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The impact of temporary uses on property prices: the example of food trucks

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Abstract

Food trucks represent a temporary use of vacant or underutilised land. They have been assumed to increase the livability, vibrancy and attractiveness of a neighbourhood. However, no previous study has investigated whether this effect is reflected in property prices within the surrounding neighbourhood. We investigate the impact of a food truck pod on the values of single-family homes nearby. Using a quasi-experimental design, transaction data from Portland, Oregon and a difference-in-difference specification of a spatial regression model, we find that food trucks actually represent a negative externality, and that proximity of a home to food trucks is penalised by homebuyers. The closer a home is to the food trucks, the lower is the sales price. Explanations for this effect include increased parking shortages and trash issues in a neighbourhood due to food truck visitors.

Q Keywords: Temporary land uses food trucks residential real estate spatial regression hedonic pricing model

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LOREN HAMMER

EDUCATION

1974-1976 Rhode Island School of Design
MFA, Film
1974-1976 Brown University
T.A. Semiotics Dept. (Modern Culture and Media) under Michael Silverman
1972-1974 University of California, Santa Barbara
BA, Film Studies
BA Cultural Anthropology

CLIENT LIST

1979-1981 Emporium (later Emporium-Capwell) San Francisco, CA
Staff Photographer (Dept. Head), Advertising Department

- Created and headed in-house advertising photography studio, including creation of new in-house commercial studio facilities.
- Still-life and fashion photography: Produced and photographed daily black and white and color newspaper ads, as well as seasonal catalogs and other promotional material. Photographed in all formats (4x5 to 35mm).

1981-1983 *Free-Lance Photographer, Fashion and Still-life, San Francisco CA*

- Established studio specializing in fashion and still-life photography.
- Clients: Emporium, I. Magnin, Wilkes-Bashford, Macy's, Nordstrom's.

1983-1991 *Fashion Photography, Film Director New York, Paris*

- Fashion photography: editorial and advertising.
- Clients, NY (partial): *GQ, Vanity Fair, Self, Interview*. Macy's (Print and TV commercial directing), Neiman-Marcus (TV commercial directing), Bill Blass, Norma Kamali, Saks Fifth Avenue, Bloomingdale's, Bergdorf Goodman. *Vogue Homme, City Magazine, Glamour, Depeche Mode, Per Liu (Milan), Max, Marie-Claire, Printemps, Chantal-Thomass.*
- Lived and worked in Paris 1987-1991

1991-1997 *San Francisco, CA*

Fashion and Advertising photography

Represented by Vision Gallery, San Francisco

1997-2001 *Advertising and Commercial photography Los Angeles, CA*

Established studio in Hollywood. Clients (partial): *Glamour*, **GAP** (Film Directing), Vigon Ellis, Alexander Julian, Absolut Vodka, Zebra Records, Images licensed through Tony Stone/Getty Images, Inc.

2002 *Commercial Photography, Los Angeles, San Francisco*

Client List (partial): *Spa Magazine*, Ritchie Commercial, Coldwell Banker, BPS Graphics. *Playboy Channel*

2003 Client List (partial): *Spa Magazine*, Wilkes Bashford, Macy's SF,

2005-Present Client List (partial) *Spa Magazine*, Henry Hall Design, Model N, Vigon Ellis, First Virtual, Pacific Union, Ritchie Commercial, Benoy, LTD Hong Kong, Alexander Julian Inc. , Discovery Magazine, Cathay Airlines, Riverbed Technologies.

EXHIBITIONS, AWARDS

May, 2005	New work, In Fiore Gallery, San Francisco, CA.
March, 2004	"5 Artists" Chouard Gallery, Hong Kong
July, 2001	Juror, Bucksbaum Family Award for American Photography; Friends of Photography, San Francisco, CA
January 2000	Mad River Post, Santa Monica, CA "Smoke" (photographs and video installation)
February 1998	Multi-media installation, (Absolut Vodka featured artist, <i>Ant Farm Website</i>)
October 1997	Vision Gallery, San Francisco "White Series" (photographs)
November 1993	Musee des Arts Decoratifs, Paris "25 Years of Advertising Photography"
July 1993	Club Des Directeurs Artistiques, Arles, France

“25 Years of Advertising Photography”

November 1991 Mode	Festival International; De La Photographie de Barcelona, Spain
October 1990	<i>ARTFORUM</i> . Special Project with Jon Kessler
1989- 1990	Collaborative kinetic sculpture projects with artist Jon Kessler. Exhibited
	Cologne, Paris, New York., Los Angeles
October 1990 Mode	Festival International de la Photographie de Budapest, Hungary
	Special Award for Still Life Photography
Nomination	New York Art Directors Club; Award
April 1990	Art Center School of Design (Pasadena) Guest Speaker
September 1989 Mode	Festival International de la Photographie de Deauville, France.
September 1988	Musee Des Arts Decoratifs, Paris L'Annee de la Mode 1988
Nieman-Marcus N.Y.	First Place Award, Film Commercials for Director, Loren Hammer. Arnell Associates,
November 1987	New American Photography. Tokyo



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