

CURRICULUM VITAE

**Margaret Walls**

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PROFESSIONAL EXPERIENCE

**Resources for the Future**, Washington, DC

Director, Climate Risks, Impacts and Resilience Program; Director, Environmental Justice Initiative, June 2021 – present. Senior Fellow, February 2006 – present. Interim Vice-President for Research, September 2016 – October 2017. Research Director, January 2012 – September 2016. Resident Scholar, November 2000 – February 2006. Fellow, October 1987 – January 1996. Indefinite appointment (equivalent of academic tenure) granted 1994.

**Victoria University, Wellington, New Zealand**

Associate Professor, School of Economics and Finance, January 1996 – November 2000  
Research Associate, New Zealand Institute for the Study of Competition and Regulation, January 1997 – November 2000.

EDUCATION

**University of California-Santa Barbara**

Ph.D. in Economics

**University of Kentucky**

B.S. in Agricultural Economics

REFEREED JOURNAL PUBLICATIONS SINCE 2005

*Published or In Press*

Becka Brolinson, Karen Palmer, and Margaret Walls, “Does Energy Star Certification Reduce Energy Use in Commercial Buildings?” *Journal of the Association of Environmental and Resource Economists*. Forthcoming.

Margaret Walls, “Economics of the U.S. National Park System: Values, Funding, and Resource Management Challenges.” *Annual Review of Resource Economics*. October 2022.

Margaret Walls and Matthew Ashenfarb, “Efficiency and Equity of an Outdoor Recreation Equipment Tax to Fund Public Lands.” *Land Economics* 98(3), August 2022.

Jacob Gellman, Margaret Walls, and Matthew Wibbenmeyer, “Wildfire Threatens Outdoor Recreation in the Western United States.” *Forest Policy and Economics* 134. January 2022.

Ali M. Rezaie, Celso Ferreira, Margaret Walls, and Ziyang Chu, “Quantifying the Impacts of Storm Surge, Sea Level Rise and Potential Reduction and Changes in Wetlands in Coastal Areas of the Chesapeake Bay Region” *Natural Hazards Review* 22(4), November 2021.

Margaret Walls, “Public Land Conflicts and Controversies: The Designation of National Monuments in the Western United States.” *Review of Environmental Economics and Policy* 14(2): 352–364 (Summer) 2020.

Margaret Walls, Patrick Lee, and Matthew Ashenfarb, “National Monuments and Economic Growth in the American West,” *Science Advances* 6(12). March 18, 2020.

Margaret Walls and Yusuke Kuwayama, “Evaluating Payments for Watershed Services Programs in the United States.” *Water Economics and Policy* 5(4): 1-38 (October) 2019.

Andrew Royal and Margaret Walls, “Flood Risk Perceptions and Insurance Choice: Do Decisions in the Floodplain Reflect Overoptimism?” *Risk Analysis* 39(5): 1088-1102 (May) 2019.

Nicholas Magliocca and Margaret Walls, “The Role of Subjective Risk Perceptions in Shaping Coastal Development Dynamics,” *Computers, Environment and Urban Systems* 71: 1-13 (September) 2018.

Margaret Walls, Nicholas Magliocca and Virginia McConnell, “Modeling Coastal Land and Housing Markets: Understanding the Competing Influences of Amenities and Storm Risks.” *Ocean and Coastal Management* 157: 95-110 (May) 2018.

Nicholas Magliocca, Margaret Walls and Virginia McConnell, “Spatial and Temporal Sensitivities in an Agent-based Model of Residential Location Decisions and Coastal Development Dynamics.” *Journal of Artificial Societies and Social Simulation* 21(1) 2018.

Rebecca Epanchin-Niell, Carolyn Kousky, Alexandra Thompson, and Margaret Walls, “Threatened Protection: Sea Level Rise and Coastal Protected Lands of the Eastern United States.” *Ocean and Coastal Management* 137(1): 118-130 (March) 2017.

Margaret Walls, “Building Labels Lead to Savings,” *Nature Energy* 2(4), April 2017.

Margaret Walls, Karen Palmer, Todd Gerarden, and Xian Bak, “Is Energy Efficiency Capitalized in Home Prices? Evidence from Three U.S. Cities.” *Journal of Environmental Economics and Management* 82: 104–124 (March) 2017.

Rebecca Epanchin-Niell, Yusuke Kuwayama, and Margaret Walls, “Spatial-Dynamic Complexities of the Climate Challenge for Rural Areas: Integrating Resource and Regional Economic Insights.” *American Journal of Agricultural Economics* 99 (2): 447-463 (February) 2017.

Karen Palmer and Margaret Walls, “Using Information to Close the Energy Efficiency Gap: A Review of Benchmarking and Disclosure Ordinances.” *Energy Efficiency* 10:673–691 2017.

Nicholas Magliocca, Virginia McConnell, and Margaret Walls, “Exploring Sprawl: Results from an Economic Agent-Based Model of Land and Housing Markets.” *Ecological Economics* 113 (May) 2015, pp 114-125.

Karen Palmer and Margaret Walls, “Limited Attention and the Residential Energy Efficiency Gap.” *American Economic Review Papers & Proceedings* V105, no. 5 (May) 2015, pp 192-195.

Margaret Walls, Carolyn Kousky, and Ziyang Chu, “Is What You See What You Get? The Value of Natural Landscape Views,” *Land Economics* V91, no. 1 (February) 2015, pp 1-19.

Carolyn Kousky and Margaret Walls, “Floodplain Conservation as a Flood Mitigation Strategy: Examining Costs and Benefits,” *Ecological Economics* 104 (August) 2014, pp 119-128.

- Margaret Walls, “Comparing Subsidies, Loans, and Standards for Improving Home Energy Efficiency,” *Cityscape* V16, no. 1 (March) 2014, pp 253-278.
- Carolyn Kousky, Sheila Olmstead, Margaret Walls, and Molly Macauley, “Strategically Placing Green Infrastructure: Cost-Effective Land Conservation in the Floodplain,” *Environmental Science and Technology* V47, no. 8 (April) 2013, pp 3563–3570.
- Karen Palmer, Margaret Walls, Hal Gordon, and Todd Gerarden, “Assessing the Energy Efficiency Information Gap: Results from a Survey of Home Energy Auditors,” *Energy Efficiency* V6, no. 2 (May) 2013, pp 271-292.
- Joshua Blonz, Dallas Burtraw, and Margaret Walls, “Social Safety Nets and U.S. Climate Policy Costs,” *Climate Policy* V12, no. 4 (July) 2012, pp 474-490.
- Nicholas Magliocca, Virginia McConnell, Margaret Walls, and Elena Safirova, “Zoning on the Urban Fringe: Results from a New Approach to Modeling Land and Housing Markets,” *Regional Science and Urban Economics* V42 (January) 2012, pp 198-210.
- Nicholas Magliocca, Virginia McConnell, Elena Safirova, and Margaret Walls, “An Agent-Based Model of Coupled Housing and Land Markets,” *Computers, Environment, and Urban Systems* V35, no. 3 (May) 2011, pp 183-191.
- Margaret Walls, “The State of the Great Outdoors: Charting Recent Trends, Assessing Funding Needs, and Understanding Americans’ Connection to Nature,” *Journal of Physical Activity and Health* S-141-2 (January) 2011.
- Joshua Blonz, Dallas Burtraw, and Margaret Walls, “Climate Policy’s Uncertain Outcomes for Households: The Role of Complex Allocation Schemes in Cap-and-Trade,” *B.E. Journal of Economic Analysis and Policy* V10, no. 2, 2010.
- Dallas Burtraw, Richard Sweeney, and Margaret Walls, “The Incidence of U.S. Climate Policy: Alternative Uses of Revenue from a Cap-and-Trade Auction,” *National Tax Journal*, V62 (September) 2009, pp 497-518.
- Virginia McConnell and Margaret Walls, “Policy Monitor: U.S. Experience with Transferable Development Rights,” *Review of Environmental Economics and Policy*, Summer 2009.
- Elizabeth Kopits, Virginia McConnell, and Margaret Walls, “Making Markets for Development Rights Work: What Determines Demand?” *Land Economics* V94, No. 1 (February) 2008: pp 1-16.
- Elizabeth Kopits, Virginia McConnell, and Margaret Walls, “The Tradeoff between Private Lots and Public Open Space in Subdivisions at the Urban-Rural Fringe,” *American Journal of Agricultural Economics* V89, No. 5, 2007: pp. 1191–1197.
- Ian Parry, Margaret Walls, and Winston Harrington, “Automobile Externalities and Policies,” *Journal of Economic Literature* Vol. XLV (June) 2007: pp. 373–399.
- Margaret Walls, Elena Safirova, and Yi Jiang, “What Drives Telecommuting? The Relative Impacts of Worker Demographics, Employer Characteristics, and Job Types,” *Transportation Research Record* No. 2010, 2007: pp 111-120.
- Peter Nelson, Elena Safirova, and Margaret Walls, “Telecommuting and Environmental Policy: Lessons from the eCommute Program,” *Transportation Research-Part D: Transport and Environment*, V12, Issue 3 (May) 2007, pp. 195-207.

Virginia McConnell, Elizabeth Kopits, and Margaret Walls, “How Well Can Markets for Development Rights Work? Evaluating a Farmland Preservation Program,” *Journal of Environmental Planning and Management*, September 2006.

Virginia McConnell, Margaret Walls, and Elizabeth Kopits, “Zoning, TDRs, and the Density of Development,” *Journal of Urban Economics*, V59, issue 3 (May) 2006, pp 440-457.

Paul Calcott and Margaret Walls, “Waste, Recycling, and ‘Design for Environment’: Roles for Markets and Policy Instruments,” *Resource and Energy Economics*, V27, no. 4 (November) 2005, pp 287-305.

Virginia McConnell, Elizabeth Kopits, and Margaret Walls, “Farmland Preservation and Residential Density: Can Development Rights Markets Affect Land Uses?” *Agricultural and Resource Economics Review*, V34, no. 2 (October) 2005, pp 131-144.

Margaret Walls, Molly Macauley, and Soren Anderson, “Private Markets, Contracts, and Government Provision: What Explains the Organization of Local Waste and Recycling Markets?” *Urban Affairs Review*, V40, no. 5 (May) 2005, pp 590-613.

#### CURRENT WORKING PAPERS

Danae Hernandez-Cortes and Margaret Walls, “Migration as Adaptation? Relocations in the United States in Response to Hurricanes.” Working paper, May 2021. [presented at Association of Environmental and Resource Economists conference, June 2021; University of Miami academic seminar, April 2022]

Margaret Walls and Matthew Wibbenmeyer. “Local Economic Impacts of Wildfires” [presented at American Economic Association annual meetings, January 2022, and Association of Environmental and Resource Economists conference, June 2022].

#### WORK IN PROGRESS

Jacob Gellman, Margaret Walls, and Matthew Wibbenmeyer. “Willingness to Accept Wildfire Smoke: Evidence from Administrative Recreation Data” [presented at Western Economic Association International Conference, July 2022]

Margaret Walls. “Conservation and Environmental Justice.” [Preliminary presentation, The Ecology Center, Utah State University, October 20, 2021]

Margaret Walls and Andie Creel. “Who Benefits from Government Funding for Parks? Environmental Justice and Spending in the Land and Water Conservation Fund.” [presented at Property and Environment Research Center, August 2021]

#### SELECTED RECENT BLOG POSTS, PODCASTS, AND MAGAZINE ARTICLES

[Common Resources](#) blog posts:

Getting to 30x30: Important Considerations for the Biden Administration’s Conservation Agenda. (with Alexandra Thompson). April 14, 2021.

Restoring National Monuments: The Economics Say Yes (with Paul Jakus). January 25, 2021.

National Park Gateway Communities, the Outdoor Recreation Economy, and COVID-19 (with Matthew Ashenfarb). May 22, 2020.

Permanent Funding for the Land and Water Conservation Fund: Three Next Steps. March 12, 2020.

Diversity in the Great Outdoors: Is Everyone Welcome in America's Parks and Public Lands (with Reyna Askew). May 24, 2019.

Does the Coastal Barrier Resources System Provide a Policy Template to Address Wildfire Risk? (with Matthew Wibbenmeyer and Carolyn Kousky). March 20, 2019.

The Outdoor Recreation Economy and Public Lands. Sept. 25, 2018.

Recovering from Disasters: Evaluating FEMA's Housing Assistance Program in the 2017 Hurricane Season (with Danae Hernandez Cortes). Sept. 19, 2018.

Funding Conservation: Contrasting Approaches in Federal Programs. April 24, 2018.

Coastal Protected Lands and Sea Level Rise (with Rebecca Epanchin-Niell, Carolyn Kousky and Alexandra Thompson). January 19, 2017.

#### Podcasts:

What We've Learned about Long-Term Investments in Forest Watersheds. [Keeping Forests](#) podcast. March 18, 2021.

Do National Monuments Help or Hinder Local Economies? [Resources Radio](#) podcast. March 24, 2020.

People, Parks, and Policy [Resources Radio](#) podcast. January 15, 2019.

#### Wall Street Journal, The Experts Blog

[How Cities Are Taking the Lead on Green Building](#). April 28, 2016.

[Why Won't People Invest in Energy Efficiency—Even When It Saves Them Money?](#) September 15, 2015.

[Why Now is the Right Time for a Carbon Tax](#). April 2, 2015.

[Let's Take a Step Back from the Fracking Issue](#). Nov. 14, 2013.

#### Resources magazine articles

Margaret Walls and Vincent Gonzales, "Dismantling Dams Can Help Address US Infrastructure Problems." October 22, 2020.

Margaret Walls, Casey Wichman and Kevin Ankney, "Overcrowding in National Parks: Seeing the Forest for the Trees with Better Data." Issue 199 (Fall) 2018.

Margaret Walls, "Protecting our National Parks: New Entrance Fees Can Help" Issue 193 (Fall) 2016.

Karen Palmer and Margaret Walls, "What Homeowners Say About Home Energy Audits," Issue 188 (Winter) 2015.

Margaret Walls, "Private Funding of Public Parks," Issue 186 (Spring/Summer) 2014.

Virginia McConnell, Margaret Walls, and Elizabeth Kopits, "Explaining Sprawl: How Much Does Zoning Matter?" Spring 2006.

#### Other magazine articles

Margaret Walls, "Dedicated Funds for Parks: Designing the Right Approach," *Parks and Recreation* magazine, March 2013.

Elizabeth Kopits, Virginia McConnell, and Margaret Walls, “The Tradeoff between Private Lots and Public Open Space in Subdivisions at the Urban-Rural Fringe,” *Regulation* Issue 3 (September) 2008.

#### RECENT PUBLISHED REPORTS

Margaret Walls. *Aligning Dam Removal and Dam Safety: Comparing Policies and Institutions Across States*. RFF Report, October 2020.

Vincent Gonzales and Margaret Walls. *Dams and Dam Removals in the United States*. RFF Report, October 2020.

Margaret Walls, Casey Wichman, and Kevin Ankney, *Nature-based Recreation: Understanding Campsite Reservations in National Parks*. RFF Report, November 2018.

Margaret Walls, *Private Funding of Public Parks: Assessing the Role of Philanthropy*. RFF Issue Brief, January 2014.

Margaret Walls. *Paying for State Parks: Evaluating Alternative Approaches for the 21st Century*. Resources for the Future, January 2013.

#### BOOK CHAPTERS

Carolyn Kousky, Margaret Walls, and Ziyang Chu, “Measuring Resilience to Climate Change: The Benefits of Forest Conservation in the Floodplain,” *Proceedings of the Pinchot Institute Forest Conservation in the Anthropocene Conference*. U.S. Forest Service Pacific Southwest Research Station (peer reviewed). 2014.

Margaret Walls and Anne Riddle, “Land Use Policies in the U.S. for Protecting Biodiversity and Ecosystem Services,” in *Encyclopedia of Energy, Natural Resources and Environmental Economics*, Jason Shogren, ed. (Amsterdam: Elsevier) 2013.

Joshua Blonz, Dallas Burtraw, and Margaret Walls, “Climate Policy’s Uncertain Outcomes for Households: The Role of Complex Allocation Schemes in Cap-and-Trade,” Mark A. Cohen, Don Fullerton, and Robert Topel, eds. *Distributional Aspects of Energy and Climate Policies* (Cheltenham: Edward Elgar), 2013.

Margaret Walls, “Deposit-Refund Systems in Practice and Theory,” in *Encyclopedia of Energy, Natural Resources and Environmental Economics*, Jason Shogren, ed. (Amsterdam: Elsevier) 2013.

Dallas Burtraw, Margaret Walls, and Josh Blonz, “Distributional Impacts of Carbon Pricing Policies in the Electricity Sector,” in *U.S. Energy Taxes*, Gilbert Metcalf, ed. (Cambridge University Press), 2010.

Ian Parry, Hilary Sigman, Margaret Walls, and Robertson Williams, “The Incidence of Pollution Control Policies,” *International Yearbook of Environmental and Resource Economics 2006/2007*, Henk Folmer and Tom Tietenberg, eds. (London: Edward Elgar Publishers).

#### SELECTED GRANT AWARDS

Septic to Sewer? Justice-focused Strategies for Addressing Coastal Septic Failures Under Sea Level Rise and Increased Flooding. EPA-STAR. August 2022-August 2025. \$477,000 (RFF allocation).

Can Removing Development Subsidies Promote Adaptation? The Coastal Barrier Resource System as a Natural Experiment. Lincoln Institute of Land Policy. January 2022-March 2023. \$100,000.

Wildfire Risks in Rural Communities: Measuring Impacts, Modeling Choices, Evaluating Policies. U.S. Department of Agriculture National Institute for Food and Agriculture, Agriculture and Food Research Initiative (AFRI). March 2021-March 2023. \$425,000.

Wildfire, Outdoor Recreation, and Rural Communities in the Western United States. U.S. Department of Agriculture National Institute for Food and Agriculture, Agriculture and Food Research Initiative (AFRI). September 2020-September 2023. \$471,000.

Understanding the Economics of Dam Removals: Motivations, Impediments and Policy Solutions in the American West, William and Flora Hewlett Foundation. March 2019-October 2020. \$250,000.

Can Dam Removals Enhance Conservation Outcomes in Virginia? August Heid Trust. February 2019-February 2020. \$145,000.

Local Community Impacts of Federal Protected Lands. RFF Castle Rural Lands Award. October 2018 – October 2019. \$100,000.

Local Economic Impacts of Federal Protected Lands, Pew Charitable Trusts. May 2018 – May 2019. \$150,000.

Modeling to Promote Regional Resilience to Repeated Heat Waves and Hurricanes. *National Science Foundation* (with University of Michigan, Johns Hopkins University, Georgetown University, George Mason University, and Maryland Institute College of Art). October 2013 – September 2018. \$978,118 (RFF allocation).

“Conservation Reconsidered” at 50: A Workshop in Honor of John Krutilla. *Alfred P. Sloan Foundation* (\$20,000) and U.S. Environmental Protection Agency National Center for Environmental Economics (\$25,000). June 2017 – December 2017.

Valuing Ecosystem Services from Forests. *U.S. Forest Service*. August 2012 – August 2017. \$150,000.

The Resources for the Future Energy Efficiency Information Initiative: Understanding the Role of Information Policies and Programs in Closing the Energy Efficiency Gap. *Alfred P. Sloan Foundation*. July 2013 – June 2015. \$445,890.

Creating Resilience to Climate Change: Cost-Effective Land Conservation in the Floodplain. *NOAA Climate Program Office, Climate and Societal Interactions—Sectoral Applications Research Program*. August 2012 – July 2015. \$298,264.

Evaluating State Park Funding Models. *Stephen D. Bechtel, Jr. Foundation*. July 2012 – January 2013. \$75,000.

The Role of Land Use in Adaptation to Increased Precipitation and Flooding: A Case Study in the Great Lakes Region. February 2011 – February 2012. *NOAA Coastal Services Center*. \$128,250.

Toward a New National Energy Policy: Assessing the Options. *George Kaiser Family Foundation*. March 2008 – December 2010. \$1.4 million.

Global Climate Change and the Next Administration. *Doris Duke Charitable Foundation*. February 2009 – December 2010. \$150,000.

The State of the Great Outdoors: America's Parks, Public Lands, and Recreation Resources. *Laurance S. Rockefeller Fund, American Conservation Association, Richard King Mellon Foundation, and David and Lucile Packard Foundation*. May 2008 – November 2009. \$459,760.

#### PROFESSIONAL ACTIVITIES AND AWARDS

Mentor, American Economic Association Committee on the Status of Minorities in the Economics Profession 2021-2022.

Mentor, Association of Environmental and Resource Economists Scholars Program 2021-2022.

Lone Mountain Fellow, Property and Environment Research Center, Bozeman, Montana, Summer 2021.

Program Committee member, Council on Food, Agricultural and Resource Economics (C-FARE), January 2021-present.

Treasurer, Association of Environmental and Resource Economists, January 2019-January 2022.

Member, *The Wall Street Journal* Experts/The Experts Panel, January 2013-present.

Participant, Systems Approach to Geomorphic Engineering (SAGE) Science and Technical Team, 2015-2017.

Research Advisory Committee member, American Farmland Trust, 2012-2014.

Study Director, Outdoor Resources Review Group (ORRG), 2008-2009. See [ORRG webpage](#) for more information.

Member, National Research Council, Committee on Tires and Vehicle Fuel Efficiency, 2005-2006.

Member, European Environment Agency High-level Network of Leading Economists, 2004-2006.

Distinguished economist, Kentucky Economic Association, awarded October 2003.

Member:

American Economic Association

Association of Environmental and Resource Economists