

ALAN MALLACH, FAICP
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CURRICULUM VITAE

JULY 2008 TO PRESENT: NONRESIDENT SENIOR FELLOW, METROPOLITAN POLICY PROGRAM, THE BROOKINGS INSTITUTION, WASHINGTON, DC

MAY 2003 TO JUNE 2008: SENIOR FELLOW, NATIONAL HOUSING INSTITUTE, MONTCLAIR, NEW JERSEY

Served as senior fellow at NHI, conducting research projects and advising institute staff and consultants on overall research program as well as specific projects. Through April 2007 served as research director, responsible for supervising and conducting research projects, and for building institutional capacity of national center focusing on issues of urban revitalization, community development and housing.

APRIL 1999 TO MAY 2003: INDEPENDENT SCHOLAR, CONSULTANT AND WRITER, ROOSEVELT, NEW JERSEY

Wrote and conducted research in a variety of areas, including housing, urban revitalization, and abandoned properties, as well as researched and wrote a major biographical and critical study of a prominent Italian opera composer.

OCTOBER 1990 TO APRIL 1999: DIRECTOR, DEPARTMENT OF HOUSING & DEVELOPMENT, CITY OF TRENTON, NEW JERSEY

Was responsible for planning and urban design, housing development, redevelopment and economic development for an older industrial city of 90,000 population. Initiated an aggressive affordable housing development strategy resulting in over 1,200 starts and a HUD Homeownership Zone award; industrial and retail development bringing over 1,500 jobs into the city; innovative strategies for brownfields redevelopment leading to national designation as a Brown-fields Showcase Community; redevelopment of the historic Roebling Works as a mixed-use complex; and development of Trenton's first full-service hotel and conference center in over twenty years.

APRIL 1983 TO SEPTEMBER 1990: INDEPENDENT CONSULTANT, ROOSEVELT, NEW JERSEY

Provided professional services in city planning and urban/regional design, housing and land development, with particular emphasis on creative strategies in community planning, neighborhood revitalization and construction of affordable housing. Was actively engaged in implementing the *Mount Laurel* decision, including the planning and development of over 1,000 affordable housing units in New Jersey suburbs; building community-based nonprofit housing corporations; and providing assistance to county and municipal governments in the United States and Canada seeking to implement innovative housing and planning strategies.

DECEMBER 1980 TO APRIL 1983: EXECUTIVE DIRECTOR, ATLANTIC COUNTY IMPROVEMENT AUTHORITY, ATLANTIC CITY, NEW JERSEY

Chief executive officer of countywide public agency engaged in development of public facilities, transportation facilities, convention facilities, and programs to meet affordable housing needs in the Atlantic City area. Major accomplishments included initiating an affordable housing construction program; development of a \$60 million city/county government center in Atlantic City; completion of the \$50 million FAA Technical Center on time and on budget; and initiating planning and design for the new Atlantic City Convention Center.

SEPTEMBER 1975 TO DECEMBER 1980: PRESIDENT, ALAN MALLACH ASSOCIATES, PHILADELPHIA, PENNSYLVANIA

President of consulting firm providing professional services in housing, city and regional planning, land use and zoning, and economic and social research. Major areas of activity included extensive involvement in successful exclusionary zoning litigation; housing market and economic feasibility studies; economic and social impact studies and regional planning models; neighborhood revitalization and redevelopment plans; and assistance in affordable housing development.

MARCH 1973 TO SEPTEMBER 1975: RESEARCH DIRECTOR, NEW JERSEY COUNTY & MUNICIPAL GOVERNMENT STUDY COMMISSION, TRENTON, NEW JERSEY

Supervised research activities of a standing commission of the New Jersey Legislature, including studies of fiscal and social impacts of development; regional planning and development issues; regionalization of public safety services; neighborhood preservation strategies; and improving social service delivery systems.

JANUARY 1971 TO MARCH 1973: ASSISTANT DEAN, LIVINGSTON COLLEGE OF RUTGERS UNIVERSITY, NEW BRUNSWICK, NEW JERSEY

Academic administrator responsible for nontraditional learning programs in new campus of Rutgers University, including off-campus programs, programs for nontraditional students, credit for prior nonacademic experience, and administration of public sector grant programs.

OCTOBER 1967 TO JANUARY 1971: VARIOUS POSITIONS WITHIN THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, TRENTON, NEW JERSEY

(1) To mid-1968, Special Assistant to Executive Director of Housing Finance Agency, assisting in setting up newly-created state housing agency; (2) mid-1968 to mid-1970, Chief, Community Development Planning Program, Division of State & Regional Planning, in charge of state planning efforts in areas of housing, economic development and urban revitalization; and (3) mid-1970 to January 1971, Director, Office of Program Development, responsible for design and management of innovative and pilot programs to address community needs throughout New Jersey.

DECEMBER 1964 TO OCTOBER 1967: VARIOUS POSITIONS WITH COMMUNITY PROGRESS, INC., NEW HAVEN, CONNECTICUT

From mid-1966 was Manpower Evaluation Coordinator, directing program evaluation, data

collection and dissemination, and follow-up of program participants for citywide manpower training and job placement program. Worked as part-time field worker for same program while enrolled in college from 12/64 through 6/66.

ACADEMIC AND SCHOLARLY POSITIONS HELD

2008-2009	Visiting Part-time Lecturer, Graduate Program in Urban Planning and Policy Development, Rutgers University, New Brunswick, NJ
2007-	Visiting Scholar, Federal Reserve Bank of Philadelphia
2005-2008	Faculty, Lincoln Institute of Land Policy, Cambridge, MA
2001-2002	Visiting Part-time Lecturer, Graduate Program in Urban Planning and Policy Development, Rutgers University, New Brunswick, NJ
1988-1990	Adjunct Lecturer, Rutgers University School of Law, Newark, NJ
1979-1980	Adjunct Professor of Planning, New Jersey School of Architecture, Newark, NJ
1979-1980	Adjunct Lecturer in Urban Policy, Antioch Graduate Center, Philadelphia, Pennsylvania
1973-1974	Assistant Professor (tenure track position), Urban Studies and Administrative Studies, Stockton State College, Pomona, NJ
1972-1973	Instructor in Community Development, Livingston College of Rutgers University, New Brunswick, NJ
1970-1971	Adjunct Assistant Professor, College of Engineering, Fairleigh Dickinson University, Teaneck, NJ

I have also lectured at City University of New York School of Architecture, Woodrow Wilson School of Princeton University, Loyola Law School (Los Angeles), University of Michigan Taubman College of Architecture and Urban Planning, and other colleges and universities.

PRINCIPAL PROFESSIONAL ACTIVITIES AND AFFILIATIONS

Member, College of Fellows, American Institute of Certified Planners
Member, American Planning Association
Licensed Professional Planner, State of New Jersey

Member, Communities by Design Committee, American Institute of Architects
Member, Executive Board, Housing & Community Development Network of New Jersey
Member, Board of Trustees, Coalition on Affordable Housing and the Environment

Member, Advisory Board, National Vacant Properties Campaign
Former member, New Jersey Advisory Board, Local Initiatives Support Corporation (1990-2002)
Former member, R/UDAT (Regional/Urban Design Assistance Teams) Task Group, American

Institute of Architects
Former Commissioner, Delaware Valley Regional Planning Commission (1990-1999)

Chair of AIA Design Assistance Teams in Detroit, Michigan, Albany, New York, Forest City, North Carolina and Buffalo, New York; Member of AIA Design Assistance Teams in Jersey City, New Jersey; Knoxville, Tennessee; Sarasota, Florida; Bethel Island, California; Naples, Florida; New London; Connecticut; Baytown, Texas; Hilton Head Island, South Carolina; and Nashville, Tennessee.

PRINCIPAL COMMUNITY/CIVIC ACTIVITIES AND AFFILIATIONS

Life Trustee and Past President, Board of Trustees, Abrams Hebrew Academy, Yardley, PA
President, Board of Trustees, The Fund for Roosevelt
Secretary, Board of Trustees, Roosevelt Arts Project

Former Trustee and Vice-President, Preservation New Jersey (1999-2005)
Former Trustee and Board President, Lafayette Yard Community Development Corporation, Trenton, NJ (1998-2002)

Former Trustee and Board President, New Jersey Community Loan Fund (now New Jersey Community Capital) (1987-2000)
Former Trustee and Board President, Trenton CityHome Corporation, Inc. (1992-1999)

Former Trustee and Board President, Bedminster Hills Housing Corporation (1985-1993)
Former Member and Chair, Roosevelt Borough Planning Board (1985-1990)

MAJOR HONORS

Named Member, College of Fellows of the American Institute of Certified Planners (2003)
American Planning Association, New Jersey Chapter, *Paul Davidoff Award* (1998)
New Jersey Society of Architects, *New Jersey Citizen of the Year* (1998)
United States Environmental Protection Agency, *Environmental Quality Award* (1997)

Listed in Who's Who in America; Who's Who in the World

EDUCATION

B.A. in Sociology (Scholar of the House, *cum laude*) Yale College, New Haven, CT (1966)

PUBLICATIONS

Addressing Ohio's Foreclosure Crisis: Taking the Next Steps. Washington, DC: The Brookings Institution (2009)

A Decent Home: Planning, Building and Preserving Affordable Housing. Chicago, IL: Planners Press and University of Chicago Press (2009)

"The Case for Affordable Housing" *Planning* Vol. 75, no.3, March 2009

Stabilizing Communities: A Federal Response to the Secondary Impacts of the Foreclosure Crisis. Washington, DC: The Brookings Institution (2009)

“Inclusionary Housing, Incentives and Land Value Recapture” (With Nico Calavita), *Land Lines* Vol. 21, no.1, January 2009

How to Spend \$3.92 Billion: Stabilizing Neighborhoods by Addressing Foreclosed and Abandoned Properties. Discussion Paper. Philadelphia, PA: Federal Reserve Bank of Philadelphia (2008)

Tackling the Mortgage Crisis: Ten Action Steps for State Government Washington, DC: The Brookings Institution (2008)

New Jersey and Its Cities: An Agenda for Urban Transformation (with Diane Sterner). Trenton, NJ: Housing & Community Development Network of New Jersey (2008)

Managing Neighborhood Change: A Framework for Sustainable and Equitable Revitalization. National Housing Institute (2008).

The Autumn of Italian Opera: From Verismo to Modernism, 1890-1915. Hanover, NH: University Press of New England (2007). Named as a 2008 Honor Book by the New Jersey Council on the Humanities.

Landlords at the Margins: Exploring the Dynamics of the One to Four Unit Rental Housing Industry, Working paper, Cambridge, MA: Harvard Joint Center for Housing Studies (2006)

Building a Better Philadelphia: Strategies for Sustainable Revitalization. Philadelphia, PA: Neighborhoods Now (2006)

Cities in Transition: New Jersey's Urban Paradox (with Diane Sterner and Amanda Frazier), Trenton, NJ: Housing & Community Development Network of New Jersey (2006)

Bringing Buildings Back: From Abandoned Properties to Community Assets, New Brunswick, NJ: A National Housing Institute Book distributed by Rutgers University Press (2006)

“Housing Plans” section in *Planning and Urban Design Standards*, New York, NY: John Wiley & Sons (2006)

Restoring Problem Properties: A Guide to New Jersey's Abandoned Property Tools. Trenton, NJ: Housing & Community Development Network of New Jersey (2005)

Building a Better Urban Future: New Directions for Housing Policies in Weak Market Cities. Jointly published by Community Development Partnerships' Network, The Enterprise Foundation, Local Initiatives Support Corporation and National Housing Institute (2005)

“Restoring Neighborhoods, Rebuilding Markets” *Shelterforce*, #140, March/April 2005

“The Abandoned Properties Rehabilitation Act: New Tools for the Fight Against Blight (with Diane Sterner), *New Jersey Municipalities*, Vol. 82, no.3, March 2005

“Abandoned Properties: Effective Strategies to Reclaim Community Assets.” *Housing Facts & Findings*, Vol. 6, no. 2 (2004)

“The Betrayal of Mount Laurel” *Shelterforce*, #134, March/April 2004

Pietro Mascagni and His Operas, Boston, MA: Northeastern University Press (2002)

Building our Cities (with Diane Sterner), New Brunswick, NJ: The Fund for New Jersey (2002)

Doing Business with Local Government: A Handbook for Nonprofit Developers, Community Development Corporations, Community Planners, and Others. Housing & Community Development Network of New Jersey (2001)

Homeownership Education and Counseling: Research and Definition Issues. Working Paper, Federal Reserve Bank of Philadelphia, April 2001

“Rebuilding Urban Neighborhoods: Thinking about Brownfields in a Context of Neighborhood Revitalization and Redevelopment” in *Community Revitalization and Public Health*, Washington DC: National Association of City and County Health Officials (2000)

“Trenton: City on the Move” (Sunday commentary article), *The Times* (Trenton, New Jersey), May 9, 1999

“Reclaiming our Lost Industrial Heritage: Trenton’s Experience,” *New Jersey Municipalities*, Vol. 75, no.3, March 1998

“Planning and Urban Revitalization: Critical Choices for Urban Planners,” *New Jersey Planners’ Journal*, Fall 1997

“Inclusionary Housing in California and New Jersey: A Comparative Analysis” (with Nico Calavita and Ken Grimes), *Housing Policy Debate*, Vol.8, no.1, 1997

“Mascagni, *Marat*, and Mussolini: A Study in Ambivalence and Accommodation,” *The Opera Quarterly*, Vol. 11, no.2, 1995

“The Legacy of *Mount Laurel*: Maintaining Affordability in New Jersey’s Inclusionary Developments” in John Enmeus Davis, ed., *The Affordable City: Toward a Third Sector Housing Policy*, Philadelphia, PA: Temple University Press (1994)

“Alberto Franchetti e la sua opera *Cristoforo Colombo*,” *Nuova Rivista Musicale Italiana*, Aprile-Giugno 1992 (also appeared in *The Opera Quarterly* as “Alberto Franchetti and *Cristoforo Colombo*”, Vol. 9, no.2, Winter 1992)

“The Mascagni Tour of 1902: An Italian Composer Confronts the American Musical World,” *The Opera Quarterly*, Vol. 7, no.4, Winter 1990/1991

Contribution to Affordable Housing Forum, *Touro Law Review*, Vol. 7, no.1, Fall 1990

“Reshaping the American Dream: Expanding Homeownership Opportunities,” *Shelterforce*, Vol. 12, no.5, May/June 1990

“*Mount Laurel* at Work: Affordable Housing in New Jersey 1983-1988” (with Martha Lamar and John M. Payne), *Rutgers Law Review*, Vol. 41, no.4, Summer 1989, reprinted in *Land Use & Environment Law Review*, Vol. 21 (1990)

“Community Empowerment or Public/Private Partnerships: The Future of Housing and Urban Neighborhoods” in *Remaking Cities*, Pittsburgh, PA: University of Pittsburgh Press (1989)

“Opening the Suburbs: New Jersey’s *Mount Laurel* Experience,” *Shelterforce*, Vol. 11, no.2, August/September 1988

The Tortured Reality of Suburban Exclusion: Zoning, Economics, and the failure of the *Berenson* Doctrine,” *Pace Environmental Law Journal*, Vol. 4, no.1, Fall 1986

“The Fallacy of Laissez-Faire: Land Use Deregulation, Housing Affordability, and the Poor,” *Journal of Urban and Contemporary Law*, Vol. 30, Spring 1986, reprinted in *Land Use & Environment Law Review*, Vol. 18 (1987), and in *The Yearbook of Construction Articles*, Vol. 5 (1986)

“Blueprint for Delay: From *Mount Laurel* to Molchill,” *New Jersey Reporter*, Vol. 15, no.4, October 1985

Inclusionary Housing Programs: Policies and Practices, New Brunswick, NJ: Rutgers University Center for Urban Policy Research (1984)

“Atlantic City, the Casinos, and the *Mount Laurel II* Decision,” *Rutgers Law Journal*, Vol. 9, no.4, Spring 1984

“Exclusionary Zoning Litigation: Setting the Record Straight,” *Real Estate Law Journal*, Vol. 9, no.4, Spring 1981

“Urban Rebirth in New Jersey: Myth and Reality,” *New Jersey Architecture*, Vol. 13, no.1, Jan/Feb/Mar 1979

“Zoning Litigation and Housing Production” in *After Mt. Laurel: The New Suburban Zoning*, ed. J. Rose and R. Rothman, New Brunswick, NJ: Rutgers Center for Urban Policy Research (1977)

“Local Government in New Jersey: Beyond the Bicentennial,” *New Jersey Municipalities*, Vol. 53, no.7, July 1976

“Do Lawsuits Build Housing? The Implications of Exclusionary Zoning Litigation,” *Rutgers Law Journal*, Vol. 6, no.4, Spring 1975

“Implications of Multifamily Development for Local Government,” *New Jersey Municipalities*, Vol. 52, no.4, April 1975

Housing & Suburbs: Fiscal and Social Impact of Multifamily Development (principal author), Trenton, NJ: New Jersey County & Municipal Government Study Commission and U.S. Department of Housing & Urban Development (1974)

I have also published numerous extended reviews of books and recordings, principally in *Shelterforce* and *The Opera Quarterly*; reviews of opera productions for *US 1* (weekly newspaper

in Princeton NJ); program notes for productions of the New Jersey State Opera, Sarasota Opera and Boheme Opera NJ; and op-ed articles in many newspapers, including the *Boston Globe* and *Newsday* (Long Island, New York).

Speaking engagements January-June 2009

- 1.14 Managing Neighborhood Change
 MACDC and Boston LISC
 Framingham MA
- 1.27 Managing Neighborhood Change
 Florida Alliance of CDCs
 Jacksonville FL
- 2.10 Presentation of Vacant Property Assessment Report
 Youngstown OH
- 2.11 Presentation of Public-Private/Mixed Use School Report
 Paterson NJ
- 2.12 Staff Seminar Presentation
 Brookings Institution
 Washington DC
- 2.13 Framing Presentation: The Dynamics of Shrinking Cities
 Shrinking Cities Roundtable
 NVPC/Brookings Institution
 Washington DC
- 2.19 Managing Neighborhood Change
 Philadelphia Association of CDCs
 Philadelphia PA
- 2.27 Neighborhood Stabilization
 NJ Future Redevelopment Forum
 New Brunswick NJ
- 3.13 Putting Neighborhoods on the Course to Recovery
 National Community Reinvestment Coalition annual conference
 Washington DC
- 3.31 Abandoned property panel
 NJ State League of Municipalities Housing Summit
 East Brunswick NJ
- 4.17 Key challenges facing NJ communities from the foreclosure crisis
 Rutgers Community Development Conference
 New Brunswick NJ

- 4.21 Maximizing the impact of the Neighborhood Stabilization Program
Federal Reserve Bank of Atlanta/NeighborWorks America
Miami FL
- 4.22 Re-imagining Detroit: Community Development Strategies
Financial Institutions Community Development Conference
Detroit MI
- 4.25 Affordable Home Ownership: Challenges, Opportunities and the Foreclosure Crisis
2009 National Planning Conference
Minneapolis MN
- 4.26 Dealing with foreclosed properties
2009 National Planning Conference
Minneapolis MN
- 4.28 The Small Multifamily Rental Housing Sector
Federal Reserve Board of Governors
Washington DC
- 4.30 Addressing Abandoned Properties and Foreclosures
NY Conference of Mayors
Canandaigua NY
- 5.1 Creative State-level Responses to the Foreclosure Crisis
Solving California's Foreclosure Crisis conference
Ralph and Goldy Lewis Center, UCLA
Los Angeles CA
- 5.11 Managing Neighborhood Change
Metropolitan Consortium of Community Developers
Minneapolis MN
- 5.12 Neighborhood strategies and the foreclosure crisis
CURA symposium on neighborhood responses to the foreclosure crisis
University of Minnesota
Minneapolis MN
- 5.18 Addressing the Foreclosure Crisis
Michigan state land bank conference
Traverse City MIN
- 5.27 Why Affordable Housing Matters
Jersey City Community Development Association
Jersey City NJ
- 5.28 Neighborhood Stabilization and the Faith Community
Faith-Based Neighborhood Stabilization Conference
Memphis TN

- 6.1 Addressing the Foreclosure Crisis
National Vacant Properties Conference
Louisville KY
- 6.2 Foreclosures and Housing Market Trends and Prognoses
National Vacant Properties Conference
Louisville KY
- 6.2 Building Neighborhood Confidence (Panel discussion)
National Vacant Properties Conference
Louisville KY
- 6.8 Quality of Place (panel discussion)
Cleveland's Future Mini-Summit
Cleveland OH
- 6.28 Foreclosure and neighborhood stabilization: issues and challenges
Solutions for Working Families conference
National Housing Conference
Chicago IL