

RACHEL MELTZER

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New York, NY 10011

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EDUCATION

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY

Ph.D., Public Policy, 2009

Dissertation: "Public Goods, Private Solutions: Essays on Private Governments and the
Supplementation of Public Services"

Committee: Ingrid Gould Ellen (chair), Amy Ellen Schwartz, Vicki Been

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY

Masters in Public Administration, 2006

Dartmouth College, Hanover, NH

B.A. in Psychology with Honors (Minor in Mathematics), *cum laude*, 2001

CURRENT EMPLOYMENT AND POSITIONS

Milano School of Policy, Management and Environment, The New School

Associate Professor, 2018-Present

Assistant Professor, 2010-2018

Chair, Public and Urban Policy MS Degree, 2017-Present

Visiting Assistant Professor, 2009-2010

Furman Center for Real Estate and Urban Policy, New York University

Research Affiliate, 2009-Present

PRIOR EMPLOYMENT AND POSITIONS

Furman Center for Real Estate and Urban Policy, New York University

Doctoral Research Fellow, 2005-2009

Research Assistant, 2003-2005

Taub Urban Research Center, Wagner Graduate School, New York University

Research Assistant, 2004-2006

New York City Department of Housing Preservation & Development

Mortgage Officer/Project Manager, 2001-2003

PEER-REVIEWED JOURNAL ARTICLES

"What a Difference A Grade Makes: Evidence From New York City's Restaurant Grading Policy." Co-authored with Thad Calabrese, Tod Mijanovich, Zachary Papper, Michah Rothbart, Amy Schwartz, and Diana Silver. 2019. *Public Administration Review*, 79(5): 651-665.

"What are the Financial Implications of Public Quality Disclosure? Evidence from New York City's Restaurant Food Safety Grading Policy." Co-authored with Michah Rothbart, Amy Schwartz, Thad Calabrese, Tod Mijanovich, Diana Silver, and Meryle Weinstein. 2017. *Public Finance Review*, 47(1): 170-201.

"Does Gentrification Increase Employment Opportunities in Low-Income Neighborhoods?" Co-authored with Pooya Ghorbani. 2017. *Regional Science and Urban Economics*, 66: 52-73.

"Neighborhood Change and Retail Turnover: Evidence from New York City." Co-authored with Sean Capperis. 2017. *Urban Studies*, 54(13): 3022-3057.

"Gentrification and Small Business: Threat or Opportunity?" 2016. *Cityscape* 18(3): 57-86.

"Is Crime Bad for Business? Crime and Commercial Property Values in New York City." Co-authored with Michael Lens. 2016. *Journal of Regional Science*, 56(3): 442-470.

"Housing Affordability and Health: Evidence from New York City." Co-authored with Alex Schwartz. 2016. *Housing Policy Debate*, 26(1): 80-104.

"Why and Where do Homeowners Associations Form?" Co-authored with Ron Cheung. 2014. *Cityscape*, 16(3) (special issue on American Neighborhoods: Inclusion and Exclusion): 69-92.

"How Are Homeowners Associations Capitalized into Property Values?" Co-authored with Ron Cheung. 2014. *Regional Science and Urban Economics*, 46: 93-102.

"Do Homeowners Associations Mitigate or Aggravate Negative Spillovers from Neighboring Homeowner Distress?" Co-authored with Ron Cheung and Chris Cunningham. 2014. *Journal of Housing Economics*, 24 (special issue on U.S. Housing Policy): 75-88.

"Do Homeowners Associations Affect Citywide Segregation? Evidence from Florida Municipalities." 2013, *Housing Policy Debate*, 23(4): 688-713.

"Practice Makes Perfect: Teaching Policy Analysis Through Integrated Client-Based Projects." 2013, *Journal of Public Affairs Education*, 19(3): 405-431.

"Homeowners Associations and the Demand for Local Land Use Regulation." Co-authored with Ron Cheung. 2013. *Journal of Regional Science*, 53(3): 511-534.

"Bodegas or Bagel Shops? Neighborhood Differences in Retail & Household Services." Co-authored with Jenny Schuetz. 2012. *Economic Development Quarterly*, 26(1): 73-94.

"Are Poor Neighborhoods 'Retail Deserts'?" Co-authored with Jenny Schuetz and Jed Kolko. 2012. *Regional Science and Urban Economics*, 42(1): 269-285.

"Understanding Business Improvement District Formation: An Analysis of Neighborhoods and Boundaries." 2012. *Journal of Urban Economics*, 71(1): 66-78.

“Clean and Safe’ for All? The Interaction between Business Improvement Districts and Local Government in the Provision of Public Goods.” 2011. *National Tax Journal*, 64(3): 863-890.

“Silver Bullet or Trojan Horse? The Effects of Inclusionary Zoning on Local Housing Markets.” Co-authored with Jenny Schuetz and Vicki Been. 2011. *Urban Studies*, 48(2): 297-329.

“What Drives the Diffusion of Inclusionary Zoning?” Co-authored with Jenny Schuetz. 2010. *Journal of Policy Analysis and Management*, 29(3): 578-602.

“31 Flavors of Inclusionary Zoning: Comparing Policies from San Francisco, Washington, D.C. and Suburban Boston.” Co-authored with Jenny Schuetz and Vicki Been. 2009. *Journal of the American Planning Association*, 75(4): 441-456.

TEXTBOOK

Policy Analysis as Problem Solving: A Flexible and Evidence-Based Framework. 2018. Co-authored with Alex Schwartz. New York: Routledge.

INVITED BOOK CHAPTERS

“Commercial Gentrification: What Happens to Businesses and Services when the Neighborhood Changes?” Forthcoming. In *Streetlife: The Future of Urban Retail*, Eds. Emily Talen and Conrad Kickert. University of Toronto Press.

“Zoning Dollars and Change: Economic Development Zones.” 2019. In *Zoning: A Guide for 21st Century Planning*, Eds. Bernadette Baird-Zars, Lauren Ames Fischer, Elliot Sclar and Valerie Stahl. New York: Routledge.

“Does a Rising Tide Compensate for the Secession of the Successful? Illustrating the Effects of Business Improvement Districts on Municipal Coffers.” Co-authored with Leah Brooks. 2010. In *The Changing Landscape of Local Public Revenues*, Cambridge: Lincoln Institute of Land Policy.

BOOK REVIEWS

Book Review of *Blazing the Neoliberal Trail: Urban Political Development in the United States and the United Kingdom*, by Timothy P.R. Weaver. 2017. *Political Science Quarterly*, Vol. 132 (3): pg. 583-584.

Book Review of *Business Improvement Districts: Research, Theories, and Controversies*, edited by Göktuğ Morçöl, Lorlene Hoyt, Jack W. Meek, and Ulf Zimmermann. 2010. *Public Administration Review*, 70(3): 509-512.

PUBLIC SCHOLARSHIP

“The High Stakes of Shopping Hyper Local.” December 19, 2018. *Gotham Gazette*.

“Big Storm, Small Businesses, Lost Jobs: Superstorm Sandy’s Lessons for Local Resiliency Planning.” April 19, 2017. *Urban Matters*, The Center for New York City Affairs.

“Retail Churn Can Bring Both Volatility and Vitality to a Neighborhood.” December 10, 2016. *USAPP Blog*, London School of Economics.

“Why Support Small Business? It’s More Than the Economy!” December 3, 2015. *CityLimits*.

“Another Reason to Make Rents More Affordable: It Could Be Good for Your Health.” Co-authored with Alex Schwartz. September 30, 2015. *Urban Matters*, The Center for New York City Affairs.

OTHER PUBLICATIONS AND REPORTS

Designing and Implementing an Urban Economic Development Strategy: A Guide for Cities. 2012. Report prepared for UN-HABITAT.

“Inclusionary Zoning to Support Affordable Housing.” 2012. Co-authored with Jenny Schuetz. *International Encyclopedia of Housing and Home*.

“The Mirage and Reality of Retail Deserts.” Co-authored with Jenny Schuetz and Jed Kolko. 2011. *Land Development*, 24(2): 32-37.

“What Do Business Improvement Districts Do for Property Owners?” Co-authored with Amy Ellen Schwartz and Ingrid Gould Ellen. 2006. *National Tax Journal Papers and Proceedings, Ninety-Ninth Annual Conference*: 431-37.

State of New York City’s Housing and Neighborhoods. Co-authored with Caroline K. Bhalla, Ioan Voicu, Ingrid Gould Ellen and Vicki Been. 2004. New York: Furman Center for Real Estate and Urban Policy.

WORKING PAPERS

“Localized Commercial Effects from Natural Disasters: The Case of Hurricane Sandy and New York City” (with Ingrid Gould Ellen and Xiaodi Li; revise and resubmit at *Regional Science and Urban Economics*)

“What Drives Entrepreneurial Success in New York City? (with Jorge de la Roca)

“Are Local Retail Services an Amenity or a Nuisance?” (with Pooya Ghorbani)

The Effects of Inclusionary Zoning on Local Housing Markets: Lessons from the San Francisco, Washington DC, and Suburban Boston Areas. Co-authored with Jenny Schuetz and Vicki Been. 2007. NYU’s Furman Center for Real Estate and Urban Policy working paper.

RESEARCH IN PROGRESS

“A Micro-empiric Examination of the Economic Effects from Natural Disasters in Dense Urbanized Areas: The Case of Hurricane Sandy and New York City” (with Ingrid Gould Ellen and Xiaodi Li)

“The Internet’s Impact on the Spatial Distribution of Retail Activity and Land Use” (with Leah Brooks)

“Voting Responses to Localized Economic Shocks: The Case of the Great Recession” (with Ron Cheung)

“Private Investment in the Public’s Interest? The Case of Business Improvement Districts and Crime in New York City” (with Philip Cook, Ingrid Gould Ellen, and John MacDonald)

EXTERNAL RESEARCH SUPPORT

National Science Foundation, support for “A Micro-empiric Examination of the Economic Effects from Natural Disasters in Dense Urbanized Areas: The Case of Hurricane Sandy and New York City,” 2015-2019 (\$470,000; Co-PI with Ingrid Gould Ellen)

Lincoln Institute of Land Policy, support for “A Survey of Homeowners Associations’ Services and Structure,” 2014-2015 (\$65,000; Co-PI with Ron Cheung)

Robert Wood Johnson Foundation, Public Health Law Research, support for “Is the Public Grading of Restaurants on Food Safety Worth the Costs?,” 2013-2014 (\$150,000; with Thad Calabrese, Tod Mijanovich, Amy Schwartz, Diana Silver, and Meryle Weinstein)

Lincoln Institute of Land Policy, support for “Homeowner Distress, House Price Declines and the Role of Homeowners Associations,” 2012-2013 (\$31,486; Co-PI with Ron Cheung)

UCLA Ziman Center for Real Estate, support for “Is Crime Bad for Business? Evidence from New York City,” 2012-2013 (\$7,943; with Michael Lens)

Lincoln Institute of Land Policy, support for “How Are Homeowners Associations Capitalized into Property Values?,” 2011-2012 (\$30,000; Co-PI with Ron Cheung)

Lincoln Institute of Land Policy Dissertation Fellowship, 2008-2009 (\$10,000)

Doctoral Dissertation Research Grant, U.S. Dept. of Housing and Urban Development, 2008 (\$25,000)

Center for Housing Policy, support for “Effects of Inclusionary Zoning on Local Housing Markets,” 2006-2007 (\$60,000; with Jenny Schuetz and Vicki Been)

INTERNAL RESEARCH SUPPORT

Faculty Research Fund, Office of the Provost, The New School, support for “Voting Responses to Localized Economic Shocks: The Case of the Great Recession,” 2018-2019 (\$5,000)

Faculty Research Fund, Office of the Provost, The New School, support for “Retail Services and Employment Opportunities in Low-Income Neighborhoods,” 2014-2015 (\$3,740)

Faculty Student Assistant Fund, Office of the Provost, The New School, 2009-2019 (\$4,000 - \$5,000 per year)

Doug Kruse and Betty Whelchel Research Support Grant, New York University, 2008-2009 (\$3,000)

FELLOWSHIPS, HONORS & AWARDS

Fellow, Urban Design Forum, 2018-Present

Faculty Workshop in the Digital Humanities, The New School, 2014

Mutual Mentoring Grant, Office of the Provost, The New School, 2013-2014

Lincoln Scholar, Lincoln Institute of Land Policy, 2013

ACSP Scholarship for Student Travel, 2009

The Bluestone Organization Fellowship, Furman Center, New York University, 2007-2009
Dissertation Proposal Development Fellowship, Social Science Research Council, 2007
Jacob K. Javits Fellowship, Alternate, 2006
Fannie Mae Travel Grant, APPAM Conference, Fall 2006 & 2007
Taub Fellow, New York University, 2004-2006
Dean's Scholar, New York University, 2003-2005
Presidential Scholar, Dartmouth College, 2000-2001

CONFERENCE PRESENTATIONS & INVITED LECTURES*

“Practice Makes Perfect: Teaching Policy Analysis Through Integrated Client-Based Projects”

Simon Fraser University, 2020* (scheduled)

NASPAA Annual Conference, 2019

Association for Public Policy Analysis and Management, 2011

“Voting Responses to Localized Economic Shocks: The Case of Housing Prices and the Great Recession”

Association for Public Policy Analysis and Management, 2019

Ziman Center for Real Estate, UCLA, 2019*

American Real Estate and Urban Economics Association, 2019

“Using LODES to Study “Shocks” to Urban Neighborhoods”

Keynote for the Annual LED Workshop, U.S. Census Bureau, 2017*

“Access to Broadband and Its Impact on Brick-and-Mortar Retail Businesses”

Association for Public Policy Analysis and Management, 2018

“A Micro-empiric Examination of the Economic Effects from Natural Disasters in Dense Urbanized Areas: The Case of Hurricane Sandy and New York City”

UCLA Climate Adaptation Research Symposium, 2020* (scheduled)

HurriCon NSF Conference, 2020* (declined)

Columbia University, GSAPP, 2020*

NYC Interagency Flood Resiliency Working Group, 2020*

Urban Economics Association Annual meeting, 2019

JP Morgan Chase Institute Conference on Economic Research, 2019*

FSU-UF-UCF Symposium, University of Florida, 2019

Furman Center, New York University, 2018*

Association for Collegiate Schools of Planning, 2018

Oberlin College, Department of Economics, 2018*

American Real Estate and Urban Economics Association, 2017

Eastern Economics Association Annual Meeting, 2017

Federal Reserve Bank of New York, 2016*

SUNY Rockefeller Institute of Government and Governor's Office of Storm Recovery, 2016*

Association for Public Policy Analysis and Management, 2016

“Are Local Retail Services an Amenity or a Nuisance?”

Federal Reserve Bank of New York, 2020* (cancelled due to COVID-19)

Association for Collegiate Schools of Planning, 2019

Eastern Economics Association Annual Meeting, 2019
Furman Center, New York University, 2016*
American Real Estate and Urban Economics Association, 2016
National Tax Association, 2015
Association for Public Policy Analysis and Management, 2014
Lincoln Institute of Land Policy, 2013*

“Does Gentrification Increase Employment Opportunities in Low-Income Neighborhoods?”

CUNY Queens College, Department of Economics, 2017*
Université du Québec à Montréal, 2017*
Columbia University, Department of Urban Planning, 2016*
Federal Reserve System’s Community Development Research Conference, 2015*
Association for Collegiate Schools of Planning, 2015 (declined)
Association for Public Policy Analysis and Management, 2015

“Gentrification and Small Business: Threat or Opportunity?”

University of Chicago, 2018*
Université du Québec à Montréal, 2017*
Federal Reserve Bank of Philadelphia, 2016*

“Do Private HOA Members Engage in Public Life? Evidence from Voting Behavior”

National Tax Association, 2016

“Private Investment in the Public’s Interest? The Case of Business Improvement Districts and Crime in New York City”

Association for Public Policy Analysis and Management, 2016

“What are the Financial Implications of Public Quality Disclosure? Evidence from New York City’s Restaurant Food Safety Grading Policy”

Association for Public Policy Analysis and Management, 2015
Federal Reserve Bank of New York, 2015*

“How Do Homeowners Associations Affect Housing Affordability?”

National Tax Association, 2014

“Homeowners Associations and the Demand for Local Land Use Regulation”

Lincoln Institute of Land Policy, 2014*
American Real Estate and Urban Economics Association, 2010

“The 'Local' Matters: Considering (Some of) the Merits of Urban Growth Strategies”

Observatory on Latin America UN-ECLAC Seminar, 2013*

“Neighborhood Change and Retail Turnover: Evidence from New York City”

Furman Center, New York University, 2013*
Association for Public Policy Analysis and Management, 2013
Regional Studies Association and UCLA International Conference, 2013 (declined)

“How Are Homeowners Associations Capitalized into Property Values?”

Lincoln Institute of Land Policy, 2012*

Association for Public Policy Analysis and Management, 2012

“Do Homeowners Associations Mitigate or Aggravate Negative Spillovers from Neighboring Homeowner Distress?”

Association for Collegiate Schools of Planning, 2014

Association for Public Policy Analysis and Management, 2012

“Neighborhood-based Economic Development”

Roosevelt Institute’s New Deal For NY: Economic Development Conference, 2012*

“From the Design of Public Services to the Design of Public Policies”

Public & Collaborative NYC Lecture Series at Parsons at The New School, Panelist, 2012*

“Is Crime Bad for Business? Crime and Commercial Property Values in New York City”

Federal Reserve Bank of New York, 2014*

Furman Center, New York University, 2012*

Milano Research Seminar, The New School, 2011*

Association for Collegiate Schools of Planning, 2011

“‘Clean and Safe’ for All? Business Improvement Districts and the Provision of Local Public Services”

Department of Public Administration, Pace University, 2010*

Wagner Research Colloquium, New York University, 2009*

American Real Estate and Urban Economics Association, 2009

Association for Collegiate Schools of Planning, 2009

“Bodegas or Bagel Shops? Neighborhood Differences in Retail Activity”

Milano School, The New School, 2010*

Federal Reserve Bank of Kansas City, 2010*

Association for Public Policy Analysis and Management, 2009

“Understanding Business Improvement District Formation: An Analysis of Neighborhoods and Boundaries”

American Real Estate and Urban Economics Association, 2010

Milano Research Seminar, The New School, 2009*

Midwest Political Science Association, 2008

“Do Homeowners Associations Affect Citywide Segregation? Evidence from Florida Municipalities”

American Real Estate and Urban Economics Association, 2009

“Does a Rising Tide Compensate for the Secession of the Successful? Illustrating the Effects of Business Improvement Districts on Municipal Coffers”

Lincoln Institute of Land Policy, 2009*

“What Drives the Diffusion of Inclusionary Zoning?”

Regional Science Association International, 2008

Association for Public Policy Analysis Management, 2008

“Placing a BID: The Formation Process of Business Improvement Districts in New York City”

Urban Affairs Association, 2006

“Guarded Optimism: The Viability of Inclusionary Zoning in New York City”

Urban Affairs Association, 2005

TEACHING EXPERIENCE

Milano School of Policy, Management and Environment, The New School

Policy Analysis (M.S.)

Urban Policy Lab (M.S.)

Theories of the Policymaking Process (Ph.D.)

Quantitative Methods (M.S.)

Public Finance and Fiscal Management (M.S.)

Urban Economic Development (M.S.)

Robert F. Wagner Graduate School of Public Service, New York University

Microeconomics for Public Management, Planning & Policy Analysis (MPA)

Statistical Methods for Public, Nonprofit, and Health Management (MPA)

Housing and Community Development Policy (Teaching Assistant) (MPA, JD)

Math Review (MPA)

SERVICE TO THE UNIVERSITY

Mentor, Dossier Prep Workshop, Provost’s Office, 2019, 2020

Member, Doctoral Program Interim Leadership Committee, 2019

Member, Milano Faculty Search Committee, 2017, 2018

Member, Milano Futures Committee, 2017

Organizer, Preparing for Natural Disasters from the Ground Up: Community-based Resiliency and Superstorm, 2017

Member, Doctoral Admissions Committee, Milano, The New School, 2014, 2015, 2017, 2018

Member, Public Policy @ The New School Working Group, The New School, 2016

Member, RTA Promotion and Reappointment Review Committee, NSPE, The New School, 2016

Member, Milano Research Methods Committee, 2015

Reviewer, Beca Nestor Kirchner PNK Fellowship, OLA, The New School, 2015

Reviewer, Mentoring Grants, Office of The Provost, The New School, 2015

Discussant, Public Policy in Action: Advancing Social Equity in America, 2015

Judge, New School Challenge, 2014, 2015

Member, Urban Economics Global Urban Futures Working Group, 2014

Reviewer, Faculty Research Fund, Office of The Provost, The New School, 2013, 2020

Member, Dean Search Committee, Milano, The New School, 2012-2013

Member, International Affairs Faculty Search Committee, Milano, The New School, 2012-2013

Member, Curriculum Committee, Milano, The New School, 2011-2012

Member, Undergraduate-Graduate Committee, NSPE, The New School, 2011-2012

Doctoral Qualifying Exam Writing and Grading, 2010-Present

Doctoral advisement, Milano, The New School, 2010-Present

Dissertation Committees: Adriana Gaviria (defended 4/2012, ED Fulbright Commission in Colombia); Rahsaan Harris (defended 9/2012, Pres. & CEO Emma Bowen Foundation); Edward Summers (defended 5/2013, ED The Bronx Private Industry Council); Jamie Taylor (defended 11/2013); Amir Ansari (defended 10/2018, Iqra University); Calvin Brown (defended 12/2017, NYC Dept. of City Planning); Rachel Marie Atkins (defended 8/2019, post-doc at NYU); Pooya Ghorbani (Chair; defended 1/2018, economist at NYC Independent Budget Office); Jesse Hajer (Economics; defended 12/2018, University of Manitoba); Kier Hanratty (Chair); David Bashevkin (Chair); Conrad Walker (Chair); Nicole Madar; Samantha Cocco-Klein (Chair); Michael Stack (Chair); Danielle Kavanagh-Smith (Economics); Saran Nurse (Chair); Giulia Lavagna

SERVICE TO THE PROFESSION AND CONSULTING

Consultant, Kauffman Foundation ESHIP Communities Evaluation, NORC @ University of Chicago, 2019-2021

Organizer, Rethinking How We Teach Policy Analysis, NASPAA Annual Conference, 2019

Panelist, Community-Engaged Programs at Urban-Serving Universities, NASPAA Annual Conference, 2018

Panelist, Exploring How Neighborhoods Build Wealth, Hosted by NYC Office of Financial Empowerment, 2017

Participant, Session on Hartford's Anti-Blight Efforts, Hosted by Community Solutions & the NYU Marron Institute of Urban Management, 2017

Faculty mentor, Social Science Research Council, Dissertation Proposal Development Fellowship, 2016

Testimony on Mandatory Inclusionary Housing, New York City Council, 2015

Testimony on Mandatory Inclusionary Housing, New York City Planning Commission, 2015

Expert Opinion, Inclusionary Zoning Policies in the U.S., 2910 Georgia Avenue LLC v. District of Columbia, 2015

Reviewer, Social Science Research Council, Dissertation Proposal Development Fellowship, 2014, 2015

SITU Team member, Re-envisioning Branch Libraries Design Study, The Architectural League of New York, 2014

Panel organizer, APPAM, Annual Conference, 2012, 2013, 2014, 2018, 2019

Program committee, APPAM, Annual Conference, 2013, 2015, 2019

Discussant, Urban Economics Association Annual Conference, 2019

Discussant, Eastern Economic Association Annual Conference, 2017, 2019

Discussant, APPAM, Annual Conference, 2014, 2015

Discussant, AREUEA, Mid-Year/Annual Meetings, 2008, 2009, 2014, 2018

Discussant, WEAI Annual Conference, 2009

Discussant, RSAI Annual Conference, 2008

Ad-Hoc reviewer:

Journal of Urban Economics; Journal of Urban Affairs; Real Estate Economics; Economic Development Quarterly; Housing Studies; Journal of Housing Economics; Journal of Regional Science; Housing Policy Debate; Urban Affairs Review; Urban Studies; Urban Geography; Journal of Public Affairs Education; SAGE Open; Journal of the American Planning Association; Housing, Theory and Society; University of California Center on Economic Competitiveness in

Transportation (UCONNECT); Journal of Planning Education and Research; JMIR Medical Education; Transportation Research Part A: Policy and Practice; Regional Science and Urban Economics; Political Science Quarterly; Social Forces; Community Development: Journal of the Community Development Society; Journal of Policy Analysis and Management; Public Administration Review; Journal of Planning Literature; GEOJournal; The Economic Journal; Political Behavior; Housing and Society, Regional Science, Policy and Practice

SELECTED MEDIA COVERAGE

Housing and Zoning

Gotham Gazette, August 15th, 2019

Realtor.com, June 21st, 2018

NYC Biz News, September 29th, 2016

The Urbanist, September 5th, 2016

Bloomberg News, July 14th, 2015

City and State, February 3rd, 2015

NY City Lens, October 20th, 2014

New York Times (Editorial Op Ed references research on IZ), February 7th, 2014

Urban commercial markets

Politico, March 12th, 2020

City Limits, August 20th, 2019

Science Vs. Podcast, Gimlet Media, October 2018

Los Angeles Times, August 3rd, 2018

Racked.com, March 12th, 2018

AFP, November 22nd, 2017

NY Post, July 28th, 2016

CityLab, January 28th, 2016

Gotham Gazette, January 5th, 2016

Governing Magazine, February 2015

Curbed, December 9th, 2014

Business Insider, January 11th, 2012

CityLab, January 10th, 2012

Business Improvement Districts

City and State, October 7th, 2019

Next City, November 20th, 2017

Crain's New York, September 18th, 2016

The Real Deal, August 1st, 2016

City Limits, February 18th, 2014

Uptown Radio, May 18th, 2011

New York Magazine, September 27th, 2009

PROFESSIONAL ASSOCIATIONS

Association of Collegiate Schools and Planning; Association for Public Policy Analysis and Management; American Real Estate and Urban Economics Association; National Tax Association

OTHER INFORMATION

Languages: English (native); Spanish (conversational)