

CURRICULUM VITAE
VALERIE E. STAHL, Ph.D.
San Diego State University
School of Public Affairs
5500 Campanile Drive
San Diego, CA 92182
vstahl@sdsu.edu
www.valeriestahl.com

EDUCATION

2021 Ph.D.	Columbia University in the City of New York Urban Planning
2012 Masters	Institut d'Études Politiques de Paris (Sciences Po) Urban Affairs, "Governing the Large Metropolis"
2010 Bachelor of Arts	New York University (<i>cum laude</i>) Social and Cultural Analysis (Metropolitan and American Studies), Romance Languages

ACADEMIC POSITIONS

August 2021-Present	Assistant Professor of City Planning School of Public Affairs, San Diego State University Approved Doctoral Faculty, School of Public Health
September 2024-Present	Affiliated Faculty and Advisory Council Member Institute for Innovative Governance, SDSU

INTERESTS

Housing, Community Development, Mixed-Methods, Place-based Public Health Disparities, Justice, Zoning

PUBLICATIONS

PEER-REVIEWED ARTICLES

1. **Stahl, V. E., & Ovaitt, T*.** (2025). "A Spectrum of Preservation to Privatization? Public Housing Authorities' Adoption of the Rental Assistance Demonstration Across the United States." *Housing Policy Debate*, 1–32. <https://doi.org/10.1080/10511482.2025.2527077>
2. **Stahl, V.E.,** R. Rubin, P. Chowdhary, and H. Parada (2025). "Land Use and Breast Cancer Incidence in California: An Ecological Study." (online first) *Cancer Causes & Control*, 1-10. <https://doi.org/10.1007/s10552-025-02020-4>
3. **Stahl, V.E.,** A. Cassola, & M. Swayne (2024). "Displacement into New York City's Shelter System: Exploring the Roles of Neighborhood-level Housing Dynamics." (online first) *Housing Policy Debate*, 1-26. <https://doi.org/10.1080/10511482.2024.2426453>

*graduate student co-author.

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4. **Stahl, V. E.** (2023). "Housing publics: Situated resistance to public housing redevelopment in New York City under racial capitalism". *Environment and Planning C*, 43(2), 248-265.
<https://doi.org/10.1177/23996544231184057>
5. Fischer, L. A., **V. E. Stahl**, & B. Baird-Zars. (2018). "Unequal Exceptions: Zoning Relief in New York City, 1998–2017." *Journal of Planning Education and Research*. <https://doi.org/10.1177/0739456X18811532>

BOOK (EDITED VOLUME)

1. Sclar, E., B. Baird-Zars L.A. Fischer, **V. E. Stahl, Equal Authorship**. (Eds.) (2020). *Zoning: A Guide for 21st-Century Planning*. New York: Routledge.
Reviewed in: *Journal of Urban Affairs* (2022), *Journal of the American Planning Association* (2022), *Metropolitics* (2021), *Rooilijn* (2021- Dutch spatial planning and built environment online journal)

BOOK CHAPTERS

1. **Stahl, V. E.** (2020). "Zones of Resistance: Local Participatory Institutions in Two NYC Neighborhood Rezoning," in *Zoning: A Guide for 21st-Century Planning*, eds. Sclar, Baird Zars, Fischer, and Stahl. New York: Routledge.
2. Sclar, E., B. Baird-Zars L.A. Fischer, & **V. E. Stahl- Equal Authorship** (2020). "Zoning Matters: Institutions and Action for the 21st Century," in *Zoning: A Guide for 21st-Century Planning*, eds. Sclar, Baird Zars, Fischer, and Stahl. New York: Routledge.
3. **Stahl, V. E.** (2012). "Entitlements and Capabilities of Young 'Citizens': Participatory Community Involvement of At-Risk Youth in Argentine Cities," in *Reducing Urban Poverty: A New Generation of Ideas*, The Woodrow Wilson Center for International Scholars.

BOOK REVIEWS AND EDITORIALY REVIEWED COMMENTARIES

1. **Stahl, V.E.**, and R. Beauregard. (2023). "Commentary: Mapping Possibility: Finding Purpose and Hope in Community Planning: Two Perspectives" *Planning Theory & Practice*, 1–4.
<https://doi.org/10.1080/14649357.2023.2280425>.
2. **Stahl, V. E.** (2021). "Book Review: Keeanga-Yamahtta Taylor, *Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership*." *City and Community*, 20(1), 73-75.
<https://doi.org/10.1177/15356841211006494>
3. **Stahl, V.E.** (2020). "The Contradictions and Contestations of the New York City Housing Authority's Plan for Mixed-Income Redevelopment." Online Journal: *Metropolitics*. <https://metropolitics.org/The-Contestations-and-Contradictions-of-the-New-York-City-Housing-Authority-s.html>

PUBLICATIONS IN PROCESS

Revise and Resubmit

1. **Stahl, V.E.** & L.A. Fischer. "Diverging Discourses: State-Level Preemption of Municipal Land Regulation for Housing Production in California and Texas."
2. **Stahl, V.E.** "The Next Frontier of Public Housing Redevelopment: Resident Reflections and Neighborhood-Level Differences within the Rental Assistance Demonstration Program in San Francisco, CA."
3. **Stahl, V.E.** "The New Landlordism of Public Housing in the USA."

MEDIA PUBLICATIONS, POLICY BRIEFS, AND PUBLIC SCHOLARSHIP

Valerie Stahl CV, August 2025

1. **Stahl, V.E.** (24 Sep. 2024). "The rent's too Goddamned high: The resurgence of faith-based affordable housing." *Arc Magazine*. <https://arcmag.org/the-rents-too-goddamned-high/>
2. **Stahl, V.E.** (4 Jul. 2023). "Welcome to Blackstone, USA." *Tablet Magazine*. <https://www.tabletmag.com/sections/news/articles/welcome-blackstone-usa>
3. Rose, F., D. Burney, **V.E. Stahl**, and Partners & Partners, (2020), Exhibition Publication, *the Center for Architecture*, "Mapping Community: Public Investment in NYC." in conjunction with Faith Rose, David Burney, and Partner & Partners. <https://www.oneillresearchitects.com/mapping-communities-exhibit-catalog>. Reviewed by *Curbed NY* (2019), *ArchPaper* (2019)
4. **Stahl, V. E.** (11 Jan. 2017). "Ben Carson is an Insult to HUD," *Slate*. <https://slate.com/business/2017/01/ben-carson-is-an-insult-to-hud.html>
5. Holladay, J.S., H. Kunreuther & **V.E. Stahl** (2016). "Measuring Flood Risk: What Are NYC Residents Willing to Pay for a Flood Protection System?" NYU Institute for Policy Integrity and University of Pennsylvania Risk Center. https://policyintegrity.org/files/publications/Measuring_Flood_Risk_Policy_Brief.pdf

GRANTS, FELLOWSHIPS, AND HONORS

AWARDED

1. Fall 2024, 3 Units of Team Assigned Time, PI, with Humberto Parada. SDSU Division of Research and Innovation Assigned Time for Research, Scholarship and Creative Activity Award, "Exploring the Relationship Between Environmental Exposures in the Built Environment and Young Breast Cancer Incidence: An Interdisciplinary and Community-Based Approach."
2. Summer 2024, \$7200, SDSU Undergraduate Research and Creative Activities Summer Undergraduate Research Program Fellowship (Applicant and Mentor for Undergrad Student)
3. 2022-2024, \$7490, PI, SDSU Division of Research and Innovation Seed Grant Award, "10 Years of the Rental Assistance Demonstration Program in California: Analyzing Changing Public Housing."
4. Spring 2024, 3 Units of Individual Assigned Time, SDSU Division of Research and Innovation Assigned Time for Research, Scholarship and Created Activity, "Examining the Changing Landscape of US Public Housing Provision and its Impacts on Residents."
5. 2023, \$3000, SDSU Division of Research and Innovation Grants Research and Enterprise Writing (GREW) Fellowship
6. 2023, \$1500, SDSU College of Professional Studies and Fine Arts Conference Travel Grant
7. 2014-2021, Columbia University GSAPP Full Tuition, Enrollment Fees, and Yearly Stipend
8. 2018, \$1000, Association of Collegiate Schools of Planning (ACSP) PhD Student Travel Grant
9. 2018, Finalist, Columbia University Graduate 3 Minute Thesis (3MT) Competition
10. 2017, \$500, Columbia University Graduate Student Advisory Council Conference Spring Travel Grant
11. 2014-2016, \$210,000, Project Manager, Sloan Foundation, "The Distributional Effects of the National Flood Insurance Program."
12. 2012, Finalist, Reducing Urban Poverty Paper Competition, Woodrow Wilson Center

PRESENTATIONS, CONFERENCES, PRESS, AND PROFESSIONAL AFFILIATIONS

REFEREED CONFERENCE PRESENTATIONS

Valerie Stahl CV, August 2025

1. April 2025, "The New Landlordism of Public Housing in the United States: The Rental Assistance Demonstration (RAD)'s Changing Ownership and Management Practices." International Conference on Urban Affairs (ICUA), in Vancouver, CA.
2. April 2025, "Land Use and Breast Cancer Incidence in California." (Presented by H. Parada). American Society for Preventative Oncology (ASCO), selected for panel "Best of ASPO - Place, Policy, and Cancer Disparities," with H. Parada and R. Rubin in Philadelphia, PA.
3. 2024, Moderator, Co-author with Taya Medina, "Resident's Reflections on the Rental Assistance Demonstration: Perceptions of Home Before and After Public Housing Redevelopment in San Francisco, CA." Urban Affairs Association (UAA) Annual Conference. Preorganized session.
4. 2023, Presenter and Facilitator of "Housing Policy" Research in Motion Session, Annual Collegiate Schools of Planning (ACSP) Annual Conference. "Preservation of Privatization? Examining the Changing Landscape of US Public Housing Provision via Implementation of the Rental Assistance Demonstration (RAD)," Chicago, IL.
5. 2023, Presented Paper, "Diverging Discourses on State-Level Preemption in Land Use and Affordable Housing in California and Texas," with Lauren Ames Fischer, UAA Annual Conference. Nashville, TN.
6. 2022, Presented Paper, "'Displaceability' in Public Housing Conversions: The Rental Assistance Demonstration (RAD) and Disparities in Privatization Initiatives," with T. Medina (student co-author), Annual Collegiate Schools of Planning (ACSP) Annual Conference. Toronto, Canada.
7. 2020, Presented Paper, "Housing Publics: Contested Approaches in a New York City Public Housing Redevelopment," ACSP Annual Conference. Online.
8. 2020, Presented Paper, "Displacements Without Displacement: Contested Visions for the Future of a New York City Public Housing Community," for "Housing Movements: Tenant Battles in Raced and Gendered Capitalism," Workshop, in lieu of UAA Annual Conference 2020 (Canceled due to COVID-19) Pre-Organized Session. Online.
9. 2019, Presented Paper, "Organizing Community in an NYC Public Housing Redevelopment: A Pragmatic Approach," UAA Annual Conference. Los Angeles, CA.
10. 2018, Presented Paper, "The NextGeneration of NYCHA in Crisis: Tenant Engagement in an NYC Public Housing Redevelopment," ACSP Annual Conference. Buffalo, NY.
11. 2018, Roundtable Participant, "Zoning: A Guide for 21st-Century Planning," ACSP Annual Conference. Buffalo, NY.
12. 2018, Presented Research, "Displacement Without Displacement': Tenant Engagement in NYCHA's NextGeneration Neighborhoods Plan," 10th Annual Krueckeberg Doctoral Conference in Urban Studies, Urban Planning and Public Policy. New Brunswick, NJ.
13. 2017, Presented Paper, "Exceptions as Planning: Quantitative Analysis of Zoning Relief and Rezoning in New York City, 1998-2016," with L.A. Fischer and B. Baird Zars, ACSP Annual Conference. Denver, CO.
14. 2017, Presented Paper, "'Displacing the Invisible': Exploring the Relationship Between Gentrification and Homelessness in New York City," with A. Cassola, the American Association of Geographers (AAG) Annual Conference. Boston, MA.
15. 2016, Presented Paper, "An Unequal Geography of Exceptions: Zoning Variances and Special Permits in NYC, 1998-2015," with B. Baird-Zars, ACSP Annual Conference. Portland, OR.

INVITED GUEST LECTURES

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1. 2020, "Governing Public Housing Redevelopment in NYC," in Dr. Elizabeth Marcello's Governing the City Master's Course at Queens College Urban Affairs Program. Online.
2. 2018, "The Politics of (Truly) Affordable Housing in NYC," in Dr. Elizabeth Marcello's Urban Politics Undergraduate Course at Queens College. Flushing, NYC.
3. 2018, "Participation in NYCHA's NextGeneration Plan: Tenant Neighborhood Ownership in a 'Public' Redevelopment Process." in Professor Laura Wolf-Powers' Community Planning in NYC Master's Course at Hunter Urban Policy & Planning. New York, NY.
4. 2015, "The Relationship of Advocacy Planning with Social Movements and Counterculture: Tools, Forms, and Results," Respondent at "Urbanism in Times of Insurgency" Conference at Università IUAV. Venice, IT.
5. 2012, "Entitlements and Capabilities of Young 'Citizens': Participatory Community Involvement of At-Risk Youth in Argentine Cities," at "Reducing Urban Poverty: A New Generation of Ideas" Finalist Presentations. Woodrow Wilson Center. Washington, D.C.

CAMPUS TALKS AND CONFERENCE ORGANIZATION

1. 2025, Campus Talk, "The New Landlordism of Public Housing in the United States," SDSU Institute for Innovative Governance.
2. 2018, Co-Lead Organizer and Workshop Facilitator, "Zoning for 21st Century Planning."
3. 2017, "Dismantling U.S. Federal Housing Policy," (campus talk/panel) for "First 100 Days: Day 64- Dismantling," at Columbia GSAPP, with Professors Laurie Hawkinson and Vishaan Chakrabarti. New York, NY.
4. 2016, Co-Organizer, Speaker, "Past is Prologue: Planning's Critical Approach to 100 Years of Zoning," at Columbia GSAPP and the Museum of the City of New York.

PRESS

1. 2024, Featured Expert in Niebla, K. "In Mid-City, another example of skyrocketing home values — and problems for renters — in San Diego," *iNewsSource San Diego*, <https://inewsource.org/2024/10/16/san-diego-mid-city-median-home-price-rent/>
2. 2024, Featured Expert in Orf TV Austria's story: "Mietwucher. Wer zahlt drauf und wer casht ab?" ("Exorbitant Rent: Who Pays and Who Cashes Out?") (<https://on.orf.at/video/14209906/weltweit-mietwucher-wer-zahlt-drauf-und-wer-casht-ab>,
3. 2023, Featured Expert in Suzuki, K. "South Bay's Alvarez hopes new law will boost affordable housing in California," *KPBS (San Diego Public Radio/TV)*, <https://www.kpbs.org/news/local/2023/10/25/south-bays-alvarez-hopes-new-law-will-boost-affordable-housing-across-california>
4. 2023, Excerpted publication, "Blackstone — the Private Equity Firm Gobbling Up San Diego and Other Cities, Turning Residents into Collateral," *The Ocean Beach Rag*, <https://obrag.org/2023/07/blackstone-the-private-equity-firm-gobbling-up-san-diego-and-other-cities-turning-residents-into-collateral/>
5. 2023, Featured Expert in Kofsky, J. & M. Rosenfeld. "'A steady deterioration': US communities face a public housing crisis," *ABC News*, <https://abcnews.go.com/Politics/steady-deterioration-us-communities-face-public-housing-crisis/story?id=99049597>
 - a. "'I just cry': Families spend years on subsidized housing waiting lists," *ABC 7 News*. <https://abc7.com/housing-costs-affordable-public/13208029/>

PROFESSIONAL AFFILIATIONS

1. 2024-Present, Scholars Strategy Network Member
2. 2019-Present, Urban Affairs Association (UAA) Member
3. 2016-Present, Association for Collegiate Schools of Planning (ACSP) Member

TEACHING EFFECTIVENESS AND EXPERIENCE

TEACHING AWARDS

1. 2025, Outstanding Faculty Award, SDSU Undergraduate Urban Studies Program (Undergraduate Teaching, from Geography/Urban Studies in the College of Arts and Letters)
2. 2024, Most Influential Faculty, SDSU Glazer Center for Leadership & Service "Quest for the Best" Vice Presidential Student Services Award (Undergraduate Teaching, University-Wide)
3. 2024, Outstanding Faculty Award, SDSU Undergraduate Urban Studies Program (Undergraduate Teaching, from Geography/Urban Studies in the College of Arts and Letters)
4. 2022, Most Influential Faculty, SDSU City Planning Program (Graduate Teaching, Department)

COURSES TAUGHT**San Diego State University, San Diego, CA**

1. Spring 2022-2025, Seminar in Land-Use Implementation, Master's in City Planning: In partnership with SDSU's *Sage Project* (half semester in Spring 2022 due to parental leave)
2. Spring 2024-2025, Seminar in Housing and Community Development Policy, Master's in City Planning
3. Fall 2024, Zoning for Equity, Upper-Level Undergraduate and Graduate Seminar (Cross-Campus Collaboration)
4. Fall 2021-2024, Seminar in Urban Planning Foundations, Master's in City Planning
5. Fall 2021-2023, Introduction to Urban Planning, BA in Public Administration

Columbia University, New York, NY

6. January 2021, Strategies for Community Engagement Workshop, MS in Urban Planning (Online)
7. Fall 2019, Planning Methods (Quantitative Portion), Co-Instructor with Dr. Malo Hutson, MS in Urban Planning
8. August 2016-2017, Quantitative Methods Summer Workshop, MS in Urban Planning
9. Fall 2015 and Spring 2017, History and Theory of Planning (Teaching Fellow), MS in Urban Planning

Hunter College, New York, NY

10. Fall 2017, Urban Life: Personal and Observational View, Instructor, BA in Urban Studies

MENTORSHIP AND ADVISING

1. 2025-Present, Committee Member, Victoria Telles, PhD Thesis, Joint UCSD-SDSU Program in Public Health
2. 2024, Advisor for Charles Kanelopoulos' Urban Studies Undergraduate Internship/Research Project on Public Housing Redevelopment in San Francisco, CA, San Diego State University.
3. 2023, Advisor for Kevin Tang's Master's in Urban Planning Thesis on NYC Public Housing Redevelopment, Columbia University.
4. 2023, Reader for David Zajac's Master's in City Planning Thesis, "Time, distance, and Other Quality of Life Factors Related to Travel Mode Choice Within the Military Family in San Diego, CA," San Diego

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State University.

5. 2020-21, Urban Planning Doctoral Mentor for MS Student, Columbia University.
6. 2020, Reader for Elana Boulos' Columbia University MFA in Theater Production Thesis, "Making Space for Our Audiences: The Impact of Social Spaces at Not-for-Profit Theaters," Columbia University.

TEACHING TRAININGS

1. 2025, SDSU Instructional Technology Services Course Design Institute for Online Course Development (3 Units of Awarded Assigned Time)
2. 2023, Urban Affairs Association In-Person Workshop on Teaching First-Generation College Students
3. 2020, Urban Affairs Association Virtual Workshop Participant, Basic Skills for Online Teaching

SERVICE

SERVICE TO THE DEPARTMENT

San Diego State University

1. 2024-Present, Environment and Safety Committee Member
2. 2024-Present, Graduate Thesis Committee Member
3. 2024-Present, Admissions Committee for Master's in City Planning Program
4. 2024-Present, Faculty Advisor, City Planning Student Association
5. 2023-Present, "Explore SDSU" Representative for City Planning Program, Admitted Students Day
6. 2023-2025, Faculty Advisor, Public Administration Club
7. 2024, Expert Reviewer, School of Public Affairs Capstone Presentations
8. 2022-2024, Practitioner-in-Residence Committee Member
9. 2022-23, Assistant Professor of City Planning Search Committee Member

SERVICE TO THE COLLEGE

San Diego State University

1. 2024-Present, Institute for Innovative Governance Advisory Council Inaugural Member

SERVICE TO THE UNIVERSITY

San Diego State University

1. April 2023, Co-Organizer for Dr. Derek Hyra Invited Lecture, "Roots of the Revolts: Segregation, Serial Displacement, and Gentrification in St. Louis, Baltimore, and Beyond." With SDSU Sociology Department.
2. 2022, Certificate from Center for Inclusive Excellence Course, "Creating an Equity-Minded Campus Community."

Columbia University

1. 2017-2018, coordinated retrieval and placement of Dr. Peter Marcuse's archives at Columbia's Avery Library

SERVICE TO THE PROFESSION

1. 2024-2026, Urban Affairs Association Honor Society Committee
2. 2023-2025, Association for Collegiate Schools of Planning Paul Davidoff Book Award Committee
3. 2023-Present, Reviewer:

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Antipode; International Journal of Urban and Regional Research (IJURR); Environment and Planning B; Environment and Planning C; De Gruyter Publishing; Routledge Publishing; Urban Affairs Review

4. 2021-2022, Association for Collegiate Schools of Planning Graduate Student Clinic Mentor

SERVICE TO THE COMMUNITY

1. 2019-2022, *pro bono* Consultant, Holmes-Isaacs Coalition. Conducted research on public housing, domestic violence, and privatization for New York City Housing Authority (NYCHA) tenant group.
2. 2020-2021, *pro bono* Consultant, Community Voices Heard. Conducted rent research for organizing campaigns in Hudson Valley, NY.
3. 2018, *pro bono* Consultant, with Elliott Sclar), Community Voices Heard. Researched impacts of rent stabilization across Westchester County, NY. Generated report that contributed to securing rent stabilization in town of Ossining, NY, first town in NY state to do so in nearly 30 years.

SELECT PROFESSIONAL AND PUBLIC RESEARCH EXPERIENCE

The Center for Architecture, New York, NY

1. Oct. 2018-August 2019, Assistant Curator, "Mapping Community: Public Investment in NYC": conceptualized exhibit on NYC capital budget process with lead curators, museum staff, and graphic designers; gathered and provided research for exhibit objects, including interviews with public officials; drafted the exhibit wall text; generated exhibit maps in QGIS.

Freelance Research Consultant

2. May 2018-Mar. 2019 (with Elliott Sclar), **Fahringer & Dubno Law**: researched legal case challenging rezonings that prohibited adult establishments across NYC.
3. Dec. 2017-March 2017 (with Lance Freeman), **Broadway Triangle Community Coalition**: collected data and edited report for legal case challenging disparate racial impacts of Brooklyn Pfizer Site Rezoning Study for Brooklyn, NY community group.
4. July-Sept. 2016 (with Lance Freeman), **US Department of Justice**: reviewed fair housing issues for legal case challenging discrimination in affordable housing projects in Nassau County, NY.

The Institute for Policy Integrity at New York University School of Law, New York, NY

5. July 2014-Sept. 2016, Consulting Project Manager: coordinated research team, collected data, drafted policy and grant reports for \$210,000 Sloan Foundation grant on distributional effects of National Flood Insurance Program.
6. Aug. 2012-July 2014, Associate for Development, Events, & Operations: developed environmental policy institute's \$1 million budget through grant-writing and reporting, executed two annual conferences and other events, directed day-to-day operations of institute.

Muse D. Territoires, Paris, FR/New York, NY

7. Aug. 2013-Aug. 2014, NYC-Based Project Manager for "Empowerment in Action" NYC Training on urban civic engagement for European policy professionals.

The US Department of Housing and Urban Development, Washington, D.C.

8. Jan.-June 2012, Policy Development & Research Fellow, Office for International and Philanthropic Innovation: Generated policy briefings for Secretary and other top officials, met with international and

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non-profit stakeholders, coordinated events, managed research team of USC graduate students.