

DAVID LISTOKIN

RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY
EDWARD J. BLOUSTEIN SCHOOL OF PLANNING & PUBLIC POLICY (EJB)
CENTER FOR URBAN POLICY RESEARCH (CUPR)

EDUCATION

Ph.D., Rutgers University, 1978
M.C.R.P., Rutgers University, 1971
M.P.A. Bernard Baruch College, 1971
B.A. Magna Cum Laude, Brooklyn College, 1970

AWARDS/SCHOLARSHIPS

New Jersey Historic Preservation Award 1998 (from Historic Sites Council and State Historic Preservation Office)
Fulbright Scholar Award, Council for International Exchange of Scholars, 1994-95
Faculty Fellowship Mortgage Bankers Association (1976)
Danforth Foundation, Kent Fellowship (1973)
National Institute of Mental Health Fellow (1972)
Phi Beta Kappa (1970)

ACADEMIC EXPERIENCE

RUTGERS UNIVERSITY

Edward J Bloustein School (EJB) Graduate and Doctoral Director, 2002 to date
CUPR Co-Director, 2000 to date
Director, Institute for Meadowlands Studies, 2004 to date
Professor II, July 1992 to date
Professor, July 1982 to July 1992
Associate Professor, July 1979 (tenured) to June 1982
Assistant Professor, July 1974
Research Associate, October 1971

HARVARD UNIVERSITY GRADUATE SCHOOL OF DESIGN
DEPARTMENT OF URBAN PLANNING AND DESIGN

Visiting Professor, Fall 1996 – Fall 2000

CORNELL UNIVERSITY, COLLEGE OF ARCHITECTURE, ART, AND PLANNING
DEPARTMENT OF CITY AND REGIONAL PLANNING

Visiting Professor, Fall 2002, Spring 2004-2005

RESEARCH AND TEACHING SPECIALIZATION

David Listokin is a leading authority on housing-mortgage policy, development impact analysis, and historic preservation. Dr. Listokin has recently been analyzing strategies to foster low- and moderate-income mortgage financing and homeownership for HUD and the Fannie Mae Foundation. Other recent research includes a study for HUD on

regulatory impediments to rehabilitation and analyses that quantify the economic benefits of historic preservation.

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
2005-2006	The Property Tax and Housing Affordability	National Center for Real Estate Research	\$40,000
2005-2006	The Economics of Culture	New Jersey Historical Commission and Arts Council	\$60,000
2005-2006	Smart Growth Multipliers	New Jersey Office of Smart Growth	\$125,000
2004-2005	Institute for Meadowlands Studies and Meadowlands Doctoral Fellowship	New Jersey Meadowlands Commission	\$134,000
2004-2005	Economic Impacts of Historic Preservation in Arkansas	Arkansas State Historic Preservation Office	\$75,000
2003-2005	Demographics of Structures	Fannie Mae Foundation	\$75,000
2002-2004	Strategies for Fostering Affordable Housing Rehabilitation	National Trust for Historic Preservation and U.S. Dept. of Housing and Urban Development	\$125,000
2002-2004	Challenges to, and Strategies for, Infill, Mixed Use, and Reuse	New Jersey Dept. of Community Affairs	\$225,000
2002-2003	Refining Economic Impact Software for Historic Preservation	National Center for Preservation Technology and Training	\$70,000
2000-2002	Economic Impacts of Historic Preservation in Missouri, Ohio, Massachusetts, Florida and Memphis, TN (five studies)	Missouri, Florida, and Massachusetts State Historic Preservation Offices; Downtown Ohio, Inc.; and Memphis Historic Trust	\$280,000

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
2001-2002	Economic Impacts of Historic Preservation—Canadian Perspective	Heritage Canada	\$5,000
2000-2002	Housing and Economic Conditions of Native Americans in Tribal Lands	Fannie Mae Foundation	\$200,000
2000-2001	Economic Impact Software for Historic Preservation	National Park Service	\$40,000
1998-2000	Barriers to Housing Rehabilitation	U.S. Dept. of Housing and Urban Development	\$250,000
1998-1999	Historic Preservation Economic Impact Software	National Center for Preservation Technology and Training	\$40,000
1997-1998	Economic Impacts of Historic Preservation (Texas)	Texas Historical Commission	\$80,000
1997-1998	Historic Preservation Conference at the Brookings Institution	National Center for Preservation Technology and Training	\$20,000
1997-1998	Contributions of Historic Preservation to Community Development	Fannie Mae Foundation	\$5,000
1997-1998	Homeownership Affordability	Fannie Mae	\$165,000
1996	Economics of History	Task Force on New Jersey History	\$15,000
1995-96	Economic Impacts of Historic Preservation (New Jersey)	National Parks Service, National Center for Preservation Technology	\$69,000
1995-96	Best Practices of Urban-Minority Lending	U.S. Dept. of Housing and Urban Development	\$230,000

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
1994-96	Housing Rehabilitation Model Code	New Jersey Department of Community Affairs	\$288,000
1994	Regional Housing Strategies	U.S. Department of Housing and Urban Development	\$8,500
1993	Changing Tax Base and Fiscal Capacity	Urban Land Institute	\$14,000
1993	Real Estate and the U.S. Economy	Urban Land Institute	\$3,000
1991	Housing Reference Data Bank	Federal National Mortgage Association	\$5,000
1990	Fiscal Impact Model	National Association of Home Builders	\$25,000
1990	State Plan Economic Evaluation—Maryland	Maryland Office of State Planning	\$10,000
1990	Housing Research—Assessment of the State of the Art	Federal National Mortgage Association	\$25,000
1989-94	Model Land Use Regulatory Procedures for Nonresidential Development	New Jersey Department of Community Affairs	\$69,000
1989-94	Development Impact Model	Urban Land Institute	\$88,000
1989-90	Historic Preservation and Affordable Housing	National Trust for Historic Preservation	\$65,000
1989-90	Housing Policy—Historical Evolution	Federal National Mortgage Association	\$5,000
1989-90	Future Growth—Land Use and Fiscal Analysis	Maryland Office of State Planning	\$10,000

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
1989-90	Housing Costs and Delivery	New Jersey Council on Affordable Housing	\$10,000
1989-90	Analysis of Proffers and Growth Management	Virginia Beach, Virginia	\$25,000
1989-90	Analysis of the State Plan–Housing Accommodation	New Jersey Office of State Planning	\$20,000
1988	Recreational Charges: Access and Economics	New Jersey Office of the Public Advocate	\$35,000
1988	Taxation of Casino Gaming	Bureau of Economic Research–Casino Association	\$80,000
1987	Housing Conditions and Homelessness	New Jersey Office of the Public Advocate	\$6,000
1987	Development Impact Fees	Naperville, Illinois	\$60,000
1987	Affordable Housing Delivery	Yonkers, New York	\$25,000
1985	Housing Need and Response	Richmond, Virginia	\$35,000
1985	Model Subdivision Ordinance	New Jersey Department of Community Affairs	\$108,000
1985	Response to the Warren Report (Mount Laurel Fair Share Allocation)	New Jersey State League of Municipalities	\$8,000
1984	Historic Preservation	The Twentieth Century Fund	\$63,000
1984	Professional Planners Examination	NJ State Board of Planners	\$5,000
1983-84	Mount Laurel Housing Response	New Jersey League of Municipalities	\$50,000
1983	Economic Impact of Casino Gaming	Atlantic Development Corporation	\$75,000
1982-83	Housing Receivership	Cleveland–Ford Foundations	\$50,000

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
1982	Fiscal Consequences of Balanced Growth	Burlington, Vermont	\$40,000
1981	Landmarks Preservation and the Property Tax	New York Landmarks Conservancy	\$50,000
1980	Measuring Urban Distress	HUD	\$10,000
1979-80	Economic Redevelopment of Older Suburbs	Englewood, New Jersey	\$40,000
1979-80	Adaptive Reuse Handbook	HUD	\$170,000
1979	Economic Impact of Economic Development Programs	HUD	\$15,000
1978	Training Seminars Public Finance	Pennsylvania Department of Community Affairs	\$15,000
1976-78	Fiscal Impact Handbook	HUD	\$270,000
1975	Subsidized Housing Delivery	HUD	\$50,000
1974	Historic Preservation	New York City Landmarks Preservation Commission	\$40,000
1972-73	Housing Development and Municipal Costs	New Jersey Department of State Planning	\$65,000
1972	Educational Financing Reform	New Jersey Department of Community Affairs	\$5,000

TEACHING EXPERIENCE

Rutgers University, Graduate Department of City and Regional Planning (1972 to date)

Courses

Redevelopment (Graduate)
Principles of Housing (Graduate)
Historic Preservation (Graduate)
Housing and Development Studio (Graduate)
Urban Housing (Graduate)
Urban Economics and Spatial Patterns (Graduate)
Real Estate Development (Graduate)

Harvard University, Department of Urban Planning and Design (1996 to 2000)

Historic Preservation (Graduate)

Cornell University, Graduate Program in Historic Preservation (2002, 2004)

Historic Preservation (Graduate)

Independent Student Research Supervised (selected)

Fiscal Impact Analysis
National analysis of house museums
Critique of historic preservation ordinances
Downtown retail development
Fiscal impact literature
Delineating boundaries of historic districts
Reusing abandoned properties

Doctoral Dissertations

Chair—5

Doctoral Committee—6

HUD Doctoral Fellowships Supervised—5

Coordinator (with Rutgers Art History Department) of Rutgers Undergraduate and Graduate Historic Preservation Certificate Programs

OTHER EXPERIENCE (SELECTED)

Journal Editor: Associate Editor, *Housing Policy Debate* (1997–2004)

Assistant Editor: *AREUEA Journal* (1977–1980)

OTHER EXPERIENCE (CON'T)

Chair: ACSP Summer Doctoral Workshop 2004 (with Donald Krueckeberg)
Rutgers Strategic Planning Working Group on Organization, Structure,
and Governance. 2000-2001
Urban Housing Working Group—National Association of State
Universities and Land-Grant Colleges (1987-88)
Twentieth Century Foundation—Task Force on Urban Preservation
Policies (rapporteur) (1985)

Member/Consultant (selected):

Panel of Advisors, Long Term Mortgage Counseling Study, Federal Reserve
Bank of Philadelphia (2004-05)
Advisory Committee, Goucher College, Proposed Center for Heritage
Studies (2005)
Center for Excellence for Renewal of Building Stocks (Tokyo Metropolitan
University) (2004)
Review of Dean Committee—Bloustein School (2004)
Rutgers Faculty Appeals Board (2002 to date)
Maine Smart Growth Institute (2001)
New Jersey Senate Advisory Committee on Smart Growth Urban
Redevelopment (2000)
Fannie Mae Foundation—Research Advisory Board (1998 to date)
HUD National Housing Policy Review (various dates)
(New Jersey) Governor's Land Use Task Force (2003)
(New Jersey) Governor's Task Force on Educational Competency (1992)
(New Jersey) State Office of Historic Preservation (various dates)
(New Jersey) Advisory Committee to the Regulation and the Cost of
Housing Development Study (1995-96)
Reviewer Housing Section of the Regional Plan Association's Third
Regional Plan 1995
Rutgers Deans Search Committee—Rutgers Bloustein School (1995 and
1989)
Bucharest 2000—International Urban Planning Competition (1995-1996)
(UNESCO)
Task Force on New Jersey History (1996)
Institute of Public Administration Regional Research Consortium (1997)

OTHER EXPERIENCE (CON'T)

Manuscript

Review
(selected): *Housing Policy Debate*
 APA Journal
 Journal of Urban Affairs
 Preservation Forum
 AREUEA Journal
 Urban Affairs

Board of

Directors: Preservation New Jersey (1997–1999)

PUBLICATIONS*BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited)*

Historic Preservation in the United States. (New York, NY: Wiley, 2006).
Forthcoming. Co-author with Michael Tomlin.

Demographics of Structures. (Washington D.C.: Fannie Mae Foundation and
CUPR, 2006). Forthcoming. Co-author with Robert Burchell and William
Dolphin.

Demographic Multipliers for Smart Growth. (Trenton, NJ: Office of Smart Growth,
2006). Forthcoming. Co-author with William Dolphin and Ioan Voicu.

Infill Ordinance and Policy Guide. (Trenton, NJ: New Jersey Department of
Community Affairs, 2006). Forthcoming. Co-author with Reid Ewing, Carole
Walker, and others.

Best Practices for Affordable Housing Rehabilitation. (Washington, D.C.: U.S.
Department of Housing and Urban Development, 2005). Co-author with Barbara
Listokin and Kristen Crossney.

*Housing and Economic Development in Indian Country: Challenges and
Responses.* (Washington, D.C.: Fannie Mae Foundation, 2005). Co-author with
Robin Leichenko and others.

*The Potential and Limitations of Mortgage Finance to Expand Homeownership in
the United States.* (Washington, D.C.: Fannie Mae Foundation, 2002). Co-author
with Elvin Wyly and others.

PUBLICATIONS*BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (con't)*

Linking Vision with Capital: Challenges and Opportunities in Financing Smart Growth (Washington, D.C.: Research Institute for Housing American, 2001). Institute Report No. 01-01. Co-author with Robert Burchell.

Barriers to the Rehabilitation of Affordable Housing. (Washington, D.C.: U.S. Department of Housing and Urban Development, 2001). Co-author with Barbara Listokin.

Making New Mortgage Markets (Washington, D.C.: Fannie Mae Foundation, 2000). Co-author with Elvin Wyly and others.

Costs of Sprawl Revisited: Literature Analysis. (Washington, D.C.: Transportation Research Board, 1999). Co-author with Robert W. Burchell and others.

Successful Industry Strategies (Washington, D.C.: U.S. Department of Housing and Urban Development, 1998). Co-author with Elvin Wyly and others.

Regional Mobility Strategies in the United States (Washington, D.C.: U.S. Department of Housing and Urban Development, 1995). Co-author with Robert W. Burchell and Arlene Pashman.

Development Impact Assessment Handbook and Model (Washington, D.C.: Urban Land Institute, 1994). Co-author with Robert W. Burchell.

Fiscal Impact Analysis (Washington, D.C.: National Association of Home Builders, 1991). Co-author with Robert W. Burchell.

Model Subdivision and Site Plan Handbook (New Brunswick, NJ: Center for Urban Policy Research, 1989). Co-author with Carole Walker.

The New Practitioner's Guide to Fiscal Impact Analysis (New Brunswick, NJ: Center for Urban Policy Research, 1985). Co-author with Robert W. Burchell and William R. Dolphin.

Living Cities (New York, NY: Twentieth Century Fund, 1985).

Housing Receivership (New Brunswick, NJ: Center for Urban Policy Research, 1985).

Mount Laurel II: Challenge and Delivery of Low-Cost Housing (New Brunswick, NJ: Center for Urban Policy Research, 1984). Co-author with Robert W. Burchell and W. Patrick Beaton.

PUBLICATIONS

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (con't)

Housing Rehabilitation: Economic, Social, and Policy Perspectives (New Brunswick, NJ: Center for Urban Policy Research, 1983). Editor.

Landmarks Preservation and the Property Tax (New York, NY: New York Landmarks Conservancy–Center for Urban Policy Research, 1983).

Revitalizing the Older Suburb (New Brunswick, NJ: Center for Urban Policy Research, 1983). Co-author with W. Patrick Beaton.

New Tools for Economic Development (New Brunswick, NJ: Center for Urban Policy Research, 1982). Co-editor with George Sternlieb.

The Adaptive Reuse Handbook (New Brunswick, NJ: Center for Urban Policy Research, 1981). Co-author with Robert W. Burchell.

Cities Under Stress: The Fiscal Crises of Urban America (New Brunswick, NJ: Center for Urban Policy Research, 1981). Co-editor with Robert W. Burchell.

Energy and Land Use (New Brunswick, NJ: Center for Urban Policy Research, 1981). Co-editor with Robert W. Burchell.

Mortgage Lending and Race (New Brunswick, NJ: Center for Urban Policy Research, 1980). Co-author with Stephen Casey.

Practitioner's Guide to Fiscal Impact Analysis (New Brunswick, NJ: Center for Urban Policy Research, 1980). Co-author with Robert W. Burchell.

The Fiscal Impact Handbook (New Brunswick, NJ: Center for Urban Policy Research, 1978). Co-author with Robert W. Burchell.

Fair Share Housing Allocation (New Brunswick, NJ: Center for Urban Policy Research, 1976).

Housing, Vol. III (New York, NY: AMS Press, 1976). Co-editor with George Sternlieb.

The Environmental Impact Handbook (New Brunswick, NJ: Center for Urban Policy Research, 1975). Co-author with Robert W. Burchell.

Future Land Use: Energy, Environmental, and Legal Constraints (New Brunswick, NJ: Center for Urban Policy Research, 1975). Co-editor.

PUBLICATIONS*BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (con't)*

Educational Financing Reform: A Guide to Legislative Action (New Brunswick, NJ: Center for Urban Policy Research, 1974).

Land Use Controls: Present Problems, Future Reforms (New Brunswick, NJ: Center for Urban Policy Research, 1974). Editor.

The Dynamics of Urban Rehabilitation: Macro and Micro Analyses (New Brunswick, NJ: Center for Urban Policy Research, 1973).

Housing Development and Municipal Costs (New Brunswick, NJ: Center for Urban Policy Research, 1973). Co-author with George Sternlieb and Robert W. Burchell.

Funding Education: Problems, Patterns, Solutions (New Brunswick, NJ: Center for Urban Policy Research, 1972). Co-author.

CHAPTERS IN BOOKS

“Building Sustainability: Preserving the Existing Residential Stock.” in *Building Guidebook*. Forthcoming. (Washington, D.C.: International Code Council, 2006).

“Challenges to and Best Practices for the Renewal of the Residential Building Stock in the United States.” *Activation and Renewal of Building Stock*. (Tokyo Metropolitan University, 2004).

“Evaluating Data Sources on Housing Rehabilitation,” in *Rehabilitation Forum* (Cambridge, MA: Harvard Joint Center for Housing Studies, 2002).

“Understanding the Effects of Land Use and Development Policies on Economic Growth,” in Urban Land Institute, *Land Use in Transition* (Washington, D.C.: Urban Land Institute, 1993), pp. 38–44.

“A Housing Policy for the 1990s,” in Scott Cummings (ed.), *An Urban Policy Agenda for the 1990s* (Greenwich, CT: JAI Press, 1992). Co-author with David Schwartz, David Bartelt, and Richard Ferlauto. Published as well in *Journal of Urban Affairs* (see “Journal Articles—Refereed”).

“Is Housing Supply Over-Regulated?” in Turner and Reed, *Housing America* (Washington, D.C.: The Urban Institute, 1990), pp. 19-22. Contributor with Michael Carliner and Walter Rybek.

“Impact Fees: A Fair Share Framework,” in S. Robinson, editor, *Financing Growth* (Washington, D.C.: Government Finance Officers Association, 1990), pp. 109-134.

CHAPTERS IN BOOKS (CON'T)

“A Review of National Housing Policy,” in *Housing America’s Poor* (Chapel Hill, NC: University of North Carolina Press, 1987), pp. 60-81. Co-author with George Sternlieb.

“Housing in New York City: Matrix and Microcosm,” in Charles Breckner and Raymond Horton (eds.), *Setting Municipal Priorities* (New York: Russell-Sage Foundation, 1985), pp. 382-411. Co-author with George Sternlieb.

“Housing—A Review of Past Policies and Future Directions,” in Peter Salins (ed.), *Expanding Housing Opportunities for Low Income Families* (New York, NY: Lavanburg Foundation, 1985). Co-author with George Sternlieb.

“Inclusionary Zoning,” in Urban Land Institute, *Development Review & Outlook 1984-85* (Washington, D.C.: Urban Land Institute, 1984), pp. 444-449. Co-author with George Sternlieb.

“Mount Laurel II—The Delivery of Low-Cost Housing” in Frank Schnidman and Jane A. Silverman (eds.) *Housing Supply and Affordability* (Washington, D.C.: Urban Land Institute, 1984).

“Measuring Urban Distress: A Summary of Major Urban Hardship Indices and Resource Allocation Systems,” in Robert W. Burchell and David Listokin (eds.), *Cities Under Stress: The Fiscal Crises of Urban America* (New Brunswick, NJ: Center for Urban Policy Research, 1981). Reprinted in Pearl M. Kramer, *Crisis in Urban Finance: A Case Study of Thirty-Eight Cities* (New York, NY: Praeger Publishers, 1984).

“Methods to Evaluate Shopping Center Impacts,” in Gary Alexander, *Saving the Downtown* (New York: Downtown Development Associates, 1980).

“The Impact of Local Government Regulations on Housing Costs and Potential Avenues for State Meliorative Measures,” in Donald Priest et al., *Perspectives on Regulatory Simplification* (Washington, D.C.: The Urban Land Institute, 1980). Co-author with Robert W. Burchell.

“Design Standards and Housing Cost,” in Leon Eplan (ed.), *Housing Costs and Governmental Regulations* (Washington, D.C.: Government Printing Office, 1980). Reprinted in Blair A. Babcock, *Unfairly Structured Cities* (Sydney, Australia: Basil Blackwell, 1984). Co-author with Robert W. Burchell.

“Physical Revitalization Strategies: Adaptive Reuse,” in George Sternlieb and James W. Hughes, *America’s Housing* (New Brunswick, NJ: Center for Urban Policy Research, 1980).

CHAPTERS IN BOOKS (CON'T)

“Urban Housing,” in Donald Phares (ed.), *Housing America* (Cambridge, MA: Ballinger Press, 1977).

“Zoning—Exclusionary Zoning: State of the Art, Strategies for the Future,” in *Housing in the Seventies*, Vol. 2 (Washington, D.C.: Government Printing Office, 1977), pp. 325-350.

“Rehabilitation Versus Redevelopment: Cost Benefit Analysis,” in *Housing in the Seventies*, Vol. 2 (Washington, D.C.: Government Printing Office, 1977), pp. 1033-1103.

“Response to Supreme Court of New Jersey: Questions on Madison,” in James Hughes (ed.), *Methods of Housing Analysis* (New Brunswick, NJ: Center for Urban Policy Research, 1977), pp. 361-418.

“The Private Sector’s Role in the Provision of Reasonably Priced Housing,” in *Resources for Housing* (San Francisco, CA: Federal Home Loan Bank Board, 1976), pp. 205-235. Co-author with Robert W. Burchell and George Sternlieb.

“Neighborhood Preservation,” in Dorworth (ed.), *Decent Housing: A Promise to Keep* (New York, NY: Praeger, 1976).

JOURNAL ARTICLES (REFEREED)

“Building Code and Housing Costs.” *Cityscape*, Vol. 5, No. 1 (2005). Co-author with David Hattis.

“An Evaluation of Data Sources for Housing Research.” *Journal of Housing Research*, Vol. 13, No. 2 (2002). Co-author with Elvin Wyly and others.

“Historic Preservation and Residential Property Values: An Analysis of Texas Cities” *Urban Studies*, Vol. 38, No. 11 (2001). Co-author with Robin Leichenko.

“The Potential and Limitations of Mortgage Finance to Expand Homeownership.” *Housing Policy Debate* Vol. 12 (2001). Co-author with Elvin Wyly.

“Asian Americans for Equality: Preparing Asian Americans for Homeownership.” *Housing Policy Debate* Vol. 12 (2001). Co-author with Barbara Listokin.

“Making New Mortgage Markets.” *Housing Policy Debate*. Vol. 11 (2000). Co-author with Elvin Wyly.

“Smart Growth.” *Housing Policy Debate*. Vol. 11 (2000). Co-author with Robert W. Burchell and Catherine Galley.

JOURNAL ARTICLES (REFEREED) (CON'T)

“The Contributions of Historic Preservation to Housing and Economic Development” *Housing Policy Debate*. Vol. 9 (1998) 431-479. Co-author with Barbara Listokin and Michael Lahr.

“Historic Preservation and Growth Management” *The Urban Lawyer*. Summer 1997.

“Influences on Housing Policy Through the Year 2000: A United States Perspective” *Housing Policy Debate*. Vol. 6, No. 3 (1995), pp. 559-618. Co-author with Robert W. Burchell.

“The Components and Procedures of Development Impact Analysis.” *The Urban Lawyer*, Summer 1993; also in Southwestern Legal Foundation, *Institute on Planning Zoning and Eminent Domain* (New York, NY: Matthew Bender, 1993). Co-author with Robert W. Burchell.

“A New Urban Housing Policy for the 1990’s,” in *Journal of Urban Affairs*, Vol. 13 (Spring 1992). Special issue, edited by Scott Cummings. Co-author with David Schwartz, David Bartelt, and Richard Ferlauto.

“Federal Housing Policy and Preservation: Historical Evolution, Patterns, and Implications.” *Housing Policy Debate*, Vol. 2, No. 2 (1991), pp. 157-185.

“A Statement of Appropriate Private and Public Responses to Urban Housing Needs.” *Journal of Urban and Contemporary Law*, Vol. 36 (1989), pp. 63-82. Reprinted in U.S. House of Representatives, Committee on Banking, Finance, and Urban Affairs, *Developing a National Housing Policy* (Washington, D.C.: Government Printing Office, 1988).

“Housing Receivership: Self-Help Neighborhood Revitalization.” *Journal of Urban and Contemporary Law*, Vol. 27 (1985), pp. 1501-1576. Co-author with Lizabeth Allwelt.

“Methods to Analyzing Fiscal Impact.” *The Urban Interest*, Vol. 2 (Winter 1980), pp. 49-59. Co-author with Robert W. Burchell.

“Fiscal Impact Analysis as a Tool for Land Use Regulation.” *Real Estate Law Journal*, Vol. 7, No. 2 (Fall 1978), pp. 131-153. Co-author with Robert W. Burchell.

“The Local EIS—State of the Art.” *Plan Canada* (Summer 1977).

“Fair Share Housing Plans: Will It Open Up the Suburbs to Apartment Development?” *Real Estate Law Journal*, Vol. 2, No. 4 (Spring 1974), pp. 739-759.

JOURNAL ARTICLES / WORKING PAPERS (NON-REFEREED)

“The Activities and Benefits of Smart Growth.” *Wharton Real Estate Review*. 2002 (Spring). Co-author with Robert Burchell and others.

“Historic Preservation and Affordable Housing: Leveraging Old Resources for New Opportunities.” *Housing Facts and Findings*, Vol. 3, No. 2 (2001), p. 1. Co-author with Barbara Listokin.

“Analyzing the Economic Impacts of Historic Preservation.” *Forum Journal*, Vol. 14, No. 3 (2000), p. 49. Co-author with Mark Gilberg.

“Economic Impact of Preservation in New Jersey and Texas.” *Forum Journal*, Vol. 14, No. 3 (2000), p. 57. Co-author with Michael Lahr.

“Analyzing the Economic Impacts of Historic Preservation.” *Cultural Resources Management Archives*, Vol. 20, No. 6 (1997), p. 24. Co-author with Michael Lahr.

“Land, Infrastructure, Housing Costs, and Fiscal Impacts Associated with Growth. The Literature on the Impacts of Sprawl versus Managed Growth,” Lincoln Institute of Land Policy, Research Paper (1995) Co-author with Robert W. Burchell.

“Fiscal Impact Analysis: Computerized Model.” *Land Development*, Vol. 4, No. 1 (Spring-Summer 1991), pp. 20-25. Co-author with Robert W. Burchell and William Dolphin.

“Model Subdivision and Site Plan Ordinance.” *New Jersey Law Journal* (April 1988). Co-author with Carole Walker.

“Housing Receivership: A National Remedy.” *Journal of Housing*, Vol. 42, No. 1 (January/February 1985), pp. 21-34. Co-author with Lizabeth Allwelt.

“The Appraisal of Historic Properties.” *The Appraisal Journal*, Vol. 53, No. 2 (April 1985), pp. 200-216.

“The Convention Trade: A Competitive Economic Prize.” *Real Estate Issues*, Vol. 10, No. 2 (Fall-Winter 1985), pp. 43-47.

“Environmental, Land Use and Housing Legislation: Trends to Date.” *Environmental Abstracts—1977 Annual Compendium* (lead article and co-editor with Robert W. Burchell).

OTHER PUBLICATIONS (SELECTED)

“Housing—An Update.” *Encyclopedia Americana Annual—1987*. Co-author with Robert W. Burchell.

“Housing—An Update.” *Encyclopedia Americana Annual—1985*. Co-author with Robert W. Burchell.

“City Planning.” Funk and Wagnalls *International Encyclopedia* (1981). Co-author with Robert W. Burchell.

“Housing.” Funk and Wagnalls *International Encyclopedia* (1981). Co-author with Robert W. Burchell.

“Adaptive Reuse Planning—Realistic Urban Redevelopment.” *Federation Planning Information Report*, Winter 1980.

Book Review of *Zoning and Property Rights* by Robert Wilson (Cambridge, MA: MIT Press, 1977), in *The Bankers Journal* (Summer 1979).

“Building Codes—State of the Art, Strategies for the Future” (Washington, D.C.: National Technical Information Service, 1977).

“The Housing Assistance Plan.” *Federation Planning Information Report*, Summer 1976.

“The Environmental Impact Statement: The Newest Household Phase in State and Local Planning.” In *Federation Planning Information Report*, Vol. 10, No. 1, Spring 1975.

“Housing: Local and State Affairs.” *Encyclopedia of Social Work*, 1975.

Book Review of *Land Banking in the Control of Urban Development* (New York, NY: Praeger, 1974) in *Real Estate Review*, Vol. 5, No. 3, Fall 1975, p. 138.

Housing Rehabilitation: Restraints, Prospects, Policies. Council of Planning Librarians, No. 356, January 1975.

The Urban Financing Dilemma: Disinvestment (Bibliography). Council of Planning Librarians, No. 890, October 1975.

PAPERS, REPORTS, CONFERENCES, AND PRESENTATIONS (SELECTED)

“Historic Preservation Economics.” Federal Preservation Institute, Washington, D.C., 2005.

“Building Codes and Housing.” In U.S.-Mexico. Partnership for Prosperity Housing Conference. 2005.

“Long Term Costs and Benefits of Low-Income Home Ownership.” Federal Reserve Bank of Philadelphia. 2005.

“How Historic Preservation Can Contribute to Economic Development.” Preservation League of New York State, 2005.

“Fiscal Impact Analysis for the Buildout of the NJMC Master Plan.” New Jersey Meadowlands Commission, 2005.

“Fiscal Impact Analysis of a Potential Development (Transit Village) in Secaucus, New Jersey.” New Jersey Meadowlands Commission, 2005.

“Tax Profile of Communities in the New Jersey Meadowlands.” New Jersey Meadowlands Commission, 2005.

“Socioeconomic Profile of Communities in the New Jersey Meadowlands.” New Jersey Meadowlands Commission, 2005.

“Analysis of Tax-Base Sharing in the New Jersey Meadowlands.” New Jersey Meadowlands Commission, 2005.

“Refining Tax-Base Sharing in the New Jersey Meadowlands.” New Jersey Meadowlands Commission, 2005.

Keynote speaker on “Residential Rehabilitation in the United States” at the International Conference on Activation and Renewal of Building Stocks in Megalopolis. 2004, Tokyo Japan.

“Rebuilding Neighborhoods.” New Jersey Governor’s Conference on Housing. 2004.

“Building Codes and Housing.” National Conference on Regulatory Barriers and Housing Costs. 2004.

“Challenges to Rehabilitation.” National Housing and Rehabilitation Association. 2004.

PAPERS, REPORTS, AND CONFERENCE PRESENTATIONS (SELECTED) (CON'T)

“The Challenge of the Property Tax.” Annual economic conference sponsored by the Federal Reserve Bank of New York and the New Jersey Meadowlands Commission. 2004.

“Predatory Lending.” AREUEA Mid-Year Meeting (June 2003).

“Best Practices for Rehabilitation.” National Housing and Rehabilitation Association (April 2003).

“Contribution of Historic Preservation to the Economy.” Memphis (TN) City Council and Chamber of Commerce (June 2003).

Keynote speaker on historic preservation at Downtown Missouri (January 2002) and Preservation Delaware (April 2002) annual conferences.

“Historic Preservation in Canada.” Preservation Trust of Canada (October 2002).

“Historic Preservation Research Needs and Accomplishments.” Conference on Research, Policy, and Historic Preservation sponsored by the Pew Charitable Trusts and the Rockefeller Brothers Fund. May 2001.

“The Potential and Limitations of Mortgage Finance Innovation to Expand Homeownership.” Fannie Mae Foundation Annual Housing Conference. October 2001.

“Economic Impacts of Historic Preservation in the United States.” Heritage Canada. October 2001.

“Evaluating Rehabilitation Data Sources.” Harvard Joint Center for Housing Studies and NAHB Research Forum. November 2001.

“Strategies for Expanding and Sustaining Low-Income Homeownership” (commentator). Harvard Joint Center for Housing Studies. November 2000.

“Housing Rehabilitation and America’s Cities.” Housing Policy in the New Millennium conference. October 2000.

“Housing Finance: Potential Limitations: New York University Law School Conference. September 2000.

“Making New Mortgage Markets.” Asian Real Estate Society. 2000.

“Reaching Underserved Mortgage Markets: Successful Lending Industry Strategies.” Annual Meeting of the Urban Affairs Association, April 1998.

PAPERS, REPORTS, AND CONFERENCE PRESENTATIONS (SELECTED) (CON'T)

“Arts and Economic Development.” Paper presented at Arts Transforming the Urban Environment Conference, October 1998.

“The Contribution of Alternative Mortgages to Expanding Homeownership Opportunities.” Paper presented at AREUEA conference, May 1998.

“Expanding Mortgage Credit to Underserved Markets: Successful Lending Industry Strategies” (co-author). Paper presented at the Urban Affairs Association Annual Meeting, April 1998.

“Expanding Housing Opportunity.” Testimony before the President’s Initiative on Race, April 1998.

“Historic Preservation and Land Use.” National Trust for Historic Preservation, October 1997.

“Economic Impacts of Historic Preservation.” American Planning Association and Council on New Jersey Outdoors Conference, May 1996.

“Fiscal Impacts of Development.” The Bloustein Series Academy of Life Long Learning, May 1996.

“Growth Management and Historic Preservation.” American Planning Association Conference, Orlando, FL, April 1996.

“Fiscal Impact Analysis.” American Planning Association Conference, Orlando, FL, April 1996.

Model Nonresidential Site Plan Ordinance and Commentary (New Brunswick, NJ: Center for Urban Policy Research, 1995). Co-author with Carole Walker.

“Influences on Housing Policy Through the Year 2000: A United States Perspective.” Major United States background paper for the Tri-country (U.S., U.K., and Canada) Conference on Housing, London, UK, June 1995.

“Homeownership and Regulatory Barrier Removal” at National Summit on Regulatory Barriers to Affordable Housing, sponsored by the National Conference of States on Building Codes and Standards, Richmond, VA, May 1995.

“Building Codes and Rehabilitation” at National Symposium sponsored by HUD and the NAHB Research Foundation, Washington, DC, May 1995.

“Environmental Regulations and Development Costs.” HUD Panel of Experts, Washington, DC, April 1995.

PAPERS, REPORTS, AND CONFERENCE PRESENTATIONS (SELECTED) (CON’T)

“The Fiscal Impacts of Nonresidential Uses.” Paper co-author, Lincoln Institute of Land Policy, Chicago, IL, 1994.

“Fiscal Impact Projections” National Association of Home Builders Annual Conference, Las Vegas, NV, 1994.

“Preservation Research Agenda.” World Monument Fund, 1993.

“The Changing Tax Burden and Fiscal Capacity Related to the Relative Decline in the Nonresidential Tax Base.” Report prepared for the Urban Land Institute, November 1992.

Sections in the *Impact Assessment of the New Jersey Interim State Development and Redevelopment Plan* (1992) “Fiscal Impacts of Projected Growth,” “Impacts on Agricultural Lands,” “Impacts on School Capital Facilities.”

“The State of Knowledge in Housing Policy: A Research Assessment Report.” Federal National Mortgage Association, Washington, D.C., 1991. Co-author with Robert W. Burchell.

“Development Impact.” Paper delivered at the Urban Land Institute Spring Meeting, Seattle, WA, 1991.

“Fiscal Background to Farmland Preservation.” Paper delivered at the American Farmland Trust National Conference, Washington, D.C., 1991.

“Impact Fees.” Paper delivered at the Urban Land Institute Development Impact Assessment Conference, Baltimore, MD, 1990.

“Crafting Responsible Growth.” Paper delivered to the DuPage County, Illinois Planning Task Force, Naperville, IL, 1990.

“Impact Analysis—A Second Generation.” Paper delivered at the Government Finance Officers Association Conference, Miami, FL, 1990.

Redevelopment Programs for Local Governments. Report to the Bergen County Department of Planning and Economic Development, 1990.

Fiscal Studies. Report to the Maryland Governor’s Commission on the Chesapeake Bay Region, 1990.

“Historic Preservation and Affordable Housing.” Paper delivered at National Trust for Historic Preservation Conference, Newark, NJ, 1990.

PAPERS, REPORTS, AND CONFERENCE PRESENTATIONS (SELECTED) (CON’T)

Infrastructure Costs, Fiscal Impacts, and Proffer Charges. Report to the Planning Department of the City of Virginia Beach, Virginia, 1990.

“Exclusionary Zoning.” Paper delivered at The Urban Institute Housing Policy Seminars. Washington, D.C., 1989.

“Impact Analysis: A Search for Equity.” Paper delivered at the Government Finance Officers Association Conference, Miami, FL, 1989.

Historic Preservation: An Emerging Form of Land Use Controls.” Paper delivered at the Association of Collegiate Schools of Planning Conference, Portland, OR, 1989.

“Fiscal Impact and Impact Fee Analysis.” Paper delivered at the Metropolitan Chicago Mayors Council, Chicago, IL, 1989.

Fiscal Impacts of and Responses to Growth. Report to Naperville, Illinois. 1988.

Beach Fees, Access and Economic Analysis. Report to the State of New Jersey Department of Public Advocate, 1988.

“Subdivision Control.” Paper delivered at the American Planning Association Annual Conference, San Antonio, Texas, 1988.

“Historic Preservation and Land Use.” Presentation to the U.S. House of Representatives, Committee on Interior and Internal Affairs, Subcommittee on National Parks and Public Lands, March 1988.

The Challenge and Opportunity of Off-Campus College Student Housing. Report to Rutgers University, 1987.

“Mitigating the Effects of Plant Closings—Public and Private Programs,” in *Plant Closings in the New Industrial Revolution.* Report prepared for the Smith Richardson Foundation, 1987.

Housing Conditions and Homelessness. Report to the New Jersey Public Advocate, 1987.

Demographic Multiplier Study. Report to Florida Atlantic University, 1985.

“The Fiscal Impact of the Arts.” Report to Rutgers University, 1984.

An Evaluation of Urban Lending. Study prepared for U.S. Department of Housing and Urban Development in collaboration with the New York University Graduate School of Public Administration, 1982–83.

PAPERS, REPORTS, AND CONFERENCE PRESENTATIONS (SELECTED) (CON'T)

“Housing Dynamics.” Paper delivered at the Society of Professional Assessors Conference, April 1981.

“Housing 1970-1980: A Retrospective Look.” Paper delivered at the American Real Estate and Urban Economics Association Conference, Washington, D.C., 1980.

The Realities of Historic Preservation. Report to the New York City Landmarks Preservation Commission, 1979.

“Fiscal Impact Analysis: Matching Methods to Tasks.” Paper presented at the Alfred Bettman Symposium, ASPO National Planning Conference, Indianapolis, IN, May 1978.

Housing and People in Panama. Report to the Agency for International Development, 1978-80.

Impact of Pyramid Mall on Burlington’s Municipal Fisc. Report to the City of Burlington, Vermont, 1978.

“What Shall be the Consequences of Failure?” Paper presented at the American Education Association Research Conference, New York, NY, April 1977.

“Redlining.” Paper submitted to the United States Senate Committee on Banking, Housing and Urban Affairs—94th Congress, November 1976.

An Evaluation of the Housing Demonstration Rehabilitation Grant Program. Report to the New Jersey Department of Community Affairs, 1975.

Housing Abandonment in Pennsylvania. Report to the Pennsylvania Department of Community Affairs, 1974.

AUTHORED/EDITED BOOKS ADOPTED AS TEXT

TITLE	NUMBER OF COLLEGES/UNIVERSITIES ADOPTING AS TEXT*
<i>Cities Under Stress</i>	10
<i>Energy and Land Use</i>	15
<i>Environmental Impact Handbook</i>	75
<i>Fiscal Impact Handbook</i>	60
<i>Future Land Use</i>	16
<i>Housing Development and Municipal Costs</i>	4
<i>Housing Rehabilitation</i>	15
<i>Land Use Control</i>	20
<i>Living Cities</i>	12
<i>Model Subdivision</i>	6
<i>New Reality of Municipal Finance</i>	8
<i>Practitioner's Guide to Fiscal Impact Analysis</i>	12

*Does not include multi-year adoptions.

CONTRIBUTIONS TO PUBLIC POLICY

“Revision of Tax Sharing in New Jersey Meadowlands to Foster Smart Growth.” (2004).
With Matt Cuddy.

“Economic Analysis of the Missouri Historic Preservation Tax Credit” (2001–2002).
Analysis contributed to continuation of this tax credit in Missouri. With Michael L.
Lahr.

“Historic Preservation and Smart Growth.” (2001). Research for Maine Smart Growth
Institute has contributed to recognition of historic preservation as a smart growth
strategy.

“Model Rehabilitation Code.” Study is the basis of a new building code in New Jersey
governing rehabilitation (1997-2001). New Jersey rehab building code was
recognized by a Harvard University “Best Practices” in Government Award.

“Regional Mobility Strategies in the United States.” Submitted by U.S. Department of
Housing and Urban Development as a requirement of the National Affordable
Housing Act of 1990. (1994) With Robert W. Burchell.

“Model Subdivision and Site Plan Ordinance.” Substantial sections of this study have been
incorporated into a statewide New Jersey statute (1994). With Carole Walker.

“Fiscal Studies—The Governor’s Commission on Growth in the Chesapeake Bay Region.”
Fiscal justification for proposed growth management plan in Maryland (1991).

“Infrastructure Costs, Fiscal Impacts, and Proffer Charges.” City of Virginia Beach,
Virginia. Established the rationale, procedure, and specific charges for the
implementation of impact fees in a city of 300,000 population (1990).
Accomplished the same for Naperville, Illinois (1988).

“Belmar Testimony.” Expert testimony for the New Jersey Office of the Public Advocate
expanded doctrine of public beach access (1988).

CONTRIBUTIONS TO PUBLIC POLICY (CON'T)

- “Housing Accommodation by the State Development and Redevelopment Plan.” Report to the New Jersey Office of State Planning. Report examined whether or not the *Preliminary State Development and Redevelopment Plan* caused growth to be curtailed statewide (1988).
- “Housing Conditions and Homelessness.” Report prepared for the New Jersey Public Advocate. Instrumental in establishing a municipality’s responsibility for providing housing for its homeless population (1987).
- “Housing Receivership.” Proposed model ordinance was adopted by Ohio State Legislature (1984) and influenced similar legislation in Wisconsin.
- “Response to the *Warren Report: Reshaping Mount Laurel II* Implementation.” A white paper on planning prepared for the New Jersey State League of Municipalities that redirected the course of affordable housing implementation (1984). Publication *Fair Share Housing Allocation* was cited by *Mount Laurel I* decision.
- “The Economic Impacts of Economic Development Programs.” Report prepared for the Federal Office of Management and Budget, Task Force on Economic Development. Used to evaluate the economic multiplier effects of deep versus shallow housing subsidies (1981).
- “Housing Studies.” Report prepared for the Agency for International Development. Helped guide national housing policy in Panama (1978).
- “Impact of Shopping Center Development on the Local Municipal Fisc.” Report prepared for the City of Burlington, Vermont. Ultimately became the test case for Vermont Act #250, which allows state override of local zoning if a net detriment to the state can be substantiated (1977).

OTHER CONTRIBUTIONS (SELECTED)

- Work with World Monuments Fund to preserve endangered synagogues and cemeteries in Poland.
- Work with the Kean Foundation to preserve Kean homestead in Union, New Jersey. In association, supervision of independent graduate student survey of the economics of house museums.
- Chair–Urban Housing Working Group–National Association of State Universities and Land-Grant Colleges (1987-88).
- Development of a Rutgers University Business Incubator. Studio report, 1988 (*Business Incubators-National and New Jersey Analysis*) and 1988 Report to Rutgers University Office of the President (*Rutgers University and Business Incubation, Concepts and Realities.*)

CONTRIBUTIONS TO NEW BRUNSWICK

Economic redevelopment. Studio reports (1999–2002) (e.g., *Historic Preservation's Potential as a Housing Strategy*).

Economic redevelopment. Studio report, 1991 (*The New Brunswick Jersey Avenue Corridor: Current Conditions and Future Potential*).

Housing. Studio report, 1987 (*The Challenge and Opportunity of Off-Campus Student Housing in New Brunswick*).

Retail Development. Supervision of 1987 study for the Rutgers University Office of Community Affairs (*Downtown Revitalization*).

Arts. 1984 report to Rutgers University Office of Community Affairs (*Fiscal Impacts of the Arts in New Brunswick*).

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