Housing Markets and the Fiscal Health of US Central Cities
Lincoln Institute of Land Policy and Urban Institute

Speaker Biographies

Howard Chernick is a professor of economics in Hunter College and the Graduate Center at the City University of New York. He is a research affiliate of the Institute for Research on Poverty at the University of Wisconsin and a board member of the Institute for Taxation and Economic Policy and the Structured Employment Economic Development Corporation. He has been a technical adviser to the Organisation for Economic Co-operation and Development and the Financial and Fiscal Commission of South Africa. He has been a visiting professor in Rennes, France, and was awarded a Fulbright specialist grant for study in Paris in 2015. He has published widely in fiscal federalism, urban public finance, and antipoverty policy. Recent publications include “Fiscal Gaps in Amalgamated Metropolitan Areas: The Case of Turin and Genoa” and “The Fiscal Condition of US Cities: Revenues, Expenditures, and the ‘Great Recession’.” He is the editor of Resilient City: The Economic Impact of 9/11.

Will Doerner, senior economist at the Federal Housing Finance Agency, is responsible for House Price Index production and related research. He brings practical and academic experience that includes being appointed commissioner for the Prince George’s County Planning Board, serving on the Hyattsville Planning Committee, and working in property appraisal and valuation for state and county agencies in Florida. He has published over a dozen articles in academic journals on finance, housing, property taxation, and policing. Several papers have received “best paper” recognitions from professional organizations and publishers. Doerner earned his BS in mathematics-economics and urban studies from Furman University and his MS and PhD from Florida State University. While earning his doctoral degree, he designed and taught classes on housing markets and land-use regulations.

Tracy Gordon is a senior fellow with the Urban-Brookings Tax Policy Center, where she researches and writes about fiscal challenges facing state and local governments, including budget trade-offs, intergovernmental relations, and long-term sustainability. Before joining Urban, Gordon was a senior economist with the White House Council of Economic Advisers. She was also a member of the District of Columbia Tax Revision Commission, a fellow at the Brookings Institution, an assistant professor at the Maryland School of Public Policy, and a fellow at the Public Policy Institute of California. Gordon serves on the board of trustees for the American Tax Policy Institute and the National Tax Association. Gordon has written extensively on state and local government finances, including taxes, budgeting, intergovernmental relations, municipal debt, and pensions. She has appeared in the New York Times, Wall Street Journal, and Washington Post and on C-SPAN, Fox Business News, and NPR. Gordon holds a PhD in public policy with a concurrent MA in economics from the University of California, Berkeley.
Andy Haughwout is a senior vice president and head of the microeconomic studies department in the Research and Statistics Group at the Federal Reserve Bank of New York. He is coeditor of the Liberty Street Economics blog and coeditor of the bank’s Economic Policy Review. In addition, he is a Penn Institute for Urban Research Scholar and serves on the advisory board of the Journal of Regional Science. He is a past chair of the North American Regional Science Council and the Federal Reserve System Committee on Regional Analysis. Before joining the New York Fed, Haughwout was an assistant professor and director of the urban and regional planning program at Princeton University. He holds a BA from Swarthmore College and a PhD from the University of Pennsylvania.

Andrew Kleine is a nationally recognized leader in budgeting for outcomes, long-term financial planning, lean government, and pension and health benefit reform. He became Baltimore’s budget director in 2008 after nearly 15 years of federal government service that included budget and policy positions in the US Department of Transportation, the Office of Management and Budget, and the Corporation for National and Community Service. Kleine’s implementation of Outcome Budgeting in Baltimore helped the city prioritize its spending during an unprecedented fiscal crisis. He has also taken steps to engage citizens in the budget process. Kleine led the development of the city’s first 10-year financial plan, which has already cut a large structural budget deficit in half, shrunk unfunded liabilities 25 percent, pumped more than $130 million into infrastructure projects, and boosted the city’s bond rating. Kleine’s Lean Government and Innovation Fund initiatives have improved customer service and business process efficiency across city agencies. Kleine holds a BA in political science from Washington University in St. Louis and an MPP from the University of Michigan.

Fitzroy Lee is deputy chief financial officer and chief economist for Washington, DC’s Office of the Chief Financial Officer. Before becoming chief economist, Lee was director of revenue estimation. Lee previously worked for the Economic Research Service of the US Department of Agriculture, where he coauthored a paper on the efficacy of user fees for funding the meat inspection program. He was also an assistant professor of economics at Tulane University. Lee has published papers on revenue forecasting and tax policy in nationally recognized academic journals. He is a member of the board of directors of the National Tax Association. Lee holds a BS in applied physics and computer science from the University of the West Indies and earned his PhD in economics at the Andrew Young School of Policy Studies at Georgia State University.

Mary Murphy manages The Pew Charitable Trust’s work analyzing cities’ fiscal conditions, the affordability of state and local debt, and state policies and practices to detect and respond to local financial distress. She also develops research examining the fiscal and policy relationships between state and local governments. Murphy’s work helps policymakers understand the challenges facing urban centers; provides data, analysis, and advice to help states navigate fiscal challenges; and offers customized research and technical assistance to budget leaders to guide states and cities toward long-term fiscal health. Murphy has presented Pew’s work and recommendations to state legislative, professional, and academic audiences. Before joining Pew, Murphy was a researcher and analyst at Wider Opportunities for Women, where she led research and authored reports on employment, economic, and income security issues. She also was a researcher at the Urban Institute, specializing in social safety net programs. Murphy holds a bachelor’s degree in sociology from Reed College.
Ashlyn Aiko Nelson is an associate professor in the School of Public and Environmental Affairs at Indiana University. Her research examines the causes and consequences of inequality in the housing and public education sectors and is published in such outlets as the *Journal of Policy Analysis and Management*, *Review of Economics and Statistics*, *Review of Financial Studies*, and *Economics Letters*. Her work has been funded with support from the MacArthur Foundation and the National Science Foundation. She holds an MA in economics and PhD in economics of education from Stanford University.

Erika Poethig is an Institute fellow and director of urban policy initiatives at the Urban Institute. She leads the Policy Advisory Group, which assembles Urban experts to help leaders draw insights from research and navigate policy challenges facing urban America. She also leads partnerships to develop new programs and strategies, translate research into policy and practice, and align philanthropic investments and federal policy. Before joining Urban, Poethig was acting assistant secretary for policy, development, and research at the US Department of Housing and Urban Development. During her tenure in the Obama administration, she was also deputy assistant secretary for policy development and was a leading architect of the White House Council for Strong Cities and Strong Communities. At the MacArthur Foundation, she was associate director for housing. She also was assistant commissioner for policy, resource, and program development at the City of Chicago’s Department of Housing. Poethig serves on the boards of the Center for Community Progress, Mercy Housing, and the College of Wooster. Poethig was a Phi Beta Kappa member at the College of Wooster, was a Fulbright Scholar at the University of Vienna, and has an MA with honors in public policy from the University of Chicago.

Andrew Reschovsky is a research fellow at the Lincoln Institute of Land Policy and a professor emeritus of public affairs and applied economics at the University of Wisconsin–Madison. He is an expert on sub-national public finance, tax policy, and intergovernmental fiscal relations. His research has been widely published in academic journals and books. He is researching the measurement of cities’ fiscal health in China and the United States. He is also studying the role of the property tax in public education funding and the impact of the Great Recession and the housing crisis on US central cities’ financing. Reschovsky has worked for the US Treasury’s Office of Tax Analysis, has been an adviser to the Organisation of Economic Co-operation and Development, and was a technical adviser to Financial and Fiscal Commission in South Africa. In 2011, he was awarded the Steven D. Gold award by the Association of Public Policy Analysis and Management in recognition of his contributions to state and local fiscal policy. He earned his PhD in economics from the University of Pennsylvania.

Kurt Wilson, city manager of Stockton, California, is an International City/County Management Association credentialed manager, vice president of the city manager’s department for the League of California Cities, and cochair of the Committee on Diverse Communities. Wilson became Stockton’s deputy city manager 10 weeks after the city filed for bankruptcy and was appointed city manager to finish the bankruptcy process and implement the recovery strategy. He is a board member for the California City Management Foundation and is a career coach. He is a lecturer, advisory board member, and city manager–in-residence for several California universities. He has received special congressional recognition and been named one of the 25 most influential blacks in Northern California. Wilson holds undergraduate and graduate degrees from the University of LaVerne and a graduate degree from California Coast University.