

# NOAH KAZIS

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## ACADEMIC APPOINTMENTS

**University of Michigan Law School:** Assistant Professor of Law (2022-present)

**New York University, Furman Center for Real Estate and Urban Policy:** Legal Fellow (2019-2022)

## EDUCATION

**Yale Law School, J.D.,** May 2015

Honors:

- Received honors in all graded courses
- Quintin Johnstone Prize – for best paper in the area of real property law
- Stephen Massey Prize – for the student best exemplifying the values of the clinical program

Activities:

- *Yale Law Journal*, Comments Editor (2014-15); Editor (2013-14)
- Conference Chair, “New Directions in Environmental Law”

**Yale University, B.A., cum laude** Political Science, urban studies track, December 2009

Honors: Distinction in the major

## EXPERIENCE

**New York University, Furman Center for Real Estate and Urban Policy**  
*Legal Fellow, New York, NY (2019-2022)*

**Brookings Institution, Metropolitan Policy Program**  
*Non-Resident Senior Fellow, Washington, DC (2021-present)*

**New York City Law Department**  
*Assistant Corporation Counsel, New York, NY (2018-2019)*  
*Corporation Counsel Honors Fellow, New York, NY (2017-2018)*

**United States Court of Appeals for the Third Circuit**  
*Law Clerk to Judge Joseph A. Greenaway, Jr., Newark, NJ (2016-2017)*

**United States District Court, District of Massachusetts**  
*Law Clerk to Judge Douglas P. Woodlock, Boston, MA (2015-2016)*

**Jerome N. Frank Legal Services Organization, Community and Economic Development Clinic**

*Student & Student Director, New Haven, CT (2013-2015)*

**Streetsblog New York City**

*Staff Reporter, New York, NY (2010-2012)*

**ACADEMIC PUBLICATIONS**

*The Weakness of Neighborhood Revitalization Planning in the Low-Income Housing Tax Credit Program: Warnings from Connecticut*, J. OF LAND USE & ENV. L. (forthcoming) (with Katherine M. O'Regan).

*The Structure of Land Use Administration: A Research Agenda*, in A RESEARCH AGENDA FOR LAND USE AND PLANNING LAW (John Infranca & Sarah Schindler, eds.) (forthcoming)

*Flexibility and Conversions in New York City's Housing Stock: Building for an Era of Rapid Change*, 28 ECON. POL'Y REV. (forthcoming) (with Ingrid Gould Ellen)

*Guest Editor's Introduction, Learning from Land Use Reforms: Housing Outcomes and Regulatory Change*, 25 CITYSCAPE: A J. OF POL'Y DEV. & RESEARCH 93 (2023).

*The Failed Federalism of Affordable Housing: Why States Don't Use Housing Vouchers*, 121 MICH. L. REV. 221 (2022)

- Reprinted in 31 J. AFFORDABLE HOUSING & COMM. DEV. L. 427 (2023).

*Can Affordable Housing Be a Safety Net?: Lessons from a Pandemic*, 132 YALE L.J.F. 412 (2022) (invited symposium essay)

*Fair Housing, Unfair Housing*, 99 WASH. U. L. REV. ONLINE (2021)

- Reviewed by Carole Necole Brown, "KISS" It and Disrupt Unfair Housing, JOTWELL: THE JOURNAL OF THINGS WE LIKE (LOTS), (July 11, 2022).

*Fair Housing for a Non-Sexist City*, 134 HARV. L. REV. 1683 (2021)

- Responded to in Olatunde C. A. Johnson, *Towards a Law of Inclusive Planning: A Response To "Fair Housing for a Non-Sexist City,"* 134 HARV. L. REV. F. 312 (2021).
- Reviewed by Courtney Cahill, *Fair Housing for a Non-Sexist Household*, JOTWELL: THE JOURNAL OF THINGS WE LIKE (LOTS), (October 11, 2021).

*Transportation, Land Use, and the Sources of Hyper-Localism*, 106 IOWA L. REV. 2339 (2021) (invited symposium essay)

*Exclusionary Zoning: Constitutional and Federal Statutory Responses*, in THE LEGAL GUIDE TO AFFORDABLE HOUSING DEVELOPMENT (Tim Iglesias, Rochelle E. Lento & Rigel C. Oliveri eds.) (3d ed. 2021) (with Ken Zimmerman)

*Service Provision and the Study of Local Legislatures: A Response to Professor Zale*, 81 OHIO ST. L. J. ONLINE 1 (2020) (invited response to Kellen Zale, *Part-Time Government*, 80 OHIO ST. L. J. 987 (2019))

*American Unicameralism: The Structure of Local Legislatures*, 69 HASTINGS L.J. 1147 (2018)

*Special Districts, Sovereignty, and the Structure of Local Police Services*, 48 URB. LAW. 417 (2016)

Comment, *Tort Concepts in Traffic Crimes*, 125 YALE L.J. 1131 (2016)

Note, *Public Actors, Private Law: Local Governments' Use of Covenants to Regulate Land Use*, 124 YALE L.J. 1790 (2015) (winner of Yale Law School faculty's Johnstone prize)

Note, *Environmental Review as an Incentive for Parking Provision*, 41 TRANSP. L.J. 157 (2014)

## **SELECTED OTHER PUBLICATIONS**

*The Landscape for Commercial Property Conversions in New York City*, NYU Furman Center Policy Brief (2022)

*Challenges and Opportunities for Hotel-to-Housing Conversions in NYC*, NYU Furman Center Working Paper (2021)

- Featured in [Slate interview](#) and *New York Times* [coverage](#)

*302.6: How New York's Next Mayor Can Shape Land Use and Planning*, NYU Furman Center Policy Briefs (2021)

*Ending Exclusionary Zoning in New York City's Suburbs*, NYU Furman Center White Paper (2020)

- Discussed in *New York Times* ([1](#), [2](#)) and [New York Daily News](#) editorials endorsing state zoning reform.