

RUONIU (VINCE) WANG, PhD
Associate Professor

University of Washington
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SECTION 1. EDUCATION, ACADEMIC AND PROFESSIONAL EXPERIENCE

1.1 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)

1.2 ACADEMIC EXPERIENCE

- 2022-Present Associate Professor (2026-Present)
Runstad Department of Real Estate, College of Built Environments
University of Washington
- Assistant Professor (2022-2026)
Runstad Department of Real Estate, College of Built Environments
University of Washington
- Bob Filley Endowed Chair (2025-Present)
Runstad Department of Real Estate, College of Built Environments
University of Washington
- Research Affiliate (2025-Present)
Housing Futures Center
University of Washington
- Research Affiliate (2023-Present)
Center for Studies in Demography and Ecology (CSDE)
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

2009-2015 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

1.3 PROFESSIONAL EXPERIENCE

2016-2022 Director of Research (2022)
Research Manager (2016-2021)
Grounded Solutions Network, Oakland, CA
[National nonprofit organization promoting housing strategies with lasting affordability]

2015-2016 Assistant Transit Planner
Gainesville Regional Transit System, Gainesville, FL

2014-2018 GIS Analyst
Kevin Erwin Consulting Ecologist Inc., Ft. Myers, FL

2011-2014 Research Associate (2012-2014)
Intern (2011)
American Planning Association, Chicago, IL

SECTION 2. ACADEMIC RESEARCH

2.1A JOURNAL PUBLICATIONS (* DENOTES STUDENTS)

- Spicer, J. and **Wang, R.** (2026). Just Transition, Double Bind or Both? Climate Change Action by North American Community Land Trusts. *Cambridge Journal of Regions, Economy and Society*.
- Wang, R.**, Ramiller, A., Acolin, A., and Walter, R. (2026). Economic Mobility or Safety Net? Examining Employment Status and Wage Trajectories of Housing Choice Voucher Recipients. *Housing Policy Debate*, 36(2), 276-292.
- Wang, R.** (2026). Understanding the Financial Health of Community Land Trusts in the United States. *Journal of Urban Affairs*, 48(8), 2503-2523.
- Wang, R.**, Kang, W., and Fu, X. (2025). Do Inclusionary Zoning Policies Affect Local Housing Markets? An Empirical Study in the United States. *Cities*, 158, 1-11.
- Gusoff, G. M.*, Ramiller, A.*, Acolin, A., **Wang, R.**, and Zimmerman, F. (2025). Pursuing Healthy Homeownership: An Evaluation of the Neighborhood Health Trajectories of Shared Equity Homeowners. *BMC Public Health*, 25(11), 1-12.
- Wang, R.** and Spicer, J. (2024). “All Roads Lead to Rome?”: Performance Evaluation across Different Types of Community Land Trusts based on a Large-Scale Survey. *Journal of Urban Affairs*. DOI: 10.1080/07352166.2024.2371400.
- Walter, R., Acolin, A., **Wang, R.**, Hess, C., Ramiller, A.,* Colburn, G., Foster, T. B., Garboden, P., and Crowder, K. (2024). Exploring The Association between Household Compositional Change and Mobility of Subsidized Householders in the United States: A Life Course Perspective. *Journal of Urban Affairs*. DOI: 10.1080/07352166.2024.2371380.
- Ramiller, A.*, Acolin, A., Walter, R., and **Wang, R.** (2024). Moving to Shared Equity: Locational Outcomes for Households in Shared Equity Homeownership Programs. *Housing Studies*, 39(5), 1239-1263.
- Fu, X., **Wang, R.**, and Li, C. (2023). Can ChatGPT Evaluate Plans? *Journal of the American Planning Association*, 90(3), 525-536.
- 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.
- Wang, R.** and Melton-Fant, C. (2022). Does Inclusionary Housing Alleviate the Negative Health Impacts of Gentrification? *Housing Policy Debate*, 33(1), 72-84.
- 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 & Practice*, 23(2), 288-293.
- 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.

- 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.
- 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.
- 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.
- Wang, R.** (2018). Tracking “Choice” in the Housing Choice Voucher Program: The Relationships between Residential Preference and Location Outcome. *Urban Affairs Review*, 54(2), 302-331.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

2.2 INDUSTRY RESEARCH REPORTS¹ (* DENOTES STUDENTS)

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.*

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.*

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.*

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.*

2.3 BOOK CHAPTER

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).

2.4 GRANTS AND CONTRACTS AWARDED²

Year and Amount Awarded	Institution, Role and Collaborators	Funding Source and Project Name
2026	University of Washington Principal Investigator Co-PI: Arthur Acolin	Valle Scholarship & Scandinavian Exchange Program Travel Support for Students Attending the 2026 European Network for Housing Research Conference in Oslo, Norway
2026	University of Washington Co-Principal Investigator PI: Gregg Colburn	Social Science Research Council BUILD Housing Case Studies 2026 Summer Research Opportunity
2025-2026	University of Washington Principal Investigator Co-PI: Gregg Colburn	City of Seattle Office of Housing Evaluating the Siting of Existing and Future Income-Restricted Housing Developments
2025	University of Washington Principal Investigator	Runstad Department of Real Estate Matching Fund, University of Washington Environmental Risk Exposure and Efforts of Community Land Trusts

¹ These are primary reports from national research initiatives.

² These grants were received for scholarly research and teaching during academic employment.

2025-2026	University of Washington Principal Investigator	Enhancing Feasibility and Evaluation for the Housing Choice Voucher Homeownership Program in King County
2025-2027	University of Washington Co-Principal Investigator PI: Arthur Acolin	Global Innovation Fund, University of Washington Real Estate Paris: Permanently Affordable Housing Solutions
2025-2026	University of Washington Principal Investigator	CSDE Population Research Planning Grant, University of Washington Environmental Risk Exposure and Efforts of Community Land Trusts
2024	University of Washington Co-Principal Investigator PI: Lingzi Wu	2024-2026 Research Small Project, Pacific NW Transportation Consortium Policy and Planning Support for Urban Low-Income Communities' Transportation Electrification
2024	University of Washington Co-Principal Investigator PI: Lingzi Wu	College of Built Environments Inspire Fund, University of Washington Analyzing the Impact and Mitigation Strategies of Transportation Electrification on Seattle's Gentrification
2024	University of Washington Principal Investigator Co-PI: Dylan Stevenson	Royalty Research Fund, University of Washington Exploring Transformative Solutions to Build Housing Security and Climate Resilience: The Community Land Trust Model
2023	University of Washington Principal Investigator Co-PI: Dylan Stevenson	Population Health Initiative, University of Washington Conducting a Site Visit in Preparation for the Development of an Environmental Evaluation Framework for Community Land Trust
2017	University of Texas at San Antonio Co-Principal Investigator PI: Rebecca Walter	San Antonio Area Foundation Opportunity Housing Locator
2016	University of Texas at San Antonio Co-Principal Investigator PI: Rebecca Walter	San Antonio Area Foundation Applied Application of the Housing Affordability and Opportunity Framework

2015-2017	University of Florida & University of Texas at San Antonio Principal Investigator Co-PI: Rebecca Walter	Jessie Ball duPont Fund Opportunity Housing Locator
2014-2016	University of Florida Key Personnel PI: William O'Dell	US Department of Housing and Urban Development Using Parcel and Household Data to Evaluate the Low-Income Housing Tax Credit and Housing Choice Voucher Programs: Accessibility, Opportunity and Tenant Choice

2.5 CONFERENCE PARTICIPATION

Khan, A. S. (presenter), **Wang, R.**, and Errett, N. A. (2026). "Recentering 'community' in Resilience: Understanding the Potential of Community Land Trusts in Local Climate Adaptation," at Europe Network of Housing Research (ENHR) Annual Conference, Oslo, Norway.

Tong, E. (presenter), **Wang, R.**, and Colburn, G. (2026). "One Size Fits None: A Multi-Dimensional Approach to Opportunity Indices that Centers Neighborhood Choice in the Siting of Affordable Housing," at International Conference on Urban Affairs, Chicago, IL.

Khan, A. S. (presenter), **Wang, R.**, Davis, J. E., Rosenberg, G., and Errett, N. A. (2026). "Recentering 'Community' in Resilience: Understanding the Potential of Community Land Trusts in Local Climate Adaptation," at International Conference on Urban Affairs, Chicago, IL. [session organizer and moderator]

Luo, Z. and **Wang, R.** (2026). "Collaborative Regional Governance in Inclusionary Zoning: Policy Implementation and Institutional Arrangement in East King County, WA," UW BE PhD 2026 Symposium, Seattle, WA. [poster]

Tong, E. (presenter), **Wang, R.**, and Colburn, G. (2026). "One-Size Fits None: A Multi-Dimensional Approach to Opportunity Indices that Center Neighborhood Choice in the Siting of Affordable Housing," UW BE PhD 2026 Symposium, Seattle, WA. [poster]

Wang, R., Ramiller, A., Acolin, A., and Walter, R. (2025). "Economic Mobility or Safety Net? Examining Employment Status and Wage Trajectories of Housing Choice Voucher Recipients," The 2025 Association for Public Policy Analysis and Management (APPAM) Fall Research Conference, Seattle, WA.

Ramiller, A. (presenter), **Wang, R.**, and Acolin, A. (2025) "Spatial Mismatches and Employment Outcomes in the Housing Choice Voucher Program," The 2025 Association for Public Policy Analysis and Management (APPAM) Fall Research Conference, Seattle, WA.

Luo, Z. and **Wang, R.** (2025). "Regional Collaborative Governance and Inclusionary Zoning: Policy Implementation and Institutional Arrangement in King County, WA," The 2025 Association for Public Policy Analysis and Management (APPAM) Fall Research Conference, Seattle, WA. [poster presentation]

- Spicer, J. (presenter) and **Wang, R.** (2025). “Just Transition, Double Bind, or Both? Climate Change Action by North American Community Land Trusts,” The 2025 Cambridge Journal of Regional, Economy and Society (CJRES) Conference, Cambridge, UK.
- Wang, R.** and Spicer, J. (2025). “All Roads Lead to Rome? Performance Evaluation of Different Types of Community Land Trusts Based on a Large-Scale Survey,” at Europe Network of Housing Research (ENHR) Annual Conference, Paris, France.
- Wang, R.** and Spicer, J. (2025). “The Possibilities of Scalar Flexibility in Community Land Trusts? Comparing the Size and Factors Associated with Service Areas,” at International Conference on Urban Affairs, Vancouver BC, Canada.
- Wang, R.** (2024). “Understanding the Financial Health of CLTs: The Role of Organizational and Environmental Factors,” at Association of Collegiate Schools of Planning (ACSP) Annual Conference, Seattle, WA.
- Acolin, R. (presenter), Gusoff, G., Ramiller A., **Wang, R.**, and Zimmerman, F. (2024). “Pursing Healthy Homeownership: An Evaluation of the Neighborhood Health Trajectories of Shared Equity Homeowners,” at Association of Collegiate Schools of Planning (ACSP) Annual Conference, Seattle, WA.
- Spicer, J. (presenter) and **Wang, R.** (2024). “All Roads Lead to Rome? Performance Evaluation of Different Types of Community Land Trusts Based on a Large-Scale Survey,” Society for the Advancement of Socio-Economics (SASE) Annual Conference, Limerick, Ireland.
- Spicer, J., and **Wang, R.** (co-presenter) (2024). “Addressing Climate Change Through Collective Tenure? Comprehensive Evidence from Surveys of Community Land Trusts (CLTs) in the US and Canada,” at Urban Affairs Association (UAA) Annual Conference, New York, NY.
- 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.
- 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.
- 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.
- Wang, R.** (2017). “Providing Access to Neighborhoods of Opportunity”, moderator and session organizer, Intersections 2017, Oakland, CA.
- Wang, R.** (presenter) and Walter, R. (2017). “Do Subsidized Low-Income Families Live in Neighborhoods of Opportunity?”, at Esri User Conference, San Diego, CA. [poster presentation]
- 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.

- 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.
- Walter, R. (presenter), and **Wang, R.** (2016). “An Examination of the Housing Choice Voucher Program in Understudied Areas”, at ACSP Annual Conference, Portland, OR.
- 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.
- Wang, R.** (2015). “Examine the determinants of locational outcomes for Housing Choice Voucher households”, at UAA Annual Conference, Miami, FL.
- Alakshendra, A. (presenter) and **Wang, R.** (2015). “Examine the Determinants of Voucher Locational Outcomes”, at ACSP Annual Conference, Houston, TX.
- 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.
- 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.
- Wang, R.** (2013). “Locations of Voucher Holders Before and After the Housing Crisis: A New Methodology”, at UAA Annual Conference, San Francisco, CA.
- 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.
- Blanco, A. G., **Wang, R.** (presenter) 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.
- 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.
- Blanco, A. G., Shmaltsuyev, M., and **Wang, R.** (presenter) (2010). “The Economic Cost of Traffic Congestion in Florida”, at ACSP Annual Conference, Minneapolis, MN.
- 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.

2.6 INVITED PRESENTATIONS AND PANELS

- “Community Land Trust Rental Housing Developments.” (2024). League of Women Voters of San Luis Obispo County (virtual).

- “All Roads Lead to Rome?: Performance Evaluation across Different Types of Community Land Trusts Based on a Large-Scale Survey.” (2024). Fannie Mae (virtual).
- “Do Inclusionary Zoning Policies Affect Local Housing Markets?” (2024). University of Washington Center for Statistics and the Social Sciences (CSSS) seminar.
- “Inclusionary Zoning in the United States: Prevalence, Design, and Productivity.” (2023). MetroVancouver Housing Central Conference (virtual).
- “CLTs and Nonprofit Shared Equity Programs: Prevalence and Impact.” (2023). Grounded Solutions Network webinar (virtual).
- “Community Land Trust Research.” (2023). College of Built Environments All College Meeting at University of Washington (virtual).
- “Community Land Trusts & Shared equity Homeownership Programs in the U.S.” (2023). Center for Studies in Demography & Ecology (CSDE) seminar, UW campus, Washington.
- “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.
- “Planning for Housing with Lasting Affordability.” (2023). Florida Housing Coalition 2023 Conference in Orlando, Florida.
- “CLT Research.” (2023). Northwest Community Land Trust Coalition legislation meeting (virtual).
- “CLT and Inclusionary Zoning Research.” (2023). Presentation to Washington State Governor Jay Inslee at University of Washington.
- “The Nonprofit Path of Research Career.” (2023). College of Built Environments Doctoral Research Seminar at University of Washington (virtual).
- “Ventura County Inclusionary Housing Ordinance.” (2022). Webinar hosted by Central Coast Alliance United for A Sustainable Economy (virtual).
- “Affordable Ownership Models.” (2022). Webinar hosted by Housing & Human Services Advisory Board of Washtenaw County, Michigan (virtual).
- “Community Opposition to Affordable, Mixed-Income, and Public Housing.” (2022). Webinar hosted by Southern Tier 8 Regional Board in New York (virtual).
- “Inclusionary Housing in the U.S.” (2021). Webinar hosted by Fannie Mae (virtual).
- “Accessing Homeownership through Shared Equity Programs: Wealth-Building and Locational Outcomes.” (2021). West Coast Poverty Center Housing Roundtable at University of Washington (virtual).
- “Community-Based Approaches to Creating Sustainable Affordable Housing.” (2021). Roundtable at Rutgers University (virtual).

“Introducing Shared Equity Homeownership Programs and Evaluating Their Performance during Housing Market Fluctuations.” (2019). International Young Scholar Forum at Tongji University, China.

“From Experience to Profession: Bridging Subsidized Housing System between the U.S. and China.” (2018). The China Seminar at Portland State University.

“What We Know about Inclusionary Housing Policies & How to Maximize Their Impact.” (2017). Grounded Solutions Network webinar (virtual).

“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.

“Application of GIS in U.S. Planning Practice.” (2012). Chongqing Planning Bureau, China (in Chinese).

SECTION 3. PROFESSIONAL ACTIVITIES

3.1A RESEARCH, POLICY, AND TECHNICAL REPORTS³

Tong, L., **Wang, R.**, and Colburn, G. (2026). Siting of Affordable Housing in Seattle, WA. Final report. *City of Seattle, Office of Housing*.

Wang, R., Colburn, G., Tong, L., and Hwang, S. H. (2025). Siting of Affordable Housing in Seattle, WA. Interim report. *City of Seattle, Office of Housing*.

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*.

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*.

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*.

Wang, R. and Rose, L. (2018). Grounded Solutions Network 2017 Member Report. *Oakland, CA: Grounded Solutions Network*.

Wang, R., Muller, M., and Luccetti, J. (2015). Alternative Fuel Cost Report. *Gainesville Regional Transit System*.

Soule, J., Fang, A., and **Wang, R.** (2013). Jintang Water Management Recommendation Report. Strategic planning report (in Chinese). *Jintang County Government, China*.

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).

3.1B ARTICLES IN PROFESSIONAL AND MEDIA PUBLICATIONS

Spicer, J. S. and **Wang, R.** (2026). Across the US and Canada, Community Land Trusts are Climate-Proofing Affordable Housing, But Policy Holds Them Back. *The London School of Economics and Political Science (LSE) Blogs*. June 25.

Bennett, A., Corugedo, S., and **Wang, R.** (2024). Let's Harness the Growth of the Shared-Equity Field. *Shelterforce*. February 16.

Wang, R. (2021). Inclusionary Housing Map Supports the Scale of Housing with Lasting Affordability. *ESRI*. December 14.

Reyes, S. and **Wang, R.** (2021). Making Inclusionary Housing Programs a Force for Racial Equity. *Shelterforce*. October 28.

³ These are publications for practitioners and policymakers.

Reyes, S. and **Wang, R.** (2021). Inclusionary Housing: Secrets to Success. *Shelterforce*. March 10.

3.1C SOFTWARE APPLICATION AND ONLINE MAPPING TOOLS

Map of Community Land Trusts and Nonprofit Shared Equity Homeownership Programs in the United States (National)

Role: Key Personnel

Development Year: 2023

Publisher: Grounded Solutions Network

Website: <https://groundedsolutions.org/SEHmap>

Based originally on the 2022 Census of Community Land Trusts and Nonprofits with Shared Equity Homeownership Programs – which is led by Ruoniu Wang, this interactive map displays the national population of Community Land Trusts (CLT) and Nonprofits with Shared Equity Homeownership (SEH) programs, including key characteristics available for each entity. It includes a downloadable dataset of the full list of CLTs and nonprofit shared equity programs. This is the only CLT/SE entity dataset in the United States.

Inclusionary Housing Map & Program Database (National)

Role: Sole Developer

Development Year: 2019

Publisher: Grounded Solutions Network

Website: <https://inclusionaryhousing.org/map/>

Based originally on the 2019 Census of Inclusionary Housing in the United States – which is led by Ruoniu Wang, this interactive map displays the national population of inclusionary housing programs, including key characteristics available for each program. It includes a downloadable dataset of the full list of inclusionary housing programs, as well as a national survey of state-level legislation and judicial decisions that are related to the adoption of local inclusionary housing programs. This is the only inclusionary housing dataset in the United States.

Opportunity Housing Locator (National)

Role: Principal Investigator

Development Year: 2017

Grant Funding: Three grants received and listed in the grants section

The Opportunity Housing Locator is a software application for public housing authorities. It was developed as a joint partnership between researchers and public housing authorities to help households locate suitable affordable rental housing. The Locator customizes rental apartment searches based on user preferences. The application is specifically designed to help voucher households find housing. Users of the application enter information about places they want/need to live by, and neighborhood preferences based on factors such as the quality of schools or access to parks. The Locator provides a list of rental units available based on the requirements of the voucher, and a map that ranks neighborhoods on a scale from most suitable to least suitable based on the user preferences.

3.2 GRANTS AND CONTRACTS AWARDED⁴

Year and Amount Awarded	Institution, Role and Collaborators	Funding Source and Project Name
2026	University of Washington Principal Investigator	Grounded Solutions Network Synthesize scholarly research and conduct an internet search to document the prevalence and diversity of CLT models.
2026-2027	University of Washington Key Personnel PI: Gregg Colburn	Private donors, Microsoft, Challenge Seattle Development of a Housing Inventory Dashboard
2024	University of Washington Principal Investigator	Research Grant, Homestead Community Land Trust Examining Population Composition for Washington CLTs
2021-2023	Grounded Solutions Network Principal Investigator	Lincoln Institute of Land Policy Developing a Community Land Trust Typology
2021-2023	Grounded Solutions Network Principal Investigator Co-PI: Jason Spicer	Freddie Mac North America Community Land Trust Census
2019	Grounded Solutions Network Principal Investigator	Freddie Mac Research on Shared Equity Homeownership Using HomeKeeper National Data Hub Data
2018-2020	Grounded Solutions Network Principal Investigator	Fannie Mae Development of an Online Mapping Tool for Inclusionary Housing Programs
2018-2020	Grounded Solutions Network Principal Investigator	Fannie Mae Inclusionary Housing Census
2015-2016	University of Florida Key Personnel PI: William O'Dell	MacArthur Foundation Development of a National Housing Research Network
2011-2012	University of Florida Key Personnel PI: William O'Dell	US Department of Housing and Urban Development HUD Sustainable Communities Planning Grant

⁴ These awards include contracts received during academic employment and applied research grants awarded during professional employment.

2011	University of Florida Key Personnel PI: William O'Dell	Florida Housing Finance Corporation Low Income Housing Tax Credit Developments Location Evaluation
2010-2016	University of Florida Key Personnel PI: William O'Dell	Florida Housing Finance Corporation Florida Housing Data Clearinghouse
2009-2010	University of Florida Key Personnel PI: Andres Blanco Co-PIs: Ruth Steiner, Zhong-Ren Peng	Florida Department of Transportation The Economic Cost of Traffic Congestion in Florida

3.3 PROFESSIONAL ASSOCIATIONS

American Real Estate Society (Member since 2026)
The American Real Estate and Urban Economics Association (Member since 2023)
Urban Land Institute (Member since 2023)
Grounded Solutions Network (Member since 2022)
International Association for China Planning (Member since 2019)
Urban Affairs Association (Member since 2015)

SECTION 4. TEACHING

4.1 COURSES (SINCE EMPLOYED AT UW)

RE 463/RE563: Real Estate in Paris 2025-2026

RE 497/597: Real Estate Data Modeling 2023-2026

RE 397: Intro. to Real Estate Data Modeling 2023-2026

4.2A GUEST LECTURES OUTSIDE UW

“Community Land Trust and Climate Resilience: Global Lessons, Local Action” (2026). Nanjing University, China, Guest Talk (virtual).

“Community Land Trust and Shared Equity Homeownership?” (2025). University of California Riverside Course Guest Talk (virtual).

“Do Inclusionary Zoning Policies Affect Local Housing Markets?” (2024). University of Florida Course Guest Talk (virtual).

“Community Land Trust and Shared Equity Homeownership.” (2023). University of Florida Course Guest Talk (virtual).

“Community Land Trust and Shared Equity Homeownership.” (2022). Florida State University Course Guest Talk (virtual).

“Community Land Trust and Shared Equity Homeownership.” (2022). University of Florida Course Guest Talk (virtual).

“Introduction to Shared Equity Homeownership.” (2017). University of Florida Course Guest Talk (virtual).

“Supporting Sustainable Community with Equal Access to Opportunity.” (2016). University of Florida Course Guest Talk.

4.2B GUEST LECTURES AT UW

“Inclusionary Zoning Research Agenda.” (2026). University of Washington Course RE 465/565 Guest Talk.

“Introduction to Community Land Trusts.” (2026). University of Washington Course URBAN 506 Guest Talk.

“Inclusionary Zoning Research.” (2025). University of Washington Course RE 465/565 Guest Talk.

“Urban Economics and Housing Policy.” (2024). University of Washington Course URBDP 561/PUBPOL 561 Guest Talk.

“Inclusionary Zoning in the United States: Prevalence, Practice, and Productivity.” (2024). University of Washington Course ARCH 592 Guest Talk.

“Community Land Trusts and Permanently Affordable Homeownership Programs.” (2024). University of Washington Course BE 405 Guest Talk.

“Inclusionary Zoning Research.” (2023). University of Washington Course Guest Talk.

4.3 DISSERTATION, THESIS, AND SENIOR PROJECT SUPERVISION (SINCE EMPLOYED AT UW)

Student	Faculty Role	University and Department	Title/Topic	Year of Graduation
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Ph.D. Student Dissertation Committees

Susan Haverson	Member	Portland State University School of Social Work	Residents' Experiences in Inclusionary Housing	2026 (anticipated)
Chin-Wei Chen	Member	UW Interdisciplinary PhD	Evaluating the Impact of Flood Risk Information on Housing Market Dynamics in the United States	2026

Master's Student Thesis Committees

Johanna Scocco	Member	Technical University of Berlin, Germany Urban Design	Examine the locational outcome of inclusionary housing units in east King County	2026 (anticipated)
Jocelyn Ostrowski	Member	UW Urban Design and Planning	Examine the long-term affordability impacts of housing built through the low-income housing tax credit	2026
Ethan Cano	Co-Chair	UW Architecture	Machine Learning as a Framework for Analyzing Displacement Risk and Areas of Opportunity in King County, WA	2025
Malia Wing	Member	UW Urban Design and Planning	Identification of Opportunity Neighborhoods for the Implementation of the Covenant Homeownership Program in Washington State	2025

4.4 INDIVIDUAL INSTRUCTION (SINCE EMPLOYED AT UW)

Student	Quarter	University and Department	Topic
Zach Jaffe	Spring 2026	UW	Literature review on inclusionary zoning,

		Urban Design and Planning	community land trust, and social housing
Lizzie Tong	Summer 2025 – Summer 2026	UW Evans Sch. of Public Policy & Governance	Sitting of affordable housing in Seattle
Tongtian Xiao	Spring 2025 - Present	UW Department of Political Science	Impact of inclusionary zoning policies on local housing markets – ARCH cities.
Zhongmin Luo	Fall 2024 – Present	UW PhD in Built Environment	Regional administration of inclusionary zoning policies
Richard Zhou	Spring 2024	UW Real Estate	Financial measures for CLTs
Cissi Xu	Summer 2023 - Fall 2024	UW Real Estate	Inclusionary zoning policies in East King County

SECTION 5. SERVICE

5.1 ACADEMIC - UNIVERSITY OF WASHINGTON

Runstad Department of Real Estate, Graduate Program Curriculum Review Committee
Committee Member (2023 – 2024)

College of Built Environments, CBE Inspire Fund Proposal Review Committee
Committee Member (2023, 2025)

College of Built Environments, PhD in the Built Environments Program
Core Program Faculty Member (2022 – present)
BE PhD Committee (2025 – present)

College of Built Environments, CBE Diversity Council
Faculty Member (2022 – 2023, 2025 – present)

University of Washington, Interdisciplinary PhD Program in Urban Design and Planning
Core Faculty Member (2026 – present)
Steering Committee Member (2024, 2025 – 2026)
Faculty Affiliate (2023 – present)
Student Awards Committee Member (2025)

University of Washington, Housing Futures Center
Faculty Affiliate (2024 – present)

5.2 PROFESSIONAL ORGANIZATION SERVICE

National Science Foundation, the Law & Science Program
Ad hoc Reviewer (2026)

Capital One, Scaling Pathways to Homeownership Evaluation Panel
Panel Expert (2026)

Urban Land Institute, Terwilliger Center for Housing, Inclusionary Zoning Technical Assistance Panel
Panel Expert (2025)

International Center for Community Land Trusts
Research Collaborative Planning Committee Member (2024-present)

Results for America, Economic Mobility Catalog Strategy Guide Expansion Initiative
Panel Expert (2024-2025)

Grounded Solutions Network
Research Fellow (2022-present)

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. CBDs 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)

5.3 PEER-REVIEWED JOURNAL AD HOC REVIEWER OF MANUSCRIPT SUBMISSIONS

Buildings
Business and Management Studies
Cityscape
Designs
Geographical Research
Health Affairs
Housing and Society
Housing Studies
Housing Policy Debate
Humanities and Social Sciences Communications
International Journal of Environmental Research and Public Health
International Journal of Strategic Property Management
Journal of the American Planning Association
Journal of Business and Management Studies
Journal of Housing and the Built Environment
Journal of Planning Education and Research
Journal of Planning Literature
Journal of Urban Affairs
Journal of Urban Management
Land
Social Sciences
Societies
Sustainability
Urban Affairs Review