

Maximilian GÜNNEWIG-MÖNERT

Department of Economics — Trinity College Dublin

Arts Building, College Green, Dublin 2, Ireland

mguennewigmoenert.github.io gnewigm@tcd.ie +49 151 23040157

EDUCATION

- 2023 PH.D. IN ECONOMICS · **Trinity College Dublin**, Ireland
Advisor Ronan LYONS
- 2023 VISITING GRADUATE SCHOLAR · **University of Michigan**, United States
- 2019 MSC IN ECONOMIC HISTORY · **London School of Economics**, United Kingdom
Advisor Joan ROSÉS
- 2018 BA IN ECONOMICS · **University of St. Gallen**, Switzerland
- 2015 BA IN HISTORY AND PHILOSOPHY · **Humboldt University Berlin**, Germany

REFERENCES

Ronan Lyons

Associate Professor
Department of Economics
Trinity College Dublin
Primary advisor
ronan.lyons@tcd.ie

Marvin Suesse

Assistant Professor
Department of Economics
Trinity College Dublin
marvin.suesse@tcd.ie

Jason Barr

Professor
Department of Economics
Rutgers University Newark
jmbarr@rutgers.edu

Martina Kirchberger

Assistant Professor
Department of Economics
Trinity College Dublin
martina.kirchberger@tcd.ie

FIELDS

- PRIMARY Urban Economics, Economic History
SECONDARY Real Estate Economics, Transport Economics

JOB MARKET PAPER

Public housing design, racial sorting and welfare: Evidence from New York City public housing 1930-2010

This paper investigates the long-run effect of public housing project design on neighborhood composition and rental prices in New York City from 1930 to 2010. Using a newly assembled dataset on the US census tract level and leveraging the staggered rollout of public housing, I document sizeable effects on racial composition. White population declined in tracts with public housing projects with significant spillover effects to adjacent tracts, while black population increased but only in public housing tracts. There is no significant impact on rent prices of public housing projects. The effects on white and black population are driven by a specific project type called the “Tower in the park” - slim brick high-rises and vast green spaces in between. Moreover, rent prices fall by 26% within a 250m radius around “Towers”, indicating negative demand effects. Urban activist Jane Jacobs has famously argued that these buildings attract crime and destroy the fabric of neighborhoods. In a cross-sectional analysis, I find that “Towers in the Park” are more associated with crime than non-Towers, though crime cannot entirely explain spillover effects on white population. Finally, I evaluate the welfare consequences of these externalities using a static neighborhood choice model. The model demonstrates that removing public housing or altering area ratios can increase amenity values and improve welfare, especially for white households.

PUBLICATIONS

Housing prices, costs and policy: the housing supply equation in Ireland since 1970

joint with [Ronan C. Lyons \(TCD\)](#)

Accepted Real Estate Economics

OTHER PUBLICATIONS

Enhancing Rural Innovation in the United States

OECD (2023) - Centre for Entrepreneurship, SMEs, Regions and Cities

WORK IN PROGRESS

The Impact of Rent Regulations in the 1920s New York City: External Effects and Property Prices

joint with [Sun Kyoung Lee \(UMICH\)](#) and [Ronan C. Lyons \(TCD\)](#)

Female Labour Force Participation and Urban Transit: Evidence from the Washington Metro

joint with [Vincent Thorne \(PSE\)](#)

CONFERENCES AND WORKSHOPS

2024 Eastern Economic Association

2023 EEA-ESEM · World Congress of Cliometrics · AERUEA international conference · Centre for Economics, Policy and History (CEPH) · Irish Economic Association Annual Conference · NYU Furman Center

2022 Economic History Society Annual Conference · Trinity College PhD Working Group

2021 DIW Workshop on Rent Control · Oxford Economic and Social History Graduate Seminar

SCHOLARSHIPS & AWARDS

2024 Travel Grand · TRINITY RESEARCH IN SOCIAL SCIENCES €750

2023 Travel Grand · IRISH ECONOMIC ASSOCIATION €500

2021 Academic Research Grand · TRINITY RESEARCH IN SOCIAL SCIENCES €1'500

2019–2023 Provost Graduate Fellowship · TRINITY COLLEGE DUBLIN €78'500

TEACHING EXPERIENCE

2022 ECONOMETRICS

Undergraduate level, Teaching Assistant, Trinity College Dublin

2021 MACROECONOMICS I

Undergraduate level, Teaching Assistant, Trinity College Dublin

2020 MICROECONOMICS I

Undergraduate level, Teaching Assistant, Trinity College Dublin

RESEARCH EXPERIENCE

2019–2023 Research Assistant to Prof. Ronan Lyons · TRINITY COLLEGE DUBLIN

2019–2023 Research Assistant to Prof. Jason Barr · RUTGERS UNIVERSITY

PROFESSIONAL EXPERIENCE

2022–2023 Consultant at the Centre for Entrepreneurship, SMEs, Regions and Cities · OECD

LANGUAGES

German (Native), English (Advanced), French (Intermediate)

COMPUTER SKILLS

Fluent in	R (sf, terra, data.table, tidyverse, fixest, parallel computing) Stata QGIS, ArcGIS L ^A T _E X, MS Office
Intermediate	Python (pandas, geopandas, web scrapping)
Familiar with	Git, HTML, Matlab