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Essay Proposal for CCGL 9025

**Topic:** The impacts of the rising in housing capital on the inequality emergence in France, United States and Japan.

I would like to analyze whether the rising in housing capital would lead to the emergence of inequality, by using France, United State and Japan as examples.

In the first part, I would define the meanings of the housing capital and inequality for the further comparison and analysis. Then I would give some historical backgrounds of those three countries to discuss the change in housing capital and possibilities of emerging inequality. In addition, the reason of the rising trend of the housing capital would be briefly explained. Also, the housing strategies of those countries would be discussed for the basis of the changes in the housing capital.

In the second part, the topic would be further discussed. By using the data searched and the equations referenced from the papers, the impacts of the housing capital on the inequality emergence can be explained for those countries. In addition, the results would be discussed. Their meanings to those countries and the reflection of those results would also be included in the last parts. Finally, a brief picture of the effects of the housing capital on the countries would be provided.

### **Bibliography**

Odran Bonnet & Pierre-Henri Bono & Guillaume Chapelle & Etienne Wasmer, 2014. "Does housing capital contribute to inequality? A comment on Thomas Piketty's Capital in the 21st Century," Sciences Po Economics Discussion Papers 2014-07, Sciences Po Departement of Economics.

Albouy D, G Ehrlich and Y Liu, 2014, 'Housing Demand and Expenditures: How Rising Rent Levels Affect Behavior and Cost-Of-Living over Space and Time', Paper presented at CEP/LSE Labour Seminar, London, 28 November.