RACHEL MELTZER

1 Bow Street
Cambridge, MA. 02138
rmeltzer@gsd.harvard.edu
rachelmeltzer.com

CURRENT EMPLOYMENT, AFFILIATIONS, AND POSITIONS

Harvard University

Joint Center for Housing Studies

Senior Research Fellow, 2026-Present

Dept. of Urban Planning and Design, Graduate School of Design

Plimpton Associate Professor of Planning and Urban Economics, 2021-2026
Associated Faculty, Mellon Urban Initiative
Faculty Affiliate, Bloomberg Center for Cities
Faculty Affiliate, Harvard Data Science Initiative

Russell Sage Foundation

Visiting Scholar, 2026-2027

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

Research Affiliate, 2009-Present

Editorial Positions

Associate Editor, *Journal of Regional Science*, 2024-Present
Co-Editor, *Urban and Geographical Economics*, Cambridge Elements Series, Cambridge University Press, 2024-2027 (with Steven Brakman, Harry Garretsen, Charles Van Marrewijk)

PRIOR EMPLOYMENT AND POSITIONS

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

Associate Professor (with tenure), 2018-2021
Assistant Professor, 2010-2018
Chair, Public and Urban Policy MS Degree, 2017-2021
Visiting Assistant Professor, 2009-2010

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

EDUCATION

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY
Ph.D., Public Policy, 2009

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY
Master of Public Administration, 2006

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

FELLOWSHIPS, HONORS AND AWARDS

Russell Sage Foundation, Visiting Scholar, 2026-2027
Academic Fellow, Hoyt Institute, January 2024-Present
Fellow, Urban Design Forum, 2018-Present
Lincoln Scholar, Lincoln Institute of Land Policy, 2013
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
Taub Fellow, New York University, 2004-2006
Dean's Scholar, New York University, 2003-2005
Presidential Scholar, Dartmouth College, 2000-2001

PEER-REVIEWED JOURNAL ARTICLES

"Tale of Two Storms: Neighborhood Racial Change After Hurricanes Sandy and Harvey" (with Ingrid Gould Ellen and Kate Harwood). Forthcoming. *The Russell Sage Foundation Journal of the Social Science,* special issue on Climate Hazards and Their Social, Political, and Economic Consequences in the United States.

"Retail on the Ground and on the Books: Vacancies and the (mis)Match between Retail Activity and Regulated Land Uses." Co-authored with Leah Brooks. 2025. *Journal of the American Planning Association*.

"All (Economic) Politics is Local: Voting Responses to Localized Price Shocks during the Great Recession." Co-authored with Ron Cheung. 2025. *Journal of Regional Science*, 65(1): 221-257.

"Heterogeneity in the Recovery of Local Real Estate Markets After Extreme Events: The Case of Hurricane Sandy." Co-authored with Ingrid Gould Ellen. 2024. *Real Estate Economics*, *Special Issue on Affordable and Sustainable Housing,* 52(3): 714-752.

"Are Local Retail Services an Amenity or a Nuisance?" Co-authored with Pooya Ghorbani. 2024. *Journal of Economic Geography, 24(2): 193-218*.

"Localized Commercial Effects from Natural Disasters: The Case of Hurricane Sandy and New York City." Co-authored with Ingrid Gould Ellen and Xiaodi Li. 2021. *Regional Science and Urban Economics*, 86.

“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. 2019. *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.

BOOKS AND EDITED VOLUMES

A Research Agenda for Neighborhoods. Forthcoming. Co-Edited with Vincent Reina. UK: Edward Elgar. (Expected publication Fall 2026)

Policy Analysis as Problem Solving: A Flexible and Evidence-Based Framework, 2nd Edition. 2025. Co-authored with Alex Schwartz. New York: Routledge. (1st Edition published 2018)

INVITED BOOK CHAPTERS

"Commercial Gentrification: What Happens to Businesses and Services when the Neighborhood Changes?" 2022. 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 AND PODCASTS

"Can a National Housing Policy Solve the Affordability Crisis in Cities?" October 31, 2024. *GSD News*.

"The 45-minute City." October 2, 2024. *Vital City*.

"Cities Planned Their Way into the Retail Vacancy Crisis." June 20, 2024. *Slate.com.*

"The Questionable Economics of the 15-minute City." May 29, 2024. *Bloomberg CityLab*.

"Covid-19's Impact on Small Businesses." November 18 and November 24, 2020. *Urban Matters*, The Center for New York City Affairs.

"Re-Activating the Corner Store." September 4, 2020. *City Life After Coronavirus: Gallery of Urban Ideas,* Urban Design Forum.

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

"Gentrification: What's Really Happening?" Science Vs. Podcast, Gimlet Media, October 2018.

"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

Commentary on "Convertible Tenure Homeownership in the Private Sector" by Chadwick Reed. 2022. *Harvard Real Estate Review*, 10: 39-40.

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

"E-commerce and the Changing Value of Retail Co-location in Cities" (with Leah Brooks; revise and resubmit at *Urban Studies* special issue on Organizations and Urban Inequality)

"Wildfires and the Resilience of Commercial Activity" (with Ruchi Singh, Daniel Rettl and Steven Malliaris; revise and resubmit at *Management Science*)

"Are There Signs of Corporate Climate Migration in the U.S.?" (with Hannah Teicher; revise and resubmit at *Nature Climate Change*)

"Disaster Vultures or Recovery Machines? The Role of Investors in the Wake of Hurricanes Sandy and Harvey" (with Kate Harwood and Ruitian Yan)

RESEARCH IN PROGRESS

"Who Bears the Burden of Climate Risk? Documenting the Migration of Renters and Owners after Hurricanes Sandy and Harvey" (with Kate Harwood)

"Estimating the Impact of the Internet on the Spatial Organization of Economic Activity: The Case of E-commerce and Retail in Cities" (with Leah Brooks and Erica Moszkowski)

"Income Inequality in Cities: How Much is Explained by Land Use and Housing Typology?" (with Tom Cui and Pooya Ghorbani)

"Economic Spillovers from Upzonings: Employment Changes and Business Survival" (with Hyojung Lee)

"Leveraging AI to Reduce Housing Blight in Mid-Sized American Cities." (with Avis Devine, Meaghan McCollum and Cayman Seagraves)

EXTERNAL RESEARCH SUPPORT

Real Estate Research Institute, support for "E-commerce, Retail Clustering and Property Values," 2024-2025 ($15,000; Co-PI with Leah Brooks)

Lincoln Institute of Land Policy, support for "Documenting the Landscape and Trajectories of Commercial Vacancies in New York City and Los Angeles," 2020-2023 ($50,000; Co-PI with Leah Brooks)

Ewing Marion Kauffman Foundation, support for "Has the Rise of Ecommerce Impacted Retail Entrepreneurship?," 2021-2025 ($224,841; Co-PI with Leah Brooks)

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

Bloomberg Center for Cities Research Grant, Harvard University, 2026 ($40,000)

Salata Institute for Climate and Sustainability, Seed Grant, Harvard University, 2025-2026 ($24,751)

Bloomberg Center for Cities at Harvard University, Support for Policy Analysis Data Pack Development, 2025 ($15,000)

Dean's Junior Faculty Research Grant, GSD, Harvard University, 2025-2026 ($10,000)

Harvard Data Science Initiative, Special Projects Fund, 2025-2026 ($5,000)

Joint Center for Housing Studies, Support for *A Research Agenda for Neighborhoods*, Harvard University, 2024-2025 ($5,000)

Joint Center for Housing Studies, Student Research Support Program, Harvard University, 2022-2023 ($5,000)

Real Estate Research Grant, Dept. of Urban Planning and Design, GSD, Harvard University, 2022-2023 ($7,500)

Dean's Junior Faculty Research Grant, GSD, Harvard University, 2022-2024 ($10,000)

Center for Green Buildings and Cities Faculty Grant, GSD, Harvard University, 2022-2023 ($20,000)

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)

Mutual Mentoring Grant, Office of the Provost, The New School, 2013-2014 ($5,000)

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

CONFERENCE PRESENTATIONS AND INVITED LECTURES*

2027
University of Wisconsin-Madison, La Follette School of Public Affairs (scheduled)*

2026
Bloomberg Harvard City Leadership Initiative, City Hall Fellowship Program*
Cornell University, Rubacha Dept. of Real Estate*
Critical Issues in Real Estate Symposium, University of Georgia
Land Economics Society, Panel on the State of Retail*
Land, Housing, and Property Rights Annual Conference, Boston College Law School*
Lincoln Institute of Land Policy, Urban Economics and Public Finance Conference*
Urban Affairs Association
NYS Homes and Community Renewal, Policy Bites Symposium (scheduled)*
Miami University, Finance and Real Estate Conference (scheduled)
Urban Economics Association (scheduled)
New York University, Wagner Graduate School (scheduled)*

2025
Fostering Sustainability and Livability of Cities: Is the 15-minute City Concept the Right Approach?, World Bank's Transport Global Practice*
Federal Reserve Bank of New York*
BOND Multi*

Federal Reserve Bank of Philadelphia*
Clark University, Dept. of Economics*
Real Estate Research Institute Annual Conference*
Policy Analysis as Problem Solving: A Data-informed Approach for Solving Urban Challenges (Book Launch Event hosted by the *Bloomberg Center for Cities*)
AREUEA National Meetings
Annual CJRES Conference, Cambridge UK
Association for Collegiate Schools of Planning
Digital Access Research Forum, Federal Reserve Bank of Kansas City (declined)*
Symposium on Organizations and Urban Inequality, Amsterdam Inst. of Advanced Studies*
APPAM Annual Conference
Bloomberg Research Conference, Harvard University*

2024
Hoyt Institute Annual Meetings*
Columbia University, GSAPP*
AREUEA National Meeting
Furman Center, New York University*
Russell Sage Foundation, Conference on *Climate Hazards and Their Social, Political, and Economic Consequences in the United States**
Association for Public Policy Analysis and Management
Urban Economics Association
Workshop on Changing Demographics and Housing Demand, Fannie Mae and Federal Reserve Bank of Philadelphia
Sustainable Urbanization Research Seminar, MIT*
Design x Economics: A Conversation about Value and Building in the Post-Pandemic City, Harvard GSD

2023
Association for Public Policy Analysis and Management
Association for Collegiate Schools of Planning
MICD Just City Mayor's Fellowship Opening Panel, Harvard GSD*
Plimpton Professorship Public Lecture, Harvard GSD*
Lincoln Institute of Land Policy, Urban Economics and Public Finance Conference*
Housing Sustainability and Affordability Conference, University of Wisconsin—Madison*
NYC Real Estate Conference, Columbia University*
On the Spatial Dimensions of Land Issues, RWTH Aachen University, Germany* (declined)
Worker Sprawl in the Washington Metropolitan Area, Washington Policy Center* (declined)

2022
MIT Center for Real Estate Research Seminar*
MIT/CRE Climate + Real Estate Symposium*
Sandy +10 Conference, Columbia University*
American Bar Association, Diversity.Advanced Committee*
Kauffman Entrepreneurship Issue Forum, Ewing Marion Kauffman Foundation*
AREUEA/ASSA Annual Meetings
Association for Collegiate Schools of Planning

2020
Columbia University, GSAPP*
Harvard University, GSD*
Federal Reserve Bank of New York*
Simon Fraser University*
UCLA Climate Adaptation Research Symposium*
HurriCon NSF Conference* (declined)
NYC Interagency Flood Resiliency Working Group*

2019
JP Morgan Chase Institute Conference on Economic Research*
NASPAA Annual Conference
Association for Public Policy Analysis and Management
Ziman Center for Real Estate, UCLA*
American Real Estate and Urban Economics Association
Urban Economics Association Annual meeting
FSU-UF-UCF Symposium, University of Florida
Association for Collegiate Schools of Planning
Eastern Economics Association Annual Meeting

2018
Association for Public Policy Analysis and Management
Furman Center, New York University*
Association for Collegiate Schools of Planning
Oberlin College, Department of Economics*
University of Chicago*

2017
Keynote for the Annual LED Workshop, U.S. Census Bureau*
American Real Estate and Urban Economics Association
Eastern Economics Association Annual Meeting
CUNY Queens College, Department of Economics*
Université du Québec à Montréal*

2016
Federal Reserve Bank of New York*
SUNY Rockefeller Institute of Government and Governor's Office of Storm Recovery*
Association for Public Policy Analysis and Management
Furman Center, New York University*
American Real Estate and Urban Economics Association
Columbia University, Department of Urban Planning*
Federal Reserve Bank of Philadelphia*
National Tax Association
Association for Public Policy Analysis and Management

2015
National Tax Association
Federal Reserve System's Community Development Research Conference*
Association for Collegiate Schools of Planning
Association for Public Policy Analysis and Management
Federal Reserve Bank of New York*

2014
Association for Public Policy Analysis and Management
National Tax Association
Lincoln Institute of Land Policy*
Association for Collegiate Schools of Planning
Federal Reserve Bank of New York*

2013
Lincoln Institute of Land Policy*
Observatory on Latin America UN-ECLAC Seminar*
Furman Center, New York University*
Association for Public Policy Analysis and Management
Regional Studies Association and UCLA International Conference

2012
Lincoln Institute of Land Policy*
Association for Public Policy Analysis and Management
Roosevelt Institute's New Deal For NY: Economic Development Conference*
Public & Collaborative NYC Lecture Series at Parsons at The New School*
Furman Center, New York University*

2011
Association for Public Policy Analysis and Management
Milano Research Seminar, The New School*
Association for Collegiate Schools of Planning

2010
American Real Estate and Urban Economics Association
Department of Public Administration, Pace University*
Milano School, The New School*
Federal Reserve Bank of Kansas City*

2009
Wagner Research Colloquium, New York University*
American Real Estate and Urban Economics Association
Association for Collegiate Schools of Planning
Association for Public Policy Analysis and Management
Milano Research Seminar, The New School*
Lincoln Institute of Land Policy*

2005-2008
Midwest Political Science Association
Regional Science Association International
Association for Public Policy Analysis Management
Urban Affairs Association

MEDIA COVERAGE

AFP*;* BBC*;* Bloomberg News; Business Insider; CityLab; City and State; City Limits; Crain's New York; Haitian Times; Gotham Gazette; Governing; Los Angeles Times; New York Daily News; New York Magazine; New York Post; Newsweek; Next City; NPR Marketplace; NYC Biz News; NY City Lens; Quartz; Politico; Racked.com; Realtor.com; Slate.com; The New York Times; The Real Deal; The Urbanist; Uptown Radio; Wired

TEACHING EXPERIENCE

Dept. of Urban Planning and Design, Graduate School of Design, Harvard University
- Urban Economics and Market Analysis (MUP, MRE)
- Public and Private Development (MUP)
- Policy Analysis: A Tool for Evidence-based Decision Making (MUP, HKS)
- Core Urban Planning Studio (MUP)
- Local Economic Development (MUP)

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)

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, economics faculty St. John's University); Pooya Ghorbani (***Chair***; defended 1/2018, New York State Division of Housing and Community Renewal); Jesse Hajer (Economics; defended 12/2018, University of Manitoba); Kier Hanratty (***Chair***; defended 8/2021, Pace University); David Bashevkin (***Chair***; defended 12/2021, NCSY); Conrad Walker (***Chair***; defended 5/2021, Lehman College); Nicole Mader (defended 7/2022, Vanderbilt University); Samantha Cocco-Klein (***Chair***; defended 6/2022, NYC Dept. of Health and Mental Hygiene);

Michael Stack (***Chair***); Danielle Kavanagh-Smith (Economics; defended 5/2021); Saran Nurse (***Chair***; defended 6/2021, Kean University); Quan Tran (***Chair***; defended 1/2024, NYC OMB); Hsuan Lo (defended 9/2023, Meta); Nour-Lyna Boulgamh (member); Yihao Wu (***Chair***)

Master's Theses: Michael Zajakowski Uhll (Best Thesis Award); Cameron McCutchen; Shreya Bhutani; Alessandra Rodriguez Mercado; Facundo Soraire; Julia Duro

SERVICE TO THE UNIVERSITY

Harvard University
Track Organizer, *Bloomberg Center for Cities* Research Conference, 2025
Academic Advisor, *Future of the American City: The Case of Cape Ann, Phase 3*, Center for Urbanization, 2024-2025
Faculty Advisor, Bloomberg Harvard City Leadership Initiative, Summers 2022-2026
Chair, MUP Admissions Committee, 2023, 2025
Member, GSD Fulbright US Student Program Review Committee, 2023-2025
Member, MUP Accreditation and Strategic Planning Committee, 2023-2025
Member, Real Estate Faculty Search (Senior and Junior) Committees, 2022-2025
Member, Loeb Fellowship Selection Committee, 2023-25
Member, MUP JEDI Committee, 2021-24
Member, MUP Curriculum Committee, 2021-25
Member, Druker Fellowship Review Committee, 2021-22
Pollman Fellowship Review Committee: Member 2021-24, Chair 2025
Real Estate Grant Review Committee: Member 2021-23, Chair 2025

The New School
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

SERVICE TO THE PROFESSION, CONSULTING AND AFFILIATIONS

Board and Committee Membership

Member, Resilient Small Business Advisory Committee, Regional Plan Association, 2025-Present
Member, American Real Estate and Urban Economics Association Board of Directors, 2023-2025
Member, Advisory Committee, D.C. Policy Center, 2022-Present
Women in Real Estate Network (WREN), AREUA, Member 2023-2026, Chair 2024-2025
Policy Forum Committee, AREUEA, Member 2023-2027, Chair 2025-2026
Member, Small Business Anti-Displacement Network 2022-Present
Organizer and Moderator, *Opportunity Zones: How Have they Changed and How Are They Working?*, AREUEA Policy Forum, December 2025
Organizer and Moderator, *Climate Risk and the Future of Property Insurance*, AREUEA Policy Forum, March 2024
Member, Membership Committee, AREUEA, 2023-2024
Member, Streets Ahead Working Group, Urban Design Forum, 2021-2022
Program committee, APPAM, Annual Conference, 2013, 2015, 2019
Program committee, AREUEA, National Meetings, 2022, 2026

Consultancies, Mentorships and Panels

Reviewer, Kauffman Foundation Research Grants, 2025
UN-Habitat/UNU-CPR convening, "Unlocking the Potential of Inclusive and Adequate Housing Interventions Through a Cross-Sectoral and Multidimensional Impact Assessment," 2024
Mentor, Junior Scholars Program, AREUEA, 2024-2025
Mentor, Hugo Mentors, 2024, 2026
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
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

Participation in Public Hearings and Expert Opinions

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

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, NSF Civic Innovation Grant Review Panel; Public Finance Review; Journal of Real Estate Finance and Economics; Oxford Bulletin of Economics and Statistics; Annals of Regional Science; American Economic Journal: Economic Policy; Cities; Environment and Planning B: Urban Analytics and City Science; Oxford Bibliographies; Journal of Economic Geography; Regional Studies, Regional Science; Nature

PROFESSIONAL ASSOCIATIONS

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

OTHER INFORMATION

Languages: English (native); Spanish (conversational)
Census Special Sworn Status