

RACHEL MELTZER

New York University
Furman Center for Real Estate & Urban Policy
110 West 3rd Street, 2nd Floor
New York, NY 10012

142 Bergen Street
Brooklyn, NY 11217
(917) 969-6277
rachel.meltzer@nyu.edu

EDUCATION

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY
Ph.D., Public Policy/Public Administration
Expected completion date: May 2009
Dissertation title: “Public Goods, Private Solutions: Essays on Private Associations and the Supplementation of Public Services”
Committee: Ingrid Gould Ellen (chair), Amy Ellen Schwartz, Vicki Been

New York University, Robert F. Wagner Graduate School of Public Service, New York, NY
Masters in Public Administration, 2006
Specialization: Public Policy Analysis
Master’s Thesis: “Placing a BID: The Formation Process of Business Improvement Districts in New York City”

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

RESEARCH AND TEACHING INTERESTS

Primary Fields: Housing and economic development policies, urban economics
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

RESEARCH AND PROFESSIONAL EXPERIENCE

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

Research Assistant, Taub Urban Research Center, Robert F. Wagner Graduate School of Public Service, New York University, 2004-2006

Research Assistant, Furman Center for Real Estate and Urban Policy, New York University, 2003-2005

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

DISSERTATION ESSAYS

“Are You In or Out? Business Improvement Districts and the Decision to Supplement Public Services.” (job market paper)

Abstract: Strapped for cash and confronted with changing populations, cities have been experimenting with different methods of privatizing public goods to address diverse service needs. One response has been the emergence of Business Improvement Districts (BIDs), established to provide services, such as street cleaning, maintenance, and security to urban commercial corridors using funds from binding assessments levied on the member properties. Although BIDs are proliferating in cities across the country (and, indeed, the world), they emerge unevenly. I use the variation in BID adoption across neighborhoods and properties in New York City (NYC), the jurisdiction with the largest number of BIDs in the country, to identify the types of neighborhoods where BIDs form and the types of properties that decide to join BIDs. Using a unique micro-level and longitudinal dataset of BIDs, neighborhoods, and properties in NYC, I employ survival analysis methods to estimate the likelihood of a neighborhood receiving a BID. I then estimate the likelihood of a property’s BID membership by comparing the characteristics of properties located immediately inside and outside of the BID boundaries. Results suggest that BIDs are more likely to form in more commercial, wealthier, denser and more homogeneous neighborhoods. Likewise, properties that opt into BIDs tend to be larger, taller, and are more likely to be commercial. There is also strong evidence that properties are more likely to join BIDs if the other potential members have similar property classifications, and slightly weaker evidence that, at the margin, less valuable properties are more likely to opt for BID membership.

“Assessing the Interaction in Service Provision between Business Improvement Districts and Local Government: Evidence from New York City”

“A Longitudinal Analysis of Residential Community Associations and Segregation: Evidence from Florida”

PUBLICATIONS AND WORKING PAPERS

“31 Flavors of Inclusionary Zoning: Comparing Policies from San Francisco, Washington, D.C. and Suburban Boston.” Co-authored with Jenny Schuetz and Vicki Been. 2008. (revise & resubmit)

“Silver Bullet or Trojan Horse? The Effects of Inclusionary Zoning on Local Housing Markets.” Co-authored with Jenny Schuetz and Vicki Been. 2008. (under review)

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. Furman Center for Real Estate and Urban Policy working paper.

“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.

RESEARCH PAPERS IN PROGRESS

“The Most Popular Kid in the Class: Diffusion of Inclusionary Zoning across San Francisco Bay Area Governments” (with Jenny Schuetz)

“Starbucks Comes to Harlem: Gentrification and Change in Retail Services” (with Jenny Schuetz)

HONORS, FELLOWSHIPS AND AWARDS

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 Wheelchel 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

Statistical Methods for Public, Nonprofit, and Health Management, SPSS Lab Instructor, Robert F. Wagner Graduate School of Public Service, Spring and Fall 2008

Housing and Community Development Policy, Teaching Assistant, Robert F. Wagner Graduate School of Public Service and New York University School of Law (joint class), Spring 2008

Statistical Methods for Public, Nonprofit, and Health Management, Instructor, Robert F. Wagner Graduate School of Public Service, Summer and Fall 2007

Microeconomics for Public Management, Planning & Policy Analysis, Teaching Assistant, Robert F. Wagner Graduate School of Public Service, Fall 2005-Spring 2007

Microeconomics for Public Management, Planning & Policy Analysis, Tutor, Robert F. Wagner Graduate School of Public Service, Summer 2006

Math Review, Instructor, Robert F. Wagner Graduate School of Public Service, Fall 2005

Statistical Methods for Public, Nonprofit, and Health Management, Tutor, Robert F. Wagner Graduate School of Public Service, Spring 2004

PRESENTATIONS

“Assessing the Interaction in Service Provision between Business Improvement Districts and Local Government: Evidence from New York City.” Doctoral Session, American Real Estate and Urban Economics Association Annual Meeting, San Francisco, January 2009.

Discussant for Kerry D. Vandell’s “Valuing the Element of Control in Home Ownership: A Conceptual Framework.” American Real Estate and Urban Economics Association Annual Meeting, San Francisco, January 2009.

“The Most Popular Kid in the Class: Diffusion of Inclusionary Zoning across San Francisco Bay Area Governments.” Regional Science Association International Annual Meetings, Brooklyn, November 2008.

“The Most Popular Kid in the Class: Diffusion of Inclusionary Zoning across San Francisco Bay Area Governments.” Annual Association for Public Policy Analysis and Management Research Conference, Los Angeles, November 2008.

Discussant for Paul E. Carillo’s “Information and Real Estate Transactions: The Effects of Picture and Virtual Tours on Home Sales.” American Real Estate and Urban Economics Association Mid-Year Meeting, Washington, D.C., May 2008.

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

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

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

PROFESSIONAL ASSOCIATIONS

Association for Public Policy Analysis and Management
American Real Estate and Urban Economics Association
American Society for Public Administration
Urban Affairs Association

OTHER SKILLS

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

REFERENCES

Ingrid Gould Ellen
Associate Professor of Public Policy and Urban Planning
Robert F. Wagner Graduate School of Public Service
New York University
(212) 998-7533
ingrid.ellen@nyu.edu

Amy Ellen Schwartz
Professor of Public Policy, Education and Economics
Robert F. Wagner Graduate School of Public Service
New York University
(212) 998-7405
amy.schwartz@nyu.edu

Vicki Been
Elihu Root Professor of Law and Professor of Public Policy
Director, Furman Center for Real Estate and Urban Policy
New York University School of Law
(212) 998-6223
vicki.been@nyu.edu