

OLIVIA GONZALEZ

oliviajgonzalez.com | linkedin.com/in/olivia-j-gonzalez

EDUCATION

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| Ph.D., Economics, George Mason University (GMU) | 2025 |
| Fields: Urban Economics, Economic Sociology | |
| Dissertation: "Exploring the Persistent Effects of Sundown Towns and Institutional Racial Discrimination" | |
| Committee: Thomas Stratmann (Chair), Stefanie Haeffele, Noel Johnson | |
| M.A., Economics, GMU | 2020 |
| B.S., Economics, GMU | 2014 |
| A.S., Business Administration, Northern Virginia Community College | 2011 |

EMPLOYMENT

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|---|--------------|
| Research Associate, Center on Rural Innovation (CORI) | 2025–present |
| Graduate Lecturer, GMU | 2025 |
| Economist, U.S. Small Business Administration | 2022–2025 |
| Economist (Pathways Program), Bureau of Economic Analysis | 2019–2022 |
| Research Associate, Mercatus Center at GMU | 2016–2019 |
| Research Assistant, Mercatus Center at GMU | 2014–2016 |
| Program Associate, Mercatus Center at GMU | 2014 |
| Research Intern, Mercatus Center at GMU | 2013–2014 |
| Intern, U.S. Department of Energy | 2012 |

PUBLICATIONS

Journal Articles

"From Violence to Formality: Euclid, Sundown Towns, and The Institutionalization of Exclusion." *Journal of Law, Economics & Policy*, forthcoming 2026.

Book Chapters (Peer-Reviewed)

"Exploring the Persistent Effects of Racial Discrimination on Entrepreneurship and Growth." In *Knowledge and Entrepreneurship in Public Policy*, edited by Christopher J. Coyne, Abigail R. Hall, and Eileen Norcross. Lexington Books, 2023.

"Preparing State Finances for a Time of Crisis." In *New Perspectives on State Government Fiscal Challenges*, edited by Barry W. Poulson and John Merrifield. Lexington Books, 2023.

"Destruction to Beauty: The Polycentric Adaptive Reuse of the Torpedo Factory." In *Social Coordination and Public Policy: Explorations in Theory and Practice*, edited by Roberta Q. Herzberg, Gavin Roberts, and Brianne Wolf. Lexington Books, 2023.

Policy Research Papers

"Zoning for Opportunity: A Survey of Home-Based Business Regulations" (with M. Nolan Gray). Center for Growth and Opportunity Research Paper, 2020.

"The Economics of a Targeted Economic Development Subsidy" (with Matthew D. Mitchell, Michael D. Farren, and Jeremy Horpedahl). Mercatus Special Study, 2019.

"California Zoning: Housing Construction and a New Ranking of Local Land Use Regulation" (with Salim B. Furth). Mercatus Center Research Paper, 2019.

"Ranking the States by Fiscal Condition" (with Eileen Norcross). Mercatus Center Research Paper, 2016, 2017, 2018 editions.

"Making Room for Home-Based Businesses: A Survey of 12 Zoning Ordinances" (with M. Nolan Gray). American Planning Association Economic Development Division, 2017.

Policy Briefs

"Fiscal Health Lessons for New York City." Manhattan Institute Report, 2023.

"The Path to Public Pension Reform" (with Eileen Norcross). Mercatus Policy Brief, 2017.

"State Budget Institutions" (with Matthew Mitchell). Mercatus Center Research Summary, 2016.

"State and Local Tax Policy" (with Adam Millsap). Mercatus Center Research Summary, 2016.

"Property Tax Rates and Local Government Revenue Growth" (with Justin Ross). Mercatus Policy Brief, 2015.

Popular Press

"NYC's Fiscal Problem is Even Worse than it Looks." *City & State New York*, 2023.

"Home-Based Businesses Are Coming: As COVID-19 accelerates remote working, are cities prepared?" (with M. Nolan Gray). *City Journal*, 2020.

"Ky.'s pension crisis isn't just a funding problem – it's a management one" (with M. Nolan Gray). *Lexington Herald Leader*, 2018.

"Are Virginia's Attempts to Save for a Rainy Day Enough?" (with Eileen Norcross). *Richmond Times-Dispatch*, 2017.

"How Planners Can Liberate the Next Amazon" (with M. Nolan Gray). *Planetizen*, 2017.

"Florida Defies Big-State Financial Curse" (with Eileen Norcross). *Tribune News Service*, 2017.

"The Texas Budget Battle: The Good, the Bad and – Well, at Least It's Not All Ugly" (with Eileen Norcross). *Fort Worth Star-Telegram*, 2017.

"The Biggest Movers in State Fiscal Health" (with Adam Millsap). *Real Clear Policy*, 2016.

"Human Nature Makes for Bad Budgeting" (with Matthew Mitchell). *U.S. News & World Report*, 2016.

"Tax Rates Matter; Smarter Taxes Matter More" (with Adam Millsap). *Real Clear Policy*, 2016.

PRESENTATIONS

"Euclid, Nectow, and a Century of Zoning Sprawl." Panel, *Euclid Turns 100* Law Symposium, hosted by Pacific Legal Foundation, Journal of Law, Economics & Policy, and Mercatus Center, January 2026.

"Exploring the Persistent Effects of Sundown Towns and Institutional Racial Discrimination." Markets & Society Conference, 2025.

"Building Capacity: The Benefits of an Interdisciplinary Team in Federal Program Evaluation and Research." Federal Committee on Statistical Methodology (FCSM) Annual Conference, 2024.

"Public Policy and the Changing Workforce." Barriers to Economic Opportunity for the Next Generation Conference, hosted by Center for Growth and Opportunity (CGO) and Institute for Humane Studies (IHS), 2020.

"Arkansas Fiscal Health and Ranking." Arkansas Center for Research in Economics Speaker Series, 2018.

"Do Targeted Incentives Work as Advertised?" Arkansas Center for Research in Economics Workshop, 2018.

TEACHING

International Economic Policy (ECON 385), GMU Fall 2025

Online asynchronous course on international trade, finance, and policy

Regulatory Analysis 101, U.S. Small Business Administration 2022–2025

Staff training course on regulatory economic analysis and cost-benefit analysis

MENTORSHIP

Student Capstone Coordinator, SBA/Georgetown McCourt School 2024–2025

Graduate Student Liaison, Mercatus Center MA Fellowship Program 2016–2019

AWARDS AND FELLOWSHIPS

Humane Studies Fellowship, Institute for Humane Studies 2025

Evaluation and Evidence Team of the Year, Evaluation Officer Council 2024

Frédéric Bastiat Fellowship, Mercatus Center at GMU 2019–2022

Holzheimer Memorial Student Scholarship, American Planning Association 2017

PROFESSIONAL SERVICE

Referee: Journal of Regional Analysis & Policy

Affiliations: Society for Benefit-Cost Analysis; U.S. Economic Classification Policy Committee (ECPC)

Service: Co-Lead, SBA Evidence & Evaluation Community of Practice (2022–2024); Board Member, JP Innovation Project (2021–present)

CERTIFICATIONS

Agile Project Management, Learning Tree International (2024)

Contracting Officer's Representative (FAC-COR) Levels I & II (2023–2025)

Census Special Sworn Status, U.S. Census Bureau (2022–present)