## GEORGE C. GALSTER

*Clarence Hilberry Professor of Urban Affairs & Distinguished Professor, Emeritus*

*Department of Urban Studies and Planning; Wayne State University, Detroit MI 48202*

*Home address: 1130 NW 12th Ave. #520; Portland, OR 97209 [updated Jan., 2018]*

George Galster earned his Ph.D. in Economics from M.I.T. with *summa cum laude* undergraduate degrees from Wittenberg and Case Western Reserve Universities. He has published over 150 peer-reviewed articles and 35 book chapters on topics ranging from metropolitan housing markets, racial discrimination and segregation, neighborhood dynamics, residential reinvestment, community lending and insurance patterns, neighborhood effects, and urban poverty. His nine authored, co-authored, and edited books include *Homeowners and Neighborhood Reinvestment*, 1987; *The Maze of Urban Housing Markets,* 1991; *The Metropolis in Black and White*, 1992; *Reality and Research:* *Social Science and American Urban Policy since 1960*, 1996; *Why* ***NOT*** *in My Back Yard?: The Neighborhood Impacts of Assisted Housing,* 2003; *Life in Poverty Neighborhoods*, 2005; *Frontiers of* *Quantifying Neighborhood Effects*, 2008; *Driving Detroit: The Quest for Respect in the Motor City*, 2012 and *Making Our Neighborhoods, Making Our Selves,* forthcoming.

Dr. Galster provides a wealth of experience in academic, governmental, non-profit, and for-profit circles, both in the U.S. and abroad. He has held positions at the Universities of: Harvard, California-Berkeley, North Carolina, Amsterdam, Delft, Glasgow, Mannheim, and Western Sydney. He served as Director of Housing Research at the Urban Institute in Washington, DC before coming to Wayne State University in 1996. Dr. Galster has been a consultant to the U.S. Department of Housing and Urban Development, U. S. Department of Justice, numerous municipalities, community organizations, civil rights groups, and organizations like the National Association of Realtors, American Bankers Association, and Fannie Mae. He has served on the Consumer Advisory Council of the Federal Reserve’s Board of Governors, National Academy of Science review committees, and numerous other leadership positions in community service. Public officials in Australia, Canada, China, France, Scotland, and the U.S. have sought his housing and urban policy consultations.

George Galster’s scholarly work has been extremely influential, having been cited over 14,000 times in other publications. A 2017 independent analysis of the Social Science Citations Index ranked him 8th in the world in the field of Urban Studies, based on number of citations from 1990-2010. He was recognized in 2016 by the Urban Affairs Association with its prestigious “Contributions to the Field of Urban Affairs” Award.

**PROFESSIONAL BACKGROUND**

**Academic (Teaching - Research) Appointments**

2012 Mannheim University Center for European Social Research, GER

2009 Oslo U. Summer School in Comparative Social Science Studies, NOR

1996-2017 Wayne State University, Clarence Hilberry Professor of Urban Affairs

1994-95 UNC - Chapel Hill, Dept. City and Regional Planning: Visiting Professor

1986-94 The College of Wooster, Department of Economics: Professor (1986-94)

Associate Professor (1980-86); Assistant Professor (1974-80)

Great Lakes Colleges Association:

1993 Director, European Academic Term

1977 Director, Comparative European Urban Term

**Research Appointments**

2012-15 Visiting Distinguished Scholar, Danish National Institute for Social

Research, Copenhagen, DK

2009, 2013 Visiting Distinguished Prof., Uppsala U. Inst. Urban & Housing Res., SE

2009, 2012-14 Visiting Distinguished Professor, U. of Western Sydney, Australia

2007- Visiting Distinguished Professor, Glasgow U., Dept. Urban Studies, UK

2007 Visiting Research Professor, Technical University of Delft / OTB, NL

2005 Visiting Distinguished Professor, U. of Amsterdam, Dept. Geography, NL

1993-96 Urban Institute: Principal Research Associate; Director Housing Research

1986-87 Visiting Scholar, U. California-Berkeley, Graduate School of Public Policy

1981-82 Visiting Scholar, Harvard University, Department of Economics:

**University Teaching Experience**

1. Principles of Economics, Urban Economics, Public Finance,

Ghetto Economics, Poverty & Inequality, Marxian Economics,

Urban Studies, Public Policy Analysis, Social Science Research

Methods, Microeconomics, Neighborhood Dynamics, Perspectives on Race, Gender, Class & Culture, Housing Policy, Race and the City, Fair Housing & Discrimination, Neighborhood Decline & Revitalization, Urban Poverty & Racial Segregation, Labor & the City, Poverty Neighborhoods

**Administrative Experience**

2004 Interim Dean, College of Urban, Labor & Metropolitan Affairs, WSU

2002-04 Convener, Professors of Urban and Labor Studies, CULMA / WSU

1994-96 Director of Housing Research, The Urban Institute, Washington DC

1975-77, 1982-92 Chairperson, Urban Studies Program, The College of Wooster, OH

1975-76 Director, Douglass Humanities House (co-ed dorm), *ibid.*

1978-80, 1976-81 President, Wayne Community Action Commission; Board Member

1977, 1993 Director, Great Lakes Colleges Assoc. Comparative Urban Studies

### Professional Citations

1. Blaug & Vane, *Who’s Who in Economics*, 4th Edition (limited to 1,200

economists with highest number of citations from publications 1990-2000)

2004 2nd-Most Publications among 844 ACSP Faculty 1998-2003, by *JPER*

2005 Most-Cited Article in *Housing Studies* Since 1997, by *HS* Editors

2013 Top-Ten cumulative cites among ACSP Faculty; Prof. T. Sanchez study

2015 Most Cited Author, cumulative 25-yrs. of *Housing Policy Debate*, with 3 papers in top-25 most-cited (ranking #2, #8 and #24)

2106 Over 11,000 cumulative citations, H-index=56; Google Scholar data

**Selected Research Grant Awards (Principal or Co-Principal Investigator)**

**[amount awarded since 2000: $3.8 million]**

1975, 1980 Ohio Real Estate Research Foundation

1978, 1994-2004, 11 U.S. Department of Housing and Urban Development (15)

1981/99, 2001/04/08 Ford Foundation (6)

1989-1992 Ohio Department of Mental Health

1990-1995 National Institute of Mental Health

1992 Social Science Research Council

1993 Rockefeller Foundation

1994-97, 1999-00 Fannie Mae Foundation (3)

1994 New York Clearing House Association

1995 Robert Wood Johnson Foundation

1997-98 Charles Stewart Mott Foundation

1998-99; 2012-13 Annie E. Casey Foundation

2001-03 U.S. Geological Survey (2)

2001/08/10 MacArthur Foundation (3)

2004 State of Michigan, Office of Financial and Insurance Services

2005-06 National Institute of Child & Human Development / NIH

2007-09 Kellogg Foundation

2010 Skillman Foundation

2011 Annie E. Casey Foundation

**Selected Professional Appointments**

1989, 2000, 2010 Advisory Panel, National (HUD-Urban Inst.) Housing Discrimination Study

1990-92 Consumer Advisory Council, Board of Governors of the Federal Reserve System, Washington, DC

1991-92 Advisory Panel, National Evaluation of Fair Housing Initiative Program

1991 Housing Training/Technical Assistance Team Member, U.S. Agency

For International Development Mission to Bulgaria

1993-96 Advisory Panel, Yonkers, NY, Community and Family Project

1993-96 Advisory Board, Fair Housing Legal Support Center, John Marshall

Law School, Chicago

1995-2003 Board of Directors, Institute on Race & Poverty, University of Minnesota

* 1. Advisory Panel on Intergroup Relations, Leadership Conference

Education Fund, Washington, DC

2001-07 International Associate/Advisor, ESRC Centre for Neighborhood

Research, UK

2003-07 Advisory Network, Three-City MTO Qualitative Study

2003-12 Research Affiliate, National Poverty Center, University of Michigan

2005- Policy Advisory Board, The Reinvestment Fund, Philadelphia

2006-10 Advisory Board, Fair Housing Justice Center, HELP USA, New York

2007-08 National Academies of Science; review panel for HUD-PD&R research

2007- National Evaluation Advisory Panel, Skillman Foundation, Detroit

2009- Affiliated Scholar, The Urban Institute, Washington, DC

2011- MacArthur Foundation Housing Matters Research Network Affiliate

2013- Advisory Panel, Atlanta Housing Authority Moving to Work evaluation

2013- Advisory Panel, National Housing Discrimination against Families Study

2014-17 Advisory Panel, Applied Quant Methods Network, U. Edinburgh

**Selected Consultations**

1970 Industrial Systems Analyst, Champion Spark Plug Co., MI

1975 City of Wooster Planning Department, OH

1978, 1982 U.S. Department of H.U.D., DC

1975, 1979 M.I.T./Harvard Joint Center for Urban Studies, MA

1979 National Committee Against Discrimination in Housing, DC

1983-84, 1986, 2002 National Association of Realtors, DC

1985 City of Mansfield, OH

1985 City of Winston-Salem, NC

1985 Sherman Park Community Association, WI

1985-87 Toledo Fair Housing Center, OH

1985-87 Housing Opportunities Made Equal, Cincinnati, OH

1988-90 City of Maple Heights, OH

1987-88 MIT Center for Real Estate Development, MA

1988 City of Austin Community Housing Resources Board, TX

1988 Kennedy School of Government, Harvard University,

1988-90 Metro Milwaukee Fair Housing Council, WI

1988-89 Cleveland Foundation, OH

1989 New School for Social Research, CDC Research Center, NY

1990 LaFollette Institute, University of Wisconsin, Madison, WI

1990-91 American Bankers Association, Washington, DC

1991,1993 FNMA (Fannie Mae), Washington, DC

1992 Chemical Bank Corporation, NY

1997-1998 Sanders Task Force for Desegregation of Allegheny County Public Housing, Pittsburgh, PA

* 1. City of Detroit, Planning and Development Department

2000 The Reinvestment Fund, Philadelphia, PA

2001 Association for Public Policy Analysis and Management, Washington, DC

1996- The Urban Institute, Washington, DC

2001- MDRC (Manpower Demonstration Research Corporation), New York, NY

2001- Abt Associates, Bethesda, MD

2006-2008 Econometrica, Inc., Bethesda, MD

2006-2007 RW Ventures, Chicago, IL

2007 City of Rochester, NY

2007 Department of Communities and Local Government, United Kingdom

2009 Ministry of Economic Cooperation & Development, People’s Rep. China

2014 Emory University

2015 Danish National Research Institute, Copenhagen, DK

2015 Norwegian Social Research Institute, Oslo, NOR

2017- ESRC Understanding Inequality project

**Selected Scholarly Honors, and Awards, and Fellowships**

1966-70 Inducted into six national and campus undergraduate honorary societies

1967-68 Kelly Memorial Award for Intercollegiate Debating Excellence, Wittenberg

1969 Presidential Scholarship, Wittenberg University

1971 Finalist, Danforth Fellowship Competition

1971 Senior Prize for Outstanding Economics Student, Case Western Reserve

1971-74 NDEA Title IV Fellowship, MIT

1985 Luce Grant for Distinguished Scholarship, College of Wooster

1998 Floyd McKissick Distinguished Scholar, U. of North Carolina-Chapel Hill

1998 Inducted Fellow, Homer Hoyt Institute of Advanced Real Estate Studies

1998 Winner, “Best Analytical Paper” Award, Association of Collegiate Schools of Planning Conference, Pasadena (coauthored)

1. Winner, “Best Community Development Action Research Paper”, Assoc. of Collegiate Schools of Planning Conference, Chicago (coauthored)
2. Winner, “Best Paper” Award, Association of Collegiate Schools of

Planning/AESOP Conference, Leuven, Belgium (coauthored)

1. Named to *Who’s Who in Economics;* a designation reserved for those

cited most frequently in journal articles published 1990-2000

2004 Cited, “2nd-Most Publications among 844 ACSP Faculty 1998-“ by *JPER*

2005 Cited, “Most-Cited Article in *Housing Studies* Since 1997” by *HS* Editors

2005 Wibaut Fellowship for Distinguished Scholar, University of Amsterdam

2006 Community Economic Development Award for Outstanding Scholarship, Michigan State University

2007 Winner, “Best Paper of Year” *Journal of the American Planning Association* v. 72, 2006 (coauthored)

2008 Winner, “Article of the Year,” *Jl. of Insurance Regulation* (v. 24, 2006)

2009 Runner-up, “Best Paper”, European Network for Housing Research

Conference, Prague (coauthored)

2010 Carnegie Centenary Distinguished Visiting Professorship, Scotland

2010 Honorable Mention, Chester Rapkin Award for the Best Article in *JPER*

(coauthored)

2011 Invited participant, The American Assembly, "Reinventing America's

Legacy Cities," Detroit, April

2012 Distinguished Faculty Fellowship, Wayne State University

2013- Penn Institute for Urban Research Scholar; University of Pennsylvania

2013 Utzon Memorial Lecture, U. New South Wales (AU)

2013 Halloran Trust Memorial Lecture, U. of Sydney (AU)

2014 “UAA Service Honor Roll” Award, Urban Affairs Association

2014 Winner, "Best Paper", 2013 Urban Affairs Assoc. Conf. (coauthored)

2015 Winner, "Best Paper", 2014 Urban Affairs Assoc. Conf. (coauthored)

2015 “Most Cited Author,” cumulative 25-yrs. of *Housing Policy Debate*, with 3 papers in top-25 most-cited (ranking #2, 8 and 24)

2016 “Contributions to Field of Urban Affairs” Award, Urban Affairs Association

2017 8th most-cited author in ISI-Social Sciences Citations index “Urban

Studies” category, 1990-2010 (Kong & Qian, *Urban Studies*, 2017)

**Service to Profession**

*Institutional Service*

1989, 1999, 2010 Advisory Board for design and analysis of three HUD National Housing

Discrimination Surveys

1991 Advisory Board for design and analysis National Fair Housing Initiative

1993-99 Governing Board, Urban Affairs Association

1. Program Co-Chair, 1998 Urban Affairs Association Annual Meeting

2001 Conference Organizer, “Opportunity and the Housing Nexus,” joint

Urban Institute-*Housing Studies* sponsorship, May 31

* 1. National Academies of Science; Committee to Evaluate HUD-PD&R

research; co-authored report: *Rebuilding the Research Capacity*

of *HUD* (Washington, DC: National Academies Press, 224 pages.

2013 Advisory Board, HUD National Study of Housing Discrimination against

Families with Children

2013- Advisory Committee, National Initiative on Mixed-Income Communities

2014 UAA Service Honor Roll Award, Urban Affairs Association

*Scholarly Journal Editorial Boards*

1995-2017 *Housing Studies* Management Board

1996- *Journal of Housing Research* Editorial Board

1997-2017 *Housing Policy Debate* Editorial Board [Associate Editor since 2013]

2000-2016 *Journal of the American Planning Association* Editorial Board

[Associate Editor 2006-2016]

2005- *Journal of Planning Literature* Editorial Board

2008-2017 *Housing Theory and Society* Editorial Board

1996-2013 *Urban Studies* Editorial Board

1989-1992 *Urban Affairs Quarterly* Editorial Board

1989-1999 *Journal of Urban Affairs* Editorial Board

1991-2000 *Social Indicators Research* Editorial Board

*Other Editorial Service*

1995 Guest Editor, *Housing Policy Debate* special issue “Access to Opportunity: Understanding its Influence on Urban Lives,” 6(1), 1995

1996- Advisory Board of Editors, Sage *Cities and Planning* book series

1997-2000 Editorial Board, Wayne State University Press

1. Co-Guest Editor, *Journal of Urban Affairs* conference issue 21(2), 1999
2. Guest Editor, *Housing Studies* special issue “Opportunity, Deprivation,

and the Housing Nexus: Trans-Atlantic Perspectives,” 17(1); 2002

[designated as “Most Cited” special issue in journal’s 20-year history]

2003 Co-Guest Editor, *Housing Studies* special issue “Life in Poverty

Neighbourhoods,” 19(6), 2003

2007 Co-Guest Editor, *Housing Studies* special issue, “Frontiers of Quantifying

Neighbourhood Effects,” 23(5), 2007

2008 Guest Editor, *Journal of the American Planning Association* special issue

“The Future(s) of Housing,” 74(1), 2008

2014 Co-Guest Editor, *Housing Policy Debate* special issue, “CDBG After 40

Years” 24(1) 2014

2015 Co-Guest Editor, *Housing Studies* special issue, “Social Mix,” 30(2), 2015

2016 Co-Guest Editor, *RSF: The* *Russell Sage Journal of Social Science*

special issue, “Spatial Foundations of Inequality,” 3(2), 2017

2016 Guest Editor, *Housing Policy Debate* special issue on “People vs. Place

Housing Policy,” 27(2), 2017

*Proposal Reviewer for:*

National Science Foundation (1978-); Fannie Mae Foundation (1992-); MacArthur Foundation (2000, 2016); Hampton Fund, U. British Columbia (2002); W.T. Grant Foundation (2004-); European Research Council (2007-)

*Manuscript reviewer for:*

*American Economic Review American Journal of Sociology*

*American Sociological Review Journal of Urban Affairs*

*Urban Affairs Review (nee Quarterly) Journal of the American Planning Association*

*Journal of Policy Analysis and Management Urban Studies*

*Regional Science and Urban Economics Environment & Planning A*

*Journal of Regional Science Social Science Quarterly*

*Economic Development Quarterly Journal of Planning Education and Research Regional Science Perspectives Journal of Real Estate Finance and Economics*

*Demography Sociological Quarterly*

*Journal of Housing Economics Journal of Human Resources*

*Economic Geography Housing Policy Debate*

*Review of Black Political Economy Government and Policy*

*Journal of Housing Research Growth and Change*

*Housing Studies Journal of Economic Education*

*Social Forces Population Research and Policy Review*

*Review of Social Economy Journal of Housing Finance*

*Journal of Ethnic and Migration Studies California Politics and Policy*

*Journal of Planning Literature Geografiska Annaler*

*Journal of Housing and the Built Environment Journal of Regional Science*

*International Journal of Housing Policy Disability Studies*

*European Sociological Review Social Service Review*

*Social Science Research Journal of Community Practice*

*Housing Theory and Society Oxford Economic Papers*

*Town Planning Review Public Library of Science (PLOS)-One*

**Professional Memberships**

Urban Affairs Association (lifetime member)

Association for Public Policy Analysis and Management

Association of Collegiate Schools of Planning

European Network for Housing Research

Asian-Pacific Network for Housing Research

**Service to Community**

1975 Chairperson, City of Wooster Economic Development Task Force

1978 Chairperson, City of Wooster Housing Task Force

1978-80 President, Wayne County Community Action Commission

1988-90 Board Member, Wooster Interfaith Housing Corporation

1989-91 Appointee, Ohio Fair Lending Task Force

1996-99 Alternate Delegate, Southeast Michigan Council of Governments

1997-2004 Board Member, Detroit Downtown Inc.

1998-2001 Advisory Board, Fannie Mae Housing Partnership Office, Detroit

1998-2004 Board of Trustees, Michigan Housing Trust Fund

2001-2002 Organizing Committee and Trustee, Metropolitan Urban Ministry Institute

2001 Award: “Affordable Housing Warrior,” by Michigan Housing Trust Fund

2002-2004 Detroit City Council’s Housing Task Force, Targeting Subcommittee

2004- Advisory Board, Opportunity Resource (nee Michigan Interfaith Trust)

Fund

2005 Honorary Chairperson, Fair Housing Center of Metropolitan Detroit

Membership / Contribution Drive

2005- Policy Advisory Board, The Reinvestment Fund, Philadelphia

2005 Training video for Michigan Municipal League Foundation:

“Public Official’s Guide to Affordable Housing”

2005 Award: “Spirit of Detroit,” by City Council for community volunteer service

2006- Advisory Board, Fair Housing Justice Center, HELP USA, New York

* 1. Advisory Board, Hope Hospital (for the uninsured), Detroit

2017-18 Broadway Redevelopment Area Steering Committee, City of Portland OR

**BOOKS**

Galster, G.C. *Homeowners and Neighborhood Reinvestment.* Durham, NC: Duke

University Press, 1987.

Grigsby, W., Maclennan, D., Galster, G.C., & Baratz, M. *The Dynamics of Neighborhood Change and Decline*. London: Pergamon Press, 1987.

Rothenberg, J., Galster, G.C., Butler, R.A. & Pitkin, J. *The Maze of Urban Housing Markets: Theory, Evidence and Policy*. Chicago, IL: University of Chicago Press, 1991.

Galster, G.C. & Hill, E.W. (eds.) *The Metropolis in Black and White: Place, Power and Polarization* (co-editor and contributor of three chapters). New Brunswick, NJ: Rutgers University/Center for Urban Policy Research Press, 1992.

Galster, G.C. (ed.) *Reality and Research: Social Science and U.S. Urban Policy Since 1960* (editor and contributor of five chapters). Washington, DC: Urban Institute Press, 1996.

Galster, G.C., Tatian, P., Santiago, A.M., Pettit, K.A., & Smith, R. *Why* ***NOT*** *in My Back Yard? The Neighborhood Impacts of Assisted Housing*. New Brunswick, NJ: Rutgers University / Center for Urban Policy Research / Transaction Press, 2003.

Friedrichs, J., Galster, G.C., & Musterd, S. (eds.) *Life in Poverty Neighbourhoods* (co-editor). London & New York: Routledge, 2005.

Blasius, J., Friedrichs, J., & Galster, G.C. (eds.) *Quantifying Neighbourhood Effects: Frontiers and Perspectives* London & New York: Routledge, 2008.

Galster, G.C. *Driving Detroit: The Quest for Respect in the Motor City,* Philadelphia, PA: University of Pennsylvania Press, 2012.

Galster, G.C. *Making Our Neighborhoods, Making Our Selves*. Chicago, IL: University of Chicago Press, forthcoming 2018.

**RESEARCH MONOGRAPHS**

Galster, G.C. *Consumers' Housing Satisfaction, Improvement Priorities, and Needs*. Columbus, OH: Center for Real Estate Education and Research, Ohio State University, 1980.

Galster, G.C. *Information Nexus and Neighborhood Change*. Cambridge, MA: Harvard University, Kennedy School of Government Monograph, 1982.

Galster, G.C. *A Statistical Perspective on Illegal Discrimination in Lending*. Washington, DC: American Bankers Association, 1991.

Galster, G.C. *An Econometric Model of the Urban Opportunity Structure*. Washington, DC: Fannie Mae Foundation, 1998.

Galster, G.C., Wissoker, D. & Zimmermann, W. *Testing for Discrimination in Home Insurance*. Washington, DC: Urban Institute Press, 1998.

Galster, G.C. *Neighborhood Mix, Social Opportunities, and the Policy Challenges of an*

*Increasingly Diverse Amsterdam*. Amsterdam, Netherlands: University of Amsterdam,

Department of Geography, Planning, and International Development Studies, 2005.

**NATIONAL ACADEMY OF SCIENCES COMMITTEE REPORTS**

Committee to Evaluate the Research Plan of the Department of Housing and Urban Development, *Rebuilding the Research Capacity of HUD*. Washington, DC: National Academy of Sciences Press, 2008 (224 pages; I was one of 14 on committee). Available at:

<http://www.nap.edu/catalog.php?record_id=12468>.

**SCHOLARLY JOURNAL ARTICLES AND BOOK CHAPTERS**

Galster, G.C. "Preference vs. Prejudice: What Do We Really Know About Housing Market Discrimination?" *Regional Science Perspectives* 6 (1976): 17-27.

Galster, G.C., & Hesser, G.W. "The Socio-Psychological Effects of Residence in Different Structure Types Upon the Poor," in Parviz Rad et al. (Ed.) *Proceedings; IAHS International Symposium on Housing Problems.* Clemson: Clemson University Press, 1976.

Galster, G.C. "A Bid-Rent Analysis of Housing Market Discrimination," *American Economic Review* 67 (No. 2, 1977): 144-155.

Galster, G.C. "Interracial Variations in Housing Preferences," *Regional Science Perspectives* 9 (No.1, 1979): 1-17.

Yinger, J.M., Galster, G.C., Smith, B.A., & Eggers, F. "The Status of Research into Racial Discrimination and Segregation in American Housing Markets: A Research Agenda for the Department of Housing and Urban Development," *H.U.D. Occasional Papers in Housing and Community Affairs* (1979): 55-175.

Galster, G.C. "A Neighborhood Interaction Model of Housing Maintenance and Quality Changes by Owner Occupants," *Regional Science Perspectives* 11 (No. 2, 1981): 29-48.

Galster, G.C., & Hesser, G.W. "Residential Satisfaction: Compositional and Contextual Correlates," *Environment and Behavior* 13 (No. 6, 1981): 735-758.

Galster, G.C. "Black and White Preferences for Neighborhood Racial Composition," *American Real Estate and Urban Economics Journal* 10 (No. 1, 1982): 39-66.

Galster, G.C., & Hesser, G.W. "The Social Neighborhood: An Unspecified Factor in Homeowner Maintenance?" *Urban Affairs Quarterly* 18 (No. 2, 1982): 235-254.

Galster, G.C. "Empirical Evidence on Cross-Tenure Differences in Home Maintenance and Conditions," *Land Economics* 59 (No. 1, 1983): 107-113.

Galster, G.C. "On the Measurement of Metropolitan Decentralization of Blacks and Whites," *Urban Studies* 21 (1984): 465-470.

Galster, G.C. "Scarcity, Insatiability, and Human Motivation, " *Forum for Social Economics* (Fall, 1984): 19-24.

Galster, G.C. "Evaluating Indicators for Housing Policy: Residential Satisfaction vs. Marginal Improvement Priorities," *Social Indicators Research* 16 (1985): 415-448.

Galster, G.C., & Scaturo, L.A. "The U.S. Criminal Justice System: Unemployment and the Severity of Punishment,” *Journal of Research in Crime and Delinquency* 22 (No. 2, 1985): 163-189.

Galster, G.C. "More Than Skin Deep: The Effect of Housing Discrimination on the Extent and Pattern of Racial Residential Segregation in the United States," in John M. Goering (Ed.) *Housing Desegregation and Federal Policy* (119-138). Chapel Hill: University of North Carolina Press, 1986.

Galster, G.C. "Nuclear Power Plants and Residential Property Values: A Comment on Short-Run vs. Long-Run Considerations," *Journal of Regional Science* 26 (No. 4, 1986): 803-805.

Galster, G.C. "The System Is the Solution: Marx's Analysis of Capitalism," *American Political Science Association News* (1986): 13.

Galster, G.C. "The Trojan Horse: Workers' Democracy in the Citadel of Capitalism," *Forum for Social Economics* (1986): 19-33.

Galster, G.C. "What Is Neighbourhood? An Externality-Space Approach," *International Journal of Urban and Regional Research* 10 (No. 2, 1986): 243-323.

Galster, G.C., & Peacock, S. "Urban Gentrification: Evaluating Alternative Indicators," *Social Indicators Research* 18 (1986): 321-337.

Galster, G.C. "The Ecology of Racial Discrimination in Housing: An Exploratory Model," *Urban Affairs Quarterly* 23 (No. 1, 1987): 84-107.

Galster, G.C. "Identifying the Correlates of Dwelling Satisfaction: An Empirical Critique," *Environment and Behavior* 19 (No. 5, 1987): 539-568.

Galster, G.C. "Residential Segregation and Interracial Economic Disparities: A Simultaneous- Equations Approach," *Journal of Urban Economics* 21 (No. 1, 1987): 22-44.

Galster, G.C., Freiberg, F., & Houk, D.L. "Racial Differentials in Real Estate Advertising Practices: An Exploratory Case Study," *Journal of Urban Affairs* 9 (No. 3, 1987): 199-216.

Galster, G.C. "Assessing the Causes of Residential Segregation: A Methodological Critique," *Journal of Urban Affairs* 10 (No. 4, 1988): 395-407.

Galster, G.C. "Residential Segregation in American Cities: A Contrary Review," *Population Research and Policy Review* 7 (No. 2, 1988): 93-112.

Galster, G.C., & Hesser, G.W. "Evaluating and Redesigning Subsidy Policies for Home Rehabilitation," *Policy Sciences* 21 (1988): 67-95.

## Galster, G.C., & Keeney, W.M. "Race, Residence, Discrimination, and Economic Opportunity: Modeling the Nexus of Urban Racial Phenomena," *Urban Affairs Quarterly* 24 (No. 1, 1988): 87-117.

Galster, G.C., McCorkhill, G., & Gopalan, S. "The Determinants of Income Inequality in Metropolitan Areas," *Review of Business* 10 (No. 2, 1988): 17-22, 32.

Galster, G.C. "Metropolitan Population Size and Economic Well-Being," *Urban Affairs Quarterly* 24 (No. 4, 1989): 597-614.

Galster, G.C. "Residential Segregation in American Cities: A Further Response to Clark," *Population Research* *and Policy Review* 8 (No. 2, 1989): 181-192.

Galster, G.C. "Neighborhood Racial Change, Segregationist Sentiments, and Affirmative Marketing Policies," *Journal of Urban Economics* 27 (1990): 344-361.

Galster, G.C. "Racial Discrimination in Housing Markets during the 1980s: A Review of the Audit Evidence," *Journal of Planning Education and Research* 9 (No. 3, 1990): 165-175.

Galster, G.C. "Racial Steering by Real Estate Agents: Mechanisms and Motives," *Review of Black Political Economy* 19 (1990): 39-63.

Galster, G.C. "Racial Steering in Urban Housing Markets: A Review of the Audit Evidence," *Review of Black Political Economy* 18 (1990): 105-129.

Galster, G.C. "White Flight from Racially Integrated Neighbourhoods in the 1970s: The Cleveland Experience," *Urban Studies* 27 (No. 3, 1990): 385-399.

Galster, G.C. “Federal Fair Housing Policy: The Great Misapprehension*,”* inDenise DiPasquale and Langley C. Keyes, (Eds.) *Building Foundations: Housing and Federal Policy (137-157)*. Philadelphia: University of Pennsylvania Press, 1990.

Galster, G.C. "Black Suburbanization: Has It Changed the Relative Location of Races?" *Urban Affairs Quarterly* 26 (No. 4, 1991): 621-628.

Galster, G.C. "Housing Discrimination and Urban Poverty of African-Americans," *Journal of Housing Research* 2 (No. 2, 1991): 87-122.

Galster, G.C. "Statistical Proof of Discrimination in Home Mortgage Lending," *Review of Banking and Financial Services* 7 (No. 20, 1991): 187-197.

Galster, G.C., & Constantine, P. "Discrimination Against Female-Headed Households in Rental Housing: Theory and Exploratory Evidence," *Review of Social Economy* 49 (No. 1, 1991): 76-100.

Galster, G.C., & Rothenberg, J. "Filtering in Urban Housing: A Graphical Analysis of a Quality- Segmented Market," *Journal of Planning Education and Research* 11 (No. 1, 1991): 37-50.

Burnell, J.D., & Galster, G. "Quality-of-Life Measurements and Urban Size: An Empirical Note," *Urban Studies* 29 (No. 5, 1992): 727-735.

Darden, J.T., Orcutt Duleep, H., & Galster, G.C. "Civil Rights in Metropolitan America," *Journal of Urban Affairs* 14 (No. 3/4, 1992): 469-496.

Galster, G.C. "Methodological Issues in Measuring Discrimination in Mortgage Markets," *Proceedings of Fannie Mae Research Roundtable on HMDA Data and Mortgage Market Discrimination Research* (1992): 48-50.

Galster, G.C. "Research on Discrimination in Housing and Mortgage Markets: Assessment and Future Directions," *Housing Policy Debate* 3 (No. 2, 1992): 639-684.

Galster, G.C. “Response: A Theoretical Framework for Econometrically Analyzing Mortgage Lending Activity in Census Tracts," *Urban Affairs Quarterly* 28 (No. 1, 1992): 146-155.

Cloud, C., & Galster, G.C. "What Do We Know About Racial Discrimination in Mortgage Markets?" *Review of Black Political Economy* 22 (1993): 101-120.

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*The Neighborhood Impacts of Community Development Corporations*. Urban Institute Report (6831) to NCDI, Jan., 2002 (with three others).

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*A Review of Existing Research on the Effects of Federally Assisted Housing on Neighboring Residential Property Values*, report to the National Association of Realtors, Sept., 2002.

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*Low-Income Households in Mixed-Income Neighborhoods: Extent, Trends, and Determinants,* report to U.S. Department of Housing and Urban Development, August, 2005 (with J. Booza, J. Cutsinger, K. Metzger & U. Lim)

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*The Geography of Opportunity and Anti-Poverty Policy*, report to the North West Area Foundation, Feb., 2008.

*More Than Buying a Home*, report to the Ford Foundation, Sept., 2008 (with A. Santiago)

*Quantitative Indicators of Detroit Neighborhood Contexts for Child Development*, report to Skillman Foundation, April, 2011 (with E. Raleigh)

*Economic Effects of Post Offices*, Urban Institute report to the U.S. Postal Regulatory Commission, Aug. 2011 (with four others)

*Dynamics of Neighborhood Quality in Chicago: An Analysis of the Interaction among Quality-of-Life Indicators from the New Communities Program Evaluation*. MDRC, June 2012 (with S. Williams and N. Verma); http://www.mdrc.org/publications/636/abstract.html

*Universities Investing in Communities: Evaluation of HUD’s Office of University Partnerships Program*, report to HUD from Abt Associates (with 7 others), Oct., 2012

*Opportunity Neighborhoods for Latino and African American Children*, report to HUD, March. 2014 (with A. Santiago and others), published by HUDUser at:

<http://www.huduser.org/portal/publications/Opportunity_Neighborhoods.html>

*The Magnitude and Mechanisms of Neighborhood Effects on Children*, report to the Annie E. Casey Foundation, Feb., 2015

**EDITORIALS AND COMMENTARY**

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"The Reagonomic Squeeze on Wayne County," *Wayne County Magazine*, 1 (Feb., 1981).

"Taxation Is Just Recompense to Society," *Cleveland Plan Dealer*, Nov. 11, 1983.

"Racial Changes in Cleveland Area Neighborhoods," *TRENDS in Housing* 26 (Aug., 1987).

"Discrimination: Motivations in the Marketplace," *TRENDS in Housing* 26 (Oct., 1987).

"New Cleveland Fair Housing Law Lacks Bite," *Cleveland Plan Dealer*, Jan. 18, 1988.

"Fair Housing After 20 Years: Symbol or Substance? *TRENDS in Housing* 26 (Feb., 1988).

"Discriminatory Advertising: A New Perspective," *TRENDS in Housing* 26 (April, 1988).

"Gentrification and Integration," *TRENDS in Housing* 27 (June, 1988).

"Suburbs Win Ford Foundation Innovations Award Grants," *TRENDS in Housing* 27 (Aug., 1988).

"HUD Could Forbid Local Desegregation Efforts," *TRENDS in Housing* 27 (Oct., 1988)

"Congressional Hearing on Integration Maintenance," *TRENDS in Housing* 27 (Dec., 1988)

"Audits Show Racial Discrimination Still Severe in 1980's," *TRENDS in Housing* 28 (April, 1998).

"Denver PHA Dispersal Plan Controversy," *TRENDS in Housing* 28 (June, 1989).

"Review of Audits Shows Steering Patterns Across the Nation," *TRENDS in Housing* 28 (Aug., 1989).

"Verdict Rendered by Atlanta ALJ," *TRENDS in Housing* 28 (Dec., 1989).

"Analyzing Trends in Desegregation in Metro Areas in New Light," *TRENDS in Housing* 28 (Feb., 1990).

"Integration Maintenance Misrepresented," *TRENDS in Housing* 28 (June, 1990).

"The HMDA Prescription" *Partners in Community and Economic Development*, Federal Reserve Bank of Atlanta, 2 (no.1, 1992).

“New Stadiums Crucial for Reinvestment Bandwagon.” *Detroit Free Press* (Sept. 27, 1996): 9A.

“Add to city Revenue with Nonresident Payroll Tax,” *Detroit Free Press*, (Jan. 23, 1997): 15A.

“The Challenges for Policy Research in a Changing Environment,” No.7 in *The Future of the Public Sector*. (Washington, D.C.: Urban Institute, Nov., 1996).

“Neighborhoods will benefit from downtown Detroit projects,” *Detroit Free Press* (June 20, 1997): 11A.

“A Segregated Society Cannot Be Equal,” *Detroit Free Press* (Aug. 8, 1997): 11A.

“Council Should Send Casinos to Detroit’s West Riverfront,” *Detroit Free Press* (March 25, 1998).

“Downtown Needs Residents -- And a Star Like Compuware,” *Detroit Free Press* (Sept. 11, 1998): A15.

“Combat Handicaps of Urban Poor with Training, Economic Opportunity,” *Detroit Free Press* (April 15, 1999): 11A (with L. Glazer).

“Progress in Integration Has Been Made,” *Poverty and Race* (Jan./Feb., 2000): 8-9.

“Wrestling Sprawl to the Ground,” *Housing Facts and Findings* 2 (Winter, 2000): 3-5 (with four others).

“Even Suburbs Suffer from New-Homes Magnet,” *Detroit Free Press* (April 11, 2001): 11A.

“Housing Practices Still Unfair,” *Detroit Free Press* (Dec. 16, 2002): 9A (with C. Schrupp, S. Green).

“What Anti-War Activists Should Do Now” *Detroit News* (March 26, 2003): 11A

“Making a Nationwide Gautreaux Program More ‘Neighborhood Friendly’,” *Poverty and Race* 14 (January/February, 2005): 7-8.

“Group Homes Can Benefit Neighborhoods, To a Point,” *Detroit Free Press* (Sept. 27, 2005): 11A (with J. Hamilton)

“Motown Sings the Saddest Songs,” *The Scotsman* (Dec. 15, 2010): 32-33

“True Cause of Detroit’s Fiscal Crisis” *Detroit Free Press* (April, 2013)

“Resuscitate Michigan Revenue Sharing,” *Detroit Free Press* (Jan., 2014)

“How Neighborhoods Affect Health, Well-Being and Youths’ Opportunities,” *Housing Matters*, March, 2014 [MacArthur Foundation]

**TESTIMONY**

"Integration Maintenance Policies." before U.S. House of Representatives, Subcommittee on Constitutional and Civil Rights, Washington, DC, December, 1989.

"What Do We Know About Discrimination in Mortgage Lending?" before U.S. Civil Rights Commission, Washington, December, 1994.

"Defaults and Lending Discrimination." before U.S. Civil Rights Commission, Washington, February, 1995.

“Targeting City Resources for Neighborhood Revitalization,” before Detroit City Council, July, 2002

“Inclusionary Housing,” before Portland (OR) City Council, Nov., 2016.

**FAIR HOUSING- / LENDING- / INSURANCE-RELATED ACTIVITIES**

**Research Consultant**

U.S. Department of Housing and Urban Development: Research commissioned on (1) the costs of segregation (1978); (2) black and white preferences for neighborhood racial composition (1978); (3) review/edit John Goering's compendium, *Housing Desegregation and Federal Policy* (1982); (4) secondary mortgage markets and neighborhood revitalization (2000); (5) fair housing education program (2001); (6) changes in mixed-income neighborhoods, 1970-2000 (2004)

National Committee Against Discrimination in Housing: Analysis of HUD's 1977 Housing Market Practices Survey (1979)

City of Mansfield, OH: Design, conduct, analyze and present housing needs survey, focusing on housing segregation and discrimination (1985)

Urban Institute / U.S. Dept. of H.U.D.-sponsored research:

* Advisory Board for design and analysis of three National Housing Discrimination Surveys (1988-90, 1998-99, 2010-11)
* Advisory Board for evaluation design and analysis of National Fair Housing Initiative Program (1991-92)
* Principal Investigator, first paired-testing study of home insurance redlining (1994-95)
* Principal Investigator, demographic research related to East Texas Public Housing desegregation suit settlement (1994)
* Principal Investigator, evaluating obstacles to desegregating public housing in Allegheny Co., PA (1994-95)
* Advisory Board, National Study of Housing Discrimination against Families with Children (2013- )
* Advisory Board, National Study of Housing Discrimination on Sexual Orientation (2013- )

National Fair Housing Alliance: Position paper on governmental role in fair housing: NFHA's official policy statement (1988)

Metropolitan Milwaukee Fair Housing Council: Advisor to design and implement housing counseling center and pro-integration financial incentives (1988-89)

Allegheny County (PA) Housing Authority: Social Scientist on public housing desegregation / community development implementation planning team (1997-99)

National Fair Housing Conference: commissioned paper on changes in discrimination against black homebuyers, 1989-2000 (with Steve Ross), 2004

State of Michigan, Office of Financial and Insurance Services: research on competition and premium excessiveness in home and auto insurance industries, 2004

Advisor, 1st paired testing study of discrimination- Sydney (AU) rental housing market (2012-14)

## Expert Witness / Consultant to Litigator

Milwaukee, WI: Sherman Park Community Assoc. v. Wauwatosa Realty (allegation of steering and discriminatory advertising), 1985

Cincinnati, OH: Housing Opportunities Made Equal v. Sibcy-Cline Realty (allegations of racial steering by agents), 1985-1987

Toledo, OH: Old West End v. Buckeye Federal Savings (allegation of mortgage redlining), 1986-1987

Palo Alto, CA: Mid-Peninsula Citizens for Fair Housing v. Westwood Properties (allegation of discrimination against families with children), 1987

Memphis, TN: Whitehaven Community Assoc. v. Crye-Leike Realty (allegation of steering, discriminatory advertising, and blockbusting), 1987-1989

Milwaukee, WI: Bachman v. St. Monica's Parish (allegation of anti-Semitic discrimination), 1988-1989

Maple Heights, OH: Maple Heights vs. Dudley Matheny and Valerie Sygula (allegations of racial steering), 1989-1990

Milwaukee, WI: NAACP et al. vs. American Family Insurance Co. (Allegation of home insurance discrimination), 1992-1995

Baltimore, MD: Security Management Corp. v. Baltimore County (allegation of exclusionary zoning policies), 1996

Nassau County, NY: U.S. vs. Island Park (allegations of discrimination in allocating subsidized housing), 1997

Nassau County, NY: U.S. vs. Milford (allegation of discriminatory land use policies), 1998

Detroit, MI: Carson et al. v. Flagstar Bank (allegation of mortgage discrimination), 1999

Detroit, MI: U.S. v. City of Eastpointe (allegation of police racial profiling), 2000

Milwaukee, WI: State Financial Bank v. City S. Milwaukee (allegation of zoning disc.), 2003

Ohio Civil Rights Commission (allegation of home insurance discrimination), 2004

Detroit, MI: U.S. v. Whispering Woods Apartments (allegation of racial exclusion), 2006

## Fair Housing / Lending Training Workshop Leader / Presenter

National Association of Housing Rehabilitation Officials, Canton, OH, 1984

U.S. Dept. of Housing and Urban Development, Chicago, IL, 1984

Ohio Fair Housing Congress, Akron, OH, 1984

Human Relations Commission, South Bend, IN, 1984

National Conference of Private Fair Housing Groups, Toledo, OH, 1985

Human Relations Commission, Winston-Salem, NC, 1985

Metropolitan Milwaukee Fair Housing Council, WI, 1985

Human Relations Commission, Durham, NC, 1985

Community Housing Resources Board, Austin, TX, 1988

National Fair Housing Alliance, Chicago, IL, 1988

Center for Integrated Living, Milwaukee, WI, 1989

Ohio Civil Rights Commission, Columbus, OH, 1990

American Bankers Association, Atlanta, GA, 1990

Federal Reserve Bank of New York, NY, 1991

South Florida Compliance Officers Association, Miami, FL, 1992

John Marshall Law School/Fair Housing Legal Support Center, Chicago, Il, 1998; 2000

Fund for an Open Society, Philadelphia, PA, 1999, 2002

Building Blocks for an Integrated Society, OPEN Conference, Cleveland, OH, 2003

Discrimination & Fair Housing Conference Planner & Presenter, WSU, Detroit, 2003

National Fair Housing Conference, Washington, DC, 2004

**Miscellaneous:**

Honorary Co-Chairperson, Fair Housing Center of Metropolitan Detroit fundraising

campaign, 2005