

RESUME

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Education

Ph. D., City Planning, University of California, Berkeley,
Department of City and Regional Planning, 1985.
Concentrations in Housing Economics and Public Finance.

Master in City Planning, Massachusetts Institute of Technology,
Department of Urban Studies and Planning, 1978.
Specialization in Housing Policy Analysis.

Bachelor of Arts, University of Kansas,
College of Liberal Arts and Sciences, 1974.
Special Major in Urban Studies.

Bachelor of Architecture, *Graduated With Distinction*
University of Kansas,
School of Architecture and Urban Design, 1973.

Awards

Urban Affairs Association Best Conference Paper Award 2004,
Presented at the Annual Conference of the Urban Affairs Association.

Fannie Mae Foundation Award for Best Research in Housing 2002,
Annual Conference of the Association of Collegiate Schools of Planning.

Fannie Mae Foundation Award for Best Research in Housing 1997,
Annual Conference of the Association of Collegiate Schools of Planning.

Jack and Nancy Bradley Award for Excellence in Teaching,
School of Architecture and Urban Design, University of Kansas, 1997.

Research Fellowship, Center for Real Estate and Urban Economics,
University of California, Berkeley, 1984-1985.

Citation as Distinguished Teaching Assistant, Department of City and
Regional Planning, University of California, Berkeley, 1985.

Most Valuable Person Award, Department of City and Regional Planning,
University of California, Berkeley, 1985.

Positions Held:

**Professional
Positions:**

Professor, July, 2008 to the present.

Associate Professor, July, 1993 to July, 2008.

Assistant Professor, August, 1987 to June, 1993.

Graduate Program in Urban Planning, University of Kansas, Lawrence, Kansas.
Teach courses in housing, community development, real estate investment analysis, and quantitative methods. Research work in the areas of housing market behavior and public policy in housing, community and economic development.

Housing Economist, November, 1985 to July, 1987.

Department of Policy Development and Research, Boston Redevelopment Authority, Boston, Massachusetts.

Monitored and analyzed housing and office market conditions within Boston. Prepared reports evaluating development policy options. Trained staff in statistical methods and computer assisted analysis techniques. Generated models for improved staff review of development proposals submitted to the BRA. Provided technical support on developing the housing assistance plan for the city.

Research Officer, July, 1981 to April, 1982.

Mortgage Officer, November, 1980 to July, 1981.

Mortgage Analyst, March, 1979 to November, 1980.

Massachusetts Housing Finance Agency, Boston, Massachusetts.

Evaluated development proposals under the Section 8 New Construction and Substantial Rehabilitation program. Developed techniques for monitoring current and projecting future construction and operating costs. Prepared reports analyzing various policies and programs affecting MHFA. Provided technical assistance to public and private housing development organizations.

Program Coordinator, Rental Assistance, Moderate Rehabilitation Program, March, 1978 to March, 1979.

Massachusetts Department of Community Affairs, Boston, Massachusetts.

Administered a housing rehabilitation program including program development, funding allocation and provision of technical assistance to local housing authorities throughout Massachusetts. HUD used this program as a model for its Section 8 Moderate Rehabilitation Program.

Architect/Planner, June, 1974 to April, 1976.

Northern Ireland Housing Executive, Belfast, Northern Ireland.

Designed and supervised construction of low-cost public housing projects in and around Belfast. Prepared housing feasibility studies for a redevelopment district of Belfast.

- Research and Consulting Positions:** **Principal Investigator**, October, 2008 to April, 2009. United States Department Housing and Urban Development, Officer of Policy Development and Research and QED, Inc. Conduct research on deconcentration of poverty through the Housing Choice Voucher Program
- Consultant**, April, 2008 to June, 2008. Prepare a housing affordability study for Harrisonville, Missouri.
- Investigator**, August, 2007 to July, 2008. Greater Kansas City Foundation. Conduct research on affordable housing needs in Kansas City North.
- Consultant**, February, 2006 to May, 2006. Planning Works, LLC. Prepared Analysis of Impediments to Fair Housing for Rome and Floyd County, Georgia.
- Principal Investigator**, September, 2004 to August 2005. United States Department Housing and Urban Development, Officer of Policy Development and Research. Conduct research on deconcentration of poverty through home ownership programs.
- Expert Witness**, November, 2004. Testified for residents of Papillion, Nebraska in a spot zoning case.
- Consultant**, July, 2004 to May, 2005. Planning Works, LLC. Prepared Consolidated Plan for Cedar Rapids, Iowa.
- Principal Investigator**, January, 2003 to the February, 2003. U. S. Department of Housing and Urban Development.. Conduct research on the housing cost burden among Housing Choice Voucher program participants.
- Principal Investigator**, May, 2001 to February, 2003. United States Department Housing and Urban Development. Conduct research on deconcentration of poverty through housing programs.
- Investigator**, September, 2001 to the July, 2002. Kauffman Foundation. Analysis of housing finance strategies for greater Kansas City.
- Consultant**, March, 2000 to May, 2001. Capital Needs Unlimited. Prepared HUD HOPE VI Application for the Kansas City Kansas Housing Authority.
- Consultant**, August, 1999 to May, 2000. Freilich, Leitner & Carlisle, Prepared Consolidated Plan and Public Housing Agency Plan for Cedar Rapids, Iowa.
- Consultant**, March 1999, Department of Planning, Johnson County, Kansas. Analyze proposal for incorporation of a new town.
- Principal Investigator**, September, 1997 to July, 1999. United States Department Housing and Urban Development. Conduct research on the performance of Fannie Mae and Freddie Mac.

Research and Consulting Positions (continued):

Investigator, October, 1997 to the December, 1998. United States Department of Housing and Urban Development, Community Outreach Partnerships Program. Conduct research on the spatial mismatch between assisted housing and jobs.

Principal Investigator, December, 1997 to June, 1998. Department of Planning, City of Lawrence, Kansas. Model growth in the demand for retail space.

Consultant, December, 1995 to October, 1997. Subcontractor to the Center for Urban Policy Research, Rutgers University. Conducted research for the U.S. Department of Housing and Urban Development on the use of housing vouchers.

Principal Investigator, May, 1996 to December, 1996. Kansas Department of Commerce & Housing. Analyzed survey results on "Impediments to Fair Housing Study."

Principal Investigator, March, 1996 to June, 1996. KCI/Northland Chamber of Commerce. Conducted research on the value of investment in infrastructure as an economic development tool for the area.

Consultant, January, 1996 to June, 1996. Housing Authority of Kansas City, Missouri. Subcontractor to Howell Associates for a housing market study. August, 1993 to August, 1994. Avenue Area, Inc., CDC, Kansas City, Kansas. Assisted an inner-city community development corporation in preparing an application for federal Neighborhood Development Program funds.

Principal Investigator, June, 1992 to June, 1993. Kansas Department of Commerce, Office of Housing. Prepared the Comprehensive Housing Affordability Strategy for the State of Kansas.

Consultant, June, 1991 to August, 1991. Department of Housing and Community Development. City of Kansas City, Missouri. Assembled and analyzed data and assisted in the preparation of Kansas City's Comprehensive Housing Affordability Strategy.

Expert Witness, June, 1991 to August, 1991. City of Overland Park, Kansas. Provided testimony on the viability of zoning for the development of multi-family housing within the city.

Consultant, August, 1985 to November, 1985. On-Site Insight Planning and Development, Norwood, Massachusetts. Assembled and analyzed data on the costs of manufactured housing.

Research Assistant, December, 1982 to July, 1984. Center for Real Estate and Urban Economics, University of California, Berkeley. Computer assisted statistical analysis for research projects.

Analysis Specialist, May, 1982 to August, 1982. Office of Property Equalization, City of Boston, Massachusetts. Computer assisted statistical analysis of real estate transactions and property values within the City of Boston.

Staff to the City Council Committee on Rent Control, February, 1977 to December, 1977. City of Cambridge, Massachusetts. Assembled data and prepared reports on the impact of the Cambridge Rent Control Ordinance.

Publications:**Journal and
Other Articles:**

“Are Low-Income Housing Tax Credit Developments Locating Where There is a Shortage of Affordable Units?” *Housing Policy Debate*, forthcoming. Lead article in a forum on the locations of Low-Income Housing Tax Credit Units.

“Deconcentration of the Poor through Housing Programs,” *Journal of the American Planning Association*, Vol. 74, Issue 1, pp. 90-99, 2008. Article selected in a national competition for publication in a special issue on the future of housing policy.

“The Low-Income Housing Tax Credit Program Goes Mainstream and Moves to the Suburbs,” *Housing Policy Debate* Vol. 17, No. 3, pp. 419-446, 2006. Lead article in a forum on the evolution of the Low-Income Housing Tax Credit program.

“Comments on Victoria Basolo and Mai Nguyen’s, ‘Does Mobility Matter?’” *Housing Policy Debate* Vol. 16, Nos. 3 & 4, pp. 347-359, 2005. Invited comments as part of a forum on housing vouchers

“Rent Burden in the Housing Choice Voucher Program,” *Cityscape*, Vol. 8, No. 2, pp. 5-20, 2005. Examination of the nation’s largest rental assistance program to identify which households suffer a high housing cost burden.

“Deconcentrating Poverty through Homebuyer Finance Programs,” *Journal of Urban Affairs* Vol. 27, No. 3, pp. 211-233, 2005. Examination of the ability of homebuyer initiatives to assist very low-income homebuyers to enter neighborhoods with low poverty levels.

Deciphering the Need in Housing Markets: A Technique to Identify Appropriate Housing Strategies at the Local Level.” *Journal of Planning Education and Research*, Vol. 24, No. 4, pp. 361-378, 2005. Presents a methodology for planners to identify housing supply and demand mismatches leading to policy selection.

“Section 8 and Movement to Job Opportunity: Experience After Welfare Reform in Kansas City,” *Housing Policy Debate* Vol. 15, No. 1, pp. 99-131, 2004. Analysis of the extent to which welfare reform encourages housing voucher households to move to neighborhood with greater employment opportunities.

“Mixed-Income Housing versus Low-Income Housing,” *Conference Proceedings 2003*, American Planning Association, August, 2003. Review of the benefits and problems confronting mixed-income housing.

“Mixed-Income Housing versus Low-Income Housing,” *City Matters, Urbanicity* electronic journal of UN Habitat Best Practices and Local Leadership Programme. July 2003. Revised version of APA conference presentation.

“Housing Needs in Kansas,” *Kansas Government Journal*, Vol. 89, No. 4, pp. 107-109, April, 2003. Review of housing needs, especially for the low-income in Kansas.

**Journal and
Other Articles
(continued):**

“The Twin Mandates Given to the GSEs: Which Works Best, Helping Low-Income Homebuyers or Helping Underserved Areas?” *Cityscape*, Vol. 5, No. 3, pp. 107-143, 2001. Analysis of Fannie Mae and Freddie Mac loans in assisting low-income and minority borrowers and underserved areas.

“Interview with HHS Member Kirk McClure,” *Housing and Human Services Quarterly*, Newsletter of the HHS Division of the APA, March 2001. Interview on the performance of planners in preparing HUD mandated Consolidated Plans.

“Excerpt from ‘The Low-Income Housing Tax Credit as an Aid to Housing Finance in *Housing Policy Debate*’” *NAHMA News*, July/August, 2000.

“The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?” *Housing Policy Debate*, Vol. 11, Issue 1, pp. 91-114, 2000. Analysis of the ten-year performance of the LIHTC program.

“The Twin Mandates Given to the GSEs: Which Works Best, Helping Low-Income Homebuyers or Helping Underserved Areas?” United States Department of Housing and Urban Development, Office of Policy Development and Research, Government –Sponsored Enterprises Study Series, Study Number GSE-003, October, 1999. Analysis of Fannie Mae and Freddie Mac loans in assisting low-income and minority borrowers and underserved areas.

“Helping families move: Relocation counseling for housing-voucher recipients,” with David P. Varady, Carole C. Walker, Janet Smith-Heimer, and Sherry Larkins, *Netherlands Journal of Housing and the Built Environment*, Vol. 14, No. 1, pp. 33-59, 1999. This study demonstrates that counseling is an integral part of using housing vouchers in a relocation process.

“Managing Growth of Retail Commercial Space,” *Public Investment* March, 1998. This study provides planners tools to manage the growth of retail space.

“Housing Vouchers versus Housing Production: Assessing Long-Term Costs,” *Housing Policy Debate*, Vol. 9, Issue 2, pp. 355-371, 1998. This paper finds that, in the long-run, production programs cost 40 percent more than voucher programs.

“Mortgage Credit Certificates as an Aid to Housing Affordability,” *Journal of Planning Education and Research*, Vol. 12, No. 2, pp. 127-137, Winter, 1993. This paper compares mortgage credit certificates to mortgage revenue bonds in terms of costs to the government, benefits to the subsidized households.

“Estimating Office Demand: Comparing Alternative Forecast Methodologies,” *The Journal of Real Estate Research*, Vol. 6, No. 3, pp. 305-314, 1992. This paper examines alternative methods to forecast demand for office space comparing econometric models to more commonly used projections.

“Low and Moderate Income Housing Tax Credits: Calculating their Value,” *Journal of the American Planning Association*, Vol. 56, No. 3, pp. 363-369, Summer, 1990. This paper analyzes the value of low-income housing tax credits so that local planners may estimate the need for additional subsidy.

**Journal and
Other Articles
(continued):**

“A Research Note on the Capitalization of Mortgage Revenue Bond Benefits,” *The National Tax Journal*, Vol. XLII, No. 1, pp. 85-88, March, 1989. This paper calibrates the extent to which sellers raise the price of homes sold where the buyer is financed through the proceeds of mortgage revenue bonds.

“Changing Consumption in the Rental Housing Market with Changes in Household Composition,” *Housing & Society*, Vol. 16, No. 1, pp. 33-46, 1989. Analysis of the allocation of rental housing by family type, income and race.

“Implementation of Linkage Programs: The Planner's Role in Real Estate Research and Regulation,” *Journal of Planning Education and Research*, Vol. 8, No. 1, pp. 45-52, Fall, 1988. A case study of the implementation of Boston's linkage programs and the implications for teaching real estate development.

Book Chapters:

“Monitoring Retail, Office and Industrial Markets,” in *Land Market Monitoring for Smart Urban Growth*, Gerrit Knaap, editor, Cambridge, Massachusetts: Lincoln Land Institute, 2002. Provides techniques for planners to monitor the growth of retail markets.

”Managing the Growth of Retail Space: Retail Market Dynamics in Lawrence, Kansas,” in *Downtowns: Revitalizing the Centers of Small Urban Communities*, Michael Burayidi, editor, Boston, MA: Irwin McGraw-Hill, 2001. Analysis of methods to manage retail market growth.

“Creston Place, Kansas City, Missouri,” in *Case Studies of Voucher-Out Assisted Properties*, Center for Urban Policy Research of Rutgers University. Office of Policy Development and Research, U.S. Department of Housing and Urban Development, 1998. Case study of relocating tenants from a troubled housing project using Section 8 vouchers.

Entries for **“Housing Bonds,” “Housing Finance Agencies,” “Mortgage Credit Certificates,” “Mortgage Revenue Bonds,” “Syndication,”** and **“Tax Incentives.”** *Encyclopedia of Housing*, Willem van Vliet, editor, Sage Publications, 1998. Various entries in the encyclopedia.

“Real Estate Investment Analysis,” in *Spreadsheet Models for Urban and Regional Analysis*, Richard E. Klosterman, Richard K. Brail and Earl G. Bossard, editors, New Brunswick: Rutgers University Press, 1993. This chapter and spreadsheet template instructs planners in the analysis of real estate investment as part of a book on spreadsheet models for urban and regional analysis.

“Capitalization of the Benefits of Mortgage Revenue Bonds: Reconciliation of Conflicting Empirical Evidence,” in *Mortgage Revenue Bonds: Housing Markets, Home Buyers, and Public Policy*, Dan Durning, editor, Norwell, Mass.: Kluwer Academic Publishers, 1992. This chapter examines the administration of mortgage revenue bond programs.

- Book Reviews:** “*Review of Chasing the American Dream: New Perspectives on Affordable Homeownership* William M. Rohe and Harry L. Watson (eds.),” for *Journal of Urban Affairs*, forthcoming.
- “*Review of Revisiting Rental Housing: Policies, Programs, and Priorities* Nicolas P. Retsinas and Eric S. Belsky, (eds.)” for *Journal of the American Planning Association*, Vol. 74, No. 4, 2008.
- “*Review of Housing Policy in the United States: An Introduction* by Alex Schwartz.” *European Journal of Housing Policy*, Vol. 7, No. 2, 2007.
- “*Review of The Geography of Opportunity* edited by Xavier de Souza Briggs.” *Journal of Urban Affairs*, Vol. 28, No.3, 2006.
- “*Review of Clearing the Way: Deconcentrating the Poor in Urban America* by Edward G. Goetz.” *Housing Studies*, Vol. 19, No. 3, May, 2004.
- “*Review of Housing Policy Matters: A Global Analysis* by Shlomo Angel,” *Journal of the American Planning Association*, Vol. 68, No. 2, 2002.
- “*Review of On Narrow Ground* by Scott A. Bollens,” *International Planning Studies*, Vol. 7, No. 1, 2002.
- “*Review of Renewing Hope in Neighborhoods of Despair* by Herbert J. Rubin,” *Journal of Architectural and Planning Research*, Vol. 19, No. 4, 2002.
- “*Review of Red Tape and Housing Costs* by Michael I. Luger and Kenneth Tempkin,” *Journal of Planning Education and Research*, Vol. 21, No. 1, 2001.
- “*Review of Housing Partnerships: A New Approach to a Market at a Crossroads* by Andrew Caplin, Sewin Chan, Charles Freeman, and Joseph Tracy” *Housing Notes: International Sociological Association*, Vol. 20, No. 2, 1999.
- “*Review of Segregation in Federally Subsidized Low-Income Housing in the United States* by Modibo Coulibaly, Rodney D. Green, and David M. James,” *Journal of the American Planning Association*, Vol. 65, No. 1, Winter, 1999.
- “*Review of Households and Housing* by William A. V. Clark and Frans M. Dieleman,” *Journal of Architectural and Planning Research*, Vol. 16, No. 1, Spring, 1999.
- “*Review of Living Downtown* by Paul Groth,” *Journal of Architectural and Planning Research*, Vol. 14, No. 2, Summer, 1997.
- “*Review of Affordable Housing and Public Policy*, edited by Lawrence B. Joseph,” *Journal of the American Planning Association*, Vol. 61, No. 2, Spring, 1995.

- Theses:**
- “The Effects of Changes in Household Composition Upon the Segmentation of Rental Housing Markets.”** Ph. D. dissertation, July, 1985. This research examines the impact of this demographic shift on rental housing markets.
 - “An Evaluation of the Rent Control Policy of Cambridge, Massachusetts.”** Graduate Thesis, M.I.T., December, 1977. An analysis of a local rent control policy including analysis of market impacts and populations served.
- Professional Reports (Selected):**
- “Northland Housing Affordability Study for the Northland Community Foundation of Greater Kansas City,”** June, 2008. Analysis of workforce housing conditions in Platte and Clay Counties in Missouri.
 - “Housing Affordability, Harrisonville, Missouri”** April, 2008. Analysis of housing affordability problems in Harrisonville, Missouri.
 - “Consolidated Plan,”** May, 2005. Housing and Community Development plan for Cedar Rapids, Iowa.
 - “Housing Market Analysis of Kansas City, Kansas,”** July, 2000. Prepared for inclusion in the Housing Authority’s HOPE VI application.
 - “Consolidated Plan,”** May, 2000. Housing and Community Development plan for Cedar Rapids, Iowa.
 - “Public Housing Agency Plan,”** May, 2000. Plan for the Housing Authority of Cedar Rapids, Iowa.
 - “Analysis of Incorporation Proposal for Aubry Township in Johnson County, Kansas,”** March 29, 1999. Analysis for Board of County Commissioners.”
 - Is there a Jobs-Housing Mismatch in the Kansas City Area?,”** December 4, 1998. Research for the Community Outreach Partnership Center on the locations of assisted housing and employment opportunities.
 - “What are the Employment Outcomes of Tenant-Based Rental Assistance?”** September 1, 1998. Research for the Community Outreach Partnership Center on the success of Section 8 households in finding employment.
 - “Does Section 8 Housing Assistance Help to Reduce the Concentration of Poverty?”** September 1, 1998. Research on the extent to which Section 8 assistance helps participating households move to areas with lower poverty.
 - “Retail Market Dynamics: Lawrence, Kansas 1993-1997 and Beyond,”** August 19, 1998. Research on the dynamics of retail markets.
 - “Literature Review on the Economic Returns to Public Investment in Infrastructure,”** July, 1996. Study for the Northland Chamber of Commerce.

**Professional
Reports
(continued):**

“Comprehensive Housing Affordability Strategy for the State of Kansas,” December, 1992. The housing needs assessment for the State of Kansas along with policy recommendations for state housing policies over a five-year period.

“Expanding Convention Attendance in Kansas City: The Rewards of Adding Hotel Rooms and Expanding Bartle Hall,” April, 1991. A study of the benefits of expanded convention facilities in Kansas City, Missouri.

“Procedures for the Administration of Tax Abatement Programs,” January, 1991. A literature review of the impact of tax abatement programs prepared for members of the Lawrence City Commission.

“Boston Class A Office Vacancy Rates 1987 First Quarter Estimated and 1987-1991 Projected by the Boston Redevelopment Authority,” June, 1987. A study for the Boston Redevelopment Authority projecting office vacancy rates.

“Federal Income Tax Reform and Rental Housing Development in Boston,” February, 1987. A study for the Boston Redevelopment Authority of the impact of the 1986 tax reform act upon the development of rental housing in Boston.

- Papers Presented:**
- “Low-Income Housing Tax Credit developments: Can homeownership be an exit strategy?”** Annual Conference of the Association of Collegiate Schools of Planning (ACSP), July, 2008
 - “Where Low-Income Housing Tax Credit developments locate: Leading or lagging market demand?”** Annual Conference of the Urban Affairs Association (UAA), April, 2008.
 - “What will planners need to do when a LIHTC project comes of age?”** Annual Conference of ACSP, October, 2007.
 - “Deconcentration of the Poor and Minorities through Housing Programs,”** Annual Conference of the American Planning Association (APA), April, 2007.
 - “Do Tight Housing Markets Inhibit Racial, Ethnic, and Poverty Deconcentration?”** Annual Conference of ACSP, November, 2006.
 - “Deconcentration of Poverty Using the Housing Choice Voucher Program,”** Annual Conference of the UAA, April, 2006.
 - “The Low-Income Housing Tax Credit Program Goes Mainstream.”** Annual Conference of ACSP, October, 2005.
 - “High Rent Burden in the Housing Choice Voucher Program,”** Annual Conference of ACSP, October, 2004
 - “Analysis of Alternative Housing Assistance Programs in terms of Deconcentrating Low-Income and Minority Households,”** Annual Conference of the UAA, April, 2004.
 - “Mixed-Income versus Low-Income Housing,”** Annual Conference of the APA, April, 2003.
 - “Section 8 and Employment: Experience After Welfare Reform,”** Annual Conference of the ACSP, November, 2002.
 - “Homebuyer and Rental Assistance: How do these Programs affect the Concentration of Black Households?”** Annual Conference of ACSP, November, 2001.
 - “Housing Subsidy Programs and the Concentration of Poor and Minority Households,”** Annual Conference of ACSP, November, 2000.
 - “Monitoring Industrial and Commercial Market Activity”** Annual conference of the American Planning Association Region VI, Long Beach, California, September, 2000.
 - “Monitoring Industrial and Commercial Market Activity”** Conference on Land Supply Monitoring by HUD and the Lincoln Land Institute, March, 2000.
 - “Which Works Best, Helping Low-Income Homebuyers or Underserved Areas?”** Annual Conference of ACSP, November, 1999.

**Papers Presented
(continued):**

“Is there a Jobs-Housing Mismatch in the Kansas City Area?” HUD’s Best Practices and Technical Assistance Symposium, July, 1999.

“What are the Employment Outcomes of Tenant-Based Rental Assistance?” Annual Conference of ACSP, November, 1998.

“The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?” ACSP, November, 1997.

“Preservation of Retail Shopping Areas,” Heartland Area Neighborhood Development Symposium, University of Missouri, Kansas City, May, 1997.

“Housing Vouchers versus Housing Production: Assessing Long-Term Costs,” Annual Conference of ACSP, November, 1995.

“Parcel-to-Parcel Linkage for Downtown Development: Case Studies from Two Cities,” Annual Conference of ACSP, November, 1994.

“Vouchers and Housing Choice,” Co-written with Michael Smith-Heimer. Annual Conference of ACSP, November, 1994.

“Revising the Low-Income Housing Tax Credit Program Allowing States to Meet Local Market Conditions.” Annual Conference of ACSP, October, 1993.

“Small Town Planning Issues: Dealing with Market Contraction,” Regional Conference of the APA, St. Louis, October, 1993.

“Regional Differences in Attaining Feasibility for Projects Using Low-Income Housing Tax Credits.” Annual Conference of ACSP, November, 1992.

“Mortgage Credit Certificates as an Aid to Housing Affordability.” Annual Conference of ACSP, November, 1990.

“Price Discrimination in Rental Housing: Determining If Female-Headed Families Pay More.” Annual Conference of ACSP, September, 1989.

“A Research Note on the Capitalization of Mortgage Revenue Bond Benefits.” Annual Conference of the American Real Estate and Urban Economics Association, December, 1988.

“The Transition from a Ph. D. Program to Teaching in Planning.” Annual Conference of ACSP, October, 1988.

“Potential Conflicts in Linkage: Market Research and Regulation.” Annual Conference of ACSP, November, 1987.

- Invited Lectures:**
- “Local Economic Development Planning in the United States,”** Presentation at the University of Kansas to a delegation of Japanese public officials hosted by the U.S. State Department., August, 2007.
 - “Homeownership for Low-Income and Minority Homebuyers and the Deconcentration of the Poor and Minorities,”** Presented at a seminar of staff from the Office of Policy Development and Research, United States Department of Housing and Urban Development, Washington, D.C., January, 2006.
 - “Housing Hardship in the Housing Choice Voucher Program Nationwide,”** Presented at a seminar of staff from the Office of Policy Development and Research, United States Department of Housing and Urban Development, Washington, D.C., April, 2004.
 - “Housing Needs in Kansas,”** Presented at the Kansas Catholic Conference of Bishops, February, 2003.
 - “Assisting Low-Income Homebuyers and Renters and the Deconcentration of the Poor and Minorities,”** Presented at a seminar of staff from the Office of Policy Development and Research, United States Department of Housing and Urban Development, Washington, D.C., January, 2003.
 - “How much retail space can a community absorb?: The costs and consequences of retail expansion,”** Presented to the Lawrence Cosmopolitan Club, November, 2002.
 - “Retail Growth: How Much is Enough?”** Presented at the University of Kansas Division of Continuing Education course on Growth Management, September, 2001.
 - “Which Works Best: Helping Low-Income Homebuyers or Helping Underserved Areas?,”** Presented at a seminar of staff from the Office of Policy Development and Research, United States Department of Housing and Urban Development, Washington, D.C., January, 1999.
 - “Implementation of Geographic Information Systems in Local Planning,”** Presentation to a delegation of planners from Shanghai, China. U.S. Geological Survey Center, University of Kansas, December, 1996.
 - “Use of Census Data in Preparing a Comprehensive Housing Affordability Strategy.”** Regional Conference on Community Development of the U.S. Department of Housing and Urban Development, September, 1992.
 - “Linkage Programs: Can They Work in Kansas City?”** Regents Center for Architectural Studies Lecture Series, May, 1988.
 - “Housing Affordability in Kansas and Missouri.”** University of Missouri at Kansas City Law School and the Department of Housing and Urban Development Conference on Housing Affordability, June, 1988.

Service:**Service to the Profession:**

Board of Editors, *Housing Policy Debate*. 2007 to the present. Member.

Board of Editors, *Housing Studies*. 2001 to the present. Member.

Board of Editors, *Journal of Planning Education and Research*. 1995 to 1999, 1999 to the 2007, 2007 to the present. Member.

Review manuscripts for *Economic Development Quarterly, Housing Policy Debate, Journal of the American Planning Association, Journal of Policy Analysis and Management, Journal of Urban Affairs,* and *Urban Affairs Review*. 1993 to the present.

United States Department of Housing and Urban Development, Ph.D. Dissertation Grant Program. 1996, 1997, 1999, 2002, 2003, 2004. Reviewer.

United States Department of Housing and Urban Development, Community Development Work-Study Program. 1995. Reviewer.

Association of Collegiate Schools of Planning, 2005 to 2008. Fannie Mae Foundation Track in Housing and Community Development. Co-Chair.

Association of Collegiate Schools of Planning, 2002 to 2005. Member of the Selection Committee, the McClure Prize for Outstanding Student Paper.

Association of Collegiate Schools of Planning, 1996-97. Member of the Committee on Undergraduate Education in Planning.

American Planning Association, Kansas City Metropolitan Section, 1991. Served as Academic Liaison for the Urban Planning Program.

Association of Collegiate Schools of Planning, 1990. Member of the Committee on Review and Appraisal.

Service to the State:

Kansas Housing Policy Task Force. 2007. Member

Presentations to the Committee on Economic Development of the Kansas House of Representatives, February 14, 1994. Presented testimony on expansion of the powers of the Kansas Development Finance Authority.

Presentation to Members of the Governor's Cabinet and Members of the Underwriting Industry, January 4, 1994. Presentation concerning the use of the Mortgage Revenue Bonds and Mortgage Credit Certificate programs.

Presentations to the Governor's Commission on Housing, State of Kansas, Monthly presentations, June, 1992 through September, 1992. These were given to the Governor's advisory body on state housing policy.

Presentation to the Committee on Economic Development of the Kansas House of Representatives, April, 1990. Provided testimony on the need for Kansas to create a Department of Housing.

**Service to the
Community:**

Lawrence Public Incentives Review Committee, 2002 to the 2008. Member.

Lawrence Housing Trust Fund Advisory Board. 2001 to the 2005. Member.

Mayor's Task Force to Develop a Housing Strategy for Kansas City, Kansas, 2000. Member.

Lawrence-Douglas County Planning Commission, Multiple presentations on real estate market conditions, local economic development initiatives, and housing problems.

Lawrence city Commission, Multiple presentations on real estate market conditions, local economic development initiatives, and housing problems.

Award Committee, Northeast Johnson County Development and Retention Committee, 1998. Member.

Lawrence Housing Advisory Council, 1995 to 1998. Member.

Home of Your Own Advisory Board, 1996 to 2000. Member.

Flexible Incentives Task Force of the Lawrence Economic Development Advisory Board, 1995. Member.

Selection Committee to Evaluate Proposals for the 1000 Block of Massachusetts Street, Lawrence, 1994. Member.

Presentation to the Lawrence/Douglas County Advocacy Council on Aging, November 2, 1994. Presentation on the need for affordable housing.

Presentation to the Lawrence Horizon 2020 Steering Committee, October 12, 1994. Presentation on management of growth in the commercial sector made to the Committee preparing the new city plan.

Expert Witness, August, 1989 to May, 1990. Provided testimony on behalf of the low-income tenants of the Highland Park Housing Project of Kansas City in an action against the U.S. Department of Housing and Urban Development.

**Service to the
University:**

University Governance Planning & Resources Committee. 2008 to the present, Member.

Graduate Council, Standing Committee on Program Review, 1996, 1999 and 2004. Member.

Graduate Council, Standing Committee on Fellowships, 1996 to 2004. Member.

Faculty Senate Academic Computing and Telecommunications Committee 1994-1997. Member.

**Service to the University
(continued):**

Graduate Council, Committee on Program Assessments. 1997. Member.
Graduate Council, Standing Committee on New Degrees, 1995-96. Member.
Academic Computing Advisory Committee, 1988-89. Member.
Commencement Marshall, 1987 and 1988.

Service to the School:

School Faculty Assembly, November, 1998 to 2002. Secretary.
School Strategic Planning Committee, 1995 to the 1999. Member.
School Facilities Committee, September 1993 to the 1997, Member.
Program Review Committee, December, 1992 to February, 1992. Member
Review Committee for Planning Program Chair, February, 1991 to May, 1991. Chairman.
Bradley Teaching Award Committee, 1991, 1998, 2008 Member. 1999, 2006 Chair.
Promotions and Tenure Committee, 1988-1989 and 1989-1990. Member.
Computer Resources Committee, 1987-1990. Member.
Graduate Thesis Committee for J. Anwar, 1987. Member.
Graduate Thesis Committee for K. Fuielhan, 1992. Member.
Graduate Thesis Committee for E. Gunes. 1999. Member.
Graduate Thesis Committee for E. Warren. 2000. Member.
Graduate Thesis Committee for X. Bradt. 2007. Co-chair

Service to the Program:

Internships, 2002 to the present. Coordinated internship program
Faculty Search Committee, 2008. Chair.
Alumni Reunion Committee, 2004. chair.
Library, 1988 to 2004. Coordinated library acquisition requests.
Recruiting, 1988 to the 1997. Coordinated the Program's recruiting effort.
Computer Laboratory, 1987 to 1999. Developed and maintained computers.

Courses Taught:

University of Kansas	Professor,	Graduate Program in Urban Planning
UBPL 500/700		Introduction to Urban Planning. Summer, 1990; Summer, 1989; Fall, 1987.
UBPL 705		Economic Analysis for Planners. Spring, 1995; Spring, 1994.
UBPL 710		Introduction to Housing Policy. Fall, 2008; Fall, 2007; Fall, 2006; Fall, 2005; Fall, 2004; Fall, 2003; Fall, 2002; Fall, 2001; Fall, 2000; Fall, 1999; Spring, 1999; Fall, 1997; Fall, 1996; Fall, 1995; Fall, 1994; Fall, 1993; Fall, 1992; Fall, 1991; Fall, 1990; Fall, 1989; Fall, 1988; Fall, 1987.
UBPL 712		Seminar on Housing Markets. Spring, 1994; Spring, 1992; Spring, 1990; Spring, 1988.
UBPL 714:		Local Economic Development Planning. Spring, 2008. Spring, 2007; Spring, 2006; Spring, 2005.
UBPL 716		Community and Neighborhood Revitalization. Spring, 2004; Spring, 2003; Spring, 2002; Spring 2001; Spring, 2000; Spring, 1999; Spring, 1998; Spring, 1997; Spring, 1996; Spring, 1995; Spring, 1993; Spring, 1991; Spring, 1989; Spring, 1988.
UBPL 742		Quantitative Methods II. Spring, 2008; Spring, 2007; Spring, 2006; Spring, 2005; Spring, 2004; Spring, 2003; Spring, 2002; Spring, 2001; Spring, 1998; Spring, 1997; Spring, 1996; Spring, 1995; Spring, 1994; Spring, 1993; Spring, 1992; Spring, 1991; Spring, 1990; Spring, 1989.
UBPL 545/745		Introduction to Microcomputers in Planning. Summer, 1990.
UBPL 764		Real Estate Development Planning. Fall, 2008; Fall, 2007; Fall, 2006; Fall, 2005; Fall, 2004; Fall, 2003; Fall, 2002; Fall, 2001; Fall, 2000; Fall, 1999; Fall, 1998; Fall, 1997; Fall, 1996; Fall, 1995; Fall, 1994; Fall, 1993; Fall, 1992; Fall, 1991; Fall, 1989; Fall, 1988; Summer, 1988.
UBPL 770		Descriptive Statistics. Fall, 1998.
UBPL 771		Hypothesis Testing. Fall, 1998.
UBPL 772		Survey Research. Fall, 1998.
UBPL 773		Population Projections. Spring, 2000.
UBPL 775		General Linear Models II: Regression. Spring, 2000
UBPL 776		Geographic Information Systems. Spring, 2000; Spring 1999.

University of Kansas (continued.)	Professor, UBPL 802 UBPL 802 UBPL 971 UBPL 972	Graduate Program in Urban Planning Geographic Information Systems in Planning. Summer 1997; Summer, 1996; Summer, 1993; Summer, 1991. Introduction to Microcomputers. Fall, 1992; Fall, 1991; Fall, 1990; Fall, 1989. Urban Workshop. Spring, 1989. Urban Workshop II. Spring, 1993; Spring, 1992; Spring, 1991; Spring, 1990.
University of Kansas	Associate Professor, PUAD 839	Master of Public Administration Program Urban Planning and Local Economic Development. Summer, 1995; Summer, 1994.
University of Rhode Island	Visiting Lecturer, CPL 622	Department of Community Development and Area Planning. Implementation of Urban Development. Spring, 1987.
University of California, Berkeley	Teaching Assistant, CP 204a	Department of City and Regional Planning. Quantitative Methods. Fall, 1984; Fall, 1983; Fall, 1982.