

RUONIU (VINCE) WANG, PhD
Assistant Professor

University of Washington
College of Built Environments
424 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
- Thesis: Measuring Urban Form and Examining Its Impact on Traffic Congestion in Florida
- 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
- 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

17. 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.
16. **Wang, R.** and Melton-Fant, C. (2022). Does Inclusionary Housing Alleviate the Negative Health Impacts of Gentrification? *Housing Policy Debate*. DOI: 10.1080/10511482.2022.2099933.
15. **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.
14. **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.
13. 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.
12. **Wang, R.** and Balachandran, S. (2021). Inclusionary Housing in the United States: Dynamics of Local Policy and Outcomes in Diverse Markets. *Housing Studies*. DOI: 10.1080/02673037.2021.1929863
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

Year and Amount Awarded	Institution, Role and Collaborators	Funding Source and Project Name
2023 \$10,814	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
2021-2023 \$60,000	Grounded Solutions Network Principal Investigator	Lincoln Institute of Land Policy Developing a Community Land Trust Typology
2021-2023 \$200,000	Grounded Solutions Network Principal Investigator Co-PI: Jason Spicer	Freddie Mac North America Community Land Trust Census
2019 \$80,000	Grounded Solutions Network Principal Investigator	Freddie Mac Research on Shared Equity Homeownership Using HomeKeeper National Data Hub Data
2018-2020 \$140,000	Grounded Solutions Network Principal Investigator	Fannie Mae Development of an Online Mapping Tool for Inclusionary Housing Programs
2018-2020 \$360,000	Grounded Solutions Network Principal Investigator	Fannie Mae Inclusionary Housing Census

GRANTS, continued

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

GRANTS, continued

Year and Amount Awarded	Institution, Role and Collaborators	Funding Source and Project Name
2009-2010 \$100,000	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

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

20. 2023. “*Inclusionary zoning research*,” invited lecture to RE 466/565, University of Florida.
19. 2023. “*CLT research*,” invited talk in the legislation meeting (virtual), Washington Community Land Trust Coalition.
18. 2023. “*CLT and inclusionary zoning research*,” invited talk to Washington State Governor Jay Inslee.
17. 2023. “*Community Land Trust and Shared Equity Homeownership*,” invited lecture to housing class (virtual), University of Florida.

INVITED TALKS & GUEST LECTURES, continued

16. 2023. “*The Nonprofit Path of Research Career*,” presentation to College of Built Environments Doctoral Research Seminar (virtual), University of Washington.
15. 2022. “*Ventura County inclusionary housing ordinance*,” (virtual), Central Coast Alliance United for A Sustainable Economy.
14. 2022. “*Community land trust and shared equity homeownership*,” (virtual), Florida State University.
13. 2022. “*Community land trust and shared equity homeownership*,” (virtual), University of Florida.
12. 2022. “*Affordable ownership models*” (virtual), Housing & Human Services Advisory Board, Washtenaw County, Michigan.
11. 2022. “*Community opposition to affordable, mixed-income, and public housing*” (virtual), Southern Tier 8 Regional Board, New York.
10. 2021. “*Inclusionary housing in the U.S.*” (virtual), Fannie Mae.
9. 2021. “*Accessing homeownership through shared equity programs: wealth-building and locational outcomes*” (virtual), West Coast Poverty Center Housing Roundtable, University of Washington.
8. 2021. “*Community-based approaches to creating sustainable affordable housing*” (virtual), Roundtable at Rutgers University.
7. 2019. “*Introducing shared equity homeownership programs and evaluating their performance during housing market fluctuations*”, International Young Scholar Forum at Tongji University, China.
6. 2018. “*From experience to profession: bridging subsidized housing system between the U.S. and China*”, The China Seminar at Portland State University.
5. 2017. “*What we know about inclusionary housing policies & how to maximize their impact*”, Webinar of Grounded Solutions Network.
4. 2017. “*Introduction to shared equity homeownership*”, University of Florida, guest lecture in course BCN 4105/6583.
3. 2016. “*Supporting sustainable community with equal access to opportunity*”, University of Florida, guest lecture in course BCN 4105/6583.

INVITED TALKS & GUEST LECTURES, continued

2. 2016. “*Developing a data clearinghouse of housing needs and practices for aging population growth in Florida*”, University of Florida, College of Design, Construction, and Planning Research Symposium.
1. 2012. “*Application of GIS in U.S. planning practice*” (in Chinese), Chongqing Planning Bureau, China.

ACADEMIC SCHOLARSHIPS & AWARDS

- | | |
|------|---|
| 2015 | Student Travel Award
Association of Collegiate Schools of Planning Annual Conference |
| 2015 | The Ulla B. Rydberg Award for Outstanding Commitment to Gerontological and Social Justice Studies in Planning
University of Florida, Department of Urban and Regional Planning |
| 2014 | Outstanding Plan Award (to the research team)
Florida Planning and Zoning Association |
| 2014 | Award of Merit in the Best Practices Category (to the research team)
American Planning Association Florida Chapter |
| 2011 | Best Poster Award (to the research team)
Association of Collegiate Schools of Planning Annual Conference |

PROFESSIONAL SERVICE

- | | |
|--------------|---|
| 2022 | Advisory Group, Cooperative Strategies for Just and Ecological Adaptation to Flooding in New York City
Cornell University and Environmental Defense Fund |
| 2022 | Advisory Committee, 2022 Home Attainability Index project
Terwilliger Center for Housing, Urban Land Institute |
| 2021-2022 | Subject Matter Expert, study on permanently affordable housing
Habitat for Humanity International |
| 2021-2022 | Advisory Committee, study on the financial health of U.S. CDCs
National Alliance of Community Economic Development Associations (NACEDA) |
| 2020-present | International Editorial Advisory Board
Housing Studies |

PROFESSIONAL SERVICE, continued

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

SELECTED PEER-REVIEWED JOURNAL AD HOC REVIEWER

Housing Studies
Journal of Planning Literature
Journal of Urban Affairs
Cityscape
Journal of Housing and Built Environment

Urban Affairs Review
Housing Policy Debate
Journal of Planning Education and Research
Sustainability