

RACHEL MELTZER

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Cambridge, MA. 02138
rmeltzer@gsd.harvard.edu

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

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

Plimpton Associate Professor of Planning and Urban Economics, 2021-Present

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

Research Affiliate, 2009-Present

PRIOR EMPLOYMENT AND POSITIONS

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

Associate Professor, 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

PEER-REVIEWED JOURNAL ARTICLES

"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.

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

"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*.

"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

"Heterogeneity in the Recovery of Local Real Estate Markets After Extreme Events: The Case of Hurricane Sandy" (with Ingrid Gould Ellen; under review)

"Are Local Retail Services an Amenity or a Nuisance?" (with Pooya Ghorbani; Revise & Resubmit *Journal of Economic Geography*)

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

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

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

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

“Documenting the Landscape and Trajectories of Commercial Vacancies in New York City and Los Angeles” (with Leah Brooks)

“Wildfires and the Distribution of Risk for Commercial Properties” (with Ruchi Singh, Daniel Rettl and Steven Malliaris)

EXTERNAL RESEARCH SUPPORT

Lincoln Institute of Land Policy, support for “Documenting the Landscape and Trajectories of Commercial Vacancies in New York City and Los Angeles,” 2020-2022 (\$50,000; Co-PI with Leah Brooks)

Ewing Marion Kauffman Foundation, support for “Has the Rise of Ecommerce Impacted Retail Entrepreneurship?,” 2021-2024 (\$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

Student Research Support Program, Joint Center for Housing Studies, 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, 2022-2023 (\$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)

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*

2022

MIT Center for Real Estate Research Seminar*

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

TEACHING EXPERIENCE

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

Urban Economics for Planners and Policymakers (MUP)
Public and Private Development (MUP)
Policy Analysis: A Tool for Evidence-based Decision Making (MUP)
Core Urban Planning Studio (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)

SERVICE TO THE UNIVERSITY

Chair, MUP Admissions Committee, 2022-23
Faculty Advisor, Bloomberg Harvard City Leadership Initiative, Summer 2022
Member, MUP Diversity Committee, 2021-23
Member, UPD Diversity Committee, 2022-23
Member, MUP Curriculum Committee, 2021-23
Member, Druker Fellowship Review Committee, 2021-22
Member, Pollman Fellowship Review Committee, 2021-23
Member, Real Estate Grant Review Committee, 2021-23
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, economics faculty St. John's University); Pooya Ghorbani (Chair; defended 1/2018, economist at NYC Independent Budget Office); Jesse Hajer (Economics; defended 12/2018, University of Manitoba); Kier Hanratty (Chair; defended 8/2021, economics faculty Pace University); David Bashevkin (Chair; defended 12/2021); Conrad Walker (Chair; defended 5/2021, Lehman College); Nicole Madar; Samantha Cocco-Klein (Chair); Michael Stack (Chair); Danielle Kavanagh-Smith (Economics; defended 5/2021); Saran Nurse (Chair; defended 6/2021, Kean University); Quan Tran (Chair); Hsuan Lo

SERVICE TO THE PROFESSION AND CONSULTING

Member, Advisory Committee, D.C. Policy Center
Member, Streets Ahead Working Group, Urban Design Forum, 2021-2022
Member, Small Business Displacement Network
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

Program committee, AREUEA, National Meetings, 2022

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, NSF Civic Innovation Grant Review Panel; Public Finance Review

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)