Title of the paper

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Abstract

Your abstract goes here. .

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1 Introduction

This paper.[1] Theoretically, a city ...

The issue of ...

This paper is organized as follows. The next section presents ... Then, Section 4 discusses the ... Section 5 analyzes the ... Concluding remarks are offered in Section 6.

2 The model

This section presents a .

2.1 Setup

Consider a closed economy with regions indexed by $i = 0, 1$. There is a linear city in each region, with width one and length $\bar{x}_i$. The distance between the CBDs of the two cities is Γ. Urban land is occupied by mobile renters, who demand one unit of land each. Thus, $\bar{x}_i$ equals the city population P_i, and $\bar{x}_0 + \bar{x}_1 = P_0 + P_1 = P$, where P is the total population of renters in this economy.

Each renter pays a land rent $r_i(x_i)$, which is a decreasing function of x_i because individuals are willing to bid more to live closer to their work place in order to avoid commuting costs. Utilities are given by the consumption of the non-land good, with the indirect utility function of a renter who lives in i and works in j being

$$u_{i,j}(x_i) = \begin{cases} w_i - tx_i - r_i(x_i) & \text{if } j = i \\ w_j - t\Gamma - tx_i - r_i(x_i) & \text{otherwise.} \end{cases} \tag{1}$$

[1] Availotis et. al [1] uses a ...

2.2 Controls in city 0

Land rent at the boundary of each city must equal the opportunity cost of land outside the city, which is zero: $r_i(\bar{x}_i) = 0$. Rents at other places are determined by utility equalization: $u_{i,i}(x_i) = u_{i,i}(\bar{x}_i)$ for all x_i. Consequently,

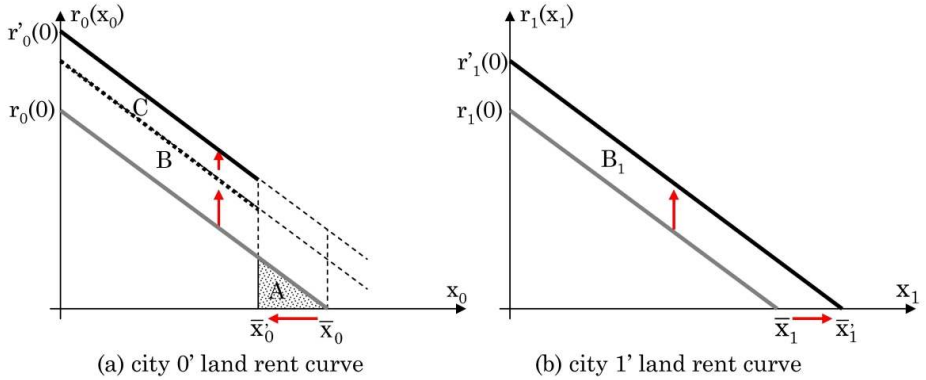
$$r_i(x_i) = t\left(\bar{x}_i - x_i\right). \tag{2}$$

Now, suppose that growth controls are introduced ($\bar{x}_0$ is restricted to under $\frac{1}{2}P$), increasing total land rents. There is no control in city 1, therefore (2) is still valid there. For city 0, however, the land rent function has changed. Recall that residents must be equally well-off in the two cities and suppose for the moment that IC does not occur, meaning that the first of the expressions in (1) is relevant. Noting that $u_{1,1}(\bar{x}_1) = w_1 - t\bar{x}_1$, set this expression equal to $u_{0,0}(x_0) = w_0 - tx_0 - r_0(x_0)$, yielding

$$r_0(x_0) = t\left(\bar{x}_1 - x_0\right) + w_0 - w_1 = t\left(P - \bar{x}_0 - x_0\right) + F'(N_0) - F'(P - N_0), \tag{3}$$

where the second equality uses $\bar{x}_1 = P - \bar{x}_0$ and ... Figure 1 illustrates the effects of controls on land rents in each city.

Figure 1: Effects of controls on rents



(a) city 0' land rent curve (b) city 1' land rent curve

Note: A is the border rent loss, B is the supply restriction gain, and C is wage increase gain.

2.3 Equilibrium characterization

This relationship could create a problem for the empirical estimation, since tighter controls would not be generating IC. Fortunately, all cities in the sample have neighbors close enough that allow some IC to occur.

3 The empirical model

In the empirical estimation, y_i is the percentage of workers residing in city i who commute to work in other cities. It is expected that this proportion will be larger if the surrounding cities have adopted a large number of control measures.[2]

4 Data

Table 4 presents descriptive statistics of those variables: the number of observations, the mean, the standard deviation, and the minimum and the maximum values.

5 Estimation results

The results for the estimation of the model ...

6 Concluding remarks

This paper examines the relationship between IC by workers and the adoption of growth-control by jurisdictions.

Acknowledgement

I thank you for reading this.

[2]Cervero (1989) notes that some jobs-housing mismatch is expected.

Table 1: Descriptive Statistics

Variable	Obs	Mean	Std. Dev.	Minimum	Maximum
wkoutpc	219	68.72	18.11	18.9	92.7
black	219	5.58	7.98	0.1	54.9
hispanic	219	24.26	18.67	3.0	93.1
asian	219	9.76	8.87	0.8	57.5
age-17	219	26.01	5.72	7.1	40.2
age18-24	219	11.41	3.90	5.3	33.5
age35-44	219	15.70	2.40	7.8	22.8
age45-64	219	17.21	3.68	9.2	32.7
age65-	219	10.50	4.92	3.8	42.1
female	219	44.35	2.47	36.4	54.6
ba	219	23.67	12.92	1.6	65.2
married	219	52.81	8.14	25.0	71.8
homeowner	219	57.29	13.26	22.3	90.9
area	219	23.51	41.95	1.2	469.3
unemploym	219	6.22	2.70	2.3	17.0
n-govnmt	203	69.38	41.88	5	358
jobs	158	35.24	91.79	2.5	1057.2

[a] ***jobs-ngb*** *is calculated using the 158 observations for* ***jobs***
[b] ***wd-ugc*** *and* ***w1-ugc*** *are calculated using the 144 observations for* ***ugc***

Appendix

List of cities included in the sample

blah-blah-blah...

Alameda city*, Alhambra city, Anaheim city, Antioch city, Apple Valley town*, Arcadia city, Azusa city, Bakersfield city, Baldwin Park city, Bell city, Bell Gardens city, Bellflower city*, Berkeley city*, Beverly Hills city*, Brea city, Buena Park city, Burbank city, Burlingame city, Camarillo city, Campbell city, Carlsbad city, Carson city*, Cathedral City city*, Ceres city*, Cerritos city*, Chico city, Chino city, Chula Vista city, Claremont city*, Clovis city*, Colton city, Compton city*, Concord city, Corona city, Coronado city*, Costa Mesa city, Covina city, Culver City city, ...
** indicates that data was available for...*

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