
GEORGE GALSTER

Clarence Hilberry Professor of Urban Affairs
Department of Geography and Urban Planning
Wayne State University, Detroit MI 48202

updated 10/12/05

EDUCATION

1974	Ph.D., Economics Massachusetts Institute of Technology
1971	B.S., Organizational Science, <i>summa cum laude</i> Case Western Reserve University
1970	B.A., Economics, <i>summa cum laude</i> Wittenberg University

CAREER BRIEF

George Galster earned his Ph.D. in Economics from M.I.T. with undergraduate degrees from Wittenberg and Case Western Reserve. He has published over 100 scholarly articles, primarily on the topics of metropolitan housing markets, racial discrimination and segregation, neighborhood dynamics, residential reinvestment, community lending and insurance patterns, and urban poverty. His authored and edited books include *Homeowners and Neighborhood Reinvestment*, 1987, *The Maze of Urban Housing Markets*, 1991, *The Metropolis in Black and White*, 1992, *Reality and Research: Social Science and American Urban Policy since 1960*, 1996, and *Why **NOT** in My Back Yard?: The Neighborhood Impacts of Assisted Housing*, 2003.

Dr. Galster provides a wealth of experience in academic, governmental, non-profit, and for-profit circles. He has been a consultant to the U.S. Department of Housing and Urban Development, U. S. Department of Justice, numerous municipalities, community organizations, and civil rights groups, and organizations like the National Association of Realtors, American Bankers Association, Fannie Mae, and Chemical Bank Corporation. He served on the Consumer Advisory Council of the Federal Reserve's Board of Governors, and has assumed other leadership positions in community service.

Dr. Galster has held positions at Harvard University, the University of California at Berkeley, the University of North Carolina - Chapel Hill, and the College of Wooster. He served as Director of Housing Research at the Urban Institute in Washington, DC before coming to Wayne State University in 1996.

PROFESSIONAL BACKGROUND

Academic Appointments

1996- Wayne State University, Clarence Hilberry Professor of Urban Affairs
1994-95 UNC - Chapel Hill, Dept. City and Regional Planning: Visiting Professor
1986-94 The College of Wooster, Department of Economics: Professor
1980-86 Associate Professor
1974-80 Assistant Professor
Great Lakes Colleges Association:
1993 Director, European Academic Term
1977 Director, Comparative European Urban Term

Research Appointments

1993-96 Urban Institute: Principal Research Associate; Director, Housing Research
1986-87 University of California-Berkeley, Graduate School of Public Policy:
Visiting Scholar
1981-82 Harvard University, Department of Economics: Visiting Scholar

Teaching Experience

1974- College teaching:
Principles of Economics, Urban Economics, Public Finance,
Ghetto Economics, Poverty & Inequality, Marxian Economics,
Urban Studies, Public Policy Analysis, Social Science Research
Methods, Microeconomics, Neighborhood Dynamics, Perspectives on
Race, Gender, Class & Culture, Housing Policy, Race and the City, Fair
Housing & Discrimination, Neighborhood Decline & Revitalization, Racial
Segregation & Urban Poverty
1969-70 Taught mathematics in Cleveland John Hay High School to "problem"
students

Administrative Experience

2004-- Interim Dean, College of Urban, Labor & Metropolitan Affairs, WSU
2002- Convener, Professors of Urban and Labor Studies, CULMA / WSU
1994-96 Director of Housing Research, The Urban Institute
1975-77, 1982-92 Chairperson, Urban Studies Program, The College of Wooster
1975 Chairperson, City of Wooster Economic Development Task Force
1975-76 Director, Douglass Humanities House (coed dorm)
1978 Chairperson, City of Wooster Housing Task Force
1978-80, 1976-81 President, Wayne Community Action Commission; Board Member
1977, 1993 Director, GLCA Comparative European Academic Programs

Professional Citations

2003 Blaug & Vane, *Who's Who in Economics*, 4th Edition (limited to 1,200
economists with highest number of citations from publications 1990-2000)

Selected Research Grant Awards (Principal or Co-Principal Investigator)
[amount awarded since 2000: \$2.3 million]

1975, 1980 Ohio Real Estate Research Foundation
1978, 1994-2004 U.S. Department of Housing and Urban Development (14)
1981 & 99, 2001& 04 Ford Foundation (5)
1989-1992 Ohio Department of Mental Health
1990-1995 National Institute of Mental Health
1992 Social Science Research Council
1993 Rockefeller Foundation
1994-97, 1999-2000 Fannie Mae Foundation (3)
1994 New York Clearing House Association
1995 Robert Wood Johnson Foundation
1997-98 Charles Stewart Mott Foundation
1998-99 Annie E. Casey Foundation
2001-2003 U.S. Geological Survey (2)
2001- MacArthur Foundation
2004 State of Michigan, Office of Financial and Insurance Services
2005-2006 National Institute of Child & Human Development / NIH

Selected Consultations

1970 Industrial Systems Analyst, Champion Spark Plug Co., MI
1975 City of Wooster Planning Department, OH
1978, 1982 U.S. Department of H.U.D., DC
1975, 1979 M.I.T./Harvard Joint Center for Urban Studies, MA
1979 National Committee Against Discrimination in Housing, DC
1983-84, 1986, 2002 National Association of Realtors, DC
1985 City of Mansfield, OH
1985 City of Winston-Salem, NC
1985 Sherman Park Community Association, WI
1985-87 Toledo Fair Housing Center, OH
1985-87 Housing Opportunities Made Equal, Cincinnati, OH
1988-90 City of Maple Heights, OH
1987-88 MIT Center for Real Estate Development, MA
1988 City of Austin Community Housing Resources Board, TX
1988 Kennedy School of Government, Harvard University,
1988-90 Metro Milwaukee Fair Housing Council, WI
1988-89 Cleveland Foundation, OH
1989 New School for Social Research, CDC Research Center, NY
1990 LaFollette Institute, University of Wisconsin, Madison, WI
1990-91 American Bankers Association, Washington, DC
1991, 1993 FNMA (Fannie Mae), Washington, DC
1992 Chemical Bank Corporation, NY
1997-1998 Sanders Task Force for Desegregation of Allegheny County Public Housing, Pittsburgh, PA
1999-2000 City of Detroit, Planning and Development Department
2000 The Reinvestment Fund, Philadelphia, PA
2001 Association for Public Policy Analysis and Management, Washington, DC
1996- The Urban Institute, Washington, DC

2001- MDRC (Manpower Demonstration Research Corporation), New York, NY
2001-03 Abt Associates, Bethesda, MD

Selected Appointments

1988-90 Advisory Panel, National Housing Discrimination Survey
1990-92 Consumer Advisory Council, Board of Governors of the Federal Reserve System, Washington, DC
1991-92 Advisory Panel, National Evaluation of the Fair Housing Initiative Program
1991 Housing Training/Technical Assistance Team Member, U.S. Agency For International Development Mission to Bulgaria
1993-96 Advisory Panel, Yonkers, NY, Community and Family Project
1993-96 Advisory Board, Fair Housing Legal Support Center, John Marshall Law School, Chicago
1995- Board of Directors, Institute on Race and Poverty, University of Minnesota
1996-97 Advisory Panel on Intergroup Relations, Leadership Conference Education Fund, Washington, DC
2001- International Associate/Advisor, ESRC Centre for Neighborhood Research, UK
2003- Advisory Network, Three-City MTO Study
2003- Research Affiliate, National Poverty Center, University of Michigan
2005- Policy Advisory Board, The Reinvestment Fund, Philadelphia

Selected Honors, and Awards, and Fellowships

1966-70 Inducted into six national and campus undergraduate honorary societies
1967-68 Kelly Memorial Award for Intercollegiate Debating Excellence, Wittenberg
1969 Presidential Scholarship, Wittenberg University
1971 Finalist, Danforth Fellowship Competition
1971- Senior Prize for Outstanding Economics Student, Case Western Reserve
1971-74 NDEA Title IV Fellowship, MIT
1985 Luce Grant for Distinguished Scholarship, College of Wooster
1998 Floyd McKissick Distinguished Scholar, U. of North Carolina-Chapel Hill
1998 Inducted Fellow, Homer Hoyt Institute of Advanced Real Estate Studies
1998 Winner, "Best Analytical Paper" Award, Association of Collegiate Schools of Planning Conference, Pasadena (coauthored)
1999 Winner, "Best Paper" Award, Association of Collegiate Schools of Planning Conference, Chicago (coauthored)
2001 Finalist, "Best Paper" Award, Urban Affairs Assoc. Conf. (coauthored)
2003 Winner, "Best Paper" Award, Association of Collegiate Schools of Planning/AESOP Conference, Leuven, Belgium (coauthored)
2003 Named to *Who's Who In Economics*; a designation reserved for those cited most frequently in journal articles published 1990-2000
2004 Finalist, "Best Paper" Award, Urban Affairs Assoc. Conf. (coauthored)
2004 Cited, "2nd-Most Publications among 844 ACSP Faculty 1998-" by *JPER*
2005 Finalist, "Best Paper" Award, Urban Affairs Assoc. Conf. (coauthored)
2005 Cited, "Most-Cited Article in *Housing Studies* Since 1997" by *HS* Editors
2005 Wibaut Fellowship for Visiting Scholar, University of Amsterdam



Service to Profession

1993-99 Governing Board, Urban Affairs Association
1997 Program Co-Chair, 1998 Urban Affairs Association Annual Meeting
2001 Conference Organizer, "Opportunity and the Housing Nexus," joint
 Urban Institute-*Housing Studies* sponsorship, May 31

Scholarly Journal Editorial Boards and Related Service:

1995- *Housing Studies* Management Board
1996- *Urban Studies* Editorial Board
1996- *Journal of Housing Research* Editorial Board
1997- *Housing Policy Debate* Editorial Board
2000- *Journal of the American Planning Association* Editorial Board
2005- *Journal of Planning Literature* Editorial Board
1989-92 *Urban Affairs Quarterly* Editorial Board
1989-99 *Journal of Urban Affairs* Editorial Board
1991-2000 *Social Indicators Research* Editorial Board

1996- Advisory Board of Editors, Sage *Cities and Planning* book series
1997-2000 Editorial Board, Wayne State University Press
1995 Guest Editor, *Housing Policy Debate*, vol. 6, no. 1, 1995
1999 Guest Co-Editor, *Journal of Urban Affairs*, vol. 21, no.2, 1999
2001 Guest Editor, *Housing Studies* special issue, vol. 17, no. 1; 2002
 [noted as "Most Cited" special issue in journal's 20-year history]
2003 Co-Guest Editor, *Housing Studies* special issue, vol. 19, no. 6; 2003

Proposal Reviewer for:

National Science Foundation (1978-); Fannie Mae Foundation (1992-); MacArthur Foundation (2000); Hampton Fund, U. British Columbia (2002); W.T. Grant Foundation (2004)

Manuscript reviewer for:

American Economic Review
American Sociological Review
Urban Affairs Review (nee Quarterly)
Journal of Policy Analysis and Management
Regional Science and Urban Economics
Journal of Regional Science
Economic Development Quarterly
Regional Science Perspectives
Demography
Journal of Housing Economics
Economic Geography
Review of Black Political Economy
Journal of Housing Research
Housing Studies
Social Forces
Review of Social Economy
Journal of Ethnic and Migration Studies
Journal of Planning Literature

American Journal of Sociology
Journal of Urban Affairs
Journal of the American Planning Association
Urban Studies
Environment & Planning A
Social Science Quarterly
Journal of Planning Education and Research
Journal of Real Estate Finance and Economics
Sociological Quarterly
Journal of Human Resources
Housing Policy Debate
Government and Policy
Growth and Change
Journal of Economic Education
Population Research and Policy Review
Journal of Housing Finance
California Politics and Policy
Geografiska Annaler

Professional Memberships

American Economics Association
American Planning Association
American Real Estate and Urban Economics Association
Association for Public Policy Analysis and Management
Association of Collegiate Schools of Planning
Urban Affairs Association
European Urban Research Association
European Network for Housing Research
Asian Network for Housing Research

Service to Community

1975 Chairperson, City of Wooster Economic Development Task Force
1978 Chairperson, City of Wooster Housing Task Force
1978-80 President, Wayne County Community Action Commission
1988-90 Board Member, Wooster Interfaith Housing Corporation
1989-91 Appointee, Ohio Fair Lending Task Force
1996- Alternate Delegate, Southeast Michigan Council of Governments
1997-2004 Board Member, Detroit Downtown Inc.
1998-2001 Advisory Board, Fannie Mae Housing Partnership Office, Detroit
1998-2004 Board of Trustees, Michigan Housing Trust Fund
2001-2002 Organizing Committee and Trustee, Metropolitan Urban Ministry Institute
2002-2004 Detroit City Council's Housing Task Force, Targeting Subcommittee
2004- Advisory Board, Michigan Interfaith Trust Fund
2005 Honorary Chairperson, Fair Housing Center of Metropolitan Detroit
Membership / Contribution Drive
2005- Policy Advisory Board, The Reinvestment Fund, Philadelphia
2005 Training video for Michigan Municipal League Foundation,
"Public Official's Guide to Affordable housing"
2005 "Spirit of Detroit" award from City Council for community volunteer service

BOOKS AND RESEARCH MONOGRAPHS

- Consumers' Housing Satisfaction, Improvement Priorities, and Needs.* Columbus: Center for Real Estate Education and Research, Ohio State University, 1980.
- Information Nexus and Neighborhood Change.* Cambridge: Harvard University, Department of Economics/Kennedy School of Government Discussion Monograph, 1982.
- Homeowners and Neighborhood Reinvestment.* Durham: Duke University Press, 1987.
- The Dynamics of Neighborhood Change and Decline* (with W. Grigsby, D. Maclennan, M. Baratz). London: Pergamon Press, 1987.
- The Maze of Urban Housing Markets: Theory, Evidence and Policy* (with J. Rothenberg, R. Butler, J. Pitkin). Chicago: University of Chicago Press, 1991.
- A Statistical Perspective on Illegal Discrimination in Lending.* Washington: American Bankers Association, 1991.
- The Metropolis in Black and White: Place, Power and Polarization* (edited with E. Hill and contributor of three chapters). New Brunswick: Rutgers University/Center for Urban Policy Research Press, 1992.
- Reality and Research: Social Science and U.S. Urban Policy Since 1960* (editor and contributor of five chapters). Washington: Urban Institute Press, 1996.
- An Econometric Model of the Urban Opportunity Structure.* Washington, DC: Fannie Mae Foundation, 1998.
- Testing for Discrimination in Home Insurance* (with D. Wissoker and W. Zimmermann). Washington, DC: Urban Institute Press, 1998.
- Why **NOT** in My Back Yard? The Neighborhood Impacts of Assisted Housing* (with P. Tatian, A. Santiago, K. Pettit, and R. Smith). New Brunswick, NJ: Rutgers University / Center for Urban Policy Research Press, 2003.
- Life In Poverty Neighbourhoods* (co-edited with J. Friedrichs and S. Musterd). London & New York: Routledge, 2005.
- Neighborhood Mix, Social Opportunities, and the Policy Challenges of an Increasingly Diverse Amsterdam.* Amsterdam, Netherlands: University of Amsterdam, Department of Geography, Planning, and International Development Studies, 2005.

SCHOLARLY JOURNAL ARTICLES AND BOOK CHAPTERS

"Preference vs. Prejudice: What Do We Really Know About Housing Discrimination?" *Regional Science Perspectives* 6 (1976):17-27.

"The Socio-Psychological Effects of Residence in Different Structure Types Upon the Poor," in *Proceedings; IAHS International Symposium on Housing Problems*, ed. Parviz Rad et al. (Clemson: Clemson University Press, 1976) (with G. Hesser).

"A Bid-Rent Analysis of Housing Market Discrimination," *American Economic Review* 67 (March, 1977):144-155.

"Interracial Differences in Housing Preferences," *Regional Science Perspectives* 9 (No.1, 1979):1-17.

"The Status of Research into Racial Discrimination and Segregation in American Housing Markets," *H.U.D. Occasional Papers in Housing and Community Affairs* (December, 1979): 55-175 (with J. Yinger, B. Smith, F. Eggers).

"Residential Satisfaction: Contextual and Compositional Correlates," *Environment and Behavior* 13 (December, 1981):735-758 (with G. Hesser).

"A Neighborhood Interaction Model of Housing Maintenance and Quality Changes by Owner Occupants," *Regional Science Perspectives* 11 (No.2, 1981):29-48.

"Black and White Preferences for Neighborhood Racial Composition," *American Real Estate and Urban Economics Journal* 10 (Spring, 1982):39-66.

"The Social Neighborhood: An Unspecified Factor in Homeowner's Maintenance?" *Urban Affairs Quarterly* 18 (December, 1982):235-254 (with G. Hesser).

"Empirical Evidence on Cross-Tenure Differences in Home Maintenance and Conditions," *Land Economics* 59 (February, 1983):107-113.

"Scarcity, Insatiability, and Human Motivation," *Forum for Social Economics* (Fall, 1984): 19-24.

"On the Measurement of Metropolitan Decentralization of Blacks and Whites," *Urban Studies* 16 (November, 1984):1-6.

"Unemployment and the Severity of Sanctions in the U.S. Criminal Justice System," *Journal of Research in Crime and Delinquency* 22 (May, 1985):163-189 (with L. Scaturro).

"Evaluating Indicators for Housing Policy: Residential Satisfaction vs. Marginal Improvement Priority," *Social Indicators Research* 16 (May, 1985):415-448.

"More Than Skin Deep: The Effect of Housing Discrimination on the Extent and Pattern of Segregation in the U.S.," in *Housing Desegregation and Federal Policy*, ed. J. Goering (Chapel Hill: University of North Carolina Press, 1986):119-138.

"The System Is the Solution: Marx's Analysis of Capitalism," *American Political Science Association News* (Winter, 1986):13.

"The Trojan Horse: Workers' Democracy in the Citadel of Capitalism," *Forum for Social Economics* (Spring, 1986):19-33.

"What Is Neighborhood? An Externality Space Approach," *International Journal of Urban and Regional Research* 10 (June, 1986): 243-261.

"Nuclear Power Plants and Residential Property Values: A Comment on Short-Run vs. Long-Run Considerations," *Journal of Regional Science* 26 (November, 1986):803-805.

"Urban Gentrification: Evaluating Alternative Indicators," *Social Indicators Research* 18 (1986):321-337 (with S. Peacock).

"Residential Segregation and Interracial Economic Disparities: A Simultaneous Equations Approach," *Journal of Urban Economics* 21 (January, 1987):22-44.

"The Ecology of Racial Discrimination in Housing," *Urban Affairs Quarterly* 23 (September, 1987):84-107.

"Identifying the Correlates of Dwelling Satisfaction: An Empirical Critique," *Environment and Behavior* 19 (September, 1987):539-568.

"Racial Differentials in Real Estate Advertising Practices," *Journal of Urban Affairs* 9 (Fall, 1987):199-216 (with D. Houk, F. Freiberg).

The Great Misapprehension: Federal Fair Housing Policy in the Eighties, M.I.T. Housing Policy Project Paper #5, M.I.T. Center for Real Estate Development, March, 1988. (Reprinted in *Building Foundations: Housing and Federal Policy*, D. DiPasquale and L. Keyes, eds. University of Pennsylvania Press, 1990:137-157).

"Evaluating and Redesigning Subsidy Policies for Home Rehabilitation," *Policy Sciences* 21 (1988):67-95 (with G. Hesser).

"Assessing the Causes of Residential Segregation: A Methodological Critique," *Journal of Urban Affairs* 10 (November, 1988):395-407.

"Race, Residence, Discrimination, and Economic Opportunity," *Urban Affairs Quarterly* 24 (September, 1988):87-117 (with M. Keeney).

"Residential Segregation in American Cities: A Contrary Review," *Population Research and Policy Review* 7 (No.2, 1988):93-112.

"Metropolitan Population Size and Economic Well-Being," *Urban Affairs Quarterly* 25 (June, 1989):597-614.

"The Determinants of Income Inequality in Metropolitan Areas," *Review of Business* 10 (Fall, 1988):17-22, 32 (with G. McCorkhill, S. Gopalan).

"Residential Segregation in American Cities: A Further Response," *Population Research and Policy Review* 8 (1989):181-192.

"Racial Steering by Real Estate Agents: A Review of the Audit Evidence," *Review of Black Political Economy* 18 (Winter, 1990):105-129.

"Racial Discrimination in Housing Markets in the 1980s: A Review of the Audit Evidence," *Journal of Planning Education and Research* 9 (Summer, 1990):165-175.

"Neighborhood Racial Change, Segregationist Sentiments, and Affirmative Marketing Policies," *Journal Of Urban Economics* 10 (May, 1990):344-361.

"White Flight from Integrated Neighborhoods," *Urban Studies* 27 (No. 3, 1990):385-399.

"Racial Steering by Real Estate Agents: Mechanisms and Motivations," *Review of Black Political Economy* 19 (Summer, 1990): 39-63.

"Discrimination Against Female-Headed Households in Rental Housing," *Review of Social Economics* 49 (Spring, 1991): 76-100 (with P. Constantine).

"Black Suburbanization: Has It Changed the Relative Location of Races?" *Urban Affairs Quarterly* 21 (June, 1991):621-628.

"Housing Discrimination and Poverty of Urban African-Americans," *Journal of Housing Research* 2 (Fall, 1991):87-122.

"Statistical Proof of Discrimination in Home Mortgage Lending," *Review of Banking and Financial Services* 7 (November, 1991):187-197.

"Filtering in a Segmented Model of Urban Housing Markets," *Journal of Planning Education and Research* 11 (1991):37-50 (with J. Rothenberg).

"Research on Discrimination in Housing and Mortgage Markets: Assessment and Future Directions," *Housing Policy Debate* 3 (No.2, 1992):639-684.

"Quality of Life and Metropolitan Population Size," *Urban Studies* 29 (No.5, 1992):727-735 (with J. Burnell).

"Civil Rights in Metropolitan America," *Journal of Urban Affairs* 14 (No.3/4, 1992):469-496 (with J. Darden, H. Duleep).

"A Theoretical Framework for Econometrically Analyzing Mortgage Lending Activity in Census Tracts," *Urban Affairs Quarterly* 22 (September, 1992):146-155.

"Methodological Issues in Measuring Discrimination in Mortgage Markets," *Proceedings of Fannie Mae Research Roundtable on HMDA Data and Mortgage Market Discrimination Research* (December 9, 1992):48-50.

"The Use of Testers in Investigating Discrimination in Mortgage and Insurance Markets," in M. Fix and R. Struyk, eds. *Clear and Convincing Evidence: Testing for Discrimination in America*. Washington, D.C.: The Urban Institute Press, 1993:287-334.

"An Overview of Auditing for Discrimination," in Fix and Struyk, eds. *op. cit.*: 1-56 (with M. Fix and R. Struyk).

"Subsidized Housing and Racial Change in Yonkers, NY," *Journal of American Planning Association* 59 (Spring, 1993):172-181 (with H. Keeney).

"Polarization, Place and Race," *North Carolina Law Review* 71 (June, 1993):1421-1462.

"A Note on Aggregation Bias in Analyzing Mortgage Lending Patterns in Census Tracts," *Urban Affairs Quarterly* 23 (September, 1993):146-150 (with P. Hoopes).

"Pro-Integrative Policy: Theory and Practice," *Journal of Urban Affairs* 15 (No.2, 1993):141-160 (with D. DeMarco).

"The Facts of Lending Discrimination Cannot Be Argued Away by Examining Default Rates," *Housing Policy Debate* 4 (No.1, 1993):141-146.

"Explaining the Changing Fortunes of Metropolitan Neighborhoods, 1980-1990," *Housing Policy Debate* 4 (No.3, 1993):303-354 (with R. Mincy).

"What Do We Know About Discrimination in Mortgage Lending?" *Review of Black Political Economy* 22 (Summer, 1993):101-120 (with C. Cloud).

"Explaining the Growth of Puerto Rican Poverty, 1970-1980," *Urban Affairs Quarterly* 30 (December, 1994):249-274 (with A. Santiago).

"Dwellings for the Severely Mentally Disabled and Neighborhood Property Values," *Land Economics* 70 (November, 1994):466-477 (with Y. Williams).

"Comparative Costs of Caring for Persons with Long-Term Mental Illness in Alternative Residential Settings," *Evaluation and Program Planning* 17 (No.3, 1994):239-248 (with T. Champney, Y. Williams).

"Access to Opportunity? Understanding Its Influence on Urban Lives: Introduction," *Housing Policy Debate* 6 (No.1, 1995): 1-5 (with S. Hornburg).

"The Geography of Metropolitan Opportunity: A Reconnaissance and Conceptual Framework," *Housing Policy Debate* 6 (No.1, 1995): 7-44 (with Sean Killen).

"The Geography of Metropolitan Opportunity: A Case Study of Neighborhood Conditions Confronting Youth," *Housing Policy Debate* 6 (No.1, 1995):73-102 (with Maris Mikelsons).

"Minority Poverty: The Place-Race Nexus and the Clinton Administration's Civil Rights Policy," in Corinne Yu and William Taylor, eds. *New Challenges: The Civil Rights Record of the Clinton Administration Mid-Term*. Washington, DC: Citizens' Commission on Civil Rights, 1995:31-56.

"Discriminatory Marketing of Racially Mixed Neighborhoods," *Journal of Urban Affairs* 17 (No. 4, 1995):339-356 (with M. Collins).

"Puerto Rican Segregation in the U.S.: Cause or Consequence of Economic Status," *Social Problems* 42 (No. 3, 1995):361-89 (with A. Santiago).

"Future Directions for Mortgage Discrimination Research and Enforcement," in John Goering and Ron Wienk, eds. *Mortgage Lending, Racial Discrimination, and Federal Policy*. Washington, DC: Urban Institute Press, 1996:679-716.

"Comparing Loan Performance Between Races as a Test for Discrimination," *Cityscape* 2 (No. 1, 1996):33-40. Also published in Goering and Wienk, *op.cit.*, 1996:307-314.

"William Grigsby and the Analysis of Housing Sub-markets and Filtering," *Urban Studies* 33 (No. 10, 1996): 1797-1805.

"The Disparate Neighborhood Racial Impacts of Metropolitan Restructuring," *Urban Affairs Review* 32 (No. 6, 1997): 797-824 (with R. Mincy and M. Tobin); reprinted as pp. 188-218 in *Race, Poverty and Domestic Policy* (C. Michael Henry, ed.) New Haven: Yale Univ. Press, 2004.

"Threshold Effects and the Expected Benefits of Attracting Middle-Income Households to the Central City," *Housing Policy Debate* 8 (No. 2, 1997): 409-435 (with R. Quercia).

"Comparing Demand-Side and Supply-Side Housing Policies: Submarket and Spatial Perspectives," *Housing Studies* 12 (No. 4, Oct. 1997): 561-577.

"Life-Cycle Costs of Housing for the Mentally Ill," *Journal of Housing Economics* 6 (1997): 223-247 (with J. Harkness, S. Newman, J. Reschovsky).

"The Challenges Facing Public Housing in a Brave New World," *Housing Policy Debate* 8 (No. 3, 1997):535-569 (with R. Quercia).

"Discrimination" and "Steering" in *The Encyclopedia of Housing*, W. Van Vliet (ed.). Sage Publishers (1998): 118-121, 558-559.

"A Stock/Flow Model for Defining Racially Stable Neighborhoods," *Journal of Urban Affairs* 20 (No. 1,1998): 43-51.

"Will Dispersed Housing Programs Reduce Social Costs in the U.S.?" *Housing Studies* 13 (No. 5, 1998): 605-622 (with A. Zobel).

"Open Housing, Integration, and De-Ghettoization: The Evolving Challenges of Fair Housing Since 1968," *Cityscape* 4(No. 3, 1999): 123-138.

"Urban Policy Devolution in the Americas: Introducton," *Journal of Urban Affairs* 21 (No. 2, 1999): i-iii (with E. Arvidson).

"Alternative Measures of the Financial Condition of the Multifamily Housing Stock," *Housing Policy Debate* 10 (No. 1, 1999): 59-73 (with P. Tatian, C. Wilson).

"Neighborhood Opportunity Structures and Immigrants' Socioeconomic Advancement," *Journal of Housing Research* 10 (No. 1, 1999): 95-128 (with K. Metzger, R. Waite).

"Neighborhood Opportunity Structures of Immigrant Populations, 1980 and 1990," *Housing Policy Debate* 10 (No. 2, 1999), 395-442 (with K. Metzger, R. Waite).

"Encouraging Mortgage Lending in 'Underserved' Areas: The Potential for Encouraging Homeownership in the U.S." *Housing Studies* 14 (No. 6, 1999): 777-801 (with L. Aron, W. Reeder).

"The Impact of Neighbors Who Use Section 8 Certificates on Property Values," *Housing Policy Debate* 10 (No. 4, 1999): 879-917 (with R. Smith, P. Tatian).

"Threshold Effects and Neighborhood Change," *Journal of Planning Education and Research* 20 (No. 2, 2000): 146-162 (with R. Quercia).

"Comment on John T. Metzger's 'Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy'," *Housing Policy Debate* 11 (No. 1, 2000): 61-66.

"Identifying Sustainable Neighborhoods," pp. 371-380 in C. Brebbia, A. Ferrante, M. Rodriguez, and B. Terra, eds. *The Sustainable City*. Southampton, England: Wessex Institute of Technology Press, 2000 (with R. Quercia and A. Cortes).

"Identifying Neighborhood Thresholds: An Empirical Exploration," *Housing Policy Debate* 11 (No. 3, 2000): 701-732 (with R. Quercia and A. Cortes).

"The Impact of Secondary Mortgage Market Guidelines on Affordable and Fair Lending," *Review of Black Political Economy* 28 (fall, 2000): 29-49 (with K. Temkin, R. Quercia).

"Assessing the Property Value Impacts of the Dispersed Subsidized Housing Program in Denver," *Journal of Policy Analysis and Management* 20 (No. 1, 2001): 65-88 (with A. Santiago, P. Tatian).

"Testing for Discrimination in Home Insurance," *Urban Studies* 38 (No. 1, 2001): 141-156 (with D. Wissoker and W. Zimmermann).

"Progress in Integration HAS been Made," pp. 70-71 in C. Hartman, ed. *Challenges to Equality*. Armonk, NY: M.E. Sharpe, 2001.

"Bricks and Behavior: The Repair and Maintenance Costs of Housing for Persons with Mental Illness," *Real Estate Economics* 29 (No. 2, 2001): 277-304 (with S. Newman, J. Harkness, J. Reschovsky).

"On the Nature of Neighborhood," *Urban Studies* 38 (No. 12, 2001): 2111-2124.

"Wrestling Sprawl to the Ground," *Housing Policy Debate* 12 (No. 4, 2001): 681-717 (with R. Hanson, M Ratcliffe, H. Wolman, S. Coleman, J. Freihage).

"Trans-Atlantic Perspectives on Opportunity, Deprivation, and the Housing Nexus," *Housing Studies*, 17 (No. 1, 2002): 5-10.

"The Impact of Supportive Housing on Neighborhood Crime Rates," *Journal of Urban Affairs* 24 (No. 3, 2002): 289-315 (with K. Pettit, A. Santiago, and P. Tatian).

"An Economic Efficiency Analysis of Deconcentrating Poverty Populations," *Journal of Housing Economics* 11 (No. 4, 2002): 303-329.

"Gentrification as Diversification: Why Detroit Needs It and How It Can Get It," *Journal of Law in Society* 4 (No. 1, 2002):29-43.

"Neighborhood Dynamics and Housing Markets," in *Housing Economics and Public Policy*, edited by Kenneth Gibb and Tony O'Sullivan. Oxford, England: Blackwell Science (2003): 153-171.

"Obstacles to Desegregating Public Housing: Lessons Learned from Implementing Eight Consent Decrees," *Journal of Policy Analysis and Management* 22 (No. 2, 2003): 179-200 (with S. Popkin, K. Temkin, C. Herbig, D. Levy, E. Richter)

"The Effects of MTO on Sending and Receiving Neighborhoods," in *Choosing a Better Life? Evaluating the Moving to Opportunity Social Experiment*. John Goering and Judith Feins, eds. Washington, DC: Urban Institute Press (2003): 365-382.

"Neighborhood Crime and Scattered-Site Public Housing," *Urban Studies* 40 (No. 11, 2003): 2147-2163 (with A. Santiago and K. Pettit).

"The Fortunes of Poor Neighborhoods," *Urban Affairs Review* 39 (No. 2, 2003): 205-227 (with R. Quercia, A. Cortes and R. Malega)

"Investigating Behavioral Impacts of Poor Neighborhoods: Towards New Data and Analytical Strategies," *Housing Studies* 18 (No. 6, 2003): 893-914.

"Neighborhood Effects on Social Opportunities: The European and American Research and Policy Context," *Housing Studies* 18 (No. 6, 2003): 797-806 (with J. Friedrichs & S. Musterd)

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"The Financial Viability of Housing for the Mentally Ill," *Housing Policy Debate* 15 (No. 1, 2004): 133-170 (with J. Harkness, S. Newman, and J. Reschovsky)

"Moving from Public Housing to Home Ownership: Perceived Barriers to Program Participation and Success," *Journal of Urban Affairs* 24 (no. 4, 2004): 297-324 (with A. Santiago)

"Measuring the Impacts of Community Development Initiatives," *Evaluation Review* 28 (no. 6, 2004): 1-38 (with K. Temkin, C. Walker and N. Sawyer)

"The Effects of Affordable and Multifamily Housing on Market Values of Nearby Homes," Pp. 176-211 in Anthony Downs, ed. *Growth Management and Affordable Housing*. Washington, DC: Brookings Institution Press (2004).

"Measuring the Impact of Community Development Block Grant Spending on Urban Neighborhoods," *Housing Policy Debate* 15 (no. 4, 2004): 903-934 (with C. Walker, C. Hayes, J. Johnson and P. Boxall)

"The Fundamental Challenge in Measuring Sprawl: Which Land Should Be Considered?" *Professional Geographer* 57(no. 1, 2005): 94-105 (with H. Wolman, R. Hanson, M. Ratcliffe, K. Furdell, & A. Sarzynski)

"Identifying Robust, Parsimonious Neighborhood Indicators," *Journal of Planning Education and Research* 24 (no. 3, 2005): 265-280 (with C. Hayes & J. Johnson)

"Consequences from the Redistribution of Urban Poverty During the 1990s: A Cautionary Tale," *Economic Development Quarterly* 19 (no. 2, 2005): 119-125.

"By Words and Deeds: Racial Steering by Real Estate Agents in the U.S. in 2000," *Journal of the American Planning Association* 71 (no.3, 2005): 1-19 (with E. Godfrey).

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The Costs of Housing Discrimination and Segregation, Leadership Council for Open Metropolitan Communities, Chicago, 1986 (with others).

Neighborhood Evaluations, Expectations, Mobility and Housing Reinvestment: Measuring the Social Impacts of Community Development Corporations, New School for Social Research, CDC Research Center, 1990.

Geo-Analysis Resources: Statistical Analysis of Bank Lending Performance: A Method for Self-Evaluation, American Bankers Association, 1991.

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The Impact of Changing Opportunity Structures and Residential Segregation on the Economic Status of Puerto Ricans, Social Science Research Council, Inter-University Committee for Research on Contemporary Hispanic Issues, New York, 1992 (with A. Santiago).

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Sandwich Hiring Audit Pilot Program, Urban Institute Report (6406) to the Rockefeller Foundation, March, 1994 (with others).

Evaluation of Proposed CRA Regulations, Urban Institute Report (6466) to the New York Clearing House Association, March, 1994.

East Texas Demographic and Mapping Analysis, Urban Institute Report (6473) to the U.S. Department of Housing and Urban Development, April, 1994 (with others).

The Structure of Metropolitan Opportunity, Urban Institute Report (6461) to Fannie Mae, July, 1994 (with S. Killen, M. Mikelsons).

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The Property Value Impacts of Neighbors Receiving Housing Subsidies, Urban Institute Report (6542-009) to U.S. Department of Housing and Urban Development, Mar. 1999 (with A. Santiago, R. Smith, and P. Tatian).

Identifying Neighborhood Thresholds. Report to Annie E. Casey Foundation, Sept., 1999 (with R. Quercia).

Housing Detroit: Strategic Policies. Report to Planning and Development Department of the City of Detroit, Nov., 1999 (with G. Sands).

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Wresting Sprawl to the Ground: Defining and Measuring an Elusive Concept. Report to the Fannie Mae Foundation, Nov., 2000 (with R. Hanson, H. Wolman, J. Freihage, S. Coleman).

Dispersing the Second Ghetto: Final Report on Pilot Study. Report to the Ford Foundation (with A. Santiago). Feb., 2001

A Regional Approach to Skills Development: A Strategy for Linking the Urban Poor to Work. CULMA Occasional Paper, Mar., 2001. (with L. Glazer, H. Wolman).

Investigating Place and Opportunity: Needs in Data and Analytical Strategies. Paper for National Academy of Sciences' Workshop on "Equality of Opportunity: The Importance of Place," Washington DC, Nov., 2001.

The Neighborhood Impacts of Community Development Corporations. Urban Institute Report (6831) to NCDI, Jan., 2002 (with three others).

Patterns and Process of Sprawl: Phase I Final Report. Report to US Geological Survey, April, 2002 (with W. Acevedo, R. Hanson, M. Ratcliffe, H. Wolman).

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The Impacts of the Secondary Mortgage Market and the GSEs on Underserved Neighborhood Housing Markets: A Cleveland Case Study. Report to U. S. Department of Housing and Urban Development, Sept., 2002 (with L. Freeman)

A Review of Existing Research on the Effects of Federally Assisted Housing on Neighboring Residential Property Values, report to the National Association of Realtors, Sept., 2002.

Exploring the Feasibility and Quality of Matched Neighborhood Research Designs, NY: MDRC, April, 2003 (with David Seith, Nandita Verma, Howard Bloom)

Review of the Literature on Impacts of Affordable and Multi-Family Housing on Market Values of Nearby Single-Family Homes, Washington, DC: Brookings Institution, May, 2003.

Patterns and Process of Sprawl: Phase II Final Report. Report to US Geological Survey, Sept., 2003 (with J. Cutsinger, R. Hanson, M. Ratcliffe, H. Wolman).

Racial-Ethnic Differences in Homeowner Insurance Territory Premium Base Rates for Six Large Insurance Companies in Ohio, Report to the Ohio Civil Rights Commission, Mar., 2004

The Competitiveness and Premium Excessiveness of the Home and Auto Insurance Industries in Michigan, WSU-Center for Urban Studies Report to State of MI Office of Insurance Services, Sept., 2004 (with J. Booza, K. Metzger, R. Waite); available at: <http://www.mi.gov/cis/0,1607,7-154-10555-113249--,00.html>

Review of U.S. Bureau of the Census Segregation Measures, report to the U.S. Bureau of the Census, Washington, DC, Sept., 2004.

An Evaluation of Richmond's Neighborhoods In Bloom Program, report to the Federal Reserve Bank of Richmond, July, 2005 (with J. Accordino and P. Tatian)

Low-Income Households in Mixed-Income Neighborhoods: Extent, Trends, and Determinants, report to U.S. Department of Housing and Urban Development, August, 2005 (with J. Booza, K. Metzger & J. Cutsinger)

An Inventory and Analysis of Mixed-Income / Mixed-Race Neighborhoods, report to the Ford Foundation, Sept., 2005 (with J. Booza, K. Metzger & J. Cutsinger)

EDITORIALS AND COMMENTARY

"Housing Integration Lags," *Cleveland Plain Dealer*, Jan. 24, 1980.

"The Reagonomic Squeeze on Wayne County," *Wayne County Magazine*, 1 (Feb., 1981).

"Taxation Is Just Recompense to Society," *Cleveland Plan Dealer*, Nov. 11, 1983.

"Racial Changes in Cleveland Area Neighborhoods," *TRENDS in Housing* 26 (Aug., 1987).

"Discrimination: Motivations in the Marketplace," *TRENDS in Housing* 26 (Oct., 1987).

"New Cleveland Fair Housing Law Lacks Bite," *Cleveland Plan Dealer*, Jan. 18, 1988.

"Fair Housing After 20 Years: Symbol or Substance?" *TRENDS in Housing* 26 (Feb., 1988).

"Discriminatory Advertising: A New Perspective," *TRENDS in Housing* 26 (April, 1988).

"Gentrification and Integration," *TRENDS in Housing* 27 (June, 1988).

"Suburbs Win Ford Foundation Innovations Award Grants," *TRENDS in Housing* 27 (Aug., 1988).

"HUD Could Forbid Local Desegregation Efforts," *TRENDS in Housing* 27 (Oct., 1988)

"Congressional Hearing on Integration Maintenance," *TRENDS in Housing* 27 (Dec., 1988)

"Audits Show Racial Discrimination Still Severe in 1980's," *TRENDS in Housing* 28 (April, 1988).

"Denver PHA Dispersal Plan Controversy," *TRENDS in Housing* 28 (June, 1989).

"Review of Audits Shows Steering Patterns Across the Nation," *TRENDS in Housing* 28 (Aug., 1989).

"Verdict Rendered by Atlanta ALJ," *TRENDS in Housing* 28 (Dec., 1989).

"Analyzing Trends in Desegregation in Metro Areas in New Light," *TRENDS in Housing* 28 (Feb., 1990).

"Integration Maintenance Misrepresented," *TRENDS in Housing* 28 (June, 1990).

"The HMDA Prescription" *Partners in Community and Economic Development*, Federal Reserve Bank of Atlanta, 2 (no.1, 1992).

"New Stadiums Crucial for Reinvestment Bandwagon." *Detroit Free Press* (Sept. 27, 1996): 9A.

"Add to city Revenue with Nonresident Payroll Tax," *Detroit Free Press*, (Jan. 23, 1997): 15A.

"The Challenges for Policy Research in a Changing Environment," No.7 in *The Future of the Public Sector*. (Washington, D.C.: Urban Institute, Nov., 1996).

"Neighborhoods will benefit from downtown Detroit projects," *Detroit Free Press* (June 20, 1997): 11A.

"A Segregated Society Cannot Be Equal," *Detroit Free Press* (Aug. 8, 1997): 11A.

"Council Should Send Casinos to Detroit's West Riverfront," *Detroit Free Press* (March 25, 1998).

"Downtown Needs Residents -- And a Star Like Compuware," *Detroit Free Press* (Sept. 11, 1998): A15.

"Combat Handicaps of Urban Poor with Training, Economic Opportunity," *Detroit Free Press* (April 15, 1999): 11A (with L. Glazer).

"Progress in Integration Has Been Made," *Poverty and Race* (Jan./Feb., 2000): 8-9.

"Wrestling Sprawl to the Ground," *Housing Facts and Findings 2* (Winter, 2000): 3-5 (with four others).

"Even Suburbs Suffer from New-Homes Magnet," *Detroit Free Press* (April 11, 2001): 11A.

"Housing Practices Still Unfair," *Detroit Free Press* (Dec. 16, 2002): 9A (with C. Schrupp, S.Green).

"What Anti-War Activists Should Do Now" *Detroit News* (March 26, 2003): 11A

"Making a Nationwide Gautreaux Program More 'Neighborhood Friendly'," *Poverty and Race 14* (January/February, 2005): 7-8.

"Group Homes can Benefit Neighborhoods, To a Point," *Detroit Free Press*, Sept. 27, 2005): 11A (with J. Hamilton)

TESTIMONY

"Integration Maintenance Policies." before U.S. House of Representatives, Subcommittee on Constitutional and Civil Rights, Washington, DC, December, 1989.

"What Do We Know About Discrimination in Mortgage Lending?" before U.S. Civil Rights Commission, Washington, December, 1994.

"Defaults and Lending Discrimination." before U.S. Civil Rights Commission, Washington, February, 1995.

"Targeting City Resources for Neighborhood Revitalization," before Detroit City Council, July, 2002

SELECTED INVITED LECTURES

"The Effects of Land-Use Regulation Upon the Poor." Wittenberg University Urban Studies Symposium, Springfield, OH, March, 1977.

"Quirks, Quarks, and Human Motivation." Akron University Economics Day Convocation, Akron, OH, May, 1977.

"Is the Beauty of Urban Architecture the Beast of Urban Design?" Wittenberg University Urban Studies Symposium, Springfield, OH, March, 1979.

"Is There a Sociological Theory of Urban Land Use?" Urban Symposium, Kenyon College, Gambier, OH, March, 1984.

"The Use of Statistics in Fair Housing Legal Cases." National Conference of Fair-Housing Organizations, Toledo, OH, October, 1985.

"The Web of Urban Racism." Institute for the Study of Social Change, University of California-Berkeley, CA, October, 1986.

"Subsidies for Rehabilitating Single Family Homes: A Benefit-Cost Analysis." Real Estate Research Seminar, University of California-Berkeley, November, 1986.

"Discriminatory Practices of Sellers and Agents." Conference commemorating 40th anniversary of Shelley V. Kraemer, University of Missouri, St. Louis, MO, May, 1988.

"Inclusionary Housing and Filtering." Housing Challenges and Opportunities Conference, Woodrow Wilson School/Princeton University, NJ, August, 1989.

"Race and Housing: Process or Outcome?" New Perspectives on Racial Issues Conference, University of Wisconsin-Madison, WI, June, 1990.

"Studies of Lending Discrimination: The Good, the Bad, and the Ugly." Conference on Economic Opportunities, Federal Reserve Bank, Kansas City, MO, October, 1990.

"Racial Discrimination and Housing Affordability Problems of Minorities." University of Southern California School of Urban Planning, Los Angeles, CA, February, 1991.

"What Good are HMDA Data?" Federal Reserve Bank of New York, NY, December, 1991.

"Research on Discrimination in Housing and Mortgage Markets," Fannie Mae Annual Housing Conference, Washington, DC, May, 1992.

"Place, Race and Urban Anti-Poverty Policy," UCLA Urban Poverty Symposium, Los Angeles, CA, May, 1993.

"Future Directions in Mortgage Discrimination Research and Enforcement." HUD Conference on Mortgage Discrimination, Washington, DC, May, 1993.

"Changing Fortunes of Metropolitan Neighborhoods," Fannie Mae Annual Housing Conference, Washington, DC, June, 1993.

"Race and the Future of the City," Forum on the Future of the City, Yale University, New Haven, CT, February, 1994.

"Uncovering Discrimination in Lending," Jerome Levy Institute, Bard College, NY, May, 1994.

"Neighborhood Revitalization," Governor's Housing Conference, Milwaukee, WI, May, 1994.

"The Geography of Metropolitan Opportunity." Fannie Mae Annual Housing Conference, Washington, D.C., May, 1994.

"Housing Submarkets," European Network for Housing Research, Glasgow, Scotland, August, 1994.

"Urban Security: The Role of Policy Think-Tanks," International Forum on Urban Security, Tokyo Metropolitan Government, Japan, November, 1994.

"Spatial Suicide," Association of European Schools of Planning, Glasgow, Scotland, August, 1995.

"Threshold Effects and Attracting the Middle Class Back to the City." Fannie Mae Annual Housing Conference, April, 1996.

"Public Housing Enters the Brave New World." Tri-County Conference on Housing and Urban Issues, Ottawa, Canada, Aug., 1996.

"The New American Ghetto," Municipal Arts Society, New York, September, 1996.

"Planning for the Highest Stakes of All," Ontario Planners Assoc., Windsor, Aug., 1997.

"Social Costs and Benefits of Dispersed Housing Programs," MTO Research Conference, Washington, DC, Nov., 1997.

“Encouraging Middle Class Resettlement in the Inner City,” Dynamic Partnerships for Economic Development and Historic Preservation Conference, New Orleans, Mar., 1998.

“Anti-Discrimination Policies and Housing Segregation,” John Marshall Law School, Chicago, April, 1998.

“Neighborhood Opportunity Structures and Immigrants’ Socioeconomic Progress,” Metropolis International Conference on Immigration, Zichron Yaakov, Israel, Dec., 1998.

“Property Value Impacts of Neighbors Receiving Housing Subsidies,” U. California-Berkeley / Haas School of Business, Mar., 1999.

“Identifying Sustainable Neighborhoods,” First International Conference on Sustainable Cities, Rio de Janeiro, Brazil, April 2000.

“Measuring Damages from Housing Discrimination Cases,” John Marshall School of Law Fair Housing symposium, Chicago, Sept., 2000

“Racial Segregation and Inequality,” Race in the 21st Century Conference, Michigan State University, Lansing, April, 2001.

“PHA Homeownership Programs,” Public Housing Policy and Practice Conference, MacArthur Foundation, Chicago, June, 2001.

“Investigating Place and Opportunity,” National Academy of Sciences, Washington, DC Nov. 14, 2001.

“Multiple Dimensions of Sprawl: How Does LA Stack Up?” Planning for the Post-Sprawl Era Conference, University of Southern California, Nov., 2001 (video streaming proceedings available at: <http://www.usc.edu/schools/sppd/events/postsprawl/summary2001.html>).

“Sprawl as a Multi-dimensional Concept,” University of Amsterdam, Dept. of Geography and Planning, The Netherlands, Feb., 2002.

“Secondary Mortgage Markets and Neighborhood Revitalization,” Real Estate Research Seminar, Haas School of Business, University of California-Berkeley; April, 2002

“The Fortunes of Deprived Neighborhoods in the US,” University of Birmingham, and Sheffield Hallam University, England, Sept., 2002

“What Policies Work to Revitalize Poor Neighborhoods?” Washington U., St. Louis, Feb., 2004

“Housing 50 Years after *Brown v. Board of Ed.*,” George Washington University, March, 2004

“How Can We Successfully Regenerate Neighborhoods?” Cambridge University, UK; July, 2004

“Effects of Neighborhood Poverty on Children,” University of Southern California, Sept., 2004

“Poverty Neighborhoods as Developmental Contexts for Children,” University of Cologne, GER, Dec., 2005

“Ignoring a Crisis: Affordable Housing Policy in the US,” Groningen University, Neth., Mar. 2005

“A New Method for Measuring Impacts of Community Revitalization Initiatives,” Delft Technical University, Netherlands, April, 2005

“Impacts of Growing Diversity on American Cities,” Columbia University, April, 2005

“Neighborhood Mix, Social opportunities and the Policy Challenges of an Increasingly Diverse Amsterdam” Wibaut Lecture, University of Amsterdam, Netherlands, April, 2005

FAIR HOUSING- / LENDING- / INSURANCE-RELATED ACTIVITIES

Research Consultant

U.S. Department of Housing and Urban Development: Research commissioned on (1) the costs of segregation (1978); (2) black and white preferences for neighborhood racial composition (1978); (3) review/edit John Goering's compendium, *Housing Desegregation and Federal Policy* (1982); (4) secondary mortgage markets and neighborhood revitalization (2000); (5) fair housing education program (2001); (6) changes in mixed-income neighborhoods, 1970-2000 (2004)

National Committee Against Discrimination in Housing: Analysis of HUD's 1977 Housing Market Practices Survey (1979)

City of Mansfield, OH: Design, conduct, analyze and present housing needs survey, focusing on housing segregation and discrimination (1985)

Urban Institute/U.S. Dept. of H.U.D.: Research Advisory Board for design and analysis of two National Housing Discrimination Surveys (1988-90 and 1998-99); Advisory Board for evaluation design and analysis of National Fair Housing Initiative Program (1991-92); Principal Investigator, first HUD-sponsored paired-testing study of home insurance redlining

National Fair Housing Alliance: Position paper on governmental role in fair housing: NFHA's official policy statement (1988)

Metropolitan Milwaukee Fair Housing Council: Advisor to design and implement housing counseling center and pro-integration financial incentives (1988-89)

Urban Institute: Principal Investigator for H.U.D.-sponsored demographic research related to East Texas Public Housing desegregation case (1994); Principal Investigator for H.U.D.-sponsored research to determine incidence of homeowners insurance redlining (1994-95)

Allegheny County (PA) Housing Authority: Social Scientist on public housing desegregation planning team (1997-99)

National Fair Housing Conference: commissioned paper on changes in discrimination against black homebuyers, 1989-2000 (with Steve Ross), 2004

State of Michigan, Office of Financial and Insurance Services: research on competition and premium excessiveness in home and auto insurance industries, 2004

Expert Witness / Consultant to Litigator

Milwaukee, WI: Sherman Park Community Assoc. v. Wauwatosa Realty (allegation of steering and discriminatory advertising), 1985

Cincinnati, OH: Housing Opportunities Made Equal v. Sibcy-Cline Realty (allegations of racial steering by agents), 1985-1987

Toledo, OH: Old West End v. Buckeye Federal Savings (allegation of mortgage redlining), 1986-1987

Palo Alto, CA: Mid-Peninsula Citizens for Fair Housing v. Westwood Properties (allegation of discrimination against families with children), 1987

Memphis, TN: Whitehaven Community Assoc. v. Crye-Leike Realty (allegation of steering, discriminatory advertising, and blockbusting), 1987-1989

Milwaukee, WI: Bachman v. St. Monica's Parish (allegation of anti-semitic discrimination), 1988-1989

Maple Heights, OH: Maple Heights vs. Dudley Matheny and Valerie Sygula (allegations of racial steering), 1989-1990

Milwaukee, WI: NAACP et al. vs. American Family Insurance Co. (Allegation of home insurance discrimination), 1992-1995

Baltimore, MD: Security Management Corp. v. Baltimore County (allegation of exclusionary zoning policies), 1996

Nassau County, NY: U.S. vs. Island Park (allegations of discrimination in allocating subsidized housing), 1997

Nassau County, NY: U.S. vs. Milford (allegation of discriminatory land use policies), 1998

Detroit, MI: Carson et al. v. Flagstar Bank (allegation of mortgage discrimination), 1999

Detroit, MI: U.S. v. City of Eastpointe (allegation of police racial profiling), 2000

Milwaukee, WI: State Financial Bank v. City S. Milwaukee (allegation of zoning disc.), 2003

Ohio Civil Rights Commission (allegation of home insurance discrimination), 2004

Fair Housing / Lending Training Workshop Leader / Presenter

National Association of Housing Rehabilitation Officials, Canton, OH, 1984
U.S. Dept. of Housing and Urban Development, Chicago, IL, 1984
Ohio Fair Housing Congress, Akron, OH, 1984
Human Relations Commission, South Bend, IN, 1984
National Conference of Private Fair Housing Groups, Toledo, OH, 1985
Human Relations Commission, Winston-Salem, NC, 1985
Metropolitan Milwaukee Fair Housing Council, WI, 1985
Human Relations Commission, Durham, NC, 1985
Community Housing Resources Board, Austin, TX, 1988
National Fair Housing Alliance, Chicago, IL, 1988
Center for Integrated Living, Milwaukee, WI, 1989
Ohio Civil Rights Commission, Columbus, OH, 1990
American Bankers Association, Atlanta, GA, 1990
Federal Reserve Bank of New York, NY, 1991
South Florida Compliance Officers Association, Miami, FL, 1992
John Marshall Law School/Fair Housing Legal Support Center, Chicago, IL, 1998; 2000
Fund for an Open Society, Philadelphia, PA, 1999, 2002
Building Blocks for an Integrated Society, OPEN Conference, Cleveland, OH, 2003
Discrimination & Fair Housing Conference Planner & Presenter, WSU, Detroit, 2003
National Fair Housing Conference, Washington, DC, 2004

Micellaneous:

Honorary Co-Chairperson, Fair Housing Center of Metropolitan Detroit fundraising campaign, 2005