

DAVID LISTOKIN

RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY
EDWARD J. BLOUSTEIN SCHOOL OF PLANNING AND 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, 1976
B.A. Magna Cum Laude, Brooklyn College, 1970

AWARDS/SCHOLARSHIPS

Educator of the Year Award—Urban Land Institute, New Jersey Chapter (2006)
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

School (EJB) Director of Student Assessment, 2013 to date
School (EJB) Graduate and Doctoral Director, 2002 to 2009
CUPR Co-Director, 2000 to date
Director, Institute for Meadowlands Studies, 2004 to date
Professor II, July 1992 to date (Retitled 2013 to Distinguished Professor)
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, Spring 2007, Spring 2004–05, Fall 2002

RESEARCH AND TEACHING SPECIALIZATION

David Listokin is a leading authority on public finance, development impact analysis, and historic preservation. Dr. Listokin has recently been analyzing strategies to quantify the economic benefits of historic preservation, research sponsored by the federal government (National Park Service), state governments (e.g., Texas and Florida), and the National Trust for Historic Preservation.

RESEARCH EXPERIENCE (Principal or co-principal investigator)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
2017	Federal Impacts of Federal Historic Tax Credit	National Park Service	\$20,000
2017	Route 66 Travel Research	National Park Service	\$15,000
2016	Federal Impacts of Federal Historic Tax Credit	National Park Service	\$20,000
2016	Community University Research Grant—Enhancing the Accessibility of New Brunswick’s History	Rutgers University	\$15,000
2015	Economic Impacts of Federal Historic Tax Credit	National Park Service	\$20,000
2014	Update of Preservation Economic Impact Model	National Trust for Historic Preservation	\$30,000
2014	Economic Impacts of Federal Historic Tax Credit	National Park Service	\$20,000
2014	Economic Impacts of Historic Preservation	University of Texas and Texas SHPO	\$58,000
2013	Economic Impacts of Federal Historic Tax Credit	National Park Service	\$20,000
2012-2013	Economic Impacts of Historic Preservation	South Dakota State Historical Society	\$70,000
2014-2013	Historic Preservation Monograph	National Trust for Historic Preservation and HRI	\$32,000
2013	Codes and Energy	Penn State “EEB HUB”	\$9,000
2012	Economic Impacts of Federal Historic Tax Credit	National Trust for Historic Preservation	\$20,000
2012-2014	Property Value Impacts of Historic Designation	New Jersey SHPO	\$30,000
2012-2014	Tax Sharing and Public Finance Review	New Jersey Meadowlands Commission	\$25,000
2010-2011	Public Finance Review	New Jersey Meadowlands Commission	\$40,000

RESEARCH EXPERIENCE (Principal or co-principal investigator) (*continued*)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
2010-2011	Fiscal Impact Analyses (various)	Various New Jersey municipalities	\$28,000
2009-2010	Innovative Strategies for School Construction	The Fund for New Jersey	\$15,000
2009-2010	Redevelopment of New Brunswick (Oral History)	Rutgers University Academic Excellence Fund (AEF) and others	\$50,000
2009-2010	National Economic Impact of the Historic Tax Credit	National Trust for Historic Preservation	\$7,500
2009-2010	Economic Impacts of Historic Tax Credit in Kansas	Kansas Preservation Alliance	\$45,000
2009-2010	Tax Base Sharing	New Jersey Meadowlands Commission	\$40,000
2009-2010	Fiscal Impact Analyses	Various New Jersey Municipalities	\$25,000
2009-2010	The Economic Contributions of Route 66 (expanded study)	National Park Service and World Monuments Fund	\$43,000
2008-2010	The Economic Contributions of Route 66	National Park Service and World Monuments Fund	\$81,000
2007-2009	The Economics of Historic Preservation in Oklahoma	Preservation Oklahoma, Inc.	\$65,000
2008-2009	Housing Affordability Model	Fannie Mae	\$27,000
2008-2009	Cultural Impacts of Historic Preservation	University of Florida	\$27,000
2008-2009	Public Finance Impacts of the Casino Industry	Richard Stockton College	\$17,000
2007-2008	The Economic Context of Route 66: Reconnaissance	National Park Service	\$2,000
2006-2009	Institute for Meadowlands	New Jersey Meadowlands	\$305,000

Studies		Commission	
RESEARCH EXPERIENCE (Principal or co-principal investigator) (<i>continued</i>)			
<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
2006-2007	The Economics of Historic Preservation in Nebraska	Nebraska State Historic Preservation Office	\$120,000
2006-2007	The Economic Impacts of Historic Preservation in New Jersey	New Jersey Department of Environmental Protection	\$40,000
2006-2007	Fiscal Implications of Transit-Oriented Development	East Brunswick (NJ) Township and Garden State Homes	\$70,000
2006-2007	Fiscal Impacts of Industrial Site Redevelopment (Edison and Rutherford)	Hartz Mountain and Tarragon	\$60,000
2006-2007	History and Economic/Fiscal Impacts of Jersey City (NJ) Waterfront Development	LeFrak Company	\$60,000
2005-2008	The Economics of Culture	New Jersey Historical Commission and Arts Council	\$70,000
2005-2006	The Property Tax and Housing Affordability	National Center for Real Estate Research	\$40,000
2005-2006	Smart Growth Multipliers	New Jersey Office of Smart Growth	\$125,000
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

RESEARCH EXPERIENCE (Principal or co-principal investigator) (*continued*)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
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
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) *(continued)*

<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
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

RESEARCH EXPERIENCE (Principal or co-principal investigator) (*continued*)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
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	<i>Mount Laurel</i> 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
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

RESEARCH EXPERIENCE (Principal or co-principal investigator) (*continued*)

<i>YEAR</i>	<i>TITLE</i>	<i>SPONSOR</i>	<i>AMOUNT</i>
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

Historic Preservation and Development—International (Graduate)
Senior Seminar (Undergraduate)
Advanced Scholarly Research (Graduate)
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)

Rutgers University
Graduate Business School
Applied Public Finance

Harvard University
Department of Urban Planning and Design (1996 to 2000)
Historic Preservation (Graduate)

Cornell University
Graduate Program in Historic Preservation (2009, 2007, 2004, 2002)
Historic Preservation (Graduate)

TEACHING EXPERIENCE (*continued*)

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—10
Doctoral Committee—9
HUD Doctoral Fellowships Supervised—7

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

Coordinator (with Rutgers Business School) of Rutgers Certificate in Real Estate Development and Redevelopment

Egypt Institute of Government (Summer 2009) — Public Finance

OTHER EXPERIENCE (SELECTED)

Editor:

Center for Urban Policy Research Series / Transaction Press (2011 to 2016)

Journal Editor:

Associate Editor, *Housing Policy Debate* (1997–2011)

Assistant Editor:

AREUEA Journal (1977–1980)

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):

Member, Federal Reserve of Minneapolis, Native American Housing and
Community Development Work Group

Member, Rutgers University Core Requirements Committee

Member, Economic Development Committee for the Route 66—The Route
Ahead

Member, Rutgers (Bloustein) Work-Life Balance Committee

Member, Dean Review Committee (Rutgers)

Faculty Selection Committee (Rutgers- CHAPS)

Member, Rutgers Committee on Expansion of International Education

Member, Rutgers Center for Executive Leadership in Government (Advisory
Committee)

Member, Old Queens Bicentennial Committee

New Jersey Real Estate Advisory Board (2008-2009)

Advisor, Federal Route 66 Preservation Program Council (2007-2008)

OTHER EXPERIENCE (SELECTED) (*continued*)

Advisor, Partners for Sacred Places (2007-08)

Member, New Jersey Smart Growth Housing Group (2007-08)

Advisor, National Trust Community Investment Corporation (2006-08)

Board of Advisors, Historic Restorations, Inc. (2006-08)

Member, New Jersey Meadowlands Energy Task Force (2006-07)

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)

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)

Board of Directors: Preservation New Jersey (1997-1999)

(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 Dean's 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)

Manuscript Review (selected):

Housing Policy Debate

APA Journal

Journal of Urban Affairs

Preservation Forum

AREUEA Journal

Urban Affairs

PUBLICATIONS

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited)

Route 66- The Past, Present and Future of The Mother Road (Routledge/Taylor and Francis forthcoming 2018) with David Stanek and Jim Ross.

Development and Preservation in Large Cities: An International Perspective 2016 edition. Naples: Italy: (La Scuola di Pitagora, forthcoming 2017). Co-editor with Carmine Gambardella.

New Brunswick, New Jersey. The Decline and Revitalization of Urban America (New Brunswick, NJ: Rutgers University Rivergate Regionals Collection Press, 2016). Co-author with James W. Hughes and Thea Berkhout.

Guide to Facilitate Historic Preservation Through Transit-Oriented Development. 2016. Co-author with John Renne. Report prepared for the Southwest Region University Transportation Center, Texas A&M University.

Mortgage Lending on Tribal Lands. 2016, Co-author with Kenneth Temkin, Nancy Pindus and David Stanek. The Urban Institute, Washington, D.C. Report prepared for the U.S. Development of Housing and Urban Development.

Annual Report of the Economic Impact of the Federal Historic Tax Credit for FY 2016, 2015, 2014, 2013. Co-author with Michael Lahr. Report prepared for the National Park Service.

Business Improvement District: Background, History and Financing, 2016. Co-author with Sharone Small. Report prepared for the Newark Downtown District.

Historic Preservation: Caring for Our Expanding Legacy (London: Springer, September 2015). Contributing author; Michael Tomlan, major author. ISBN 978-3-319-04974-8.

The Complete Illustrated Book of Development Definitions (New Brunswick, NJ: Transaction Press, 2015). Co-author with Harvey Moskowitz and Carl Lindbloom, Richard Preiss and Dwight Merriam

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (continued)

Development and Preservation in Large Cities: An International Perspective 2015 edition. (Naples: Italy, La Scuola di Pitagora, 2015) Co-editor with Carmine Gambardella. ISBN 978-88-6542-441-4.

The Opportunities and Tensions of Historic Preservation and Transit-Oriented Development. 2015. Co-author with John Renne, Tora Tolfurd, Kim Mosby and James Amdal. University of New Orleans Transportation Institute. Report prepared for the Southwest Region University Transpiration Center, Texas A&M University.

The Economic Impacts of Historic Preservation in Texas. With Michael Lahr. Research conducted with the University of Texas Center for Sustainable Development 2015.

Native American Mortgage Financing. With Kenneth Temkin and David Stanek. Research conducted for the Urban Institute 2015.

Economic Impacts of Federal Historic Tax Credit (Washington D.C.: National Park Service 2015). Co-author with Michael Lahr.

Development and Preservation in Large Cities: An International Perspective 2014 edition. (Naples, Italy, 2014). Co-editor with Carmine Gambardella. ISBN 978-88-6542-319-6

Historic Designation and Property Values (Trenton, NJ: State Historic Preservation Office, 2014). Co-author with Michael Lahr.

Economic Impacts of the Federal Historic Tax Credit (Washington D.C.: National Park Service, 2014). Co-author.

Development and Preservation in Large Cities: An International Perspective—2013 Edition (Naples, Italy: La Scuola di Pitagora, 2013). Co-editor with Carmine Gambardella. ISBN 978-88-6542-320-2.

Route 66: Economic Impact Study (New York, NY: World Monuments Fund, 2013). Principal author. ISBN 10-0-9841732-3-4; ISBN 13-978-0-9841732-3-5.

Economic Impacts of Historic Preservation in South Dakota (Pierre, SD: South Dakota State Historical Society, 2013). Co-author with Michael Lahr.

Economic Impacts of the Federal Historic Tax Credit (Washington D.C.: National Park Service, 2013). Co-author.

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (continued)

Development and Preservation in Large Cities: An International Perspective – 2012 Edition (Naples, Italy: La Scuola di Pitagora , 2012). Co-editor with Carmine Gambardella. ISBN 978-88-6542-319-6.

Economic Impacts of the Federal Historic Tax Credit (Washington D.C.: National Trust for Historic Preservation, 2012). Co-author.

Economic Impacts of Historic Preservation in Florida (Gainesville, FL: University of Florida, 2010).

The Economic Impacts of the Federal Historic Tax Credit (Washington, D.C.: National Trust for Historic Preservation, 2009). Co-author.

The Economic Impacts of Historic Preservation in Kansas (Topeka, KS: Kansas Preservation Alliance, 2009). Co-author.

Housing Affordability Metrics: Baseline Assessment, Proposed Enhanced Affordability Calculation and Pilot Application (Washington, D.C.: Fannie Mae Corporation, 2009). Co-author.

The Economic Impacts of Historic Preservation in Oklahoma (Oklahoma City, OK: Preservation Oklahoma, 2008). Co-author.

Tax Base Sharing in the New Jersey Meadowlands (Rutherford, NJ: New Jersey Meadowlands Commission, 2008). Co-author.

The Special Improvement District: A Downtown Revitalization Strategy (Rutherford, NJ: New Jersey Meadowlands Commission, 2008). Co-author.

“Yes We Can” Provide Affordable Housing (Rutherford, NJ: New Jersey Meadowlands Commission, 2008).

A Pilot Analysis of Housing Affordability in the United States (Rutherford, NJ: New Jersey Meadowlands Commission, 2008).

A Pilot Analysis of Housing Affordability in New Jersey (Rutherford, NJ: New Jersey Meadowlands Commission, 2008).

Economic Impacts of Heritage Tourism and Historic Preservation along Route 66 (Washington, DC: National Park Service, 2007)

Local Public Finance, The Property Tax, and Housing Affordability (Washington, DC: National Center for Real Estate Research, 2007).

Infill Ordinance and Policy Guide (Trenton, NJ: New Jersey Department of Community Affairs, 2007). Co-author with Reid Ewing, Carole Walker, and others.

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (continued)

Demographics of Structures (Washington, DC: Fannie Mae Foundation, 2007).
Co-author with Robert W. Burchell and William R. Dolphin.

An Analysis of Housing Affordability (Rutherford, NJ: New Jersey Meadowlands Commission, 2007).

Who Lives in New Jersey Housing? A Quick Guide to New Jersey Residential Demographic Multipliers (Trenton, NJ: New Jersey Office of Smart Growth, 2006). Co-author with William R. Dolphin and Ioan Voicu.

The Profile of Occupants of Residential and Nonresidential Development (Trenton, NJ: New Jersey Office of Smart Growth, 2006). Co-author with William R. Dolphin and Ioan Voicu.

Best Practices for Affordable Housing Rehabilitation (Washington, D.C.: U.S. Department of Housing and Urban Development, 2006). Volumes I and II.

Housing and Economic Development in Indian Country: Challenges and Responses (Washington, D.C.: Fannie Mae Foundation, 2006). 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.

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 Mortgage Lending Strategies for the Underserved (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.

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (continued)

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

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.

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.

BOOKS OR MAJOR RESEARCH REPORTS (Authored or Edited) (continued)

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.

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

“Public Finance and Atlantic City Casinos: Taxes Paid, Relative Tax Burden, and Contextual Financial Significance of the Tax Contributions, in *Casino Gaming in Atlantic City: A Thirty Year Retrospective*. (Margate, NJ: The Richard Stockton College of New Jersey—ComteQ Publishing, 2009), pp 89-135.

“Building Sustainability: Preserving the Existing Residential Stock,” in *Building Administration* (Washington, DC: International Code Council, 2007), pp. 525-554.

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

CHAPTERS IN BOOKS (continued)

“Evaluating Data Sources on Housing Rehabilitation,” in *Rehabilitation Forum* (Cambridge, MA: 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.

“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.

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“Home Mortgage Data for Indian Country” Federal Reserve of Minneapolis, Native American Housing and Community Development Work Group. 2017.

“Coordinating International Historic Preservation Education” Electronic Conference with University of Naples, University of Campania and other Italian Universities. 2017.

“Redevelopment of New Brunswick N.J.” New Brunswick Rotary. 2017.

“Historic Preservation and TOD.” Florida Atlantic University. 2017.

“Facilitating Historic Preservation Through Transit-Oriented Development.” Featured Speaker, Transportation Research Board Webinar. 2016.

“Historic Preservation Impacts and Strategies.” University of New Orleans. 2016.

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“The Future of the Mother Road.” Keynote Speaker at World Monuments Fund “The Road Ahead” Conference Anaheim, PA, 2013.

“Preserving Buildings and Culture.” Keynote Speaker at St. Croix Preservation Society Conference, St Croix, VT, 2013.

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“Native American Mortgage Lending.” The Urban Institute, Washington D.C., 2013.

“New Brunswick Development.” APA New Jersey Conference, New Brunswick, NJ, 2013.

“Green Historic Preservation.” U.S. EPA Conference, San Francisco, CA, 2012.

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“Economics and Preservation.” University of Pennsylvania, Philadelphia, Pennsylvania, 2010.

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“Preservation in the United States and Nebraska.” Nebraska State Historical Society, 2007.

“The Property Tax and Housing Affordability.” National Association of Realtors, Washington, D.C., 2006.

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“Demographics of Infill.” Association of Bay Area Governments, Oakland, California, 2006.

“The School District and the Municipality: Resolving Conflicts.” New Jersey School Construction Corporation, Cranbury, New Jersey, 2006.

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“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, Tokyo Japan (2004).

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

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

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

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“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).

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

“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.

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“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.

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

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“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.

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“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.

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“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.

“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

Historic Preservation Technical Report to National Trust for Historic Preservation and National Park Service (2010 to date).

“The New Jersey–Israel Commission and Rutgers University Memorandum of Understanding (MOU) Concerning Solar Energy Technology” (2007).

“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).

CONTRIBUTIONS TO PUBLIC POLICY (*continued*)

- “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).
- “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

“Enhancing the Accessibility of New Brunswick’s History.” Collaboration with the New Brunswick Public Library.

Redevelopment 2016 Monograph: *The Decline and Revitalization of Urban America.* (Rutgers University Rivergate Regionals Collection Press).

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*).