

Danilo Pelletiere

National Low Income Housing Coalition

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### **Positions**

Research Director, National Low Income Housing Coalition, 2003 to present

Senior Fellow, School of Public Policy, George Mason University, 2003 to present

Research Instructor, School of Public Policy, George Mason University  
2001-2003

Research Consultant, World Resources Institute, Governance and  
Institutions Program 2000-2001

Fellow, Virginia's Center for Innovative Technology, 1997-1998

Research and Teaching Assistant, School of Public Policy, George Mason  
University 1996-2000

### **Education**

Ph.D., Public Policy, 2003, School of Public Policy, George Mason  
University

M.A., Interdisciplinary Studies (Regional Economic Development and  
Technology), 1997, George Mason University

B.A., History and Regional Science, 1994, University of Pennsylvania

### **Honors and Awards**

Center for Spatially-Integrated Social Science Fellowship, Spatial Statistics Seminar, Summer 2001, Inter-University Consortium for Political and Social Research, Ann Arbor, MI.

Inter-University Consortium for Political and Social Research Travel Grant, Summer 2001.

Fulbright Scholar, Economic Development, 1994-1995, University of Rostock, Germany

### **Dissertation**

Why Do Countries Protect Used Goods Markets: An Inquiry into the Used Automobile Trade. Ph.D. Dissertation (2003). Kenneth A. Reinert, Advisor.

### **Publications**

Journal Articles

“Fully Utilizing Housing Cost Data in the American Community Survey PUMS Data: Identifying Issues and Proposing Solutions” Cityscape (forthcoming) with Keith Wardrip

“Response to ‘Linking High Tech, the Arts, and Affordable Housing: The Continuing Challenge of Success in Downtown Winston-Salem’ Applied Research in Economic Development. 4, no. 2 (2007).

“World Trade in Used Automobiles: A Gravity Analysis of Japanese and US Exports.” Asian Economic Journal. 20, no. 2 (2006) with Kenneth A. Reinert.

“Sustainable Transportation Institutions and Regional Evolution: Global and Local Perspectives.” Journal of Transport Geography. 25 (2004): 25-40 with Kingsley Haynes et al.

- “Used Automobile Protection and Trade: Gravity and Ordered Probit Analysis.” *Empirical Economics*, 29, no. 4 (2004): 737-751 with Kenneth A. Reinert.
- “The Political Economy of Used Automobile Protection in Latin America.” *The World Economy* 25, no. 7 (2002): 1019-1037 with Kenneth A. Reinert.
- “New’ Regional Transportation Organizations: Old Problem, New Wrinkle?” *Transportation Research Record*, no. 1812: 106-11 with Jonathan L. Gifford.
- “Stakeholder Requirements for Traffic Signal Preemption and Priority: Preliminary Results from the Washington, DC Region.” *Transportation Research Record*, no. 1748: 1-7 with Jonathan L. Gifford and John Collura.
- "An Empirical Investigation of the Digital Divide in the United States," *Journal of Public Affairs Management*, 2 no. 2 (2001) with G. Chris Rodrigo.
- “The Isolated State: Finding the Boundaries of Sustainable Development.” *Implications of Ecological Economics to Regional Economics. Rostocker Beiträge zur Regional- und Strukturpolitik*, 10 (1997): 56-169.

#### Other Articles

- “Understanding Public Opinion on Low-Income Housing: A Report from Recent Polling” *Rural Voices*, 10, no.1 (Spring, 2005).
- “House of Cards: The State of Black Housing” *The Crisis*, May/June (2005).

#### Book Chapters

- “The Digital Divide in the United States: Measurement and Policy Issues” in Marina van Geenhuizen, David V. Gibson and Manuel V. Heitor eds. *Regional Development and Conditions for Innovation in the Network Society* Pittsburgh: Purdue University Press (2005) with G. Chris Rodrigo

“Economic Geography and Policy in the Network Age: A Survey of Data, Analysis, and Policy” in Feldman, Maryann P. and Albert N. Link, eds. *Innovation Policy in the Knowledge-based Economy* (2001): 231-57 Boston: Kluwer Academic with G. Chris Rodrigo.

“Eco-restructuring and the 'Friction of Distance.’” *Sustainability in Action: Sectoral and Regional Case Studies*. Kohn, Jorg; Gowdy, John; van der Straaten, Jan, eds. Northampton, Mass.: Elgar (2001): 88-106

“North American Regional Integration and Multinational Firms.” *Regional Integration and Foreign Direct Investment: Implications for Developing Countries*. Koichi Ohno and Yumiko Okamoto eds. Tokyo: Institute of Developing Economies (1994) with Masahisa Fujita et al.

#### Reports and Monographs

*Getting to the Heart of Housing’s Fundamental Question: How Much Can a Family Afford? A Primer on Housing Affordability Standards in US Housing Policy*. Washington, D.C.: National Low Income Housing Coalition (2008)

*Housing at the Half: A Mid-Decade Report from the 2005 American Community Survey*. Washington, D.C.: National Low Income Housing Coalition (2008) with Keith Wardrip

*Housing and Economic Development Needs Assessment for the Federal Home Loan Bank of Dallas Region*. Washington, D.C.: National Low Income Housing Coalition (2006) with Sheila Crowley et al.

*The Rental Affordability Gap: Comparison of 2001 and 2003 American Housing Surveys*. Washington, D.C.: National Low Income Housing Coalition (2006).

*Out of Reach 2005*. Washington, D.C.: National Low Income Housing Coalition (2005) with Keith Wardrip and Sheila Crowley.

*Who’s Bearing the Burden? Severely Unaffordable Housing: An Examination of National and State Affordable Housing Needs from the 2003 American Community Survey*. Washington, D.C.: National Low Income Housing Coalition (2005) with Mark Treskon and Sheila Crowley.

The Crisis in America's Housing: Confronting Myths and Promoting a Balanced Housing Policy. Washington, D.C.: Center for Economic and Policy Research (2005) with Dushaw Hockett et al.

Out of Reach 2004. Washington, D.C.: National Low Income Housing Coalition (2004) with Winton Pitcoff et al.

Up Against A Wall: Housing Affordability for Renters: An Analysis of the 2003 American Community Survey. Washington, D.C.: National Low Income Housing Coalition (2004) with Mark Treskon

America's Neighbors: The Affordable Housing Crisis and the People it Affects. Washington, D.C.: National Low Income Housing Coalition (2004) with Sheila Crowley and Mark Treskon

Losing Ground in the Best of Times: Low Income Renters in the 1990s. Washington, D.C.: National Low Income Housing Coalition (2004) with Kathy Nelson and Mark Treskon (A Drum Major Institute "Best Reports of the Year" recipient in 2004)

Out of Reach 2003: America's Housing Wage Climbs. Washington, D.C.: National Low Income Housing Coalition (2003) with Winton Pitcoff et al.

Movin' On Up, Not Out: Redeveloping Our Neighborhoods to Benefit Current Residents. Washington, D.C.: Sierra Club (2001) with Wanda Bubriski et al.

Information and Biological Revolutions: Global Governance Challenges, Summary of a Study Group. Washington, D.C.: RAND (2000) with Francis Fukuyama et al.

Restore the Core: A Citizen's Guide to Building a Livable Washington, DC. Washington, D.C.: Sierra Club (2000) with Gwyn Jones et al.

#### Recent Working Papers

Laying the Groundwork for a National Preservation Catalog: Findings on Subsidized Housing Data Collection Efforts at the National Level. NLIHC Research Note #07-02 (2007) with Rebecca Warden and Keith Wardrip

Putting the Housing Wage to the Test National Low Income Housing Coalition Research Note #07-03 (2007)

Ensuring Housing Opportunities in Fairfax: Making the Most of the One Penny Fund by Serving Working Families with the Greatest Need (2007). Washington, D.C.: Coalition for Smarter Growth.

“World Exports of New and Used Automobiles: A Gravity Model Comparison among the EU, Japan and the United States” (2007) with Ken Reinert

American Community Survey Estimate Shows Larger National, State Affordable Rental Housing Shortages.”National Low Income Housing Coalition Research Note #07-01 (2007)

Recent Data Shows Continuation, Acceleration of Housing Affordability Crisis. National Low Income Housing Coalition Research Note #06-05 (2006) with Keith Wardrip.

Initial Assessment of 2005 American Community Survey Indicates Growing Housing Cost Burdens for Lowest Income Households. National Low Income Housing Coalition Research Note #06-04 (2006) with Keith Wardrip.

Variability of Rents Relative to Wages for Low-Income Workers May Provide Incentive for Migration. National Low Income Housing Coalition Research Note #06-01 (2006) with Keith Wardrip and Konstantina Soureli.

Hurricane Katrina's Impact on Low Income Housing Units. National Low Income Housing Coalition Research Note #05-02 (2005) with Keith Wardrip

“The Changing Role of the Federal Government as Patron: Challenges and opportunities for those who wish to design and build for low income people.” Presented at the Working Neighborhoods: Failed Policies and New Directions Seminar, April 22 (2005)

Housing Vouchers: A Review of Empirical Literature Between 2000 and 2004. National Voucher Summit Briefing Paper. National Low Income Housing Coalition (2005) with Mark Treskon and Sheila Crowley

Goals. National Voucher Summit Briefing Paper. National Low Income Housing Coalition (2005) with Mark Treskon and Sheila Crowley

Fair Market Rents. National Voucher Summit Briefing Paper. National Low Income Housing Coalition (2005) with Mark Treskon and Sheila Crowley

An Initial Estimate of People with Housing Problems from the 2003 American Housing Survey. National Low Income Housing Coalition Research Note #05-01 (2005).

A Look at Waiting Lists: What can we learn from the HUD Approved Annual Plans? National Low Income Housing Coalition Research Note #04-03 (2004) with Beth Coddington.

A Greater Rental Affordability Gap? A first look at matching rental units to household income in the 2003 American Housing Survey. National Low Income Housing Coalition Research Note #04-02 (2004).

Higher Demand Continues for Affordable Apartments: New data from the Census. National Low Income Housing Coalition Research Note #04-01 (2004) with Mark Treskon.

## **Teaching**

(At George Mason University)

Methods of Analysis Fall 2007, Spring 2008

Housing and Community Development Policy Summer 2007, 2008

Transport and Social Policy Summer 2006 (included distance learning component throughout Virginia and Montana)

Transportation, Operations, and Logistics Practicum Spring 2005, Spring 2006 (included distance learning component throughout Virginia and Montana)

Transport and the Environment Spring 2002, Summer 2004, (included distance learning component throughout Virginia and Montana)

Interstate Highways in Socio-Economic Perspective (Honors Undergraduate) Spring 2003.

Globalization and Anti-globalization Fall 2002

What's the meaning of Progress? Can American's Agree? Teaching Assistant for local economic development class taught by Joel Garreau and George Cook 1998-2000.

## **Community and Memberships**

President of Jenkins Hill Child Development Center Board 2004-2006

The American Real Estate and Urban Economics Association

The Association for Public Policy and Management

Housing Statistics Users Group

Affordable Housing Research Group