

December 2023

**RUONIU (VINCE) WANG, PhD**  
Assistant Professor

University of Washington  
College of Built Environments  
317 Gould Hall, Box 355727  
Seattle, Washington 98195  
vrwang@uw.edu

## EDUCATION

---

- 2011-2015    PhD in Urban and Regional Planning, minor in Real Estate  
University of Florida, College of Design, Construction and Planning
- Dissertation: Tracking “Choice” in the Housing Choice Voucher Program: The Role of Residential Preference in Locational Outcome
- 2009-2010    Master of Science in Urban and Regional Planning  
University of Florida, Department of Urban & Regional Planning
- 2003-2008    Bachelor of Engineering in Urban Planning  
Sichuan University (China)
- Exchange student (2005-2006)  
University of Washington, College of Architecture and Planning

## ACADEMIC EXPERIENCE

---

- 2022-Present    Assistant Professor (2022-Present)  
Runstad Department of Real Estate, College of Built Environments  
University of Washington
- Research Affiliate (2023-Present)  
Center for Studies in Demography and Ecology (CSDE)  
University of Washington
- Faculty Affiliate (2023-Present)  
Interdisciplinary PhD Program in Urban Design and Planning  
University of Washington
- 2015-2017    Post-Doctoral Researcher (2016-2017)  
Urban and Regional Planning Program  
University of Texas at San Antonio
- Post-Doctoral Fellow (2015-2016)  
Shimberg Center for Housing Studies  
University of Florida

**ACADEMIC EXPERIENCE**, continued

- 2009-2014    Course Instructor (2014)  
Teaching Assistant (2013)  
Research Assistant (2009-2010)  
Department of Urban & Regional Planning  
University of Florida
- Research Assistant (2010-2015)  
Shimberg Center for Housing Studies  
University of Florida

**RELATED PROFESSIONAL EXPERIENCE**

---

- 2016-Present    Research Fellow (2022-Present)  
Director of Research (2022)  
Research Manager (2016-2021)  
Grounded Solutions Network, Oakland, CA  
Led studies on inclusionary housing and shared equity homeownership programs.
- 2015-2016    Assistant Transit Planner  
Gainesville Regional Transit System, Gainesville, FL  
Assisted transit planning for the municipal government and conducted study on estimating the costs for transit with alternative fuel.
- 2014-2018    GIS Analyst  
Kevin Erwin Consulting Ecologist Inc., Ft. Myers, FL  
Conducted spatial data analysis and visualization for multiple ecological evaluation and habitat resolution projects.
- 2011-2014    Intern, Research Associate  
American Planning Association, Chicago, IL  
Participated in Chinese Mayor Training Program and a number of China's strategic planning projects.
- 2007-2008    Urban Planning Intern  
Chengdu Zhixin Industrial Group Co., Ltd., Chengdu, China
- 2006    Urban Design Intern  
5+1 Werkhart International, Beijing, China

## JOURNAL PUBLICATIONS

---

18. Fu, X., **Wang, R.**, and Li, C. (2023). Can ChatGPT Evaluate Plans? *Journal of the American Planning Association*. DOI: 10.1080/01944363.2023.2271893.
17. **Wang, R.** and Balachandran, S. (2023). Inclusionary Housing in the United States: Dynamics of Local Policy and Outcomes in Diverse Markets. *Housing Studies*, 38(6), 1068-1087.
16. Ramiller, A., Acolin, A., Walter, R., and **Wang, R.** (2022). Moving to Shared Equity: Locational Outcomes for Households in Shared Equity Homeownership Programs. *Housing Studies*. DOI: 10.1080/02673037.2022.2115467.
15. **Wang, R.** and Melton-Fant, C. (2022). Does Inclusionary Housing Alleviate the Negative Health Impacts of Gentrification? *Housing Policy Debate*, 33(1), 72-84.
14. **Wang, R.** and Thaden, E. (2022). Advancing Racial Equity Through Community Land Trusts. In L. K. Bates (Eds.), *Housing for People, Not for Profit: Models of Community-Led Housing*. *Planning Theory & Practices*, 23(2), 288-293.
13. **Wang, R.** and Fu, X. (2022). Examining the Effects of Policy Design on Affordable Unit Production Under Inclusionary Zoning Policies. *Journal of the American Planning Association*, 88(4), 550-564.
12. Acolin, A., Ramiller, A., Walter, R., Thompson, S., and **Wang, R.** (2021). Transitioning to Homeownership: Asset Building for Low- and Moderate-Income Households. *Housing Policy Debate*, 31(6), 1032-1049.
11. Ray, A., **Wang, R.**, Nguyen, D., Martinez, J., Taylor, N., and Searcy, J. K. (2019). Household Energy Costs and the Housing Choice Voucher Program: Do Utility Allowances Pay the Bills? *Housing Policy Debate*, 29(4), 607-626.
10. **Wang, R.**, Walter, R., Arafat, A., and Song, J. (2019). Understanding the Role of Life Events on Residential Mobility for Low-Income, Subsidised Households. *Urban Studies*, 56(8), 1628-1646.
9. **Wang, R.** (2018). Tracking “Choice” in the Housing Choice Voucher Program: The Relationships between Residential Preference in Location Outcome. *Urban Affairs Review*, 54(2), 302-331.
8. **Wang, R.** and Walter, R. (2018). Tracking Mobility in the HCV Program: A Household Level Examination in Florida, USA. *Housing Studies*, 33(3), 455-475.
7. Walter, R., **Wang, R.** and Jones, S. (2018). Comparing Opportunity Metrics and Locational Outcomes in the Low-Income Housing Tax Credit Program. *Journal of Planning Education and Research*, 38(4), 449-462.

**JOURNAL PUBLICATIONS**, continued

6. Song, J., Fu, X, **Wang, R.** Peng, Z., and Gu, Z. (2018). Does Planned Retreat Matter? Investigating Land Use Change under the Impacts of Flooding Induced by Sea Level Rise. *Mitigation and Adaptation Strategies for Global Change*, 23(5), 703-733.
5. **Wang, R.**, Walter, R., Arafat, A., Naji, A, Ding, X. (2017) Examining Neighborhood Opportunity and Locational Outcomes for Housing Choice Voucher Recipients: A Comparative Study between Duval County, Florida, and Bexar County, Texas. *City & Community*, 16(4), 421-446.
4. Walter, R. and **Wang, R.** (2017). A Research Note: The Housing Choice Voucher Program and Access to Opportunity in Florida's Nonmetropolitan Areas. *Cityscape: A Journal of Policy Development and Research*, 19(2), 239-254.
3. Song, J. and **Wang, R.** (2017). Measuring the Spatial Dimension of Automobile Ownership and Its Associations with Household Characteristics and Land Use Patterns: A Case Study in Three Counties, South Florida (USA). *Sustainability*, 9(4), 558-576.
2. Walter, R. and **Wang, R.** (2016). Searching for Affordability and Opportunity: A Framework for the Housing Choice Voucher Program. *Housing Policy Debate*, 26(4), 670-691.
1. **Wang, R.**, Larsen, K. and Ray, A. (2015). Rethinking Locational Outcomes for Housing Choice Vouchers: A Case Study in Duval County, Florida. *Housing Policy Debate*, 25(4), 715-738.

**BOOK CHAPTER**

---

1. Fang, A. and **Wang, R.** (2015). New Town Development in the United States: History, Experience, and Implication. In K. Feng and M. Zheng (Eds.), *China's New Town and New District Development Report* (pp.173-208). Beijing, China: China Development Press (in Chinese).

## OTHER PUBLICATIONS

---

### *Refereed Monographs*

4. **Wang, R.**, Wandio, C., Bennett, A., Spicer, J., Corugedo, S., and Thaden, E. (2023). The 2022 Census of Community Land Trusts and Shared Equity Entities in the United States: Prevalence, Practice, and Impact. Working paper. *Cambridge, MA: Lincoln Institute of Land Policy.*
3. **Wang, R.** and Balachandran, S. (2021). Inclusionary Housing in the United States: Prevalence, Practices, and Production in Local Jurisdictions as of 2019. *Oakland, CA: Grounded Solutions Network.*
2. **Wang, R.**, Cahen, C., Acolin, A., and Walter, R. (2019). Tracking Growth and Evaluating Performance of Shared Equity Homeownership Programs during Housing Market Fluctuations. Working paper. *Cambridge, MA: Lincoln Institute of Land Policy.*
1. Thaden, E. and **Wang, R.** (2017). Inclusionary Housing in the United States: Prevalence, Impact, and Practices. Working paper. *Cambridge, MA: Lincoln Institute of Land Policy.*

### *Research, Policy & Technical Reports*

7. **Wang, R.** and Spicer, J. (2022). 2022 Interim Directory of Nonprofits with Shared Equity Homeownership Program. Accessible from: <https://groundedsolutions.org/SEHDirectory>. *Oakland, CA: Grounded Solutions Network.*
6. Chen, J. and **Wang, R.** (2019). Lessons from the U.S. Shared Equity Homeownership Development. Internal circulation report (in Chinese). *PRC Ministry of Housing and Urban-Rural Development.*
5. **Wang, R.**, Hauswald, S., and Thaden, E. (2018). What Do We Know About Inclusionary Housing? Lessons from a National Survey of Programs. Policy highlight. *Oakland, CA: Grounded Solutions Network.*
4. **Wang, R.** and Rose, L. (2018). Grounded Solutions Network 2017 Member Report. *Oakland, CA: Grounded Solutions Network.*
3. **Wang, R.**, Muller, M., and Luccetti, J. (2015). Alternative Fuel Cost Report. *Gainesville Regional Transit System.*
2. Soule, J., Fang, A., **Wang, R.** et al. (2013). Jintang Water Management Recommendation Report. Strategic planning report (in Chinese). *Jintang County Government, China.*
1. Blanco, A. G., Steiner, R. L., Peng, Z., Shmaltsuyev, M., and **Wang, R.** (2010). The Economic Cost of Traffic Congestion in Florida. Technical report. *Florida Department of Transportation* (under contract # BDK75 977-19).

*Articles in Professional and Media Publications*

3. **Wang, R.** (2021). Inclusionary Housing Map Supports the Scale of Housing with Lasting Affordability. *ESRI*. December 14. <https://www.esri.com/en-us/lg/industry/government/stories/inclusionary-housing-map-supports-scale-of-housing-with-lasting-affordability>
2. Reyes, S. and **Wang, R.** (2021). Making Inclusionary Housing Programs a Force for Racial Equity. *Shelterforce*. October 28.
1. Reyes, S. and **Wang, R.** (2021). Inclusionary Housing: Secrets to Success. *Shelterforce*. March 10.

**GRANTS**

---

| <b>Year and Amount Awarded</b> | <b>Institution, Role and Collaborators</b>                                   | <b>Funding Source and Project Name</b>   |
|--------------------------------|--|--|
| 2023<br>\$10,000               | University of Washington<br>Principal Investigator<br>Co-PI: Dylan Stevenson | Population Health Initiative, University of Washington<br>Conducting a Site Visit in Preparation for the Development of an Environmental Evaluation Framework for Community Land Trust |
| 2021-2023<br>\$60,000          | Grounded Solutions Network<br>Principal Investigator                         | Lincoln Institute of Land Policy<br>Developing a Community Land Trust Typology   |
| 2021-2023<br>\$200,000         | Grounded Solutions Network<br>Principal Investigator<br>Co-PI: Jason Spicer  | Freddie Mac<br>North America Community Land Trust<br>Census  |
| 2019<br>\$80,000               | Grounded Solutions Network<br>Principal Investigator                         | Freddie Mac<br>Research on Shared Equity<br>Homeownership Using HomeKeeper<br>National Data Hub Data   |
| 2018-2020<br>\$140,000         | Grounded Solutions Network<br>Principal Investigator                         | Fannie Mae<br>Development of an Online Mapping Tool for Inclusionary Housing Programs  |
| 2018-2020<br>\$360,000         | Grounded Solutions Network<br>Principal Investigator                         | Fannie Mae<br>Inclusionary Housing Census  |

**GRANTS**, continued

| <b>Year and Amount Awarded</b> | <b>Institution, Role and Collaborators</b>  | <b>Funding Source and Project Name</b>  |
|--------------------------------|---|---|
| 2017<br>\$18,294               | University of Texas at San Antonio<br>Co-Principal Investigator<br>PI: Rebecca Walter                         | San Antonio Area Foundation<br>Opportunity Housing Locator  |
| 2016<br>\$15,687               | University of Texas at San Antonio<br>Co-Principal Investigator<br>PI: Rebecca Walter                         | San Antonio Area Foundation<br>Applied Application of the Housing Affordability and Opportunity Framework   |
| 2015-2017<br>\$156,000         | University of Florida & University of Texas at San Antonio<br>Principal Investigator<br>Co-PI: Rebecca Walter | Jessie Ball duPont Fund<br>Opportunity Housing Locator  |
| 2015-2016<br>\$200,000         | University of Florida<br>Key Personnel<br>PI: William O'Dell  | MacArthur Foundation<br>Development of a National Housing Research Network  |
| 2014-2016<br>\$170,000         | University of Florida<br>Key Personnel<br>PI: William O'Dell  | US Department of Housing and Urban Development<br>Using Parcel and Household Data to Evaluate the Low-Income Housing Tax Credit and Housing Choice Voucher Programs: Accessibility, Opportunity and Tenant Choice |
| 2011-2012<br>\$165,000         | University of Florida<br>Key Personnel<br>PI: William O'Dell  | US Department of Housing and Urban Development<br>HUD Sustainable Communities Planning Grant  |
| 2011<br>\$5,000                | University of Florida<br>Key Personnel<br>PI: William O'Dell  | Florida Housing Finance Corporation<br>Low Income Housing Tax Credit Developments Location Evaluation   |
| 2010-2016<br>\$250,000         | University of Florida<br>Key Personnel<br>PI: William O'Dell  | Florida Housing Finance Corporation<br>Florida Housing Data Clearinghouse   |

**GRANTS**, continued

| <b>Year and Amount Awarded</b> | <b>Institution, Role and Collaborators</b>  | <b>Funding Source and Project Name</b>  |
|--------------------------------|---|---|
| 2009-2010<br>\$100,000         | University of Florida<br>Key Personnel<br>PI: Andres Blanco<br>Co-PIs: Ruth Steiner, Zhong-Ren Peng | Florida Department of Transportation<br>The Economic Cost of Traffic<br>Congestion in Florida |

**PEER-REVIEWED CONFERENCE PARTICIPATION**

---

18. **Wang, R.**, Spicer J., and Thaden, E. (2023). “*Community Land Trust/Shared Equity Entity National Census Study*,” at Urban Affairs Association (UAA) Annual Conference, Nashville, TN.
17. **Wang, R.** (2019). “*Tracking growth and evaluating performance of shared equity homeownership during housing market fluctuations*,” at International Association for China Planning (IACP) Annual Conference, Chengdu, China.
16. **Wang, R.** (2019). “*Building a supportive framework for community land trusts and shared-equity homeownership programs: a state and local policy landscape analysis*”, at Urban Affairs Association (UAA) Annual Conference, Los Angeles, CA.
15. **Wang, R.** (2017). “*Providing access to neighborhoods of opportunity*”, moderator and session organizer, Intersections 2017, Oakland, CA.
14. **Wang, R.** (2016). “*Tracking mobility in the housing choice voucher program: a household level examination in Florida, USA*”, at Association of Collegiate Schools of Planning (ACSP) Annual Conference, Portland, OR.
13. Liu, R. (presenter), **Wang, R.**, and Walter, R. (2016). “*Residential Mobility Tracking in the Housing Choice Voucher Program: A Household Level Examination in Florida, USA*”, at Asia-Pacific Network for Housing Research (APNHR) Annual Conference, Guangzhou, China.
12. Walter, R. (presenter), and **Wang, R.** (2016). “*An Examination of the Housing Choice Voucher Program in Understudied Areas*”, at ACSP Annual Conference, Portland, OR.
11. Walter, R. (presenter), **Wang, R.**, and Jones, S. (2016). “*An Analysis of Locational Opportunity Provision in the Low-Income Housing Tax Credit Program*”, at UAA Annual Conference, San Diego, CA.
10. **Wang, R.** (2015). “*Examine the determinants of locational outcomes for Housing Choice Voucher households*”, at UAA Annual Conference, Miami, FL.



**PEER-REVIEWED CONFERENCE PARTICIPATION**, continued

9. Alakshendra, A. (presenter) and **Wang, R.** (2015). “*Examine the Determinants of Voucher Locational Outcomes*”, at ACSP Annual Conference, Houston, TX.
8. **Wang, R.** (co-presenter) and Walter, R. (2015). “*Searching for Opportunity-Rich Neighborhoods: A New Housing Search Tool for the HCV Program*”, at National Association of Housing and Redevelopment Officials (NAHRO) Summer Conference, Austin, TX.
7. **Wang, R.** (2014). “*Tracking ‘choice’ in the Housing Choice Voucher program: the role of family preference in location outcome*”, at ACSP Annual Conference, Philadelphia, PA.
6. **Wang, R.** (2013). “*Locations of voucher holders before and after the housing crisis: a new methodology*”, at UAA Annual Conference, San Francisco, CA.
5. Arafat, A. A. (presenter) and **Wang, R.** (2012). “*Evaluation of the Assisted Housing Location: A Parcel Level Housing Access to Low and Moderate Wage Approach*”, at ACSP Annual Conference, Cincinnati, OH.
4. Blanco, A. G. (presenter), **Wang, R.** et al. (2012). “*Evaluating Suitable Locations for the Development and Preservations of Affordable Housing in Florida: The AHS Model*”, at UAA Annual Conference, Pittsburgh, PA.
3. Thompson, E. A. (presenter) and **Wang, R.** (2012). “*Allocation and Preservation of Affordable Housing: A Spatial Discriminated Supply-Demand Analysis Based on Parcel Level Employment Assignment*”, at UAA Annual Conference, Pittsburgh, PA.
2. Blanco, A. G., Shmaltsuyev, M., and **Wang, R.** (presenter) (2010). “*The Economic Cost of Traffic Congestion in Florida*”, at ACSP Annual Conference, Minneapolis, MN.
1. Macedo, J. (presenter) and **Wang, R.** (2010). “*Urban Parks: Social and Spatial Equity at the Neighborhood and City Scales*”, at ACSP Annual Conference, Minneapolis, MN.

**INVITED TALKS & GUEST LECTURES**

---

26. “*Inclusionary zoning in the United States: prevalence, design, and productivity.*” (2023). MetroVancouver Housing Central Conference (virtual).
25. “*CLTs and nonprofit shared equity programs: prevalence and impact.*” (2023). Grounded Solutions Network webinar (virtual).
24. “*Community land trust research.*” (2023). College of Built Environments All College Meeting at University of Washington (virtual).
23. “*Community land trusts & shared equity homeownership programs in the U.S.*” (2023). Center for Studies in Demography & Ecology (CSDE) seminar, UW campus, Washington.

**INVITED TALKS & GUEST LECTURES**, continued

22. “*Inclusionary zoning policy: Prevalence, design and productivity.*” (2023). 2023 Federal Reserve Community Development Research Seminar Series, Federal Reserve Board of Governors in Washington D.C.
21. “*Planning for housing with lasting affordability.*” (2023). Florida Housing Coalition 2023 Conference in Orlando, Florida.
20. “*Inclusionary zoning research.*” (2023). University of Washington Course Guest Talk.
19. “*CLT research.*” (2023). Northwest Community Land Trust Coalition legislation meeting (virtual).
18. “*CLT and inclusionary zoning research.*” (2023). Presentation to Washington State Governor Jay Inslee at University of Washington.
17. “*Community Land Trust and Shared Equity Homeownership.*” (2023). University of Florida Course Guest Talk (virtual).
16. “*The Nonprofit Path of Research Career.*” (2023). College of Built Environments Doctoral Research Seminar at University of Washington (virtual).
15. “*Ventura County inclusionary housing ordinance.*” (2022). Webinar hosted by Central Coast Alliance United for A Sustainable Economy (virtual).
14. “*Community land trust and shared equity homeownership.*” (2022). Florida State University Course Guest Talk (virtual).
13. “*Community land trust and shared equity homeownership.*” (2022). University of Florida Course Guest Talk (virtual).
12. “*Affordable ownership models.*” (2022). Webinar hosted Housing & Human Services Advisory Board of Washtenaw County, Michigan (virtual).
11. “*Community opposition to affordable, mixed-income, and public housing.*” (2022). Webinar hosted by Southern Tier 8 Regional Board in New York (virtual).
10. “*Inclusionary housing in the U.S.*” (2021). Webinar hosted by Fannie Mae (virtual).
9. “*Accessing homeownership through shared equity programs: wealth-building and locational outcomes.*” (2021). West Coast Poverty Center Housing Roundtable at University of Washington (virtual).
8. “*Community-based approaches to creating sustainable affordable housing.*” (2021). Roundtable at Rutgers University (virtual).

**INVITED TALKS & GUEST LECTURES**, continued

7. *“Introducing shared equity homeownership programs and evaluating their performance during housing market fluctuations.”* (2019). International Young Scholar Forum at Tongji University, China.
6. *“From experience to profession: bridging subsidized housing system between the U.S. and China.”* (2018). The China Seminar at Portland State University.
5. *“What we know about inclusionary housing policies & how to maximize their impact.”* (2017). Grounded Solutions Network webinar (virtual).
4. *“Introduction to shared equity homeownership.”* (2017). University of Florida Course Guest Talk (virtual).
3. *“Supporting sustainable community with equal access to opportunity.”* (2016). University of Florida Course Guest Talk.
2. *“Developing a data clearinghouse of housing needs and practices for aging population growth in Florida.”* (2016). College of Design, Construction, and Planning Research Symposium at University of Florida.
1. *“Application of GIS in U.S. planning practice.”* (2012). Chongqing Planning Bureau, China (in Chinese).

**SERVICE**

---

*Academic*

Runstad Department of Real Estate, Undergraduate Program Curriculum Review Committee  
*Committee Member* (2023.10 – present)

College of Built Environments, CBE Inspire Fund Proposal Review Committee  
*Committee Member* (2023.2)

College of Built Environments, CBE Diversity Council  
*Faculty Member* (2022.9 – 2023.6)

**SERVICE**, continued

*Professional*

Urban Land Institute, Terwilliger Center for Housing, Advisory Committee  
*Committee Member* (2022)

Habitat for Humanity International, Permanently Affordable Housing Research Project  
*Subject Matter Expert* (2021 – 2022)

National Alliance of Community Economic Development Associations (NACEDA), Financial  
Health of U.S. CBDOs Research Project Advisory Committee  
*Advisory Committee Member* (2021-2022)

Journal: Housing Studies. International Editorial Advisory Board  
*Member* (2020-present)

University of Washington, Center for Studies in Demography & Ecology  
*Regional Affiliate* (2017-2022)

National Housing Research Network  
*Coordinator* (2015-2016)

*Peer-Reviewed Journal Ad Hoc Reviewer of Manuscript Submissions*

Business and Management Studies

Buildings

Cityscape

Designs

Health Affairs

Housing Studies

Housing Policy Debate

International Journal of Environmental Research and Public Health

Journal of Housing and the Built Environment

Journal of Planning Education and Research

Journal of Planning Literature

Journal of Urban Affairs

Land

Sustainability

Social Sciences

Societies

Urban Affairs Review