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William B. Thorne

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Citizenship: United States

EDUCATION

Ph.D., Economics, The Graduate Center, City University of New York	2026
M.Phil., Economics, The Graduate Center, City University of New York	2021
M.A., Economics, University of Massachusetts Amherst	2016
B.A., Economics, University of Massachusetts Amherst	2015

DISSERTATION

Second Generation Rent Control and New Construction

Committee: Matthew Baker (advisor and chair), Christos Giannikos, Jonathan Conning

FIELDS

Applied Microeconomics, Urban Economics, Spatial Economics, Real Estate Economics, Political Economy

PAPERS

Job Market Paper

“Second-Generation Rent Control and New Housing Construction: Evidence from Oregon's SB 608”

This paper covers Oregon's recent passage of SB 608 in 2019, a softer modern rent control that caps the annual rent increases at seven percent on top of an allowance for inflation, makes an exception for new builds which remain free from rent control for their first fifteen years, and allows rents to adjust to the market rate between tenancies. I use parcel-year assessor records on both the Oregon and Washington sides of their shared border in a difference-in-differences design, and I find no aggregate decline in new construction. To find a proxy for rental construction, I use new builds on the parcels held by absentee owners; I estimate these fell by roughly 1.2 per 1,000 parcels relative to those on the Washington side of the border. However, these estimates are attenuated by the existence of only one clean post-treatment year in these data and a contaminating pre-treatment differential trend.

Working Papers

“By Generation and by Design: A Review of the Empirical Rent Control Literature”

This work extends Kholodilin's (2024) review of 169 studies by coding each of the studied regimes by its design features. The relatively loose conventional terms “first and second generation” compress real variation in rent control regimes, and I propose coding on design features as a refined alternative.

“State Preemption of Rent Control: Adoption, Diffusion, and Effects on Housing Supply”

I seek to answer why states have preempted local rent control, among other housing preemptions, and I find that adoption of rent control preemptions spreads through neighboring states rather than party affiliation or ideology, and that while rent control preemption has no detectable effect, other housing preemptions do have a detectable effect on the number of units permitted.

Other Publications

“The Government’s Share of Health Expenditure: Effects on Life Expectancy & Healthcare Cost Efficiency,” *Massachusetts Undergraduate Journal of Economics*, 2014. (undergraduate journal)

TEACHING EXPERIENCE

44 semester-long courses of my own design at NYU, Brooklyn College, Baruch College, and Lehman College, through Fall 2026.

Courses taught include introductory microeconomics and macroeconomics, urban economics, industrial organization, intermediate microeconomics at the graduate and undergraduate level, mathematics for economists, and labor economics.

Adjunct Lecturer, Liberal Studies, New York University

August 2024 – Present

Principles of Microeconomics: Fall 2024, Fall 2025, Spring 2026, Fall 2026 (two sections).

Principles of Macroeconomics: Fall 2024, Spring 2026 (two sections).

Adjunct Lecturer, Brooklyn College, CUNY

August 2017 – June 2024

Taught over 30 semesters of courses in Microeconomics, Macroeconomics, Labor Economics, Industrial Organization, and Urban Economics.

Urban Economics (6 sections), Industrial Organization (5), Labor Economics (3), Elementary Macroeconomics (3), Elementary Microeconomics (3), Intermediate Microeconomics (2), Fundamental Methods of Mathematical Economics (2), Microeconomics, M.A. level (1).

Designed course syllabi, lesson plans, exams, and assignments.

Teaching Assistant, Barnard College

August 2018 – December 2021

Led recitations and graded for a large lecture course in Political Economy.

Adjunct Lecturer, Baruch College, CUNY

January 2019 – May 2020

Taught introductory Macroeconomics to undergraduate students.

Adjunct Lecturer, Lehman College, CUNY

January – December 2025

Introduction to Microeconomics: Spring 2025, Fall 2025 (two sections).

Introduction to Macroeconomics: Spring 2025.

Teaching Assistant, Hunter College, CUNY

September – December 2016

Led review sessions for multiple courses before midterm and final exams.

RESEARCH EXPERIENCE

Research Assistant, Course Development, CORE Economics Education (Columbia University and Barnard College)

January – June 2020

Developed a new introductory economics curriculum adopted by Columbia and Barnard, with content in Industrial Organization, Microeconomics, and Labor Economics.

Research Assistant, University of Massachusetts Amherst

January 2014 – May 2016

Constructed, cleaned, and analyzed a large Afrobarometer dataset for faculty research on African economic development.

HONORS AND AWARDS

Excellence in Teaching Award, Koppelman School of Business, Brooklyn College 2022, 2024
Tuition Fellowship, The Graduate Center, City University of New York
Sallie Mae Fund Student Fellowship Award, Ph.D. Program in Economics, The Graduate Center 2018

PROFESSIONAL MEMBERSHIPS

American Economic Association

TECHNICAL SKILLS

Proficient in R, Stata, LaTeX, and Python.

REFERENCES

Matthew Baker (advisor), Associate Professor, Hunter College, City University of New York,
mjbaker@hunter.cuny.edu
Christos Giannikos, Professor, Baruch College, City University of New York,
Christos.Giannikos@baruch.cuny.edu
Jonathan Conning, Associate Professor, Hunter College, City University of New York,
jconning@hunter.cuny.edu
Yehuda Klein (teaching reference), Professor and Chair, Department of Economics, Brooklyn College,
City University of New York