

CURRICULUM VITAE

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EDUCATION

Harvard University. Graduate School of Arts and Sciences, Department of History, Ph. D. 1986; M.A. 1980.

Doctoral Dissertation: "The Making of the Modern City: The Development of Jamaica Plain, Massachusetts, 1632-1920." July, 1986.

University of Massachusetts at Boston. Department of History, M.A. 1979; Department of English, B.A., Summa cum Laude, 1977.

ACADEMIC POSITIONS

Harvard University. Joint Center for Housing Studies (JCHS).
Senior Fellow, 1998-present.

Harvard University. Graduate School of Design (GSD)/ Department of Visual and Environmental Studies (Faculty of Arts and Sciences).

Lecturer, GSD, 1997, 2000-2005, 2010-present.

Associate Professor, 1990-1995.

Assistant Professor, 1986-1990.

NeighborWorks America Training Institute. Faculty, 2005-present.

Harvard University. GSD, Professional Development Department. Faculty, 1994-2006.

Harvard University. Extension School and Summer School. Faculty, 1991-present.

Harvard University. John F. Kennedy School of Government, A. Alfred Taubman Center for State and Local Government; Joint Center for Housing Studies.

Fellow, 1995-1997.

Harvard University. Department of History; Committee on Degrees in History and Literature.

Instructor, 1985-1986.

PUBLICATIONS

Books

John F. Kennedy's Birthplace: A Presidential Home in History and Memory. A Historic Resource Study. National Park Service, U.S. Department of Interior, 2007.

House by House, Block by Block: The Rebirth of America's Urban Neighborhoods. Oxford University Press. 2003. (Cited in a *Boston Globe* editorial of May 19, 2003 and reviewed in periodicals such as *Publisher's Weekly*, *The Public Interest*, *Planning*, *Chicago Tribune*, *Atlanta Journal-Constitution*, and *Baltimore Sun*.)

Fuel Lines for the Urban Revival Engine: Neighborhoods, Community Development Corporations, and Financial Intermediaries. Practice Report Series. Fannie Mae Foundation. 2001.

Local Attachments: The Making of an American Urban Neighborhood, 1850 to 1920. Johns Hopkins University Press, Creating the North American Landscape Series, David Schuyler, editor. 1994.

Editor, *Form, Modernism and History. Essays in Honor of Eduard F. Sekler.* Harvard University Graduate School of Design/Harvard University Press. 1997.

IN PROGRESS

“Decent, Safe, and Sanitary: The Past and Future of American Low-Income Housing.” A book on the history of low-income housing policy in the United States, from the nineteenth century to the present.

“The Evolution of Residential Land Use Regulations in Greater Boston.” A book on regulatory barriers to housing development composed of case studies of four municipalities, a legal history of residential land use regulation in Massachusetts, and policies to lessen regulatory barriers and encourage Smart Growth so as to balance the interests of a wide range of groups with a stake in local and metropolitan conditions.

Articles and Reports – Academic and Professional

“Introduction to Special Forum on ‘The Roots and Routes of Urban Renewal.’” *Journal of Urban History*, forthcoming, July 2014.

“Calling Upon the Genius of Private Enterprise: The Housing and Urban Development Act of 1968 and the Liberal Turn to Public-Private Partnerships.” *Studies in American Political Development* 27 (October 2013), 165-194.

“The Past, Present, and Future of Community Development in the United States.” In Nancy O. Andrews and David J. Erickson, eds., *Investing in What Works for America's Communities* (San Francisco: Federal Reserve Bank of San Francisco and Low Income Investment Fund, 2012); adapted version in *Shelterforce* 34:4 (Winter 2012-2013), 8-11.

“A Rambling Edifice: American Housing Policy in the Twentieth Century.” JCHS Working Paper. W12-9, 2012.

“History Lessons for Today's Housing Policy: The Political Processes of Making Low-Income Housing Policy.” *Housing Policy Debate* 22:3 (Summer 2012).

“History Lessons for Today's Housing Policy: The Political Processes of Making Low-Income Housing

Policy.” Joint Center for Housing Studies (JCHS), Working Paper. W11-5, 2011.

“Into the Wild Blue Yonder: The Urban Crisis, Rocket Science, and the Pursuit of Transformation,” JCHS Working Paper, W11-3, 2011.

“The Transformation of Mercy Housing: A Case of Organizational Change.” Historical case study, Mercy Housing, Denver, Colorado. 2010.

“Calling Upon the Genius: Housing Policy in the Great Society, Part Three.” JCHS Working Paper, W10-6, 2010.

“To Preserve and Protect: Land Use Regulations in Weston, Massachusetts.” Working Paper Series, Rappaport Institute for Greater Boston and Taubman Center for State and Local Government, Kennedy School of Government, Harvard University. 2010.

“The Test of Transition: The Case of the Community Preservation and Development Corporation.” Case Program, Kennedy School of Government, Harvard University, 2010.

“The Quest for a New Frontier in Housing.” JCHS Working Paper, W10-5, 2010.

“Wrestling with Growth in Acton, Massachusetts: The Possibilities and Limits of Progressive Planning.” Working Paper Series, Rappaport Institute for Greater Boston and Taubman Center for State and Local Government, Kennedy School of Government, Harvard University. February 2010.

“Let Us Continue: Housing Policy in the Great Society, Part One.” JCHS Working Paper, W09-3. 2009.

“Housing and Planning: A Century of Social Reform and Local Power.” *Journal of the American Planning Association* 75:2 (Spring 2009), 231-244.

“To Understand a Growing Organization: The Case of Greater Miami Neighborhoods.” Case Program, Kennedy School of Government, Harvard University, 2009.

“The Lost History of Urban Renewal.” *Journal of Urbanism: International Research on Placemaking and Urban Sustainability*, 1:3 (November 2008), 281 – 301.

“Pacesetter, Riverdale and the Illinois Campaign for Affordable Housing.” Case Program, Kennedy School of Government, Harvard University, February 2008.

“Enter the Housing Industry, Stage Right. A Paper on the History of Housing Policy” JCHS Working Paper, W08-1. 2008.

“*Homes for an Inclusive City: A Comprehensive Housing Strategy for Washington, D. C.*,” final report of the Comprehensive Housing Strategy Task Force of the District of Columbia, March 2006.

“Population Density and the Social Geography of American Metropolitan Areas, 1970 – 2000, with case studies of the Boston and Phoenix Regions.” A Lincoln Institute of Land Policy Working Paper. 2006.

“The Impact of Housing on Community: A Review of Scholarly Theories and Empirical Research.” With Eric S. Belsky and Kwan Lee. Working Paper, W06-1, Joint Center for Housing Studies. 2006.

“Creating an Anti-Growth Regulatory Regime -A Case from Greater Boston.” Working Paper Series,

Rappaport Institute for Greater Boston and Taubman Center for State and Local Government, Kennedy School of Government, Harvard University, 2006.

“Immigration: Friend or Foe?” With David Soule. David Soule, ed. *Urban Sprawl: A Comprehensive Reference*. Westport, Connecticut: Greenwood Press. 2006.

“The End of the Dream: The Political Struggle of America’s Public Housers.” *Journal of Planning History*, 4:3 (August 2005), 222-253.

“Cultural and Demographic Factors in Urban Decentralization in the United States.” With John Felkner. In William Acevedo, Janis L. Taylor, Dave J. Hester, Carol S. Mladinich, and Sonya Glavac, eds., *Rates, Trends, Causes, and Consequences of Urban Land-Use Change in the United States*. Professional Paper 1726. Reston, VA: U.S. Geological Survey, 2006

“Economic Aspects of Urban Decentralization in Historical Perspective.” With John Felkner. In William Acevedo, et al. *Rates, Trends, Causes, and Consequences of Urban Land-Use Change in the United States*. Reston, VA: U.S. Geological Survey, 2006

“Pruitt-Igoe.” In Jon Teaford, ed., *Encyclopedia of the Midwest*. Indiana University Press, 2005.

The Emergence of the Galactic City: Population and Employment Growth in American Metropolitan Areas, 1970-2000.” Working Paper, W05-3, Joint Center for Housing Studies, 2005.

“America’s Working Communities and the Impact of Multifamily Housing.” With Eric Belsky, James DeNormandie, and Rachel Bratt. Neighborhood Reinvestment Corporation and Joint Center for Housing Studies, Harvard University. 2004.

“Promoting Minority Home Ownership: Tools and Strategies to Change the Face of Home Ownership.” Neighborhood Reinvestment Corporation, Issues Update, March 2004.

Minority Home Ownership Case Studies: Changing the Face of Home Ownership -Tools and Strategies. Neighborhood Reinvestment Corporation, 2003.

“Happy to Grow: Development and Planning in Fairfax County, Virginia.” With Lucille Harrigan. Working Paper W04-2, Joint Center for Housing Studies, Harvard University. 2004.

“Issues in Nonprofit Community Development: Industry Note,” The Hauser Center for Nonprofit Organizations, Kennedy School of Government, Harvard University, 2002.

“Forty Years of Fighting Sprawl: Montgomery County, Maryland, and Growth Control Planning in the Metropolitan Region of Washington, D. C.” With Lucille Harrigan. Working Paper W02-6, Joint Center for Housing Studies, Harvard University. 2002.

“The Historical Origins and Causes of Urban Decentralization in the United States.” With John Felkner. Working Paper W02-1, Joint Center for Housing Studies, Harvard University. 2002.

“A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949.” *Housing Policy Debate*, 10:3 (Summer 2000), 299-326.

“Why They Built Pruitt-Igoe.” In John F. Bauman, Roger Biles, Kristin M. Szylvian, eds., *From Tenements to the Taylor Homes: In Search of an Urban Housing Policy in Twentieth-Century America*.

University Park, Pennsylvania: Pennsylvania State University Press. 2000.

“Housing Heats Up: Home Building Patterns in Metropolitan Areas.” The Brookings Institution. Also Working Paper W99-9, Joint Center for Housing Studies, Harvard University. December 1999.

“High Ambitions: The Past and Future of American Housing Policy.” Wolfgang Preiser and David Varady, eds., *Future Visions of Urban Public Housing*, Center for Urban Policy Research Press at Rutgers University. 1998. First published in *Housing Policy Debate* 7:3 (Summer 1996).

“Federal Housing Administration,” “Pruitt-Igoe Housing Project,” “Real Estate Development,” “Real Estate Speculation” and “United States Housing Authority.” Neil Larry Shumsky, ed., *American Cities and Suburbs: An Encyclopedia*. ABC-Clío. 1998.

“The Origins of American Housing Reform.” Working Paper Series, Joint Center for Housing Studies; Taubman Center for State and Local Government, Kennedy School of Government, Harvard U. 1998.

“Like Fleas on a Tiger? A Brief History of the Open Housing Movement,” Working Paper W98-3, Joint Center for Housing Studies/Taubman Center for State and Local Government, Harvard University. 1998.

“The Curse of Durability--Federal Housing for the Poor.” *Journal of Housing and Community Development*, 55: 5 (September/October 1998). First published in *Harvard Design Review*, Fall 1997.

“The Mission of Community Development: Project Assessment at the Local Initiatives Support Corporation,” Case Program, Kennedy School of Government, Harvard University, August 1997.

“Issues in Assessing the Impact of Social Investment: The Local Initiatives Support Corporation,” Case Program, Kennedy School of Government, Harvard University, January 1997.

“Finding a Place for History.” In Alexander von Hoffman, ed., *Form, Modernism and History. Essays in Honor of Eduard F. Sekler*, Harvard University, 1997.

“Woodbourne: An Early Garden City Experiment in Affordable Living.” Co-author with Peter Rowe. Alexander von Hoffman, ed., *Form, Modernism and History. Essays in Honor of Eduard Sekler*, Harvard University, 1997.

“Vision Limited: The Political Movement for a U. S. Public Housing Program, 1919-1950.” Working Paper, Joint Center for Housing Studies; Taubman Center for State and Local Government, Kennedy School of Government, Harvard University. 1996.

“Weaving the Urban Fabric: Nineteenth-century Patterns of Residential Real Estate Development in Outer Boston.” *Journal of Urban History*, 22:2 (January 1996).

“The Uses of the Past in Designing the Future.” *Harvard Design Review*, Summer 1993.

“An Officer of the Neighborhood: A Boston Patrolman on the Beat in 1895.” *Journal of Social History*, 26: 2 (Winter 1992).

“‘Of Greater Lasting Consequence,’ Frederick Law Olmsted and the Fate of Franklin Park, Boston.” *Journal of the Society of Architectural Historians* 47 (December 1988).

Articles - General Audience

“Home Values Are Down, and Not Just at the Bank.” *Washington Post Outlook*, July 20, 2008.

“Riding out the Housing Bust.” *Boston Globe*, opinion-editorial, October 16, 2006.

“Bitter Pill: In Arlington, Aversion To Apartments Turned the Tide Against Growth.” Growth and Development Special Issue, *Commonwealth*, 11:1 (2006).

“Small Businesses, Big Growth.” *New York Times*, opinion-editorial, September 4, 2003.

“Communities Born Again.” *American City & County*, 118: 8, August 2003.

“Playing the Neighborhood Name Game.” *Chicago Tribune*, opinion-editorial, July 6, 2003.

“High-Rise Hellholes.” Review essay. State of the Debate, *American Prospect* 12:6 (April 9, 2001), 40-43.

“Rebuilding the City--A Boston Strategy: Revitalization One House at a Time.” *Commonwealth*, 3:4 (Fall 1998).

“On Viewing Olmsted.” *Art New England*. Winter, 1997.

“The New Black Migration - to the Suburbs.” *Boston Sunday Globe*, Focus Section, August 24, 1997.

“Whose 'Public' Gets Public Housing?” *Boston Sunday Globe*, Focus Section, June 8, 1997.

“Good News! The Community-Based Housing Movement Is Transforming Bad Neighborhoods from Boston to San Francisco.” *The Atlantic Monthly*, 279:1 (January 1997).

Book Reviews

Andrew Scott Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: 2009) and Suleiman Osman *The Invention of Brownstone Brooklyn: Gentrification and the Search for Authenticity in Postwar New York* (New York: 2011). *Journal of Urban History*, forthcoming, 2013.

John F. McDonald, *Urban America: Growth, Crisis, and Rebirth* (M.E. Sharpe, 2008). *Public Administration* 89: 2 (2011)

Linda E. Smeins, *Building an American Identity: Pattern Book Homes and Communities, 1870-1900*. *American Historical Review* 107: 5 (December 2002)

Keller Easterling, *Organization Space: Landscapes, Highways, and Houses in America* (Cambridge, Mass., 1999), *Planning Perspectives*, 16 (2001).

Andres Duany, Elizabeth Plater-Zyberk and Jeff Speck, *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* (New York: 2000); Rosalyn Baxandall and Elizabeth Ewen, *Picture Windows: How the Suburbs Happened* (New York, 2000). *Boston Globe*, March 12, 2000.

Tracy Kidder, *Hometown* (New York, 1999), *Boston Globe*, May 9, 1999.

Gail Radford, *Modern Housing for America* (Chicago, 1995). *Planning Perspectives*, 13: 3 (July 1998).

Zane Miller and Bruce Tucker, *Changing Plans for America's Inner Cities* (Columbus, 1998). *H-Urban, H-Net Reviews*, 1998.

Peter Medoff and Holly Sklar, *Streets of Hope: The Fall and Rise of an Urban Neighborhood* (Boston, 1994); Gordana Rabrenovic, *Community Builders: A Tale of Neighborhood Mobilization in Two Cities* (Philadelphia, 1996); Randy Stoecker, *Defending Community: The Struggle for Alternative Redevelopment in Cedar-Riverside* (Philadelphia, 1994). *Journal of American History*, 85:2 (Sept. 1998).

Jane Holtz Kay, *How the Automobile Took Over America and How We Can Take It Back* (New York, 1997); Moshe Safdie with Wendy Kohn, *The City After the Automobile* (New York, 1997). *Boston Globe*, April 27, 1997.

Richard Harris, *Unplanned Suburbs: Toronto's American Tragedy, 1900 to 1950* (Baltimore, 1996). *Journal of American History*, 84: 1 (June 1997).

Tamara Plakins Thornton, *Cultivating Gentlemen: The Meaning of Country Life among the Boston Elite, 1785-1860* (New Haven, 1989). *Journal of American History*, December 1990.

James L. Machor, *Pastoral Cities: Urban Ideals and the Symbolic Landscape of America* (Madison, Wisconsin, 1987). *American Studies*, 29: 1 (1988).

PRESENTATIONS FOR PROFESSIONAL AND SCHOLARLY ASSOCIATIONS

Papers

“Mixed Use and Mixed Income...Old Urbanism and New.” The 20th Congress for the New Urbanism, West Palm Beach, Florida, May 11, 2012

“At the Crossroads: American Housing Policy in the 1940s.” 14th National Conference of the Society for American City and Regional Planning History. Baltimore, Md., November 20, 2011.

“Housing Matters: America's Quest for Decent Homes.” Civic and Community Engagement Initiative. University of Miami, September 12, 2011.

“Housing Rights and Inequality in Postwar America.” Annual Meeting of the American Political Science Association, Seattle, Washington, September 3, 2011.

“Planning's Original Sin: The View from Weston.” Harvard University Graduate School of Design, Cambridge, Mass., November 18, 2010.

“Into the Wild Blue Yonder: Model Cities, Urban Crisis, and the Intoxication of New Ideas.” Fifth Biennial Urban History Association Conference. Las Vegas, Nevada, October 21, 2010.

“Making the Case for Housing: Can We Balance Regional Needs and Local Concerns?” Commentary on presentation by Tina Brooks, Undersecretary, Massachusetts Executive Office of Housing and Economic Development; moderated by Edward Glaeser, Glimp Professor of Economics, Harvard University. Rappaport Institute for Greater Boston and Taubman Center for State and Local Government. Cambridge, Mass. October 19, 2010.

“Wrestling with Growth in Acton, Massachusetts: The Possibilities and Limits of Progressive Planning. Presentation with comments by Toni Griffin, Adjunct Professor of Urban Planning, Harvard Graduate School of Design and Eran Ben-Joseph, Associate Professor, Department of Urban Studies and Planning, MIT and author, *The Code of the City: Standards and the Hidden Language of Place Making*. Harvard Graduate School of Design, Cambridge, Mass., February 11, 2010.

“Wrestling with Growth: Acton, Massachusetts and the Issue of Residential Land Use Regulations.” 13th Biennial Conference of the Society for American City and Regional Planning History, Oakland, California, October 16, 2009.

“Urban Housing and the Emergence of the Public-Private Partnership in American Social Policy.” Annual Meeting of the American Political Science Association, Toronto, Ontario, September 3, 2009.

“A Rambling Edifice: Federal Housing Policy and the American Welfare State in the Postwar Era.” Fourth Biennial Conference of the Urban History Association, Houston, Texas, November 8, 2008.

“The History of America's Housing Policy Labyrinth, or What Kind of Democracy Do We Have, Anyway?” Gallivan Lecture, University of Connecticut Law School, Hartford, Connecticut. November 15, 2007.

“The Lost History of Urban Renewal.” Twelfth Biennial Conference of the Society for American City and Regional Planning History. Portland, Maine, October 26, 2007.

“Developing Concerns: Lessons from Arlington, Massachusetts' Changing Views on Development.” Rappaport Institute for Greater Boston, Kennedy School of Government. Cambridge, Mass. February 28, 2006.

“The Hijacking of Planning: The Evolution of Building Regulations in Greater Boston.” Eleventh Biennial Conference of the Society for American City and Regional Planning History. Coral Gables, Florida October 20-23, 2005.

“Population Density and the Transformation of Communities: The Social Geography of American Metropolitan Areas, 1970 – 2000.” Planning and Development Fellowship Seminar.” Lincoln Institute of Land Policy, Cambridge, Massachusetts, July 28, 2005.

“The Infiltration of the American Countryside.” Urban History Association. Milwaukee, Wisconsin. October 8, 2004.

“Changes in Housing and Distribution of Population in the Boston Metropolitan Area, 1970-2000.” Municipal Seminar Panel, Rappaport Institute for Greater Boston, Kennedy School of Government. Cambridge, Mass. October 1, 2004.

“The Emergence of the Galactic City: Population and Employment Growth Patterns in Ten Metropolitan Areas, 1970-2000. Immigration and Urban History Seminar. Massachusetts Historical Society. Boston, Massachusetts. September 30, 2004.

“Boston - Pioneering City of the Community Development Movement.” Annual Luncheon Address, Urban History Association Meeting, held at the Organization of American Historians. Boston, Massachusetts. March 26, 2004.

“Community Development since 1974.” Community Building, American Style: 30 Years of the Housing

and Community Development Act of 1974. 23rd Annual Edward V. Sparer Symposium. University of Pennsylvania Law School. Philadelphia, Pennsylvania. March 19, 2004.

“Community Development—At Last, a Successful Inner-City Policy.” Social Science History Association 28th Annual Meeting. Baltimore, Maryland. November 13-16, 2003.

“Rebirth At Last! The Remarkable Revival of America’s Inner-City.” Tenth National Conference on American Planning History. St. Louis, Missouri. November 6-9, 2003.

“The New Urban Renewal.” Seminar of the City, Columbia University. New York, NY. March 3, 2003

“Neighborhood Change and Racial Dynamics.” National Research Council Workshop. Committee on Review of Geographic Information Systems Research and Applications at the U. S. Department of Housing and Urban Development. Washington, D.C., April 26, 2002.

“The Infill Housing Development Phenomenon.” Developing Infill Housing: Successful Strategies for Market-Rate Projects. Urban Land Institute Symposium. Bethesda, Maryland. June 6, 2001.

“The Study of Metropolitan Growth in Historical Perspective.” Urban Dynamics Science Workshop. United States Geological Survey. Santa Fe, New Mexico. January 29, 2001.

“The Problems of Postwar American Housing Policy.” Eighth National Conference on American Planning History. Washington, D. C. November 27, 1999.

“The Past and Future of Inner-City Chicago.” Bronzeville Design Symposium. Illinois Institute of Technology/Harvard University. Chicago, Illinois. October 30, 1999.

“A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949.” Annual Housing Conference, Fannie Mae Foundation. Washington, D. C. September 30, 1999.

“Community Housing Organizations and Urban Revitalization.” American Political Science Association Annual Meeting. Boston, Massachusetts. September 4, 1998.

“Community Development: New Paradigm for American Social Policy?” Social Science History Association Annual Meeting. Washington D. C. October 16, 1997.

“Integrationism and Ghettophobia: The History of the Open Housing Movement.” Social Science History Association. Washington D. C. October 18, 1997.

“Why They Built Pruitt-Igoe.” Sixth National Conference on American Planning History. Knoxville, Tennessee. October 13, 1995.

“Slums and Housing in the 1930s: The Fateful Marriage.” Organization of American Historians Annual Meeting. Washington, D. C. April 2, 1995.

“The Future of Public Housing in the United States in Historical Perspective.” Future Visions of Urban Public Housing, an International Forum. Cincinnati, Ohio. November 18, 1994.

“The Dynamics of Neighborhood Loyalty in Nineteenth and Early Twentieth-century Boston.” New England Historical Association Annual Meeting. Waltham, Massachusetts. April 23, 1994.

“The Classic Age of American Urban Housing Reform: A Reassessment.” Fifth National Conference on American Planning History/Sixth International Conference: Planning History Group. Chicago, Illinois. November 19, 1993.

“Weaving the Urban Fabric: Patterns of Residential Real Estate Development in Outer Boston, 1840-1910.” Fourth National Conference on American Planning History/Fifth International Conference: Planning History Group. Richmond, Virginia. November 9, 1991.

“The Politics of Big City Parks: Frederick Law Olmsted's Franklin Park.” New England Historical Association Annual Meeting, plenary session. Deerfield, Massachusetts. April 24, 1987.

Comments

“Using Historic Preservation to Foster Community Development: Lessons and Issues from Historic Boston, Inc.'s New Focus on Boston's Neighborhoods.” Rappaport Institute for Greater Boston and Taubman Center, Kennedy School of Government, Cambridge, Mass. February 21, 2012.

“Out of Place: Locating Gentrification, Displacement, and Community Resistance.” 14th Conference of Society for American City and Regional Planning History. Baltimore, Md. November 20, 2011.

“Controlling Space in the ‘City of American Dreams’: Race, Religion, and Gender in Chicago, 1880s to the 1960s” Fifth Biennial Urban History Association Conference. Las Vegas, Nev., October 22, 2010.

“Community in the City and Suburb: Explorations of Control and Transformations of Space in the Twentieth Century United States.” Fourth Biennial Conference of the Urban History Association, Houston, Texas, November 8, 2008.

“Chicago’s ‘Great Question’: Saul Alinsky, Packingtown, and the Dilemmas of Race in the Post-War City,” Mark Santow. Boston Immigration and Urban History Seminar, October 26, 2006.

“Land Use.” Remaking Boston: The City and Environmental Change over the Centuries, a Conference held by the Massachusetts Historical Society. May 5, 2006.

“CDCs and Crime,” Mercer Sullivan, Rutgers University-Newark. National Consortium on Violence Research, Conference on Communities, Housing and Crime. Kennedy School of Government, Harvard University. May 6, 2004.

“Our Witness to the World: The Struggle for Justice in the Housing Projects.” Joseph Heathcott, St. Louis University. Boston Immigration and Urban History Seminar. Massachusetts Historical Society. Boston, Massachusetts. April 22, 2004.

“Rent Control and American Housing Policy in the Post-War Years.” 1st Biennial Conference of the Urban History Association. Pittsburgh, Pennsylvania. September 28, 2002

“History of Development and Redevelopment in Boston.” Annual Meeting. American Planning Association. Boston, Massachusetts. April 8, 1998.

“Politics, Poverty, and Housing: Shifting Objectives and Outcomes in Local and Federal Policies.” National Policy History Conference. Bowling Green, Ohio. June 7, 1997.

“Post-World War II Housing in the United States.” Annual Meeting, Social Science History Association. New Orleans, Louisiana. October 10, 1996.

“Social Architecture and the American City.” Forty-ninth Annual Meeting, Society of Architectural Historians. St. Louis, Missouri. April 20, 1996.

“Urban Sense of Place and Community.” American Studies Association. Nashville, Tennessee. October 29, 1994.

“Perspectives on Housing Design,” Fifth National Conference on American Planning History/Sixth International Conference: Planning History Group. Chicago, Illinois. November 20, 1993.

PUBLIC PAPERS, LECTURES, AND OTHER PRESENTATIONS

“History Lessons for Today’s Housing Policy: The Political Process of Making Low-Income Housing Policy.” At the invitation of Raphael Bostic, Assistant Secretary of U.S. Department of Housing and Urban Development. U.S. Department of Housing and Urban Development, Washington, D.C., October 28, 2010.

Testimony before U. S. House of Representatives Subcommittee on Federalism and the Census (of the Committee on Government Reform) in hearing entitled, “Living in America: Is Our Public Housing System up to the Challenges of the 21st Century?” Washington, D.C. February 15, 2006.

“Saving Our Cities.” Fall Forum, Cincinnati Preservation Association. Cincinnati, Ohio. September 23, 2005.

“Boston: Revering the Past, Constructing the Future.” Cities, Their Art and Architecture Speaker Series. Harvard University Art Museums. Cambridge, Massachusetts. November 10, 2004.

“The Inner City is Back!” Remodeling Futures Conference. Joint Center for Housing Studies, Harvard University, Cambridge, Massachusetts. October 13, 2004.

“The Origins and Impact of Community Development on Urban America.” Keynote Address, Housing Partnership of Jacksonville. Annual Meeting. Jacksonville, Florida. October 23, 2003.

“The Community Development Movement.” Annual Meeting of Dorchester Bay Economic Development Corporation. Dorchester, Massachusetts. July 1, 2003

“The History of Community Development in Dorchester and Boston.” Annual Meeting of the Codman Square Health Center, June 23, 2003.

“*House by House, Block by Block* and Community Development in Los Angeles.” Introductory remarks also by Denise Fairchild, Executive Director of Community Development Technologies Center; Neelura Bell, Program Director, Local Initiatives Support Corporation- Los Angeles; Arturo Ybarra, President, Watts Century Latino Organization. Los Angeles, California. June 19, 2003.

“Community Development and the Rebirth of the Inner-City.” Author’s Luncheon, Neighborhood Reinvestment Corporation Training Institute. New Orleans, Louisiana, June 17, 2003.

“Community Development in New York City.” Introductory remarks by Kenneth Jackson, president, New-York Historical Society, Michael Rubinger, president and CEO, Local Initiatives Support Corporation; Bill Frey, Senior Vice President, The Enterprise Foundation; and Paul Crotty, vice-president

of Verizon, Inc. and former Commissioner of New York Department of Housing Preservation and Development. New-York Historical Society, New York, New York, June 12, 2003.

“Community Development Comes to Atlanta.” Elson Biennial Distinguished Historian Lecture. Atlanta History Center. Atlanta, Georgia. June 5, 2003.

“Community Development in Boston.” Introductory remarks by Honorable Thomas M. Menino, Mayor of Boston; Paul Grogan, president, Boston Foundation; Rick Wiggin, president, Bostonian Society. Old State House, Boston, Massachusetts, May 6, 2003.

“Urban Revival: Then and Now.” Stonehurst, Robert Treat Paine Estate. Waltham, Massachusetts. April 30, 2003.

“Community Development in Chicago.” Remarks by Jack Markowski, Commissioner, Chicago Department of Housing; Don Stewart, president, Chicago Community Trust; Andrew Mooney, program director, Local Initiatives Support Corporation-Chicago; and Earnest Gates, president, Near West Side Community Development Corporation. Chicago Historical Society, Chicago, Ill. April 24, 2003.

“Locational Preferences and Smart Growth.” Construction Forecast Conference. National Association of Home Builders. Washington, D.C., April 25, 2002.

“The Shape of Sprawl-- GIS and the Social Geography of American Urban Regions.” Joint Center for Housing Studies Brown Bag Lecture Series. Graduate School of Design, Harvard University. Cambridge, Massachusetts. April 12, 2002.

“The 'Expressway' Election: Fitzgerald vs. Storrow in the Momentous Mayoral Campaign of 1910,” Bostonian Society, Local Historical Societies Annual Meeting. Boston, Massachusetts. March 6, 1999.

“Neighborhoods and the Political Context for Urban Renewal in Boston.” Freedom House Symposium. Northeastern University. Boston, Massachusetts. April 2, 1998.

“Public Housing: Its Past, Present and Future.” Transportation, Housing, and Urban Development Professional Interest Council. Kennedy School of Government, Harvard University. Cambridge, Massachusetts. February 25, 1998.

Resource professional, Housing and the City: A Special Session of the Mayors' Institute on City Design. U. S. Department of Housing and Urban Development, McGraw-Hill Construction Information Group, Harvard University Graduate School of Design. Cambridge, Massachusetts. November 19-20, 1997.

“On Viewing Olmsted: The Problem of Interpretation.” Panel Presentation. Davis Museum and Cultural Center, Wellesley College, and Harvard University Graduate School of Design. Cambridge, Massachusetts. September 24, 1997.

“Raising Sights for Community Revitalization Projects.” Tufts University. Lincoln Filene Center, Management and Community Development Institute. Medford, Massachusetts. June 4, 1997.

Introductory comments on “Housing for the Twenty-first Century.” Speaker Series, Museum of Fine Arts. Boston, Massachusetts. January 22, 29, 1996 and February 5, 1997.

“Frederick Law Olmsted and the Struggle over Boston's Franklin Park.” American Bar Association, Natural Resources, Energy, and Environmental Law Section, Annual Meeting. Boston, MA. Oct. 3, 1996.

“A Look Back at Public Housing.” Symposium, “The Deconstruction of Public Housing,” The National Building Museum. Washington, D. C. May 7, 1996.

“Changing Neighborhoods: People and Homes.” The Bostonian Society, “Growth of a City,” Teachers' Workshop Series. Boston, Massachusetts. March 30, 1996.

“Public Life in American Society - An Historical Perspective.” Boston University, American and New England Studies Speaker Series. Boston, Massachusetts. October 10, 1995.

Workshop leader, Future Visions of Urban Public Housing. Workshop on the Future of Cincinnati Public Housing. University of Cincinnati. Cincinnati, Ohio. November 14-17, 1994.

“Social Heterogeneity and Mixed Land Use in Historical Perspective,” Environmental Design Forum. MIT School of Architecture and Planning. Cambridge, Massachusetts. April 12, 1994.

“The Discovery of the Slum: Antebellum Origins of American Housing Reform.” Harvard University, Charles Warren Center for Studies in American History. Cambridge, Massachusetts. March 16, 1994.

“Jamaica Plain on the Urban Fringe,” Bostonian Society, Local Historical Societies Annual Meeting. Boston, Massachusetts. February 27, 1993.

“Boston's Urban Development in Historic Perspective.” Harvard University Graduate School of Design. Colloquium on Urban Spatial Form, Dean's Day Symposium. Cambridge, Massachusetts. Oct. 24, 1992.

“Zones before Zoning: Building Types and Urban Form in Late-Nineteenth Century Boston.” Buell Center Symposium. Columbia University, Buell Center for the Study of American Architecture. New York, New York. May 1, 1989.

“Agriculture, Horticulture, and Other Urban Pursuits in Nineteenth-Century America.” College of William and Mary, Commonwealth Center for the Study of American History and Culture. Williamsburg, Virginia. March 23, 1989.

Interviews

Culture Shocks with Barry Lynn. KCAA, Los Angeles, and syndicated. October 21, 2004.

WILL (National Public Radio affiliate), Afternoon Magazine with Celeste Quinn, Champagne-Urbana, Illinois, October 6, 2004.

KTWV, (The Wave) Pat Prescott, interview, Los Angeles, California, aired June 29 and July 6, 2003.

WGN, Milt Rosenberg Show, interview, Chicago, Ill., aired June 3, 4, 2003.

WGNU, Nick Kasoff, interview, St. Louis, Missouri, aired May 27, 2003.

“The Interview - Alexander von Hoffman” by D. C. Denison. *Boston Globe Magazine*, October 16, 1994.

RECENT GRANTS

John D. and Catherine T. MacArthur Foundation. “The Emergence of Affordable Housing Preservation.” Monograph and five case studies. 2010-2013.

Rockefeller Foundation. “History Lessons for Today’s Housing Policy.” 2009-2010.

Barr Foundation. “The Evolution of Residential Land Use Regulations in Greater Boston.” 2008-2009.

John D. and Catherine T. MacArthur Foundation; The Ford Foundation; Fannie Mae Foundation. “Making Homes: The Past and Future of American Low-Income Housing Policy.” 2006-2009.

Lincoln Land Institute. Lincoln Fellowship. “Population Density and Transformation of Communities. The Social Geography of American Metropolitan Areas, 1970 – 2000.” 2005.

U. S. Geological Survey. “Patterns and Process of Sprawl: Quantitative Measures, Typologies, and Case Studies of Urban Growth.” 2001-2004.

Atlantic Philanthropies, Inc. Research on community development in American inner cities. 1998-2000.

Fannie Mae Foundation. Office of Community Development Programs and Research. 1997-1999.

Taubman Center for State and Local Government. Harvard University. 1996.

Joint Center for Housing Studies of Harvard University. 1994, 1996.

Fellowship, Charles Warren Center for Studies in American History. Harvard University. Spring 1994.

SELECTED CONSULTANT WORK

Low-Income Investment Fund-Federal Reserve Bank of San Francisco, 2011.

District of Columbia, 2005-2006.

Neighborhood Reinvestment Corporation, 2003-2004.

National Park Service, John F. Kennedy Historic Site, 2001-2004.

PROFESSIONAL ASSOCIATIONS

American Historical Association

American Political Science Association

American Studies Association

International Planning History Society

New England Historical Association

Organization of American Historian.

Social Science History Association.

Society for American City and Regional Planning History

Chair, Committee of the Catherine Bauer Wurster Prize for Best Article in Planning History, 2001-3.

Member, Catherine Bauer Wurster Prize Committee, 1993-1995.

Urban History Association.

AFFILIATIONS AND SERVICE

Board of Directors, *Journal of Urban History*, 2004-present

Board of Directors, Urban History Association, 2005-2008

Board of Directors, The Bostonian Society, Boston, Massachusetts, 1995-2002

Long-Range Planning Committee, 1999-2000.

The History Collaborative, Historian Advisory Committee, Boston, Massachusetts, 1998-2002.

Boston 400 Project, Housing Subcommittee, City of Boston, 1998-9.

Maxwell Awards of Excellence Selection Committee, Fannie Mae Foundation, 1998.

Political advisory committee, Mayor Francis H. Duehay, City of Cambridge, Massachusetts, 1988-98.