

Shahar Rotberg, Ph.D.

shahar.rotberg@gmail.com • shaharrotberg.com • +1-647-700-5717

Canada Mortgage and Housing Corporation, Research Division
700 Montreal Road, Ottawa, Ontario K1A 0P7

Research interests

Macroeconomics, housing, taxation, wealth distribution, tax evasion

Education

- 2018 Ph.D., Economics, University of Toronto
 Dissertation: Essays on Housing Markets, Housing Market Policies, & Taxation
- 2012 M.A., Economics, University of Toronto
- 2011 Honors B.A., Economics, University of Western Ontario

Publications

- [“Tax Evasion and Capital Taxation”](#), with Joseph Steinberg, *Journal of Political Economy*, 2024.
- [“Mortgage Interest Deductions? Not a Bad Idea After All”](#), with Joseph Steinberg, *Journal of Monetary Economics*, 2024.
- [“The Implications of Housing for the Design of Wealth Taxes”](#), *International Economic Review*, 2022.

Working papers

- [“Rent Control? Bad in Theory, Not Always in Practice”](#), with Lin Zhang, R&R at *European Economic Review*.
- [“Housing First or Treatment First?”](#), ***Job market paper***.

Work in progress

- “The Tragedy of the Condos”, with Lu Han and Shang Zeng.
- “The Curse of Partial Technological Adoption”, with Efraim Benmelech.
- “Progressive Wealth Taxes Revisited”, with Shang Zeng.
- “AI, Labor Markets, and Housing Markets”, with Shang Zeng.

Externally-published CMHC research

- [“Evictions in Canada: Towards Understanding the Magnitude of Evictions in Canada”](#), with Elisabeth Feltaous, Michelle Verbeek, Kathleen Worton, and Mary-Kay Bachour, CMHC, 2025. *Underlying research report for the three Research Insights below.*
- [“Evictions in Canada: The Links Between Evictions and Homelessness”](#), with Kathleen Worton, Elisabeth Feltaous, Mary-Kay Bachour, and Michelle Verbeek, CMHC, 2025. *Most-read CMHC research output of 2025; covered in Toronto Star and CBC.*
- [“Evictions in Canada: Populations Experiencing Vulnerabilities”](#), with Mary-Kay Bachour, Michelle Verbeek, Elisabeth Feltaous, and Kathleen Worton, CMHC, 2025.
- [“Evictions in Canada: Inequities in Health Outcomes Among Groups at Higher Risk of Evictions”](#), with Laura Poulin, Elisabeth Feltaous, Kathleen Worton, Mary-Kay Bachour, and Michelle Verbeek, CMHC, 2025.
- [“Does Owning a Home Build More Wealth?”](#), with Oualid Moussouni and Rachel Shan, CMHC, 2024.

Code licensing

General-equilibrium housing-model code (Fortran). Original codebase developed for academic research and subsequently licensed to the Canada Mortgage and Housing Corporation for internal use in housing-policy analysis and housing research.

Professional experience

2021–present *Senior Specialist, Research, Canada Mortgage & Housing Corporation (CMHC)*

- Designed and led a general-equilibrium analysis of the fiscal cost of eliminating core housing need via housing vouchers, accounting for required income tax increases and equilibrium effects on rents, labor supply, wages, and fraud.
- Led research estimating the impact of homeownership on wealth accumulation across the income distribution.
- Co-authored a research report on evictions in Canada and three accompanying Research Insights.
- Developed a micro-based methodology for assessing mortgage default risk under alternative macroeconomic scenarios; [covered](#) in national media.
- Designed a research program on the determinants of chronic homelessness, aligning the framework with corporate policy priorities.
- Presented research findings to CMHC senior management, at academic conferences, and in university seminars.

2018–2021 *Specialist, Housing Finance Policy, CMHC*

- Developed economic models, under tight turnaround times, to forecast the impact of policy interventions on bank balance sheets, housing prices and rents, and investor behavior.
- Led the design and execution of research projects on housing and wealth inequality using quantitative general-equilibrium frameworks.
- Created risk metrics and policy-evaluation tools used by senior stakeholders to quantify rental affordability and tenant outcomes.
- Designed a default-management tool to help unemployed homeowners maintain mortgage payments.
- Developed novel financial products aimed at reducing rents, enabling renters to build housing equity, and lowering mortgage carrying costs.
- Prepared executive briefings translating technical analyses into accessible policy recommendations for senior management.

Teaching experience

2025 Guest Lecturer, York University

2011–2018 Teaching Assistant, University of Toronto

- Ph.D. Econometrics; MBA Real Estate Investment
- Macroeconomics (3rd- and 2nd-year undergraduate); Microeconomics (2nd-year undergraduate); Principles of Economics (1st-year undergraduate)

Available to teach: Macroeconomics (graduate and undergraduate), Real Estate Economics, Public Finance, Housing Policy, Quantitative Methods.

Research assistantships

2012–2016 Research Assistant, University of Toronto

- Assisted Professors Gueorgui Kambourov, Kory Kroft, and Lu Han.
- Worked on a discrete multi-choice model with endogenous products to study tax effects on welfare.
- Developed STATA code to analyze Survey of Income and Program Participation data.

Invited seminars

2025: University of Southern California (Marshall), York University

2024: Queen's University, McMaster University, York University

2023: University of Wisconsin–Madison, University of Windsor

2021: York University, McMaster University, Toronto Metropolitan University

2019: Bank of Israel

2018: Hebrew University of Jerusalem, Ben-Gurion University of the Negev, University of Haifa, McMaster University, Toronto Metropolitan University

2017: University of Toronto

Conference presentations

2019: Canadian Economics Association Annual Meeting

2018: Midwest Macro Meetings (Fall)

2017: Midwest Macro Meetings (Fall), Midwest Economics Association (Spring)

2016: Canadian Economics Association Annual Meeting

Other presentations

2025: Revenu Québec • **2018–2026:** Canada Mortgage and Housing Corporation

Professional service

Referee: Real Estate Economics, Regional Science and Urban Economics, Journal of Regional Science, Macroeconomic Dynamics

Awards and fellowships

2014–2017 Joseph-Armand Bombardier Doctoral Scholarship (awarded to top 3% of applicants)

2011–2014 Ontario Graduate Scholarship

2011 Chancellor's Prize Honors Program

- Highest GPA in Faculty of Social Science graduating cohort (1 of 1,500 students)

2011 S.F. Glass Gold Medal

- Highest GPA in Economics Honors Program graduating cohort (1 of 30)

2011 Mark K. Inman Senior Essay Prize

- Most outstanding senior thesis in Economics Honors Program (1 of 30)

2007–2011 Dean's Honour List

2007–2011 UWO Continuing Entrance Scholarship

- Awarded to students entering with a 95%+ high school average

Technical skills

Fortran (expert), STATA (expert), Python (fluent), MATLAB (fluent)

Additional training: Data Science certificate, General Assembly, Toronto (2021). Statistical modeling, machine learning, natural language processing, data scraping.

Personal

Citizenship: Canadian

References

Efraim Benmelech

Northwestern University

Kellogg School & NBER

[e-benmelech@kellogg.](mailto:e-benmelech@kellogg.northwestern.edu)

northwestern.edu

Joseph Steinberg

University of Toronto

Department of Economics

joseph.steinberg@utoronto.ca

Lu Han

University of Wisconsin–Madison

Wisconsin School of Business

lu.han@wisc.edu