

# Isabelle Nilsson

University of North Carolina at Charlotte  
Department of Geography & Earth Sciences  
9201 University City Blvd  
Charlotte, NC 28223

Email: [inilss01@uncc.edu](mailto:inilss01@uncc.edu)  
Homepage: <https://clas-pages.uncc.edu/isabelle-nilsson/>

## Education

Ph.D. Spatially Integrated Social Science (Geography/Economics), University of Toledo, 2015.

M.A. Economics, University of Toledo, 2011.

M.Sc. Economics, Luleå University of Technology (Sweden), 2009.

## Academic Appointments

Assistant Professor, Department of Geography & Earth Sciences, UNC Charlotte, 2015–

Core Faculty, Public Policy Ph.D. program, UNC Charlotte, 2015–

Graduate Research/Teaching Assistant, Department of Geography & Planning, University of Toledo, 2011–2015.

Graduate Assistant, Department of Economics, University of Toledo, 2010–2011.

Research Engineer, Department of Economics, Luleå University of Technology (Sweden), 2009–2010.

## Publications<sup>1</sup>

### *Journal Articles*

Delmelle, E. C., **I. Nilsson**, and A. Bryant\* (2020). Investigating Transit Induced Displacement Using Evictions Data. *Housing Policy Debate*, forthcoming (<https://doi.org/10.1080/10511482.2020.1815071>).

**Nilsson, I.**, J. C. Schuch, E. C. Delmelle, and K. L. Canales\* (2020). Should I Stay or Should I Go? A Survey Analysis of Neighborhood Change and Residential Mobility Concerns around New Light Rail Stations in Charlotte, NC. *Journal of Transport Geography*, forthcoming (<https://doi.org/10.1016/j.jtrangeo.2020.102790>).

**Nilsson, I.** and E. C. Delmelle (2020). Impacts of New Rail Transit Stations on Neighborhood Destination Choices and Income Segregation. *Cities*, forthcoming (<https://doi.org/10.1016/j.cities.2020.102737>).

Delmelle, E. C., **I. Nilsson**, and J. C. Schuch (2020). Who's Moving In? A Longitudinal Analysis of Home Purchase Loan Borrowers in New Transit Neighborhoods. *Geographical Analysis*, forthcoming (<https://onlinelibrary.wiley.com/doi/abs/10.1111/gean.12234>).

**Nilsson, I.**, J. Wartell and N. Reid (2020). Craft Breweries and Neighborhood Crime: Are They Related? *Papers in Applied Geography*, 6:256-271.

Delmelle, E. C. and **I. Nilsson** (2020). New Rail Transit Stations and the Out-Migration of Low-Income Residents. *Urban Studies*, 57:134-151.

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<sup>1</sup>\* indicates student co-author

- Nilsson, I.** and N. Reid (2019). The Value of a Craft Brewery: On the Relationship between Craft Breweries and Property Values. *Growth and Change*, 50:689-704.
- Nilsson, I.**, O. Smirnov, N. Reid and M. Lehnert\* (2019). To Cluster or Not to Cluster? Spatial Determinants of Closures in the American Craft Brewing Industry. *Papers in Regional Science*, 98:1759-1778.
- Hammel, D. and **I. Nilsson** (2019). Mortgage Foreclosures, Race and Post-Recession Lending. *The Professional Geographer*, 71:536-550.
- Canales, K. L.\*, **I. Nilsson** and E. C. Delmelle (2019). Do Light Rail Transit Investments Increase Employment Opportunities? The Case of Charlotte, North Carolina. *Regional Science Policy & Practice*, 11:189-202.
- Nilsson, I.** and O. Smirnov (2018). Limited Location Options: Measuring Spatial Interactions among Retailers under Zoning Restrictions. *Geographical Analysis*, 50:358-377.
- Nilsson, I.** and E. C. Delmelle (2018). Transit Investments and Neighborhood Change: On the Likelihood of Change. *Journal of Transport Geography*, 66:167-179.
- Nilsson, I.**, N. Reid, and M. Lehnert\* (2018). Geographic Patterns of Craft Breweries at the Intraurban Scale. *The Professional Geographer*, 70:114-125.
- Nilsson, I.** and O. Smirnov (2017). Clustering vs. Relative Location: Measuring Spatial Interactions between Retail Outlets. *Papers in Regional Science*, 96:721-741.
- Häggquist, E. and **I. Nilsson** (2017). Factors Influencing the Adoption of Geological Information in Local Governments, the Case of Swedish Municipalities. *Journal of Environmental Planning & Management*, 60:1112-1126.
- Schafer, S. and **I. Nilsson** (2016). The Effects of Public and Private Investments in ITS on Freight Transportation Outcomes. *Transportation Research Record: Journal of the Transportation Research Board*, 2548:90-96.
- Nilsson, I.** and O. Smirnov (2016). Measuring the Effect of Transportation Infrastructure on Retail Firm Co-Location Patterns. *Journal of Transport Geography*, 51:110-118.

### Book Chapters

- Lehnert, M.\*, **I. Nilsson**, and N. Reid (2020). Navigating the Regulatory Environment in American Urban Areas: The Case of American Craft Breweries. In Strojer Madsen, E., J. Gammelgaard, and B. Hobdari (eds.) *New Developments in the Brewing Industry: The Role of Institutions and Ownership*, Oxford University Press, *forthcoming*.
- Nilsson, I.**, N. Reid and H. Campbell (2020). The Changing Industrial Organization of American Megaregions. In Glaeser, E., K. Kourtit and P. Nijkamp (eds.) *Urban Empires*, Routledge.
- Miner, A.\*, E. C. Delmelle and **I. Nilsson** (2019). Neighborhood Change around Subway Lines in US Cities. In Knowles, R. and F. Ferbrache (eds.) *Transit Oriented Development and Sustainable Cities: Economics, Community and Methods*, Edward Elgar Publishing.

### Proceedings

- Nilsson, I.**, O. Smirnov, and P. Lindquist (2014). Demand for Transportation Infrastructure and Strategic Interactions in Firm Location Choices. *Proceedings of the Center for Logistics, Trade and Transportation Symposium*, University of Southern Mississippi, Gulfport, MS, February 26-27.

## Technical Reports

Gåhlin, E., I. Nilsson, M. Pettersson, and P. Söderholm (2011). *Tillståndsprövning för kärnkraft: Analys av den svenska situationen* (Licensing Nuclear Power: An Analysis of the Swedish Situation). Elforsk Report, 11:06.

Gåhlin, E., I. Nilsson, M. Pettersson, and P. Söderholm (2010). *Tillståndprocesser för kärnkraft. Internationella lärdomar* (Licensing Processes for Nuclear Power: Lessons from Abroad). Elforsk Report, 10:24.

Brännlund, R., I. Nilsson, and P. Söderholm (2010). *Samhällsekonomiska värden av olika miljöeffekter vid ett ökat utnyttjande av biogas* (Economic Valuation of Environmental Effects due to an Increased Usage of Bio Gas). Swedish Energy Agency. In Report ER 2010:23: Förslag till en sektorsövergripande biogasstrategi.

Söderholm, P., T. Ejdemo, and I. Nilsson (2010). *Energieffektivisering och samhällsekonomi: Ekonomisk forskning om barriärer för en effektivare energianvändning* (Energy Efficiency and Economics: Economic Research on Barriers for a More Efficient Use of Energy). Report for the Swedish Environmental Protection Agency.

Nilsson, I. (2009). *Ekonomiska värderingar av mortalitet och morbiditet till följd av klimatförändringar* (Economic Valuation of Mortality and Morbidity due to Climate Change). Internal PM, Swedish National Institute of Economic Research.

## Invited Talks

University of Toledo, Department of Geography & Planning, Toledo, OH, April 20, 2018: *Rail Transit Investments, Neighborhood Change, and Residential Mobility*.

## Conference Presentations

66th Annual North American Meetings of the Regional Science Association International, Pittsburgh, PA, November 13-16, 2019: *The Effect of Craft Breweries on Property Values: Varying Evidence from Across the United States*.

Applied Geography Conference 2019, Charlotte, NC, October 23-25, 2019: *Economic Impacts of Craft Breweries: On the Relationship between Craft Breweries and Property Values*.

Association of American Geographers Annual Meeting, Washington, DC, April 3-7, 2019: *The Impact of New Rail Transit Stations on Residential Location Choice and Sorting*.

65th Annual North American Meetings of the Regional Science Association International, San Antonio, TX, November 7-10, 2018: *The Value of a Craft Brewery: On the Relationship between Craft Breweries and Property Values*.

Association of American Geographers Annual Meeting, New Orleans, LA, April 10-14, 2018: *Exits in the American Craft Brewing Industry: Patterns and Locational Factors*.

64th Annual North American Meetings of the Regional Science Association International, Vancouver, BC, November 8-11, 2017: *To Cluster or Not to Cluster? Patterns of Closures in the American Craft Brewing Industry*.

Mid-Continent Regional Science Association 48th Annual Conference, Toledo, OH, June 7-9, 2017: *Transit Investments, Neighborhood Change and Residential Mobility: Exploring Aggregate and Individual Level Data.*

Association of American Geographers Annual Meeting, Boston, MA, April 5-9, 2017: *Transit Investments and Neighborhood Change: On the Likelihood of Socioeconomic Ascent.*

Western Regional Science Association 56th Annual Meeting, Santa Fe, NM, February 15-18, 2017: *Measuring Spatial Interactions among Retailers: Accounting for Zoning and Spatial Dependence.*

Western Regional Science Association 56th Annual Meeting, Santa Fe, NM, February 15-18, 2017: *Geographic Patterns of Craft Breweries at the Intra-Metropolitan Scale (co-presenter).*

63rd Annual North American Meetings of the Regional Science Association International, Minneapolis, MN, November 9-12, 2016: *Transit Investment and Neighborhood Change: On the Likelihood, Timing and Stability of Change.*

Mid-Continent Regional Science Association 47th Annual Conference, Charlotte, NC, June 9-11, 2016: *Spatial Interactions in the Pharmacies and Drugstores Industry: The Role of Chains and Zoning.*

Mid-Continent Regional Science Association 47th Annual Conference, Charlotte, NC, June 9-11, 2016: *Intra-Metropolitan Location Patterns of American Craft Breweries (co-presenter).*

Association of American Geographers Annual Meeting, San Francisco, CA, March 29 - April 2, 2016: *Spatial Interactions among Retail Chains: Controlling for Zoning and Intra-Chain Location Patterns.*

Transportation Research Board 95th Annual Meeting, Washington, D.C., January 10-14, 2016: *The Effects of Public and Private Investments in ITS on Freight Transportation Outcomes (co-presenter).*

62nd Annual North American Meetings of the Regional Science Association International, Portland, OR, November 11-14, 2015: *The Effect of Zoning on the Relative Location of Competing Retail Outlets.*

Association of American Geographers Annual Meeting, Chicago, IL, April 21-25, 2015: *Density vs. Relative Location: Measuring Differences in the Internal Structure of Clusters.*

61st Annual North American Meetings of the Regional Science Association International, Washington, D.C., November 12-15, 2014: *Industrial Cluster Differentiation: An Empirical Approach.*

Center for Logistics, Trade and Transportation Symposium, Gulfport, MS, February 26-27, 2014: *Demand for Transportation Infrastructure and Strategic Interactions in Firm Location Choices.*

Midwest Economics Association Annual Meeting, Columbus, OH, March 22-24, 2013: *Strategic Interactions in Firm Location Choices: The Role of Cross-Price Elasticity of Demand.*

## Grants and Awards

2019-2020 Opportunity Research Faculty Fellowship Program. *Poverty Suburbanization and the Changing Job Accessibility Landscape.* Co-PI, 2019-2020 (\$14,160).

Tyrel Moore Mentorship Award. UNC Charlotte Department of Geography & Earth Sciences. 2019.

UNC Charlotte Junior Faculty Development Award. *Rail Transit, Residential Mobility and Income Segregation.* Fall 2019.

National Science Foundation Geography and Spatial Sciences Program. *Rail Transit, Residential Mobility and Income Segregation.* Co-PI, 2018-2020 (\$347,407).

UNC Charlotte Faculty Research Grant. *The Role of Transit Investment on Income Mobility of Low-Income Individuals*. PI, 2017-2018 (\$11,652).

North Carolina State Government. *Economic Modeling of North Carolina*. Senior Researcher, 2016-2018 (\$1,000,000).

Swedish International Development Cooperation Agency (SIDA). *Minor Field Studies (MFS) Travel Grant*, 2008 (25,000 SEK).

## Research Experience

Lucas County Canine Care & Control, OH. *Developing a "Canine Geographic Information System"*. Graduate Research Assistant, 2014-2015.

U.S. Army Corps of Engineers. *Development of Methodology for Generating Distance and Commodity Flow Tables into and through the Great Lakes Basin*. Graduate Research Assistant, 2012-2013.

National Center for Freight & Infrastructure Research & Education (CFIRE). *Economic Impact Study: Taconite Commodity Flows through the Great Lakes System*. Graduate Research Assistant, 2011-2012.

Mid-America Freight Coalition. *Regional Freight Plan*. Graduate Research Assistant, 2011.

Swedish Environmental Protection Agency. *Klimatanpassning i Sverige* (Climate Adaptation in Sweden). Intern, 2009.

## Teaching Experience

### *University of North Carolina at Charlotte*

Regional Economic Development, Applied Regional Analysis, Retail Location, Transportation Analysis Methods, Applied Research in Geography

### *University of Toledo*

Research Methods, Geographic Information Systems (GIS)

## Thesis & Dissertation Committees

### *In Progress*

Dissertation Committee Member, Md. Mokhlesur Rahman, Infrastructure and Environmental Systems Ph.D. program, 2020–

Dissertation Committee Member, Angeline Johnson, Spatially Integrated Social Sciences Ph.D. program, University of Toledo, 2020–

Dissertation Committee Member, Veronica Westendorff, Infrastructure and Environmental Systems Ph.D. program, 2019–

Capstone Committee Member, Brandon Booker, MA program in Geography, 2019–

Dissertation Committee Member, Elina Sukaryavichute, Ph.D. program in Geography, 2019–

Dissertation Committee Member, Titiksha Fernandes, Public Policy Ph.D. program, 2019–  
Dissertation Committee Chair, Robert Gooljar, Ph.D. program in Geography, 2018–  
Dissertation Committee Member, Christina Danis, Public Policy Ph.D. program, 2018–  
Dissertation Committee Member, Faith Butta, Public Policy Ph.D. program, 2018–  
Dissertation Committee Member, Heather Hendren, Infrastructure and Environmental Systems Ph.D. program, 2017–  
Dissertation Committee Member, Daniel Yonto, Ph.D. program in Geography, 2016–

### *Graduated*

Dissertation Committee Member, Daidai Shen, Ph.D. program in Geography, 2018–2020  
Dissertation Committee Chair, Rachel Schorno, Public Policy Ph.D. program, 2018–2020  
Capstone Committee Member, Marlee Henninge, MA program in Geography, 2020  
Capstone Committee Member, Connor Klassen, MA program in Geography, 2020  
Capstone Committee Member, Christopher Pintar, MA program in Geography, 2019  
Capstone Committee Chair, Yi “Zoey” Zhang, MA program in Geography, 2018–2019  
Capstone Committee Member, Graham Nleya, MA program in Geography, 2018–2019  
Dissertation Committee Member, Kristine Canales, Public Policy Ph.D. program, 2017–2020  
Capstone Committee Member, Laura Ornstein, MA program in Geography, 2017–2018  
Capstone Committee Member, Adam Miner, MA program in Geography, 2017–2018  
Capstone Committee Member, Amber Reitzel, MA program in Geography, 2017  
Capstone Committee Member, James Pinkston, MA program in Geography, 2017  
Capstone Committee Chair, Robert Gooljar, MA program in Geography, 2016–2017  
Dissertation Committee Chair, Maryam Khabazi, Ph.D. program in Geography, 2016–2019  
Capstone Committee Member, Brian Gerney, MA program in Geography, 2016

## Service Activities

### *Departmental and Programmatic Service*

Governance Committee, Ph.D. in Public Policy Program, 2019–  
Graduate Advisory Committee, Department of Geography & Earth Sciences, 2016–  
Speaker Series Committee, Department of Geography & Earth Sciences, 2016–2017  
Admissions Committee, Ph.D. in Public Policy Program, 2015–2019

## Service to the Field

Co-Chair, *North American Regional Science Council's Student Paper Competition Committee*, 2020

Regional Editor, *Regional Science Policy & Practice*, 2019–

Vice Chair, *American Association of Geographers' Transportation Geography Specialty Group*, 2019-2021

Co-Editor, *North American Regional Science Council's Newsletter*, 2018–

Board Member, *American Association of Geographers' Transportation Geography Specialty Group*, 2017-2019

Journal Referee: *Journal of Transport Geography; Papers in Regional Science; Geographical Analysis; Cities; Urban Studies; International Regional Science Review; Regional Science Policy & Practice; Transportation; Transportation Research Part A: Policy and Practice; Housing Policy Debate; Computers, Environment and Urban Systems; Papers in Applied Geography; Journal of Economic and Social Geography; Transportation Research Record; Sustainability; Southeastern Geographer; International Journal of Geo-Information; Journal of Retailing and Consumer Services*

Conference Session Organizer:

*Residential Mobility and Location Choice*. 66th Annual North American Meetings of the Regional Science Association International, 2019, Pittsburgh, PA. Co-organizer: Esteban Lopez.

*Craft Breweries as a Neighborhood Amenity*. Applied Geography Conference, 2019, Charlotte, NC. Co-organizers: Neil Reid and Rebekka Apardian.

*Commuting and Travel Behavior*. Association of American Geographers Annual Meeting, 2019, Washington, DC.

*Public Transit: Social and Economic Opportunities and Consequences I and II*. Association of American Geographers Annual Meeting, 2019, Washington, DC. Co-organizer: Elizabeth Delmelle.

*Local Food and Drink Culture: Trends, Opportunities and Challenges in Regional Development*. 65th Annual North American Meetings of the Regional Science Association International, 2018, San Antonio, TX. Co-organizers: Neil Reid and Maria Giulia Pezzi.

*Transit Landscapes I and II*. Association of American Geographers Annual Meeting, 2018, New Orleans, LA. Co-organizer: Michael Minn.

*Public Transit: Social and Economic Opportunities and Consequences I, II and III*. Association of American Geographers Annual Meeting, 2018, New Orleans, LA. Co-organizer: Elizabeth Delmelle.

## Professional Affiliations

Regional Science Association International, Association of American Geographers, Mid-Continent Regional Science Association