

Curriculum Vitae

Joyce Yanyun Man

School of Public & Environmental Affairs
Indiana University
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EDUCATION

Ph.D. Economics, May 1993
Department of Economics, The Johns Hopkins University, Baltimore,
Maryland, USA
M. A. Economics, November 1989
The Johns Hopkins University, Baltimore, Maryland
B.A. English, July 1984
Beijing Foreign Studies University, Beijing, China

DISSERTATION

Dissertation title: *The Incidence of Differential Property Taxation by Industry
and Location: A General Equilibrium Analysis*

FIELDS OF ACADEMIC PREPARATION AND INTEREST

Public Finance
Urban and Regional Economics
Managerial Economics
Chinese Economy

Public Budgeting and Fiscal Policies
Housing and Real Estate Economics
Economic Development Policies
China Land Policy and Public Finance

ACADEMIC & PROFESSIONAL APPOINTMENTS

Indiana University, School of Public and Environmental Affairs, Bloomington, Indiana

Associate Professor of Public Finance and Policy Analysis, July 2003 to present (on leave 2007-2013)

Indiana University, School of Public and Environmental Affairs, Indianapolis, Indiana

Associate Professor, July 1999 to June 2003

Assistant Professor, August 1992 to June 1999

Lincoln Institute of Land Policy, Cambridge, MA

Director, China Program, July 2007 to September 2013

Senior Fellow, July 2007 to December 2013

Visiting Fellow, January 2014 to present

Peking University-Lincoln Institute Center for Urban Development and Land Policy, Beijing, China

Founding Director, October 2007 to September 2013

Senior Fellow, October 2007 to present

Peking University, College of Urban and Environmental Sciences, Beijing

Professor of Economics, September 2009 to present

University of Politics and Law of China, Beijing, China

Adjunct Professor, 2009 to present

Indiana University, Center for Urban Policy and Environment, Indianapolis, Indiana

Senior Research Fellow, August 1992 to May 2005

Renmin University of China, School of Finance, Beijing, China

Visiting Professor, July 2004 – June 2006.

Tongji University, UNEP-Tongji Institute of Environment and Sustainable Development and College of Environmental Science and Engineering, Shanghai, China

Visiting Professor, April 2005 to December 2006

The Johns Hopkins University, Baltimore, MD, USA

Institute for Policy Studies, Research Assistant: July 1989- July 1992

Department of Health Policy and Management, School of Hygiene and Public Health, Research Assistant, July 1989 to July 1992

Department of Economics, Teaching Assistant, Fall 1984 - Fall 1985:

Peking University, Branch campus, Beijing, China, Instructor, 1984-1985

COURSES TAUGHT

Public Management Economics (graduate level)
Public Finance and Budgeting (graduate level)
Financial Management and Budget (undergraduate level)
Case Studies in Policy Analysis (undergraduate level)
Seminar in Policy Analysis (Ph.D. level)
Environmental Economics and Policy (graduate level in Tongji University)
Urban and Public Economics and Policy: A Global Perspective
(Yale University and Peking University joint undergraduate program)

HONORS

The Johns Hopkins University, Department of Economics Scholarships,
1986-1988

PROFESSIONAL SOCIETIES

American Economic Association
National Tax Association

PROFESSIONAL ACTIVITIES

Co-editor of the Journal of Policy Analysis and Management (JPAM), July 1,
2004-September 2005

Editorial Board member, International Journal of Economic Development

Member, Property Tax Committee, National Tax Association-Tax Institute of
America, 1996-1998

Manuscript referee for

Journal of Urban Economics

National Tax Journal

Urban Affairs Review

Real Estate Economics

Journal of Policy Analysis and Management

Massachusetts Institute of Technology (MIT) Press

Southern Economic Journal

Public Budgeting and Finance

Urban Studies

Social Science Journal

ACADEMIC SERVICE

Member, Faculty Council of Indiana University-Purdue University at

Indianapolis, 2000-2001
Member, International Affairs Committee of Indiana University-Purdue
University at Indianapolis, 2002-2003
Chairperson: the MPA Committee, School of Public and Environmental
Affairs, Indiana University, Indianapolis, 2001 to 2003
Member, SPEA System-wide International Affairs Committee, 1994 to 1998
Member, SPEA System-wide Graduate Policy Committee, 1996 to 1998

RESEARCH GRANTS

World Bank, Washington, D. C. “Evaluation of Property Tax Reform and Experiments in China,” April to September 2013 (Principle Investigator).

China Center for International Economic Exchanges (中国国际经济交流中心). “Fiscal Reform and Tax Restructuring: Policy Options,” 2013. (Co-principle Investigator)

World Bank, Washington, D. C. “Improving Accessibility to Jobs and Urban Services for the Urban Poor in a Metropolitan Area, Case Study of Beijing,” October 2012 (Principle Investigator).

State Administration of Taxation of China, “Cross-country Study of International Experiences of Property Tax Regulation, Assessment and Administration,” 2012 (Principle Investigator).

Ministry of Land and Resources of China, “Cross-Country Study of Laws and Regulations of Land Requisition and land Use Management,” 2012 (Principle Investigator).

Center for Urban and Environment Policy, Indiana University and Lilly Endowment grant for the study on fiscal policies and economic development (Principal Investigator).

Center for Urban and Environment Policy, Indiana University, Lilly Endowment grant for the research project on “Public Infrastructure and Regional Growth in Central Indiana,” 2000-2001 (Principal Investigator).

Center for Urban and Environment Policy, Indiana University, grants for the co-edited book project on Tax Increment Financing: Uses, Structures, and Impact, 1996-1997 (Principal Investigator).

Indiana State Board of Tax Commissioners. Research grant for the project on "The Impact of Converting to a Fair Market Value Assessment System in Indiana," 1995-1997 (Co-Principal Investigator).

Center for Urban and Environmental Affairs, Indiana University, grant for the project on "Tax Increment Financing and Economic Performance," 1992-1994 (Principal Investigator).

National Cooperative Highway Research Program (NCHRP), Transportation Research Board, National Research Council, research grant for the project on "Macroeconomic Analysis of the Linkages Between Transportation Investments and Economic Performance," 1992-1993, (a member of the team led by Therese McGuire and Michael Bell).

PUBLICATIONS

Books in English:

Joyce Yanyun Man, Ran Tao and Yuhung Hong, eds. China's Land Policy and Economic Development. Cambridge, MA: Lincoln Institute of Land Policy, forthcoming.

Chen, Jie, Mark Stephens and Joyce Yanyun Man, eds. The Future of Public Housing: Ongoing Trends in the East and the West. Springer-Verlag GmbH, Germany: Springer, 2013

Joyce Yanyun Man, ed. China's Environmental Policy and Urban Development. Cambridge, MA: Lincoln Institute of Land Policy, 2013

Joyce Yanyun Man, ed. China's Housing Reform and Outcomes. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Joyce Y. Man and Yuhung Hong. eds. China's Local Public Finance in Transition. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Tax Increment Finance and Economic Development: Uses, Structures and Impact. Craig John and Joyce Man, eds. Albany, New York: State University of New York Press, 2001.

Books In Chinese:

Liu, Zhilin, Juan Jing and Joyce Yanyun Man. Affordable Housing Policy: International Experiences and Implications for China. Beijing, China: The Commercial Press, forthcoming. (刘志林 景娟 满燕云 著: 可支付住房政策: 国际经验与中国借鉴,中国北京: 商务印书馆,待出)

Joyce Yanyun Man, Long, Guoqiang and Jing Juan, ed. Low-Income Housing in China: Current Issues and Policy Design. Beijing China: The Commercial Press, 2011. (满燕云 隆国强 景娟 主编: 中国低收入住房: 现状及政策设计。中国北京: 商务印书馆, 2011)。

Joyce Y. Man and Yuhung Hong. ed. China's Local Public Finance in Transition. Beijing, China: Economy & Management Publishing House, 2012 (满燕云 康宇雄 主编: 转型中的中国地方公共财政。中国北京: 经济管理出版社, 2012 年)

Joyce Yanyun Man, ed. China's Housing Reform and Outcomes. Beijing, China: Economy & Management Publishing House, 2010 (满燕云 主编: 中国的住房改革及成效。中国北京: 经济管理出版社, 2010 年)。

Papers in English:

Joyce Yanyun Man, "China's Land Policy As A Municipal Finance and Economic Development Tool," in Joyce Yanyun Man, Ran Tao and Yuhung Hong, eds. China's Land Policy and Economic Development. Cambridge, MA: Lincoln Institute of Land Policy, forthcoming.

Jie Chen, Juan Jing, Zan Yang and Joyce Yanyun Man. "Public Housing in Mainland China: History, Ongoing Trends, and Future Perspectives," in Chen, Jie, Mark Stephens and Joyce Yanyun Man, eds. The Future of Public Housing: Ongoing Trends in the East and the West. Springer-Verlag GmbH, Germany: Springer, 2013.

Joyce Yanyun Man, "Environmental Policies, Regulations and Investment in China," in Joyce Man, ed. China's Environmental Policy and Urban Development. Cambridge, MA: Lincoln Institute of Land Policy, 2013

Joyce Yanyun Man and Yinger Zheng, "Environment-Related Taxes in China: A Comparative Study," in Joyce Man, ed. China's Environmental Policy and Urban Development. Cambridge, MA: Lincoln Institute of Land Policy, 2013

Joyce Yanyun Man, Xinye Zheng and Tao Lang, "Taxation and Economic Performance: Evidence from China," The Social Science Journal, Volume 48, Issue 3, September 2011, pp.553-559.

Joyce Yanyun Man, Siqi Zheng and Rongrong Ren. "Housing Policy and Housing Markets: Trends, Patterns and Affordability," in Joyce Man, ed. China's Housing Reform and Outcomes. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Joyce Yanyun Man and Siqi Zheng, “Effects of Local Taxation and Public Spending on Housing Values: Empirical Evidence,” in Joyce Man, ed. China’s Housing Reform and Outcomes. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Joyce Yanyun Man, “Local Public Finance in China: An Overview,” in Joyce Yanyun Man and Yu-Hung Hong, eds., China’s Local Public Finance in Transition. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Joyce Yanyun Man and Xinye Zheng, “Tax Structure and Economic Growth,” in Joyce Yanyun Man and Yu-Hung Hong, eds., China’s Local Public Finance in Transition. Cambridge, MA: Lincoln Institute of Land Policy, 2011.

Joyce Yanyun Man, “China’s Housing Reform and Emerging Middle Class,” in Cheng Li, ed. China’s Emerging Middle Class: Beyond Economic Transformation. Washington D.C. : Brookings Institution Press, 2010.

Payton, Seth, John Ottensmann, Lindsey, Greg, John Wilson and Joyce Man, “Valuing the Benefits of the Urban Forest: A Spatial Hedonic Approach” Journal of Environmental Planning and Management, Volume 51, Issue 6 November 2008, pages 717 – 736.

Ottensmann, John, Seth Payton and Joyce Man, “Urban Location and Housing Values Within a Hedonic Model.” Journal of Regional Analysis and Policy, Vol. 38(1), 19-35. 2008.

Greg Lindsey, Joyce Man, Seth Payton and Kelly Dickson, “Property values, Recreation values, and Urban Greenways.” Journal of Park and Recreation Administration, Vol. 22, No. 3, pp. 69-90 (2004).

Joyce Y. Man, “Can State and Local Tax Incentive Programs Spur Job Growth?” was published as National Tax Association 95th Annual Conference 2002 proceedings, National Tax Association, Washington, DC (2003).

Joyce Y. Man, “Effects of Tax Increment Financing on Economic Development,” in Tax Increment Finance and Economic Development: Uses, Structures and Impact, Craig Johnson and Joyce Y. Man, eds. Albany, New York: State University of New York Press (May 2001).

Joyce Y. Man, “Determinants of the Municipal Decision to Adopt Tax Increment Financing,” in Tax Increment Finance and Economic Development: Uses, Structures and Impact, Craig Johnson and Joyce Y. Man, eds. Albany, New York: State University of New York Press (May 2001).

Joyce Y. Man, "Introduction," in Tax Increment Finance and Economic Development: Uses, Structures and Impact, Craig Johnson and Joyce Y. Man, eds. Albany, New York: State University of New York Press (May 2001).

Joyce Y. Man, "Fiscal Pressure, Tax Competition, and the Adoption of Tax Increment Financing," Urban Studies, Vol. 36, No.7, pp. 1151-1167 (1999).

Joyce Y. Man, "The Impact of Tax Increment Financing Programs on Local Economic Development." Public Budgeting, Accounting, and Financial Management, Vol.11, No. 3 (Fall 1999).

Joyce Y. Man and Mark Rosentraub, "Tax Increment Financing and Its Effect on Property Value Growth," Public Finance Review, Vol. 26, No. 6, pp. 523-547 (November 1998).

Joyce Y. Man, "Transportation Infrastructure and Regional Economic Growth in China," in the Symposium of "Administrative Developments in China," International Journal of Public Administration, Vol. 21, No. 9, pp. 1307-1321 (1998).

Joyce Y. Man and Michael Bell, "Transportation Investment and Economic Activity: Evidence from Public Sector Demand Analysis," in Macroeconomic Analysis of the Linkages Between Transportation Investments and Economic Performance, Michael Bell and Therese McGuire, eds. National Cooperative Highway Research program Report 389, Transportation Research Board, National Research Council. Washington, D.C.: National Academy Press, 1997.

Joyce Y. Man, "The Incidence of Differential Commercial Property Taxes: Empirical Evidence," National Tax Journal, XLVIII No. 4, 479-496 (December 1995).

Joyce Y. Man and Michael Bell, "The Impact of Local Sales Taxes on Owner-Occupied Housing," Journal of Urban Economics, 39: 114-130 (1996).

Joyce Y. Man and Michael Bell, "Trends in Federal Grants-In-Aid for Infrastructure: An Ad Hoc Strategy and Policy Issues," Public Budgeting and Finance, Vol. 13, No. 3, pp. 9-22 (Fall 1993).

Joyce Y. Man, "Infrastructure Financing in a Developing Country," in Managing Municipal Change, C. F. Bonser, ed. Bloomington, IN: School of Public and Environmental Affairs, November 1994), chapter 3, 1995.

Papers in Chinese (Selected):

Zheng Siqi, Sun Weizhen and Joyce Yanyun Man. "Simulation of Real Estate Tax Implementation and Revenue: Analysis of Large Sample Household Survey Data in 245 Chinese Prefectural Level Cities." Social Sciences in Guangdong, 2013, No. 4: 5-15.

(郑思齐,孙伟增,满燕云.房产税征税条件和税收收入的模拟测算与分析——基于中国 245 个地级及以上城市大样本家庭调查的研究[J].广东社会科学, 2013, 04:5-15.)

Yan Yan, Liu Tao and Joyce Yanyun Man. "Local Government Competition and Economic Growth: Evidence from Land Leasing Behaviors." Urban Studies, 2013 No. 3: 73-79.

(颜燕,刘涛,满燕云.基于土地出让行为的地方政府竞争与经济增长[J].城市发展研究, 2013,03: 73-79.)

He, Yang and Joyce Yanyun Man, "Local Government Financing Platforms: Size, Risk and Management." Public Finance Research, 2012, No.2: 34-37.

(何杨,满燕云.地方融资平台债务:规模、风险与治理[J].财政研究, 2012,02:34-37.)

Xiaoyuan Wan, Chun Zhang and Joyce Man. "The Role of Disaster Mitigation Planning System in the Community Reconstruction: Case of Northridge, U.S." Urban Planning International, Volume 16, No. 4, 2011: 10-15.

(万小媛,张纯,满燕云.防灾规划体系在社区重建中的作用:美国北岭的案例.国际城市规划. 2011,16 (4):10-15.)

Jing Juan, Liu Zhilin and Joyce Yanyun man, "International Experiences of Low-Income Housing Policy and Its Implications to China: Demand-side Subsidy Policies," Urban Studies, 2010 No.06, 56-63.

(景娟,刘志林,满燕云.低收入住房政策的国际经验借鉴:需求方补贴[J].城市发展研究, 2010, 06:56-63.)

Joyce Yanyun Man. "International Experiences of Property Taxation and Its Implications for China's Real Estate Tax Reform." International Taxation in China, 2011, No. 5: 11-16.

(满燕云.借鉴国际经验完善我国房产税制[J].涉外税务, 2011, 05:11-16.)

He Yang and Joyce Yanyun Man. "Risk Control of Local Government Debt Financing: Analysis from Land Public Finance Perspective." Finance and Trade Economics, 2012, No. 5: 45-50.

(何杨,满燕云.地方政府债务融资的风险控制——基于土地财政视角的分析[J].财贸经济, 2012, 05:45-50.)

Zeng Tong, Zhang Chun, Wan Xiaoyuan and Joyce Yanyun Man. “Urban Policy Transformation led by Post-Earthquake Reconstruction: Implications from Mexico Case.” *Urban Studies*, 2012, No.5: 111-118.

(郑童,张纯,万小媛,满燕云.震后重建为契机的城市政策转型:墨西哥城案例的启示[J].*城市发展研究*, 2012,05:111-118.)

Joyce Yanyun Man. “Seeking Solutions to Land Based Financing Challenges.” *China Reform*, 2010, No. 8: 16-18.

(满燕云.“土地财政”难题求解[J].*中国改革*, 2010,08:16-18.)

Liu Wei and Joyce Yanyun Man. “Hong Kong Land Transfer System and Lessons for China.” *China Report*, 2011 No. 3: 90-91.

(刘威,满燕云.看香港土地如何出让[J].*中国报道*, 2011,03:90-91.)

Research Reports (Selected):

Report on “The Next Step of China’s Fiscal Reform: Ideas and Roadmaps,” (With Jia Kang and Gao PeiRong), submitted to China Center for International Economic Exchanges, a top Chinese Government Think Tank, 2013.

Report on “Evaluation of Property Tax Reform and Experiments in China,” Background paper funded and submitted to the World Bank, 2013.

Report on “Current Issues of Tax Burden, Regional Fiscal Disparities, and Local Public Finance in China,” Submitted to Central Finance Commission of CCP, 2012.

Report on “Improving Accessibility to Jobs and Urban Services for the Urban Poor in a Metropolitan Area, Case Of Beijing,” by Chun Zhang and Joyce Yanyun Man, funded research project by the World Bank, October 2012.

Report on “Real Estate Taxation: International Experiences and China Experiments,” research report submitted to State Administration of Taxation in China, 2012.

Report on “Housing Policy and Markets in China: Issues, Challenges and Policy Options,” Funded and submitted to the State Administration of Taxation of China, 2012.

Report on “Environmental Taxation in China: Uses, Designs and Impacts” (with Su Ming and Ni Hong Ri) (in Chinese). Peking University-Lincoln Institute Center for Urban Development and Land Policy. 2012

Report on “International Experiences of Land Requisition and Land Use Management: Rules and Regulations,” a research funded by the Chinese Ministry of Land and Resources, 2012.

“The Location of Nonprofit Organizations Influences Residential Housing Prices: A Study in Marion County, Indiana.” The Center for Urban Policy and the Environment, Indiana University School of Public and Environmental Affairs, 2006 (with Bielefeld, Payton, Ottensmann, and McLaughlin)

“Property Values and Public Choices: Evidence for Greenways in Indianapolis,” Center for Urban Policy and the Environment, Indiana University School of Public and Environmental Affairs, 2003 (with Lindsey and Payton).

“Trends and Patterns of Transportation Infrastructure Investment in Central Indiana,” Center for Urban Policy and the Environment, Indiana University School of Public and Environmental Affairs, 2001.

“Municipal Adoption of Tax Increment Financing and Effects on Property Values,” Center for Urban Policy and Environment, Indiana, 1994 (with Mark Rosentraub).

“Final Report of the Indiana Fair Market Value Study,” Indiana State Board of Tax Commissioners, March 1999 (with Larry DeBoer, David Good, Craig Johnson).

Keynote Speeches, Invited Talks, and Government Trainings:

“China’s Urban Sustainability Strategies: Opportunities and Challenges,” Invited speech at the Meeting of the Minds Conference, Toronto, Canada, September 9-12, 2013

“Chinese Property Tax Reform: Progresses and Challenges,” Keynote speech at International Association of Assessing Officers (IAAO) Annual Conference, Phoenix, Arizona, September 19, 2011.

“Property Taxation Reform in China: Practices and Challenge,” Invited talk at CHOVA, Cambridge, UK. August 1-4, 2010.

“Real Estate Reform: International Experiences and Implications for China,” Invited Talk to the joint session of legislative Commission and Budgetary Commission of the National People’s Congress of P.R. China, March 23, 2012, Beijing, China.

“China’s Property Tax Reform: Options, Design and Challenges,” Invited talk to the Budgetary Commission of the National People’s Congress of P.R. China, February 24, 2012, Beijing, China.

“International Experiences of Property Tax Assessment and Administration” and “Property Tax Rate Administration and Tax Incentives: International Experiences,” Invited talks at the International Workshop on Real Estate Taxation Reform and Legislation in China,” organized by Budgetary Commission of the National People’s Congress of P.R. China, ZhongShan City, Guangdong Province, December 28, 2012.

“China’s Housing Markets: Current Issues and Challenges” and “Real Estate Tax Reform in China: Current Issues and Challenges,” Invited talks at International Seminar on Frontiers in Development Policy Managing Real Estate Developments, jointly organized by the World Bank and Ministry of Finance of China, Beijing, China, February 22-23, 2011.

“China’s Housing Policies and Markets: Opportunities and Challenges,” China Forum, CLSA (Credit Lyonnais Securities Asia), May 14-16, 2012

“China’s Social Housing Policy,” China Forum, CLSA (Credit Lyonnais Securities Asia), May 18, 2011.

“Land Requisition System: International Experiences and Implications for China,” presented at the Seminar on Land Use Management and land Requisition in China, organized by China’s Ministry of Land Resources, Huangsan, Anhui Province, China, October 25-27, 2011.

“China’s Housing Markets and Housing Policy,” invited lecture by World Bank Institute and National Institute of Administration, 2010.

Media Citations, Featured Stories and TV Interviews:

Moderator, “Dialogue on US-China Relations and Women Leadership” between Former Secretary of State Madeleine Albright and Dean Yuan Ming, Peking University, Beijing, China, June 8, 2013.

The Economist: “Taxing China: Pay or Play.” Feb. 4, 2012.

<http://www.economist.com/node/21546040/print>

The Financial Times: “China Land Price Fall Threatens Local Finances,” June 1, 2011.

<http://www.ft.com/intl/cms/s/0/df7075b4-8c6c-11e0-883f-00144feab49a.html#axzz2mfrFFVER>

The Feature Story “China: Looking to the Future.” Fair and Equitable, International Association of Assessing Officers (IAAO). December 2010.
http://www.iaao.org/uploads/Lomax_China.pdf

CCTV (Chinese Central TV), China Business Observe 中国财经报道
April 13, 2013
<http://www.xinqiyejia.com/hangye/2013044128.html>
<http://finance.cctvcjw.com/1279603.shtml>

CCTV (Chinese Central TV), China Business Observe, 2012.10. 20
<http://search.cctv.com/playVideo.php?qtex=房产税++2012.10.20&detailsid=52ff212eee1a46eca36686d1655a416b&aid=C10465&title=《中国财经报道》20121020%20聚焦房产税>

Phoenix TV, Talk Show (一虎一席谈)
<http://v.ifeng.com/f/201102/d60bd653-ece3-4e1e-aa7e-afcbaab1fb2c.shtml>

Yansan lecture Forum
<http://view.news.qq.com/zt2011/ysdjt102/index.htm>

Global Times (环球时报), video interview with Professor Karl Case and Joyce Man
<http://v.huanqiu.com/f/201208/20120801164013.shtml>

<http://v.huanqiu.com/f/201207/20120730141349.shtml>

Interviews or Commentaries and Opinions in Chinese Newspapers and Magazines (Selected)

Global Times 环球时报
http://views.ce.cn/view/gov/201004/27/t20100427_21330181.shtml
<http://opinion.huanqiu.com/roll/2009-07/520379.html>
<http://opinion.huanqiu.com/roll/2010-02/707221.html>
<http://bbs.qstheory.cn/viewnews-251.html>
<http://opinion.huanqiu.com/roll/2010-09/1105825.html>

China Business News 第一财经日报
<http://finance.sina.com.cn/roll/20091214/03107096861.shtml>
<http://www.chinanews.com/cj/2010/11-29/2686686.shtml>
<http://finance.sina.com.cn/roll/20110124/02139298168.shtml>
<http://www.cnnsr.com.cn/jtym/cszx/20110127/2011012701320085514.shtml>
<http://opinion.hexun.com/2011-01-31/127121308.html>
<http://finance.qq.com/a/20110209/000226.htm>

<http://finance.jrj.com.cn/opinion/2011/01/2802009097309.shtml>
<http://www.p5w.net/news/xwpl/201102/t3452420.htm>

21st Century Business Herald 21 世纪经济导报

November 7, 2012, <http://house.0798.ws/HouseNews-21272.html>

December 1, 2012.

<http://finance.eastmoney.com/news/1345,20121201261595371.html>

Xinhua News 新华网

http://news.xinhuanet.com/fortune/2013-02/22/c_124377198.htm

http://news.xinhuanet.com/fortune/2008-07/23/content_8751002.htm

Finance and Economics Magazine 财经 杂志

http://www.cfen.com.cn/web/meyw/2013-07/02/content_985626.htm

www.sina.com.cn 新浪财经

<http://finance.sina.com.cn/360desktop/china/20130206/165114522092.shtml>

Xinhua News, Economic Information Daily 经济参考报

<http://news.sz.soufun.com/2012-09-20/8617749.htm>

Government Finance Magazine 新理财

<http://www.cnki.com.cn/Article/CJFDTotol-XLCF201112020.htm>

Chinese Youth News 中国青年报

http://zqb.cyol.com/html/2011-01/12/nw.D110000zgqnb_20110112_5-03.htm?div=-1

http://news.youth.cn/gn/201207/t20120706_2255681.htm

China Construction News 中国建设报

http://www.chinajsb.cn/bz/content/2012-02/14/content_50767.htm

Caixin 财新

<http://economy.caixin.com/2012-03-15/100368873.html>

<http://opinion.caixin.com/2012-02-27/100361093.html>

<http://economy.caixin.com/2012-11-28/100466046.html>

China Real Estate Business 中国房地产报

http://blog.sina.com.cn/s/blog_46dfa9230100fqy8.html

<http://news.cntv.cn/20111216/120154.shtml>

Book Commentaries and Reviews

Review of “China’s Housing Reform and Outcomes” edited by Joyce Yanyun Man.” Author: Si-Ming Li, *Housing Studies*, Volume 27, No. 8, 2012

Review of “China’s Housing Reform and Outcomes” edited by Joyce Yanyun Man. Author: Ayse Pamuk, Journal of American Planning Association, Vol. 78, Issue 4. 2012.

A Review of “China’s Housing Reform and Outcomes” edited by J. Y. Man. Author: Fulong Wu, International Journal of Housing Policy, Vol. 13, Issue 1, 2013.

Review of Joyce Man and Yu-hung Hong Edited “China’s Local Public Finance in Transition.” Author: Yuen Yuen Ang, The China Quarterly 208, 1028-1030, Dec. 2011.

Review of “China Local Public Finance in Transition” edited by Joyce Man and Yu-hung Hong. Author: Xuefeng Wang, International Planning Studies, May 20, 2013.

PROFESSIONAL PAPERS AND PRESENTATIONS

University of Chicago, Center in Beijing. “How Will Local Government Debts Affect Chinese Economy.” March 13, 2012. Invited Presentation and Roundtable Discussion.

<http://www.uchicago.cn/event/research-panel-discussion-how-will-local-government-debts-affect-the-chinese-economy/>

“China’s Economic Growth, Urbanization and Development Strategy,” invited lecture at Wellesley College-Peking University Joint Initiative. June 6, 2012.

<http://www.wellesley.edu/wwp/peking/academic/profiles/node/34829>

“Extra-budget Spending, Infrastructure Investment and Effects on City Revenue Structure: Evidence from China,” presented at the Conference on Housing Crisis and the Effects on State and Local Governments, jointly organized by Urban-Brookings Tax Policy Center and Lincoln Institute, Washington, D. C. May 20-21, 2010.

“Land Housing and Economic Growth: Evidence from China,” presented at International Conference on China’s Urban Development, University of Hong Kong, December 7-8, 2010.

“Are All Public Capital Investments Equally Productive?” was presented at the 26th Annual Research Conference of Association for Public Policy Analysis and Management, Atlanta, GA, October 28-30, 2004.

“Can State and Local Tax Incentive Programs Spur Job Growth? Empirical Evidence” was presented at National Tax Association 95th annual conference in December 13-16, 2002 at Orlando, Florida

“The Effect of Tax Increment Financing on Land Use: Comments,” was presented at Lincoln Institute of Land Policy Conference on The Property Tax, Land Use and Land-Use Regulation, Phoenix, Arizona, January 13-15, 2002

“The Impact of Tax Increment Financing and Economic Development,” presented at a conference on “TIF & Tax Caps: Lessons Learned from Research and Experience,” organized by Lincoln Institute of Land Policy and Institute of Government and Public Affairs, University of Illinois, June 1, 2001

“General Equilibrium Analysis of the Incidence of the Differential Property Taxes by Industry and Location,” presented at the Public Economics Workshop at the Economics Department of the University of Illinois at Urbana-Champaign, April 21, 2000.

“Can State and Local Tax Incentive Programs Stimulate Job Growth? Empirical Evidence,” presented at Workshop in Management and Policy Analysis, School of Public and Environmental Affairs, Indiana University at Bloomington, April 17, 1998 and at the IUPUI Economics Department seminar.

“The Effects of Different Types of Property Taxes on Firm Location and Economic Development,” presented at the American Economic Association and National Tax Association joint session “Issues in Taxation” at the Allied Social Science Association Conference, Chicago January 2-6, 1998.

“The Effects of Tax Increment Financing Programs on Job Growth,” presented at the session on Issues in State and Local Public Finance, at the American Economic Association annual conference, New Orleans, LA, January 3-7, 1997.

"Tax Increment Financing: Municipal Adoption and Its Effect on Property Values," presented at the American Economic Association annual conference, San Francisco, CA, January 1996.

"The Incidence of Differential Commercial Property Taxes: Empirical Evidence," presented at the National Tax Association the 88th annual meeting, San Diego, November 8-13, 1995.

"The Demand for Transportation Infrastructure: New Evidence," presented at the 73rd Annual Meeting of the Transportation Research Board, National Research Council, Washington D.C., January 9-13, 1994.

"Capitalization of Local Sales Taxes," presented at Workshop in Public Policy Colloquium, School of Public and Environmental Affairs, Indiana University at Bloomington, November 1, 1993.

"Public Infrastructure Financing in a Developing Economy," presented at the Symposium on "Managing Municipal Change," in Hong Kong and Guangzhou, China, June 7-13, 1993.

"Local Revenue Diversification and Tiebout Efficiency," presented at the research meeting of the Public Finance and Policy Analysis Faculty of SPEA, Indiana University, Indianapolis, Indiana, December 1992.

"Tax Increment Financing and Economic Growth," presented at the 4th annual conference of the Section on Budgeting and Financing Management of the American Society for Public Administration, Arlington, Virginia, October 1992.

"Recent Trends in the Role of Intergovernmental Aids for Infrastructure," presented at the 14th annual research conference of the Association for Public Policy Analysis and Management (APPAM), Denver, Colorado, November 1992.

INTERNATIOANAL EXPERIENCE AND ACTIVITIES

Founding Director, establishing and managing the joint center of Peking University-Lincoln Institute Center for Urban Development and Land Policy, Beijing, China, October 2007 to September 2013. Tasks include: Organize Research, workshops and Conferences; Offer trainings of government officials and technical assistance to government agencies; Support research capacity building of Chinese junior faculty and graduate students; Lead teams to conduct public policy research; Disseminate information and research findings.

Professor of Economics, conducting research and teaching and supervising undergraduate and graduate students at College of Urban and Environmental Affairs, Peking University, Beijing, China, September 1, 2009 to present.

Visiting Professor, Chinese University of Politics and Law, Beijing, China, 2010 to present.

Visiting Professor of UNEP-Tongji Institute of Environment and Sustainable Development, and School of Environmental Science and Engineering, Tongji University, Shanghai, China from 2006 to 2007, participated in UNEP Future Leadership Program, HSBC training program and Small Island Countries training programs and taught a graduate level course on “Environmental Economics and Policy”.

Visiting Professor of Renmin University of China to be involved in the research project “China’s Economic Growth and Macro Controlling System in the Global Economy,” at the Chinese Financial Policy Research Center to study globalization and fiscal Policy developments in China, March 2004 to September 2006.

“Environmental Economics and Its Application to Sustainable Development: Case Studies,” presented at Pacific Leadership Programme on Environment for Sustainable Development sponsored by United nation Environmental Programme (UNEP), September 18-24, 2006, Shanghai, China.

“American Fiscal Federalism and Property Taxation,” presented at the China Center of Economics, Peking University, Beijing, China, July 8, 2006.

“Smart Growth and Sustainable and Efficient Renewable Energy and Environmental Management Strategy for Chongming Island,” presented at 2006 Shanghai Chongming Eco-Island International Forum, July 12-14, Shanghai, China.

“Fiscal Federalism and Property Tax in the U.S.: Experiences and Lessons,” at the week-long training session for public finance instructors from over 100 universities in China, which was organized and sponsored by the Chinese Ministry of Education and Renmin University of China, June 28 to July 5, 2004.

Member of an international research team organized and sponsored by Lincoln Institute of Land Policy and University of Maryland to collaborate on research and professional training with Development Research Center of State Council of China, Chinese Ministry of Treasury, and China State Tax Bureau in the area of property tax reform and intergovernmental relations in China, March 2004.

Invited to visit and lecture at the North-Western Academy of Public Administration, St. Petersburg, Russia, and discuss public finance and economic development issues from March 12-20.

Member of an international team organized to consult with representatives of provincial government of Guangdong and the municipal government of

Guangzhou in China regarding methods of finance and service delivery in a transitioning economy. Team membership included several members of the School of Public and Environmental Affairs, Indiana University, the Chinese University of Hong Kong and the Guangzhou Academy of Social Sciences. Field consultation, June 4 to June 16, 1993, Hong Kong and China.