area, 2004

Deviation from National Average



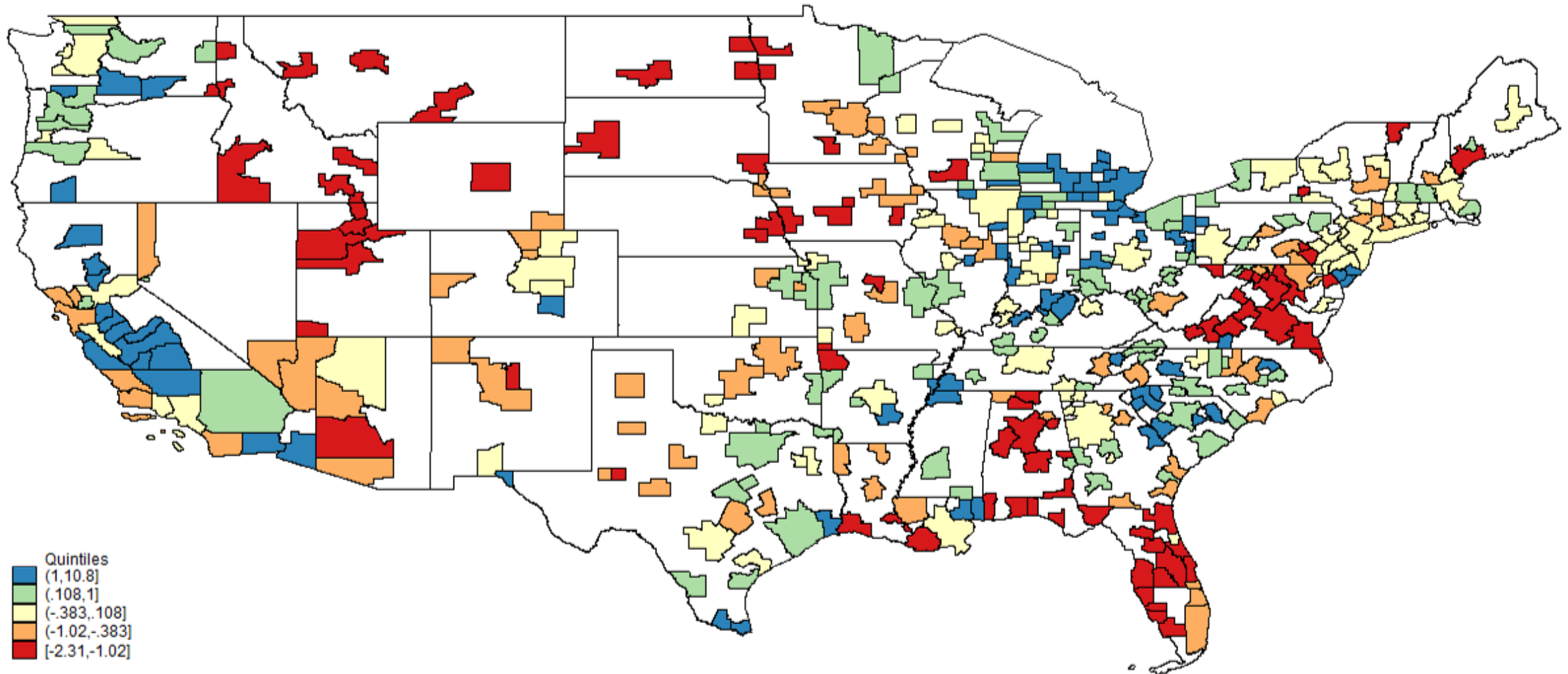
Unemployment Rate by Metropolitan Statistical Area, 2005

Deviation from National Average



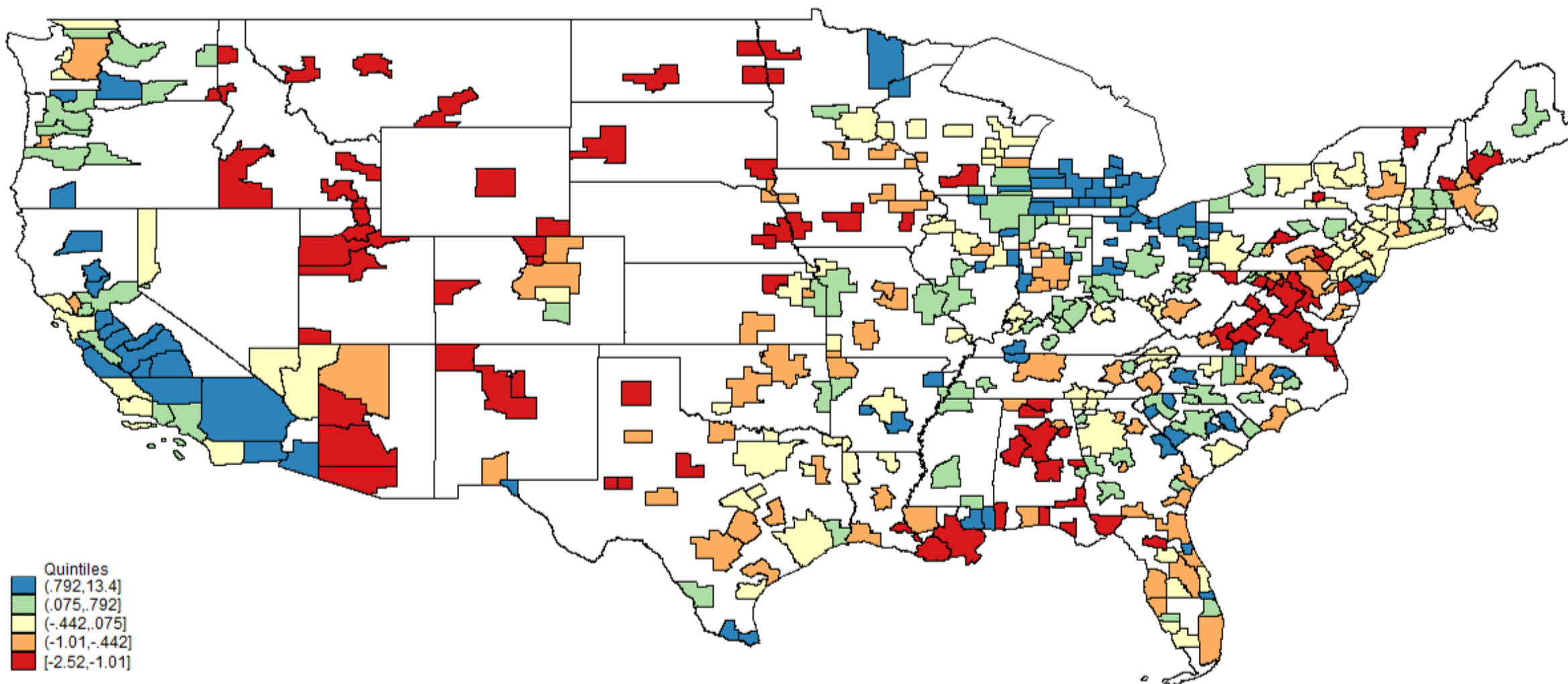
Unemployment Rate by Metropolitan Statistical Area, 2006

Deviation from National Average



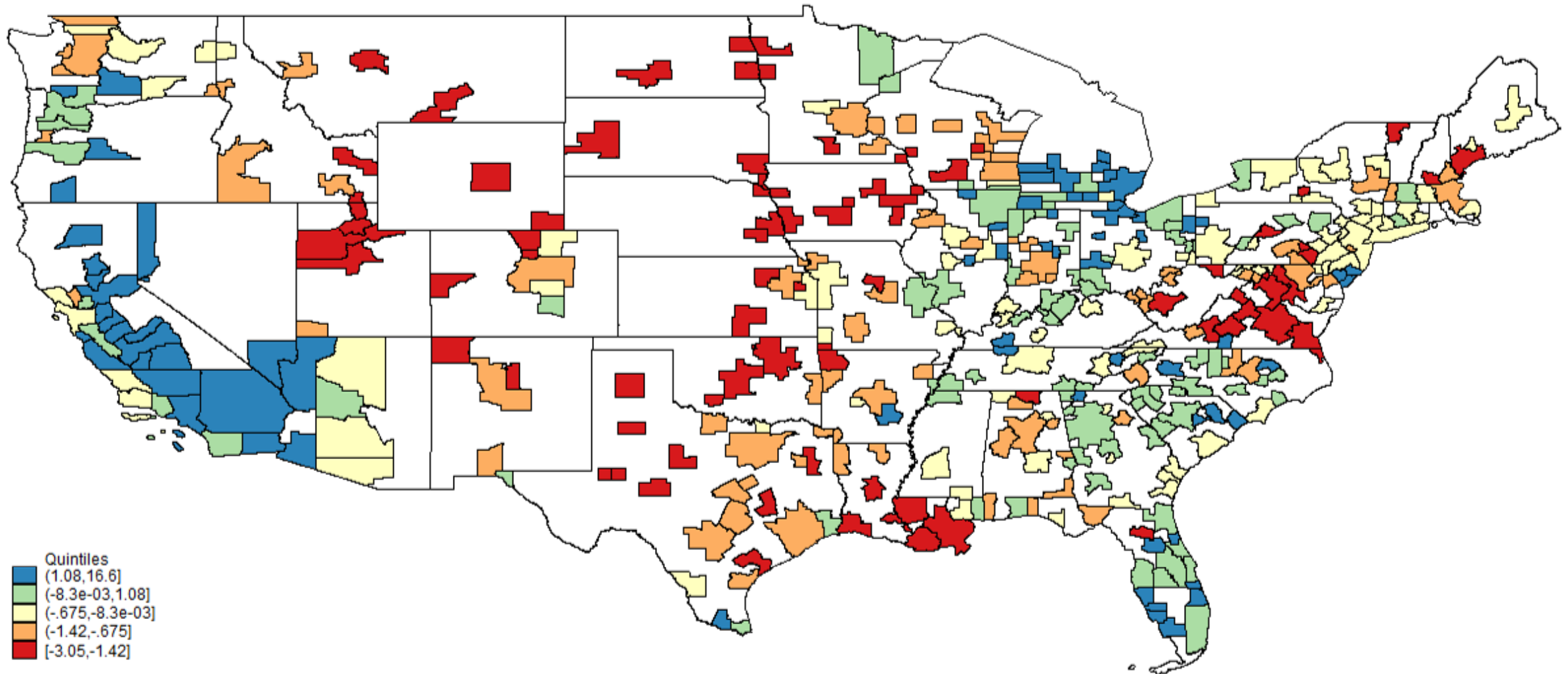
Unemployment Rate by Metropolitan Statistical Area, 2007

Deviation from National Average



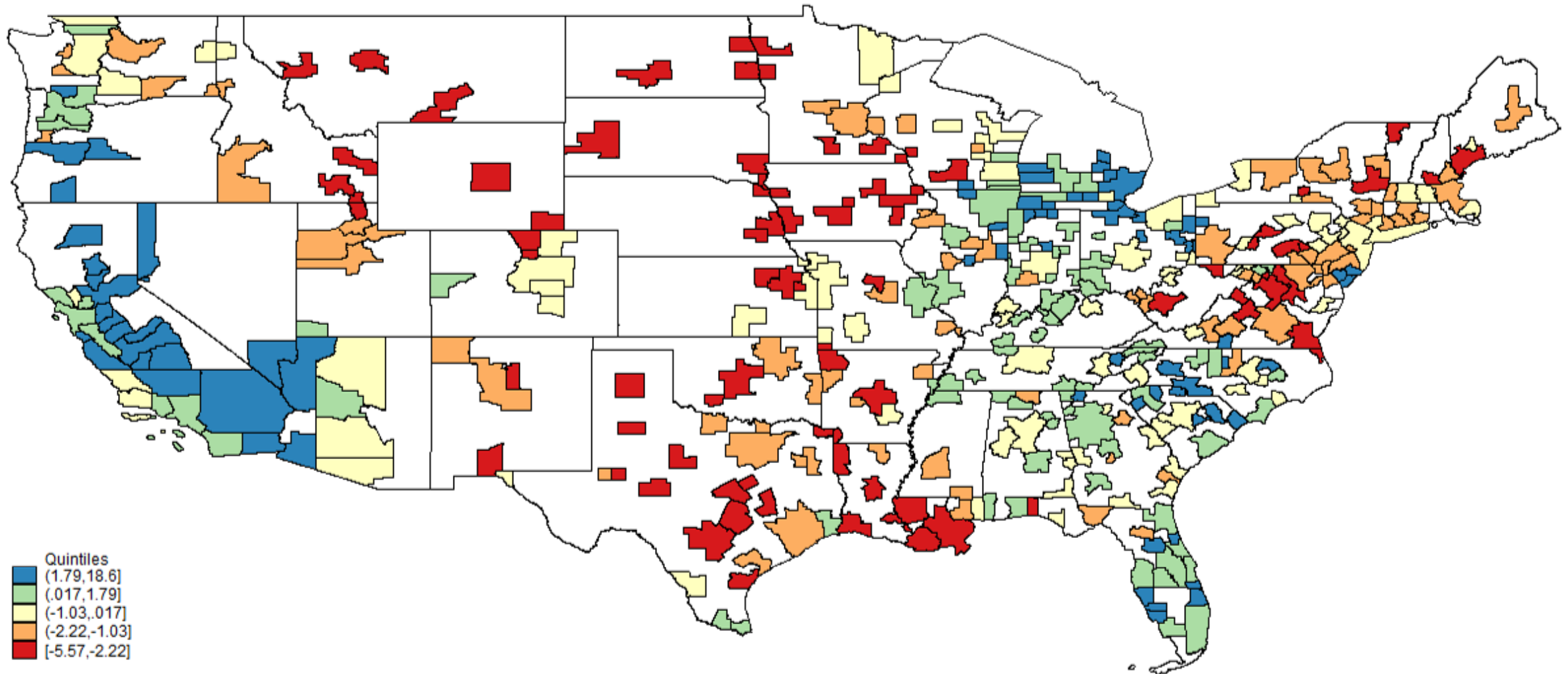
Unemployment Rate by Metropolitan Statistical Area, 2008

Deviation from National Average



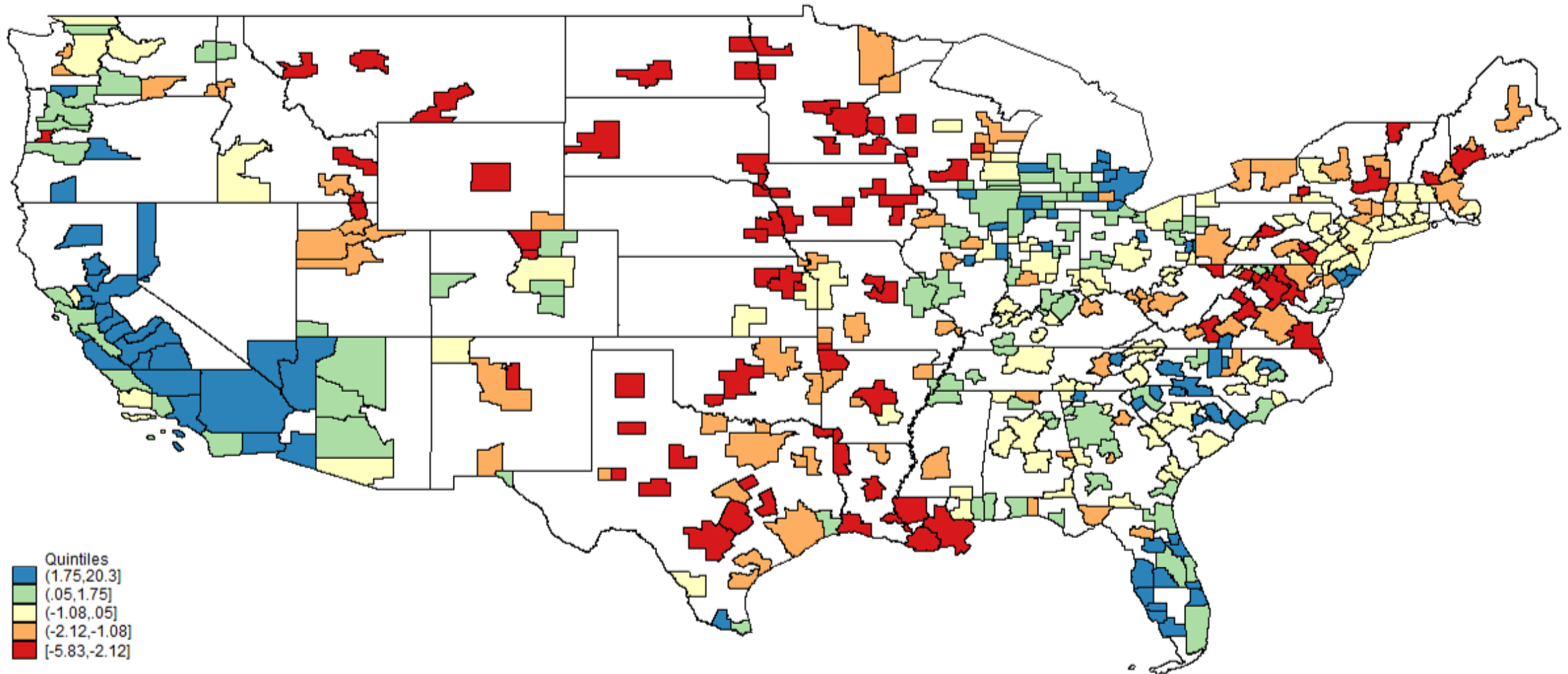
Unemployment Rate by Metropolitan Statistical Area, 2009

Deviation from National Average



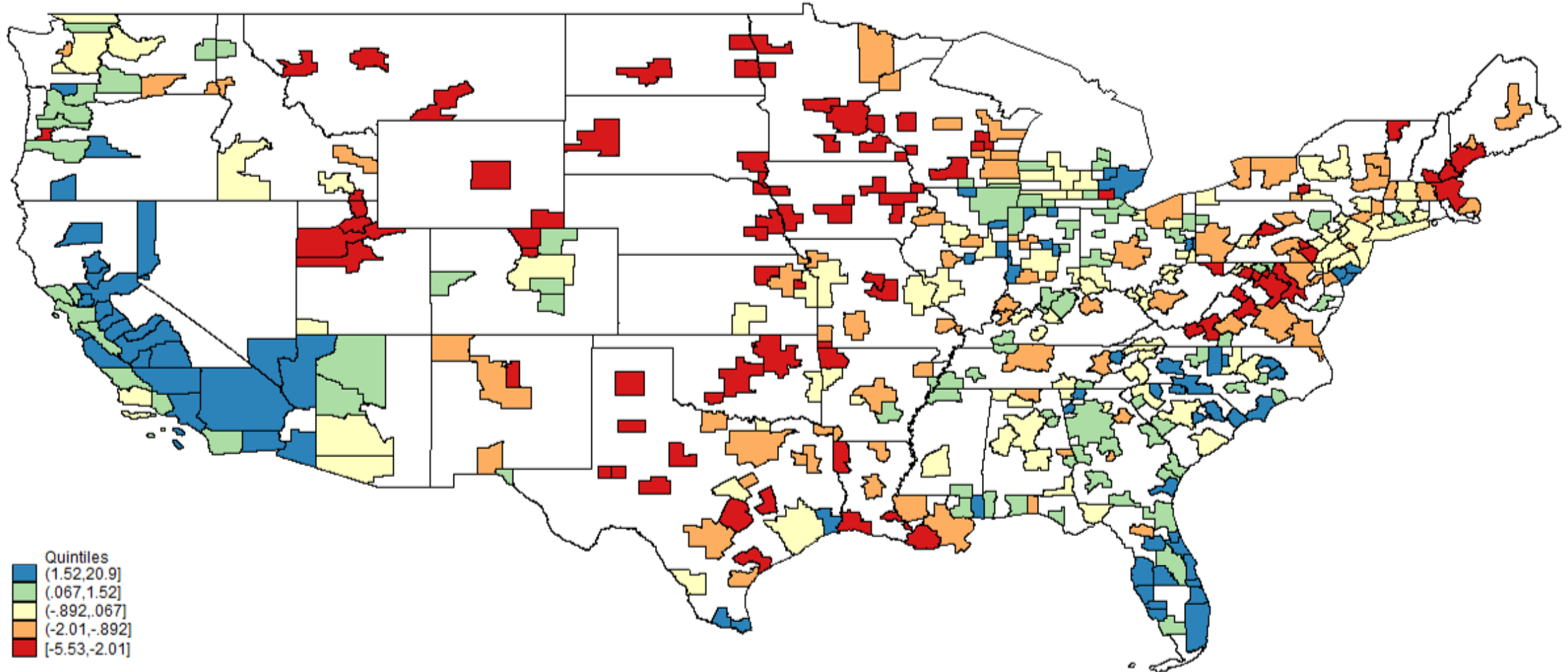
Unemployment Rate by Metropolitan Statistical Area, 2010

Deviation from National Average



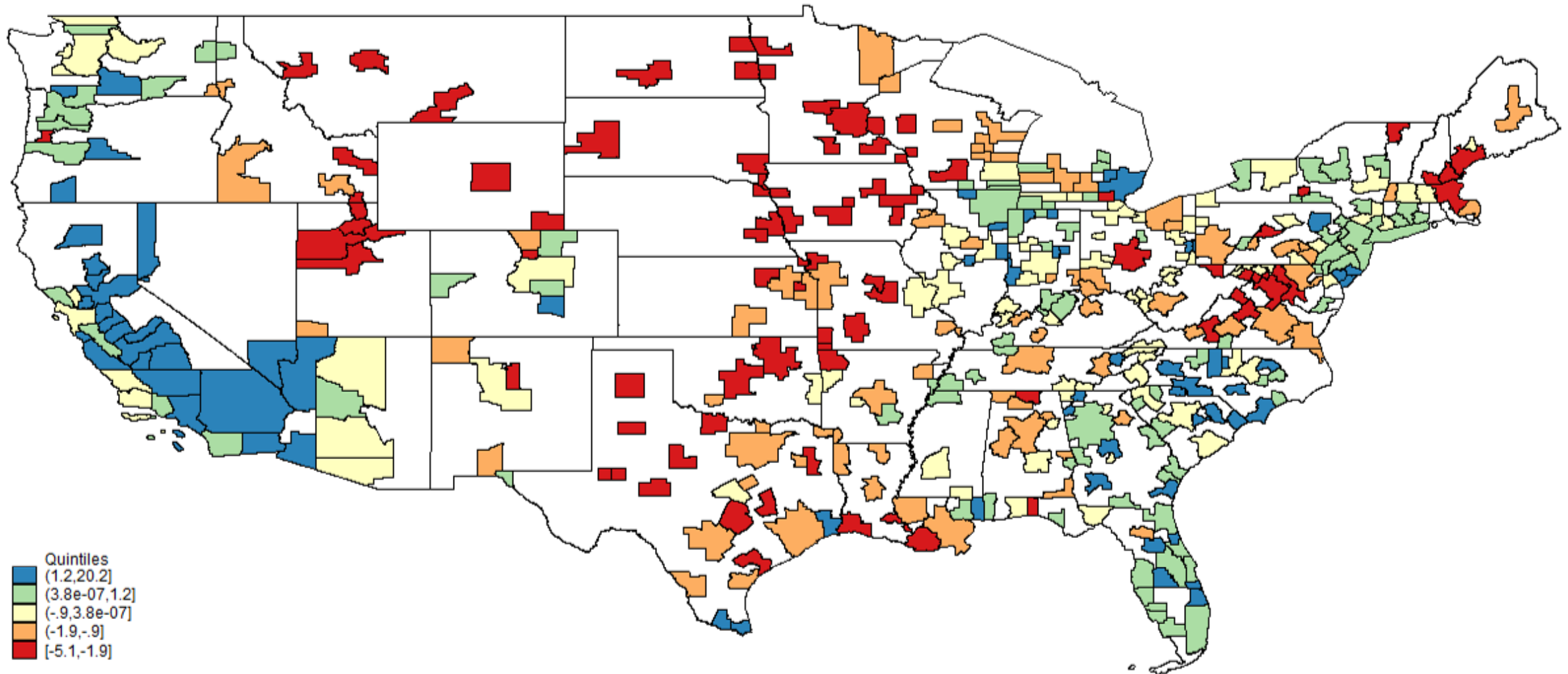
Unemployment Rate by Metropolitan Statistical Area, 2011

Deviation from National Average



Unemployment Rate by Metropolitan Statistical Area, 2012

Deviation from National Average



Kline & Moretti, AER 2013

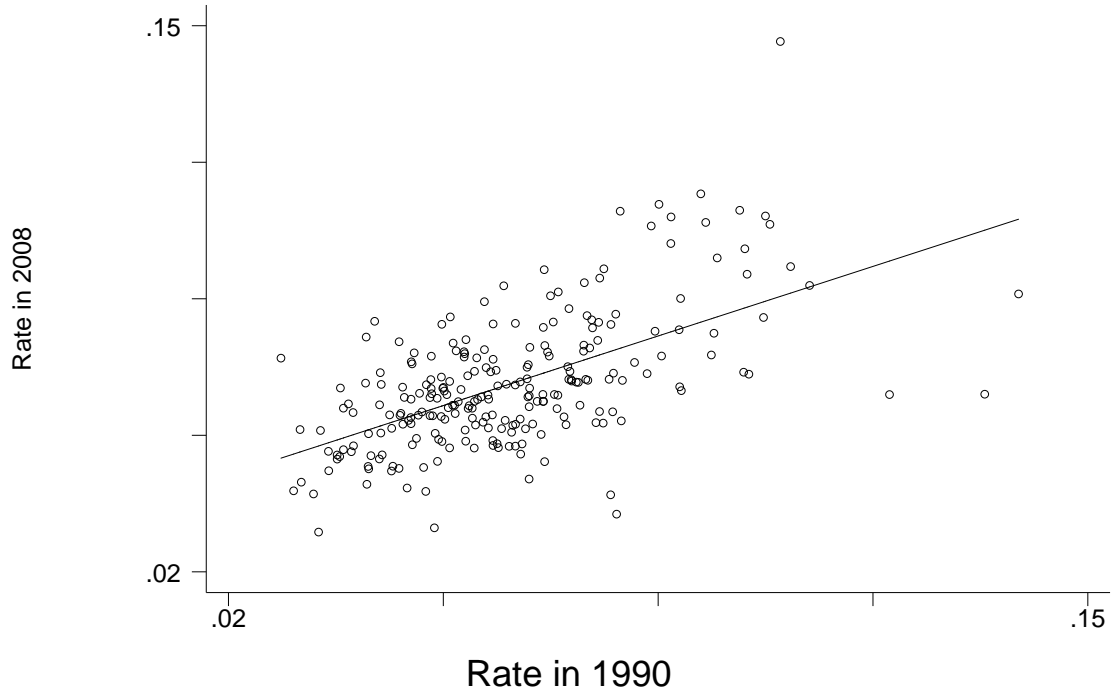
Table 1: Metropolitan Areas with the Highest and Lowest Unemployment Rates in 2008

| Rank | Metropolitan Area | Unemployment Rate | Adjusted Unemployment Rate |
|------------------------------------|-----------------------|----------------------|----------------------------------|
| | | (1) | (2) |
| <u>Areas with the Highest Rate</u> | | | |
| 1. | Flint, MI | .1462 | .1399 |
| 2. | Yuba City, CA | .1099 | .1072 |
| 3. | Anniston, AL | .1074 | .0899 |
| 4. | Merced, CA | .1060 | .0948 |
| 5. | Toledo, OH/MI | .1058 | .1064 |
| 6. | Yakima, WA | .1047 | .0970 |
| 7. | Detroit, MI | .1044 | .1082 |
| 8. | Chico, CA | .1031 | .1092 |
| 9. | Modesto, CA | .1027 | .1021 |
| 10. | Waterbury, CT | .1023 | .0918 |
| <u>Areas with the Lowest Rate</u> | | | |
| 276. | Provo-Orem, UT | .0391 | .0369 |
| 277. | Madison, WI | .0389 | .0511 |
| 278. | Odessa, TX | .0383 | .0307 |
| 279. | Fargo-Morehead, ND/MN | .0362 | .0467 |
| 280. | Charlottesville, VA | .0348 | .0362 |
| 281. | Houma-Thibodaux, LA | .0337 | .0107 |
| 282. | Billings, MT | .0304 | .0324 |
| 283. | Rochester, MN | .0297 | .0392 |
| 284. | Sioux Falls, SD | .0285 | .0342 |
| 285. | Iowa City, IA | .0265 | .0327 |

Notes: Data are from the 2008 American Community Survey. The sample includes all individuals in the labor force between the age of 14 and 70.

Adjusted unemployment rates are obtained from an individual level linear probability model regressing an indicator for unemployment on metropolitan area indicators and indicators for education, age, gender and race.

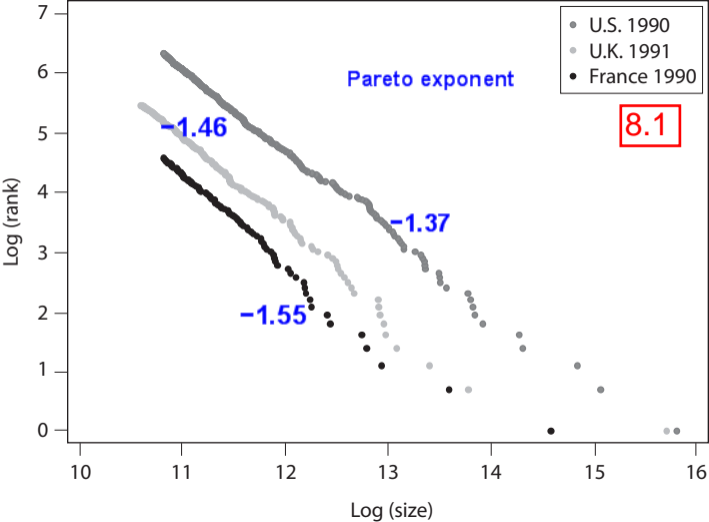
Figure 1: Unemployment Rates in 1990 and 2008, by Metropolitan Area



Notes: Data are from the 1990 Census of Population and the 2008 American Community Survey. The sample includes all individuals in the labor force between the age of 14 and 70.

Empirics of city size distributions; Zipf's law, power laws

- Zipf's law for cities $\ln[\text{Rank}_\ell] = \bar{s}_o + \zeta \ln S_\ell + \epsilon_\ell$. Figure 8.1
Vast literature considers $\zeta = -1$ immutable law; it is *not*! See Ioannides et al. (2008)
Not a standard regression: Left hand side, right hand side, correlated: mapping the countercumulative.
- If urban growth rates are i.i.d. (Gibrat's law): need extra assumptions [Gabaix]
Unconstrained evolution: distribution \rightarrow lognormal. Imposing a lower bound creates a mode at the lower tail, and thickens the upper tail, leading to a power law. Still fattest tail for which variance exists. Also obtained by Rossi-Hansberg and Wright (2007).
- Zipf's Law as a Special Case of Urban Growth Following Reflected Geometric Brownian Motion [Skouras]



Empirics of city size distributions; Zipf's law, power laws, cont'd

- Approximate Zipf's Law as a Limit when Urban Growth Follows General Geometric Brownian Motion [Gabaix]
- Zipf's Law from a "Spatial" Gibrat's Law: mix of activities give rise to aggregation similar to accumulation of geometric shocks.
- Zipf's law from features of the physical landscape (rivers, ground waters).
- Zipf's law is not an immutable law [Dittmar]: study specific patterns of transition in Europe.
- Pareto gives good fits for the upper tail.
- Hierarchy principle vs. number-average size rule vs. rank-size rule.

ICT and Urban Structure

Ioannides, Overman, Rossi-Hansberg, and Schmidheiny (2008) find robust evidence that the adoption of the telephone led to a more concentrated distribution of city sizes, and consequently more dispersion of economic activity in space. Some suggestive direct evidence that the internet had a similar effect. Further investigation ongoing.

Lisbon presentation

Pg. 18, Table 2, p. 222, Ioannides et al. (2008), Economic Policy.

Prediction: Consider an increase in mean phone lines by 1 S.D. The increase in phone lines per capita concentrates the distribution, by making the Zipf relationship steeper. If ICT improves, cities are not as large. For example, the share of cities with more than a million inhabitants is reduced by 0.6 percentage points. Since the share of cities with populations larger than a million is about 4.3%, this implies about a 14% decrease in the number of these large cities. This is a significant change in urban structure!

Table 2. Phone lines and the city size distribution

| Dep. variable: | WLS | | | | IV | | | |
|-----------------------------|----------------------|----------------------|-----------------------|---------------------|----------------------|----------------------|-----------------------|---------------------|
| | [1] | [2] | [3] | [4] | [5] | [6] | [7] | [8] |
| Estimated Zipf coefficient | | | | | | | | |
| log(phone lines per capita) | -0.146*** (0.027) | -0.109* (0.056) | -0.054* (0.029) | -0.100** (0.038) | -0.124*** (0.035) | 0.151 (0.193) | -0.091** (0.039) | -0.117** (0.047) |
| Inverse road density | | -0.335 (0.457) | | 0.168 (0.171) | | -0.023 (0.588) | | 0.165 (0.172) |
| log(country population) | | -0.021 (0.031) | | -0.111 (0.092) | | 0.031 (0.052) | | -0.131 (0.098) |
| log(GDP per capita), PPP | | -0.103 (0.110) | | -0.044 (0.093) | | -0.368 (0.228) | | -0.041 (0.094) |
| Trade, % GDP | | -0.161** (0.076) | | 0.083* (0.045) | | -0.166* (0.091) | | 0.085* (0.045) |
| Non-agric. sectors, % GDP | | -0.408 (0.570) | | 0.320 (0.330) | | -0.982 (0.791) | | 0.388 (0.348) |
| Gov. expend., % GDP | | -0.828*** (0.280) | | | | -1.221*** (0.433) | | |
| Std. dev. of GDP growth | | -1.101 (3.155) | | | | -4.270 (4.374) | | |
| log(land area) | | 0.003 (0.024) | | | | -0.041 (0.041) | | |
| Number of cities/1000 | | -0.171 (0.301) | | | | -0.179 (0.359) | | |
| Time | 0.002 (0.001) | 0.003 (0.002) | -0.002** (0.001) | 0.001 (0.002) | 0.001 (0.002) | 0.002 (0.003) | -0.001 (0.001) | 0.001 (0.002) |
| Constant | -1.495*** (0.033) | 0.683 (1.603) | country fixed effects | | -1.473*** (0.039) | 3.995 (3.006) | country fixed effects | |
| R^2 | 0.344 | 0.675 | 0.807 | 0.845 | 0.336 | 0.537 | 0.798 | 0.844 |
| Obs country-year | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 |
| Obs countries | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 |

Notes: Standard errors in brackets. ***, **, and * indicate significance at the 1%, 5% and 10% level, respectively. Within R^2 is reported for fixed effects models. Instruments are variables for public and private telephony monopoly, EU/EEC-, NAFTA-membership (see Table 3). Weighted least squares (WLS) is weighted by the inverse standard error of the estimated Zipf coefficient.

Intercity Trade and Convergent vs. divergent Urban Growth

- Identical individuals, overlapping generations demographic structure. Individuals work when young, consume in both periods of their lives, may move when old.
- Cities produce either one (specialized) or both (autarkic) of two manufactured tradeable goods, X , Y .
Goods X , Y combine to produce a non-tradeable composite, used in turn for final consumption and investment.
Manufactured goods are produced using raw labor, physical capital and intermediates.
- Preview of the law of motion [c.f. Ventura (2005)]:
combination of weak diminishing returns and strong market size effects can lead to increasing returns to scale in each autarkic city.
- Model extended to allow for government investment to reduce urban transport costs, increase city size.

Preview of main results

- Economic growth in the presence of intercity trade in manufactured goods and free factor mobility.
Cities specialize and thus an industry with greater economies of scale need not be weighted down and be forced to compete for resource with another industry, which exhibits lower economies of scale.
- Still, result: The law of motion for capital of the integrated economy has the same dynamic properties as its counterpart for an economy with autarkic cities:
When cities specialize, its advantage is offset by the effect of its superior performance on the terms of trade.
Different specialized cities grow in parallel, just as autarkic cities can grow in parallel.
Unceasing growth possible, sustains a divergent pattern in city sizes.

Economic Integration, Urban Specialization, and Growth

- Open city model, free movement of labor: equalize utility
- Return to capital is equalized.
- Intercity trade in X, Y ; could also have it in intermediates.
- Cities specialize in X, Y ; produce their own intermediates.
- New law of motion: $K_{t+1} =$

$$S [n_X(1 - \phi_X)\mathcal{N}_X + n_Y(1 - \phi_Y)\mathcal{N}_Y] \left(\frac{K_t}{\bar{N}} \right)^{\alpha\mu_X\phi_X + (1-\alpha)\mu_Y\phi_Y},$$

where $\mathcal{N}_X, \mathcal{N}_Y$ functions of city populations.

Results

- elasticity of total savings with respect to capital same as in autarkic case:

$$\mu\phi + v \equiv \alpha\mu_X\phi_X + (1 - \alpha)\mu_Y\phi_Y.$$

- Utility maximizing city populations are, again, proportional to: κ^{-2} .
- Real national income of the integrated economy: proportional to

$$(K_t)^{\alpha\mu_X\phi_X + (1-\alpha)\mu_Y\phi_Y} \bar{N}^{1 - [\alpha\mu_X\phi_X + (1-\alpha)\mu_Y\phi_Y]}$$

Constant returns to scale property at the national economy [Rossi-Hansberg and Wright (2007)].

- Intuition: industry (national) equilibrium with free entry of firms (cities), each operating with U-shaped average cost curves, may be described as operating with constant returns to scale, at unit cost equal to minimum average cost.

Urban growth empirics: “Barro style” vs. random growth

- Urban growth (Barro-style) regression:

$$\Delta_{t+1,t} \ln N_{i,t} = \beta_0 + \beta_1 \ln N_{i,t} + D_{it} \beta'_2 + \epsilon_{i,t}.$$

Where do $D_{it}, \epsilon_{i,t}$ come from?

- output per worker $_{it} = \text{TFP}_{it} N_{it}^{\sigma-\gamma}$, $\gamma > \sigma$. Spatial equilibrium:
 $\text{TFP}_{it} N_{it}^{\sigma-\gamma} = \text{constant}$:

$$\ln N_{i,T} \approx \ln N_{i,0} + \frac{1}{\gamma - \sigma} \sum_{t=1}^T g_{it}.$$

$N_{i,T} \sim \text{lognormal}$. If lower bound: $N_{i,T} \sim \text{Pareto}$.

- Add human capital accumulation:

$$\ln N_{i,T} \approx \ln N_{i,0} + \frac{\alpha + \sigma}{\gamma - \sigma} [\ln h_{i,T} - \ln h_{i,0}] + \frac{1}{\gamma - \sigma} \sum_{t=1}^T g_{it}^j.$$

No longer Pareto, if human capital growth city specific:

$$\ln h_{i,T} - \ln h_{i,0} \approx T \text{function}(\bar{h}_{i,0}).$$

Urban growth empirics, cont'd

- Urban growth (Barro-style) regression:

$$\Delta_{t+1,t} \ln N_{i,t} = \beta_0 + \beta_1 \ln N_{i,t} + D_{it} \beta'_2 + \epsilon_{i,t}.$$

- Is $\beta_1 \neq 0$, compatible with Zipf's law?
 $\hat{\beta}_1 < 0$; conditional convergence ruled by city size determinants;
 City determinants may follow Pareto law;
- Is $\beta_2 \neq 0$, compatible with Zipf's law? Set $\beta_1 = 0$.

$$\ln N_{iT} = \beta_0 + \ln N_{i0} + \sum_{t=1}^T D_{it} \beta'_{2t} + \sum_{t=1}^T g_{i,t}.$$

If $D_{it} \beta'_{2t} = D_i \beta'_2$, divergence from Pareto law.

- Relative Urban growth:

Black and Henderson (2003), Ioannides (2013), Table 8.1, p. 390. Mean reversion: $\beta_1 \in [-0.05, -0.02]$

Relative Urban growth: $D_{it} = \text{market potential}_{it}$.

$$\Delta_{t+1,t} \ln N_{i,t} = \beta_0 + \beta_1 \ln N_{i,t} + D_{it} \beta_2' + u_t + u_i + \varepsilon_{i,t}.$$

| Variable | (i) | (ii) | (iii) | (iv) |
|--------------------------------------|---------------------|----------------------|---------------------|----------------------|
| $\ln[\text{heat}^\circ \text{days}]$ | -0.095** (0.015) | -0.102** (0.015) | -0.105** (0.015) | -0.113** (0.015) |
| $\ln[\text{prec}/\text{tion}]$ | -0.075** (0.016) | -0.074** (0.015) | -0.087** (0.017) | -0.089** (0.017) |
| Coastal | 0.034** (0.010) | 0.049** (0.011) | 0.031** (0.010) | 0.046** (0.010) |
| MP | | | 0.127** (0.030) | 0.141** (0.030) |
| (MP) ² | | | -0.027* (0.0065) | -0.028** (0.0065) |
| $\ln[N_{it}]$ | | -0.023** (0.0033) | | -0.025** (0.0034) |
| dummies | Yes | Yes | Yes | Yes* |
| R^2_{adj} | 0.373 | 0.385 | 0.378 | 0.392 |

*:10%. **:5%. Regional differences < 1950, modest; NE consistently, modestly slower. 1950–1980: W faster, differential for S smaller.

Conclusions

So:

“Sets and the City: Urban Growth May Seem Chaotic, but Order Lies beneath.” Douglas Clement, Editor, *The Region* Minnesota Fed, September 2004

“A national economy, like a living organism, shapes its internal structure so that the nation as a whole can expand on a stable course” [Clement (2004)].

Model

In city i , net labor, due to city geometry:

$$H_{it} = N_{i,t} \left(1 - \kappa_i N_{i,t}^{\frac{1}{2}} \right),$$

The law of motion, for capital:

$$K_{i,t+1} = (1 - \phi) S \Xi_{i,t}^* \left(N_{i,t} \left(1 - \kappa_i N_{i,t}^{\frac{1}{2}} \right) \right)^{\mu(1-\phi)-v} K_{i,t}^{\mu\phi+v}. \quad (2)$$

The law of motion, for output:

$$Q_{i,t+1} = \hat{\Xi}_{i,t} Q_{i,t}^{\mu\phi+v},$$

where $\Xi_{i,t}^*$, $\hat{\Xi}_{i,t}$, a function of parameters.

Where do parameters come from?

- Preferences: $U_t = S^{-S}(1-S)^{-(1-S)} C_{1t}^{1-S} C_{2t+1}^S$
- Law of motion, autarky: $K_{t+1} = SN_t \left(1 - \kappa N_t^{\frac{1}{2}}\right) W_t$.
- Cost of Production of quantity Q_{Jt} of good $J = X, Y$:

$$B_{Jt}(Q_{Jt}) = \left[\frac{1}{\Xi_{Jt}} \left(\frac{W_t}{1 - \phi_J} \right)^{1 - \phi_J} \left(\frac{R_t}{\phi_J} \right)^{\phi_J} \right]^{u_J}$$

$$\times \left[\sum_m P_{Zt}(m)^{1 - \sigma} \right]^{\frac{1 - u_J}{1 - \sigma}} Q_{Jt}, \quad J = X, Y.$$

- Production of composite: $Q_t = Q_{Xt}^\alpha Q_{Yt}^{1 - \alpha}$. The numeraire, its price = 1. Used to produce final good used for consumption, investment good:

$$Q_t = C_t + K_{t+1}.$$

Back to the law of motion

The law of motion, for capital:

$$K_{i,t+1} = (1 - \phi) S \Xi_{i,t}^* \left(N_{i,t} \left(1 - \kappa_i N_{i,t}^{\frac{1}{2}} \right) \right)^{\mu(1-\phi)-v} K_{i,t}^{\mu\phi+v}. \quad (3)$$

μ, ϕ, v : defined in terms of fundamental parameters.

If “representative” industry strong diminishing returns and weak market-size effects: $\mu\phi + v < 1$,

then increasing physical capital reduces the output–capital ratio.

If “representative” industry has weak diminishing returns and strong market-size effects: $\mu\phi + v \geq 1$,

increasing physical capital increases the output-capital ratio.

Properties inherited by law of motion.

Investment in urban transportation

- Setting $N_{i,t}$ to maximize net labor supply:

$$H_{it} = N_{i,t} \left(1 - \kappa_i N_{i,t}^{\frac{1}{2}} \right),$$

yields: $N_{i,t} = \frac{4}{9} \kappa_i^{-2}$.

Other objectives (utility) qualitatively similar result.

- Invest in reducing κ to expand “city capacity.”
- $\kappa_{i,t+1} \equiv \tilde{\kappa}_i (N_{it} k_{g,i,t+1})^{-\eta}$, $\eta, \tilde{\kappa} > 0$.

New law of motion:

$$K_{i,t+1} = S [(1 - \phi)Q_{i,t} - N_{i,t}k_{g,i,t+1}].$$

Optimal investment in unit urban transportation cost

$$N_{it}k_{g,i,t+1} = \tilde{\eta}(1 - \phi)Q_{i,t},$$

where:

$$\tilde{\eta} \equiv \frac{2\eta(\mu(1 - \phi) - v)}{2\eta(\mu(1 - \phi) - v) + S(\mu\phi + v - 1) + 1}$$

a function of parameters.

Optimal number of young (city size) grows endogenously:

$$\frac{N_{i,t+1}}{N_{i,t}} = (Z_{i,t})^{2\eta} Q_{i,t-1}^{2\eta(2\eta[\mu(1-\phi)-v]+\mu\phi+v-1)}.$$

Divergent versus Convergent Autarkic Cities

If law of motion of city output, exhibits increasing returns to scale, then city sizes will grow.

That is, increasing returns to scale in city output are ensured if $\mu\phi + v$ exceeds 1, and $\mu(1 - \phi) - v$ always positive.

Whether or not the number of cities grows depends on the rate of growth of population relative to the (endogenous) rate of growth of city size.

Recall Eaton and Eckstein (1997)

- *Parallel* urban growth would be a knife-edge case, where parameter values allow for a steady state, that is constant city output over time. This requires decreasing returns to scale in city output:

$$2\eta(\mu(1 - \phi) - v) + \mu\phi + v < 1,$$

- *Divergent* urban growth, as urban growth rates are larger for large cities, in the case of increasing returns to scale,
- *Convergent* growth is not possible in the long run in this model.

Interactions

- Interactions in groups and micro-neighborhoods
- Individuals sort
- Firms sort
- City performance reflects city characteristics
- National economy reflects cities' characteristics
- From Neighborhoods to Nations via Social Interactions

THANK YOU!

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Can no longer refrain from a bit of commerce ...
Drawn from From Neighborhoods to Nations: The Economics of Social Interactions

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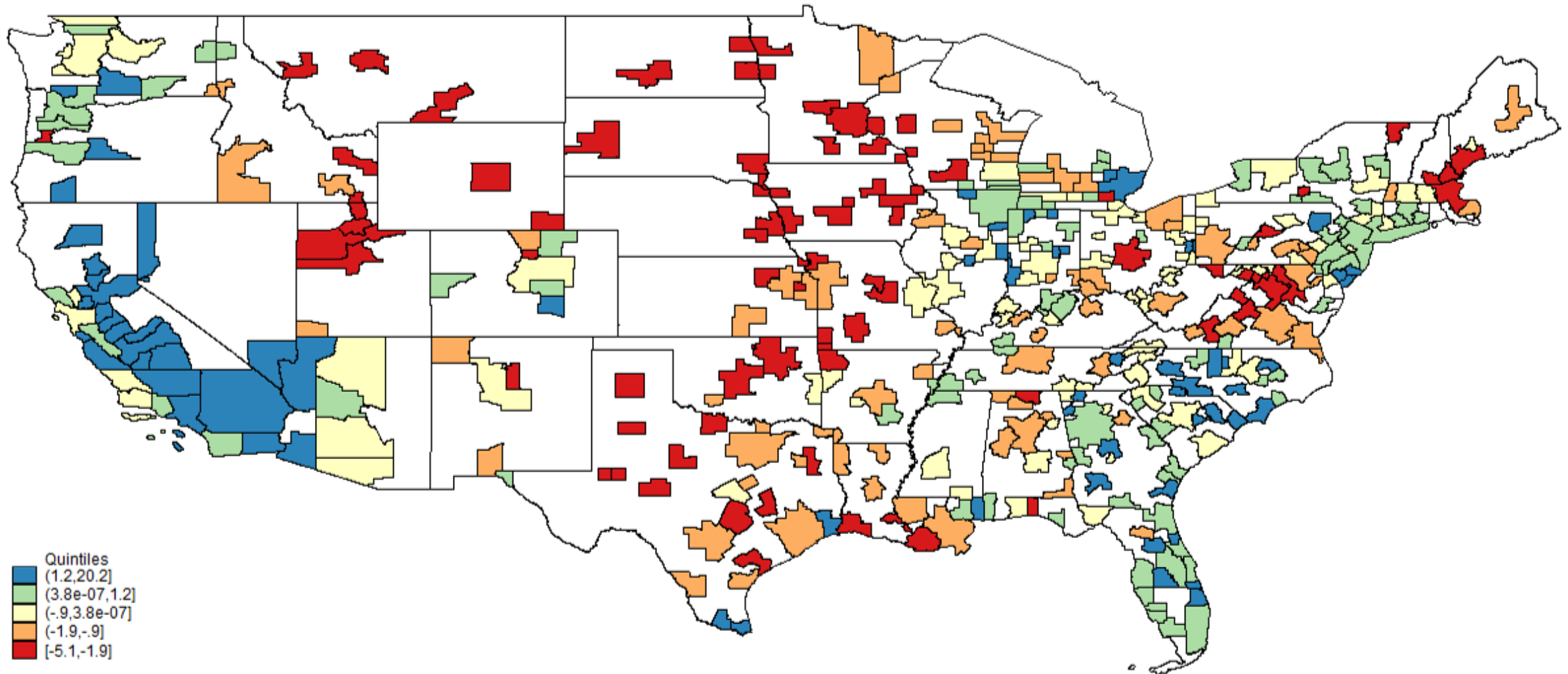
from neighborhoods to nations

the economics of social interactions

yannis m. ioannides

Unemployment Rate by Metropolitan Statistical Area, 2012

Deviation from National Average



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