RACHEL MELTZER

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EDUCATION

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

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

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

RESEARCH INTERESTS

Primary Fields: Housing and economic development policies, urban economics, local public finance
Interests: Causes and outcomes of residential and commercial neighborhood transitions;
impacts of public and private investments on individuals, neighborhoods and cities;
applied microeconomic and econometric methods

ACADEMIC AND PROFESSIONAL EXPERIENCE

The Milano School of International Affairs, Management and Urban Policy, The New School
Assistant Professor, 2010-Present
Visiting Assistant Professor, 2009-2010

Furman Center for Real Estate and Urban Policy, New York University
Research Affiliate, 2009-Present
Doctoral Research Fellow, 2005-2009
Research Assistant, 2003-2005

Taub Urban Research Center, Wagner Graduate School, New York University
Research Assistant, 2004-2006

New York City Department of Housing Preservation & Development
Mortgage Officer/Project Manager, 2001-2003

PEER-REVIEWED PUBLICATIONS

"Bodegas or Bagel Shops? Neighborhood Differences in Retail & Household Services." Co-authored with Jenny Schuetz. 2012. *Economic Development Quarterly*, 26(1): 73-94.

- Profiled by *The Atlantic Cities*, January 10, 2012, "Why Do Some Neighborhoods Get Overrun With Chain Stores, While Others Don't?" by Nate Berg.

"Are Poor Neighborhoods 'Retail Deserts'?" Co-authored with Jed Kolko and Jenny Schuetz. 2012. *Regional Science and Urban Economics*, 42(1): 269-285.

"Understanding Business Improvement District Formation: An Analysis of Neighborhoods and Boundaries." 2012. *Journal of Urban Economics*, 71(1): 66-78.

"'Clean and Safe' for All? The Interaction between Business Improvement Districts and Local Government in the Provision of Public Goods." 2011. *National Tax Journal*, 64(3): 863-890.

"Silver Bullet or Trojan Horse? The Effects of Inclusionary Zoning on Local Housing Markets." Co-authored with Jenny Schuetz and Vicki Been. 2011. *Urban Studies*, 48(2): 297-329.

"What Drives the Diffusion of Inclusionary Zoning?" Co-authored with Jenny Schuetz. 2010. *Journal of Policy Analysis and Management*, 29(3): 578-602.

"Does a Rising Tide Compensate for the Secession of the Successful? Illustrating the Effects of Business Improvement Districts on Municipal Coffers." Co-authored with Leah Brooks. 2010. In *The Changing Landscape of Local Public Revenues*, Cambridge: Lincoln Institute for Land Policy.

"31 Flavors of Inclusionary Zoning: Comparing Policies from San Francisco, Washington, D.C. and Suburban Boston." Co-authored with Jenny Schuetz and Vicki Been. 2009. *Journal of the American Planning Association*, 75(4): 441-456.

BOOK REVIEWS

Book Review of *Business Improvement Districts: Research, Theories, and Controversies*, edited by Göktuğ Morçöl, Lorlene Hoyt, Jack W. Meek, and Ulf Zimmermann. 2010. *Public Administration Review*, 70(3): 509-512.

OTHER PUBLICATIONS

"Inclusionary Zoning to Support Affordable Housing." Co-authored with Jenny Schuetz. Forthcoming. *International Encyclopedia of Housing and Home*.

"The Mirage and Reality of Retail Deserts." Co-authored with Jenny Schuetz and Jed Kolko. 2011. *Land Development*, 24(2): 32-37.

"What Do Business Improvement Districts Do for Property Owners?" Co-authored with Amy Ellen Schwartz and Ingrid Gould Ellen. 2006. *National Tax Journal Papers and Proceedings, Ninety-Ninth Annual Conference*: 431-37.

State of New York City's Housing and Neighborhoods. Co-authored with Caroline K. Bhalla, Ioan Voicu, Ingrid Gould Ellen and Vicki Been. 2004. New York: Furman Center for Real Estate and Urban Policy.

WORKING PAPERS

"Homeowners Associations and the Demand for Local Land Use Regulation" (with Ron Cheung) (revise and resubmit)

"From Theory to Practice: Teaching Policy Analysis through Case Method and Client-based Projects" (revise and resubmit)

The Effects of Inclusionary Zoning on Local Housing Markets: Lessons from the San Francisco, Washington DC, and Suburban Boston Areas. Co-authored with Jenny Schuetz and Vicki Been. 2007. NYU's Furman Center for Real Estate and Urban Policy working paper.

RESEARCH PAPERS IN PROGRESS

"No Harm, No Foul? Estimating the Impact of Homeowners Associations on Segregation in Florida"

"How Are Homeowners Associations Capitalized into Property Values?" (with Ron Cheung)

"Is Crime Bad for Business? Evidence from New York City" (with Michael Lens)

"Immigrants and Suburban Development"

HONORS, FELLOWSHIPS AND AWARDS

Lincoln Institute of Land Policy, support for "How Are Homeowners Associations Capitalized into Property Values?," 2011-2012

Faculty Student Assistant Fund, Office of the Provost, The New School, 2009, 2010, 2011

ACSP Scholarship for Student Travel, 2009

Doctoral Dissertation Research Grant, U.S. Department of Housing and Urban Development, 2008

Lincoln Institute of Land Policy Dissertation Fellowship, 2008-2009

Doug Kruse and Betty Whelchel Research Support Grant, New York University, 2008-2009

The Bluestone Organization Fellowship, Furman Center for Real Estate & Urban Policy, 2007-2009

Dissertation Proposal Development Fellowship, Social Science Research Council, 2007

Jacob K. Javits Fellowship, Alternate, 2006

Fannie Mae Travel Grant, APPAM Conference, Fall 2006 & 2007

Taub Fellow, New York University, 2004-2006

Dean's Scholar, New York University, 2003-2005

Presidential Scholar, Dartmouth College, 2000-2001

TEACHING EXPERIENCE

Milano The New School for Management and Urban Policy, The New School
Policy Analysis (M.S., Ph.D.)
Laboratory in Issue Analysis (M.S.)
Quantitative Methods (M.S.)
Public Finance and Fiscal Management (M.S.)

Robert F. Wagner Graduate School of Public Service, New York University
Microeconomics for Public Management, Planning & Policy Analysis (MPA)
Statistical Methods for Public, Nonprofit, and Health Management (MPA)
Housing and Community Development Policy (Teaching Assistant) (MPA, JD)
Math Review (MPA)

PRESENTATIONS

How Are Homeowners Associations Capitalized into Property Values?
Lincoln Institute Urban Economics and Public Finance Conference, May 2012 (Invited)
Association for Public Policy Analysis and Management Conference, November 2011

From Theory to Practice: Teaching Policy Analysis through Case Method and Client-based Projects
Association for Public Policy Analysis and Management Conference, November 2011

Is Crime Bad for Business? Evidence from New York City Neighborhoods
Milano Research Seminar, The New School, May 2011

Homeowners Associations and the Demand for Local Land Use Regulation
American Real Estate and Urban Economics Association Mid-Year Meeting, June 2010

Are You In or Out? Business Improvement Districts and the Decision to Supplement Public Services
American Real Estate and Urban Economics Association Annual Meeting, January 2010
Milano Research Seminar, The New School, October 2009

Bodegas or Bagel Shops? Neighborhood Differences in Retail Activity
Association for Public Policy Analysis and Management Conference, November 2009

'Clean and Safe' for All? Business Improvement Districts and the Provision of Local Public Services
ACSP Annual Conference, October 2009
Wagner Graduate School Research Colloquium, April 2009
American Real Estate and Urban Economics Association Annual Meeting, January 2009

A Longitudinal Analysis of Homeowners Associations and Segregation: Evidence from Florida
American Real Estate and Urban Economics Association Mid-Year Meeting, June 2009

Does a Rising Tide Compensate for the Secession of the Successful? Illustrating the Effects of Business Improvement Districts on Municipal Coffers
Lincoln Institute for Land Policy Local Public Finance Conference, June 2009 (Invited)

The Most Popular Kid in the Class: Diffusion of Inclusionary Zoning across San Francisco Bay Area Governments
Regional Science Association International Annual Meetings, November 2008
Association for Public Policy Analysis and Management Conference, November 2008.

Private Associations and the Neighborhoods they Serve: Where do Business Improvement Districts Supplement Public Services?
Midwest Political Science National Conference, April 2008

Placing a BID: The Formation Process of Business Improvement Districts in New York City
Annual Meeting of the Urban Affairs Association, April 2006

A Guarded Optimism: The Viability of Inclusionary Zoning in New York City
Annual Meeting of the Urban Affairs Association, April 2005

PROFESSIONAL ASSOCIATIONS

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

JOURNALS REFEREED

Journal of Urban Economics; Journal of Urban Affairs; Real Estate Economics; Economic Development Quarterly; Housing Studies; Journal of Housing Economics

OTHER SKILLS

Highly proficient in Spanish; Data management and analysis in SAS, Stata, NLOGIT, and SPSS