


Jenny Schuetz

Brookings Institution
Metropolitan Policy Program
1775 Massachusetts Ave NW
Washington DC 20036
jschuetz@brookings.edu
<https://www.brookings.edu/experts/jenny-schuetz/>

 @jenny_schuetz

Education

Harvard University, Ph.D. in Public Policy, 2006

Massachusetts Institute of Technology, Master's in City Planning, 2001

University of Virginia, B.A. with Highest Distinction, Economics, Distinguished Majors' Program in Political and Social Thought, 1997

Research and Professional Experience

Brookings Institution, Metropolitan Policy Program, Future of the Middle Class Initiative Fellow, October 2019-present
David M. Rubenstein Fellow, Sept 2017-Sept 2019

Board of Governors of the Federal Reserve System, Division of Consumer & Community Affairs
Principal Economist, May 2017-September 2017
Senior Economist, November 2015-May 2017
Economist, June 2014-October 2015

University of Southern California, Sol Price School of Public Policy
Assistant Professor, August 2009-June 2014

City College of New York, Department of Economics
Assistant Professor, January 2008-July 2009

New York University, Furman Center for Real Estate and Urban Policy
Senior Research Affiliate, January 2008-July 2009
Post-Doctoral Research Fellow, July 2006-December 2007

Abt Associates Inc., Public Housing Strategic Consulting Group
Research Assistant, July 1997-August 1999.

Journal Articles

Schuetz, Jenny. 2019. Teardowns, Popups and Renovations: How does housing supply adjust? *Journal of Regional Science* (forthcoming).

- Schuetz, Jenny, Jeff Larrimore, Ellen Merry, Barbara Robles, Anna Tranfaglia and Arturo Gonzalez. 2018. Are Central Cities Poor and Non-White? *Journal of Housing Economics* 40: 83-94.
- Schuetz, Jenny, Genevieve Giuliano and Eun Jin Shin. 2018. Can a Car-Centric City Become Transit Oriented? Evidence from Los Angeles. *Cityscape* 20(1): 167-190.
- Schuetz, Jenny, Genevieve Giuliano and Eun Jin Shin. 2018. Does Zoning Help or Hinder Transit-Oriented (Re)Development? *Urban Studies* 55(8): 1672-1689.
- Freeman, Lance and Jenny Schuetz. 2017. Producing Affordable Housing in Rising Markets: What Works? *Cityscape* 19(1): 217-236.
- Schuetz, Jenny, Jonathan Spader and Alvaro Cortes. 2016. Have Distressed Neighborhoods Recovered? Evidence from the Neighborhood Stabilization Program. *Journal of Housing Economics* 34(3): 30-48.
- Spader, Jonathan, Jenny Schuetz and Alvaro Cortes. 2016. Fewer Vacants, Fewer Crimes? Impacts of Neighborhood Revitalization Policies on Crime. *Regional Science and Urban Economics* 60(3): 73-84.
- Schuetz, Jenny. 2015. Do Rail Transit Stations Encourage Neighborhood Retail Activity? *Urban Studies* 52(14): 2699-2723.
- Schuetz, Jenny. 2015. Why Are Wal-Mart and Target Next-Door Neighbors? *Regional Science and Urban Economics* 54(3): 38-48.
- Schuetz, Jenny, Jonathan Spader, Jennifer Lewis Buell, Kimberly Burnett, Larry Buron, Alvaro Cortes, Michael DiDomenico, Anna Jefferson, Christian Redfearn, and Stephen Whitlow. 2015. Investing in Distressed Communities: Outcomes from the Neighborhood Stabilization Program. *Cityscape* 17(2): 279-306.
- Schuetz, Jenny. 2014. Do Art Galleries Stimulate Redevelopment? *Journal of Urban Economics* 83(2): 59-72.
- Schuetz, Jenny and Richard Green. 2014. Is the Art Market More Bourgeois than Bohemian? *Journal of Regional Science* 54(2): 273-303.
- Schuetz, Jenny, Jed Kolko and Rachel Meltzer. 2012. Are Poor Neighborhoods “Retail Deserts”? *Regional Science and Urban Economics* 42(1): 269-285.
- Meltzer, Rachel and Jenny Schuetz. 2012. Bodegas or Bagel Shops? Neighborhood differences in retail and household services. *Economic Development Quarterly* 26(1): 73-94.
- Schuetz, Jenny, Rachel Meltzer and Vicki Been. 2011. Silver Bullet or Trojan Horse? The Effects of Inclusionary Zoning on Local Housing Markets in the United States. *Urban Studies* 48(2): 297-329.

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

Sims, Katharine R. E. and Jenny Schuetz. 2009. Environmental Regulation and Land Use Change: Do Local Wetlands Bylaws Slow the Conversion of Open Space to Residential Uses? *Regional Science and Urban Economics* 39(4): 409-421.

Schuetz, Jenny, Rachel Meltzer and Vicki Been. 2009. 31 Flavors of Inclusionary Zoning: Comparing policies from San Francisco, Washington DC and Suburban Boston. *Journal of the American Planning Association* 75(4): 441-456.

Schuetz, Jenny. 2009. No Renters in My Suburban Backyard: Land use regulation and rental housing. *Journal of Policy Analysis and Management* 28(2): 298-322.

Schuetz, Jenny, Vicki Been and Ingrid Gould Ellen. 2008. Neighborhood Effects of Concentrated Mortgage Foreclosures. *Journal of Housing Economics* 17(4): 306-319.

Schuetz, Jenny. 2008. Are Mortgage Loans the New Toasters? The Roles of Housing Demand and Political Patronage in Mexican Housing Finance. *International Real Estate Review* 11(2): 1-31.

Schuetz, Jenny. 2008. Guarding the Town Walls: Mechanisms and motives for restricting multifamily housing in Massachusetts. *Real Estate Economics* 36(3): 555-586.

Book Chapters

Schuetz, Jenny. 2013. Causal Agents or Canaries in the Coal Mine? Art Galleries and Neighborhood Change. In Michael Rushton, ed., *Creative Communities: Art Works in Economic Development*. Washington DC: Brookings Institution Press.

Schuetz, Jenny and Rachel Meltzer. 2012. Inclusionary Zoning to Support Affordable Housing. In Richard Berryman, ed., *International Encyclopedia of Housing and Home*. Elsevier.

Op-eds, essays, and selected blog posts

Democrats Hear the “Yes In My Backyard” Message. July 2019. The Atlantic Ideas.

Is rent control making a comeback? July 2019. Brookings, The Avenue.

California needs more apartments. July 2019. Brookings, The Avenue. With Cecile Murray.

[Your city] has a housing crisis. The answer is [more/less] [building/money/regulation]. May 2019. Brookings, Middle Class Memos.

Renting the American Dream: Why homeownership shouldn't be a prerequisite for middle-class financial security. Feb 2019. Brookings, Middle Class Memos.

To save the planet, the Green New Deal needs to improve urban land use. Jan 2019. Brookings, The Avenue.

Minneapolis 2040: The most wonderful plan of the year. Brookings, Dec 2018. The Avenue.

Will Amazon Ruin or Revitalize New York City? Nov 2018. New York Times op-ed.

The Renters Strike Back. Sept 2018. Brookings Institution, The Avenue.

Does TV bear some responsibility for hard feelings between urban America and small town America? Feb 2018. Brookings, The Avenue.

Is the rent too damn high? Or are incomes too damn low? Dec 2017. Brookings, The Avenue.

Which metro areas would be hit hardest by capping the mortgage interest deduction? Dec 2017. Brookings, The Avenue.

Jeff Larrimore and Jenny Schuetz. November 2017. Rent is a severe financial burden for many low-income families? FEDS Notes. Washington: Board of Governors of the Federal Reserve System.

Where Should Online Peer-to-Peer Markets Thrive? Dec 2016. FEDS Notes. Washington: Board of Governors of the Federal Reserve System.

Larrimore, Jeff, Jenny Schuetz and Samuel Dodini. 2016. What Are Perceived Barriers to Homeownership for Young Adults? Washington: Board of Governors of the Federal Reserve System. FEDS Papers 2016-021.

Shops and services don't necessarily flock to new subway stations. 2015. USAPP-American Politics and Policy blog, London School of Economics.

Book review of *Climbing Mount Laurel: The Struggle for Affordable Housing and Social Mobility in an American Suburb*, by Douglas S. Massey, Len Albright, Rebecca Casciano, Elizabeth Derickson and David N. Kinsey. *Contemporary Sociology: A Journal of Reviews* 44(1): 91-92. 2015.

Art galleries may be a signal of future gentrification but they don't cause it. 2014. USAPP-American Politics and Policy blog, London School of Economics.

Under Review and Working Papers

Is California's Apartment Market Broken? The relationship between zoning, rents, and multifamily development. With Cecile Murray. Working paper. 2019.

Costly, Crowded, or Long Commute? Middle-Class Housing Stresses. Working paper. 2019.

Policy Reports and Applied Research

Begley, Jaclene, Leah Brooks, Brian McCabe, and Jenny Schuetz. 2019. State of the Capital Region 2019: Housing growth and affordability. GWU Center for Washington Area Studies.

Spader, Jonathan, Alvaro Cortes, Kimberly Burnett, Larry Buron, Michael DiDomenico, Anna Jefferson, Stephen Whitlow, Jennifer Lewis Buell, Christian Redfearn, and Jenny Schuetz. 2015. *Evaluation of the Neighborhood Stabilization Program*. Washington, DC: U.S. Department of Housing and Urban Development, Final Report C-CHI-01101.

Schuetz, Jenny, Jed Kolko and Rachel Meltzer. 2011. The Mirage and Reality of Retail Deserts. *Land Development*. Washington DC: National Association of Home Builders.

Armstrong, Amy, Vicki Been, Caroline K. Bhalla, Carrie-Ann Ferraro, Solomon J. Greene, Jenny Schuetz and Ioan Voicu. 2007. *State of New York City's Housing & Neighborhoods 2006*. New York: New York University, Furman Center for Real Estate and Urban Policy.

Glaeser, Edward L., Jenny Schuetz and Bryce Ward. 2006. *Regulation and the Rise of Housing Prices in Greater Boston*. Cambridge, MA: Rappaport Institute for Greater Boston, Harvard University and Boston: Pioneer Institute for Public Policy Research.

Glaeser, Edward L., Jenny Schuetz and Bryce Ward. 2006. The Price Is (Not) Right. *Commonwealth* 11(1): 99-102.

Schuetz, Jenny, Eric Belsky and Nicolas Retsinas. 2004. *The State of Mexico's Housing 2004*. Cambridge, MA: Joint Center for Housing Studies at Harvard University.

Schuetz, Jenny. 2003. *Affordable Assisted Living: Surveying the Possibilities*. Joint Center for Housing Studies at Harvard University, Working Paper W03-1.

Schuetz, Jenny. 2003. Making Affordable Assisted Living a Reality. *Housing Facts and Findings* 5(3): 1-8.

Carr, James and Jenny Schuetz. 2001. *Financial Services in Distressed Communities: Framing the Issue, Finding Solutions*. Washington, DC: Fannie Mae Foundation.

Editorial Positions

North American editor, *Urban Studies*, May 2016-December 2018.

Teaching Experience

Georgetown University, School of Continuing and Professional Studies (Spring 2017-2019)
Urban economics (graduate)

University of Southern California, Price School of Public Policy (Fall 2009-Spring 2014)
Real estate finance (undergraduate, graduate, executive education); Public policy analysis (undergraduate, graduate); Urban development (PhD)

City College of New York, Department of Economics (Spring 2008-Spring 2009)
Public economics (graduate, undergraduate); Principles of statistics (undergraduate);
Urban economics (graduate)

Harvard University, Kennedy School of Government (Fall 2002-Spring 2006; all master's)
Instructor: Microeconomics, Math review
Teaching Fellow: Microeconomics, Regression analysis

Funded Research

John Randolph Haynes and Dora Haynes Foundation. Is Los Angeles becoming transit-oriented?
January 2014-June 2015. \$54,957.

Lusk Center for Real Estate, University of Southern California. Why are Big Box stores moving
downtown? July 2012-June 2013. \$24,529.

Lusk Center for Real Estate, University of Southern California. Does zoning help or hinder the
development of mixed-use transit-oriented development? July 2011-June 2013. \$23,837.

METRANS, University of Southern California. How do rail transit investments affect retail
presence? Fall 2010-June 2013. \$89,487.

Lusk Center for Real Estate, University of Southern California. Do Starving Artists Make Good
Neighbors (with Elizabeth Currid). Summer 2010-Summer 2011. \$34,000.

University of Southern California, Advancing Scholarship in the Humanities and Social Sciences
Initiative. Impacts of Neighborhood Economic Transitions on Retail Services. July 2010-
July 2011. \$17,500.

Center for Housing Policy. Effects of Inclusionary Zoning on Local Housing Markets (with Vicki
Been and Rachel Meltzer). Fall 2006-Fall 2007. \$60,000.

U.S. Department of Housing & Urban Development, Doctoral Dissertation Research Grant. Zoning
Restrictions on Multifamily Housing in Massachusetts. Fall 2005-Spring 2006. \$25,000.

Joint Center for Housing Studies at Harvard University, John R. Meyer Dissertation Fellowship.
Zoning Restrictions on Multifamily Housing in Massachusetts. Fall 2005-Spring 2006.
\$10,000.

Real Estate Academic Initiative at Harvard University. Zoning Restrictions on Multifamily Housing
in Massachusetts. Fall 2005-Spring 2006. \$5,000.

Taubman Center for State and Local Government, Harvard University. Local Land Use Regulation
in Suburban Boston. Fall 2004-Spring 2005. \$15,000.

U.S. Dept. of Housing & Urban Development, Early Doctoral Student Research Grant. Urban
Containment and Exclusionary Zoning: Effects of Different Land Use Regulatory Regimes.
Fall 2002-Spring 2003. \$13,000.

Fellowships and Awards

Outstanding Faculty Award, Urban and Regional Planning, Georgetown University, 2019
Fellow, Weimar School for Advanced Studies in Real Estate, 2017
Homer Hoyt Institute Post-Doctoral Honoree, 2013
Lincoln Institute for Land Policy Junior Scholar, 2010
Kenneth M. Good Graduate Student Fellowship, Urban Land Institute, 2003-2004
Graduate fellowship, Department of Urban Studies and Planning, MIT, 1999-2001
Echols Scholar, University of Virginia, 1993-1997

Conference Presentations and Invited Seminars

Annual Meetings

American Real Estate and Urban Economics Association:

Annual Meeting: 2011, 2014, 2016

National Meeting: 2003, 2005, 2007, 2008, 2011, 2014, 2015, 2016, 2017, 2018

International Meeting: 2004

Association for Collegiate Schools of Planning: 2007

Association of Public Policy Analysis and Management: 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2018, 2019

Midwest Political Science Association: 2008

North American Regional Science Conference: 2009

Society of Government Economists: 2018

Urban Economics Association: 2008, 2011, 2013, 2014, 2015, 2016, 2017, 2018, 2019

Western Economics Association International: 2013, 2016, 2017

Western Regional Science Association: 2012

Invited Seminars

George Washington University, Economics Department, September 2015

West Virginia University, Economics Department, October 2014

University of Maryland, National Center for Smart Growth, October 2014

University of Virginia, Batten School of Leadership and Public Policy, November 2013

Federal Reserve Bank of Cleveland Research Seminar, September 2012

New York University, Furman Center for Real Estate and Urban Policy, March 2012

National Association of Home Builders, Land Use Committee, May 2009

Columbia University, Urban Planning Doctoral Seminar, March 2009

Harvard University, Rappaport Institute for Greater Boston, March 2009

University of Southern California, School of Policy, Planning & Development, February 2009

Bryn Mawr College, Economics Department, January 2009

New York University, School of Law, March 2007

New York University, Wagner School of Public Service, February 2007

University of Arkansas, Clinton School of Public Service, February 2006

University of Louisville, Department of Urban and Public Affairs, February 2006

College of William and Mary, Economics Department, January 2006

University of Florida, Shimberg Center for Housing Studies, January 2006

George Washington University, School of Business, December 2005

George Washington University, School of Public Policy, December 2005
University of Georgia, School of Public and International Affairs, November 2005

Special Conferences

Lincoln Institute for Land Policy, Urban Economics and Public Finance Symposium, Cambridge, MA: 2012 and 2017

Weimar School of Advanced Studies in Real Estate and Land Economics, Palm Beach FL, January 2017

Federal Reserve Bank of Philadelphia, Reinventing Our Communities, Philadelphia PA, September 2016

Federal Reserve System Committee on Regional Analysis, Chicago IL, September 2015

DC Urban Economics Day, George Washington University, May 2015

Weimar School of Advanced Studies in Real Estate and Land Economics, Homer Hoyt Institute, Palm Beach FL, May 2013

Federal Reserve System Community Development Research Conference, Washington DC, April 2013

Rena Sivitanidou Annual Research Symposium, USC Lusk Center for Real Estate, February 2013

Federal Reserve Bank of Cleveland, Connecting to Markets, Pittsburgh PA, June 2012

Brookings Institution and National Endowment for the Arts; The Arts, New Growth Theory and Economic Development, Washington DC, May 2012

UCI-UCLA-USC Real Estate and Urban Economics Research Symposium: 2010, 2011

Federal Reserve Bank of Kansas City, Economic Development in Underserved Communities, Kansas City MO, September 2010

Seton Hall University, School of Law, Emerging Issues in Subprime Lending and Mortgage Foreclosures, May 2009

Pace University, School of Law, Symposium on Mortgage Crisis, April 2009

Pioneer Institute for Public Policy, Shades of Green: Forum on Wetlands Protection and Smart Growth, Cambridge MA, March 2008

FDIC, Federal Reserve Bank of New York, NYC Dept. of Housing Preservation & Development, OCC, OTS; New York City Subprime Lending and Foreclosure Summit, New York NY, November 2007

National Inclusionary Housing Conference, San Francisco CA, October 2007

Harvard University, Joint Center for Housing Studies, Rethinking Rental Housing Symposium, October 2006

Rhode Island College, Conference on Aging and the Environment, May 2005

Fannie Mae Foundation, Robert Wood Johnson Foundation, Volunteers of America; Roundtable on Affordable Assisted Living, Washington DC, March 2003

Referee Service

Cityscape; City & Community; Ecological Economics; Economic Development Quarterly; Environment and Planning A; Housing Policy Debate; Housing Studies; Journal of the American Planning Association; Journal of Financial Services Research; Journal of Housing and the Built Environment; Journal of Housing Economics; Journal of Planning Education and Research; Journal of Public Policy; Journal of Real Estate Finance and Economics; Journal of Regional Science; Journal of Urban Affairs, Journal of Urban Economics; Land Economics; Law and Society Review; Public Administration Review; Public Works Management and Policy; RAND working papers; Real Estate Economics; Regional Science and Urban Economics; Research in Transportation

Business & Management; Social Science Quarterly; Socio-Economic Planning Series; State and Local Government Review; University of Chicago press; Urban Affairs Review; Urban Geography; Urban Studies

Student Committee Service

Patrick McAnaney. 2019 MUP, Georgetown University. Somerset Development Corp.
Patrick Revord. 2017 MUP, Georgetown University. Southwest Waterfront BID.
KwanOK Lee. 2011 PhD, School of Policy, Planning & Development, USC. Assistant professor, National University of Singapore.
Rachel Meltzer. 2009 PhD, Wagner School of Public Service, NYU. Assistant professor, Milano The New School for Urban Policy
Michael Gedal. 2007 MUP, Wagner School of Public Service, NYU. PhD student, Wagner School of Public Service, NYU

University and External Service

Advisory board, Aspen Institute EPIC initiative on housing affordability, 2019-2020
Advisory board, Up For Growth. 2019.
Board member, American Real Estate and Urban Economics Association (2019-2021)
Co-chair, Federal Reserve System Regional Meetings, 2017
Program committee, AREUEA National Meeting 2016
Selection committee, Raymond Vernon Memorial Award, APPAM 2015
Faculty mentor, PhD professional development workshop, APPAM Fall Conference 2013
Program committee, Housing and Community Development subgroup, APPAM Fall Conference 2012, 2018
Program committee, Women in Real Estate Network (WREN), American Real Estate and Urban Economics Association (2009-2011, 2013-2014)
Program committee, AREUEA Annual Meeting 2012
Research committee, USC Price School of Public Policy (2013-2014)
Search committee, junior public policy faculty, USC Price School of Public Policy (2012)
Doctoral program committee, USC Price School of Public Policy (2009-2014)
Master's in Real Estate Development program committee, USC Price School of Public Policy (2009-2014)
Search committee, postdoctoral research fellow, Furman Center for Real Estate and Urban Policy (2007, 2008, 2009)
Steering committee, Master's of Public Affairs program, CCNY (2008-2009)

Professional Affiliations

American Real Estate and Urban Economics Association
Association for Public Policy and Management
Urban Economics Association