Land Use and Housing Production in California
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My dissertation studies the economics of housing production using data from California. Each chapter focus on a specific aspect or relationship relating to housing production. Chapter one studies how the property taxes in California encourage people not to build housing. Chapter two examines if a recent mild rent control law is binding on landlords. Finally, Chapter three examines the role of natural disasters in triggering redevelopment.

The Role of Property Tax in California’s Housing Crisis
California faces a shortage of housing according to politicians, activists, and residents. In this paper, I leverage differential exposure to the Proposition 13 tax laws to understand the impact of this policy on the production of housing in Southern California. Proposition 13 restricts property tax growth as long as the owner doesn’t sell or redevelop the property, which allows me to exploit differences in market conditions at the time of prior purchase to identify the effect of these property tax limits on property redevelopment. I find that Proposition 13 discourages redevelopment and sales. In a dynamic discrete choice model of land use, I find that adopting a land value tax that replaces Proposition 13 would increase housing production by 35% generating a similar or greater amount of new housing as other policies under consideration in California.

The Effect of Rent Control on Multifamily Housing Prices and the Implications for Rental Supply
Rent control is a classic example of a price control. I evaluate the effect of AB 1482, a recently introduced rent control law in California. Using data on sales prices of multiple family housing, I find that the value of new controlled rental housing did not decline after the passage of rent control using a differences in differences approach. In this case, the rent control did not substantially effect the landlord's value of rental housing because the law is generally non-binding. AB 1482 is an example of a non or rarely binding rent control policy that is unlikely to substantially impact landlords incentives to provide rental housing to the market.

The Impact of Destructive Events on Land Use and Housing Features: Evidence from California Wildfires
In this chapter, I use variation in wildfire location and timing to estimate the impact of durability on land use. I build a dynamic model of land use that shows how durability, land use laws, and natural disasters interact together and that wildfires will increase the rate of land use changes. I test this prediction on the universe of properties in Los Angeles county over the past twelve years. My results show that land owners do not change between broad categories (housing to commercial, for example) but that the characteristics of single-family homes do change faster after a wildfire. These changes are moderated by California’s proposition 13 and suggest that this policy does reduce changes to housing stock.