

PROMOTION RECOMMENDATION

The University of Michigan

A. Alfred Taubman College of Architecture and Urban Planning

Lan Deng, assistant professor of urban planning, A. Alfred Taubman College of Architecture and Urban Planning, is recommended for promotion to associate professor of urban planning, with tenure, A. Alfred Taubman College of Architecture and Urban Planning.

Academic Degrees:

Ph.D. 2004 University of California – Berkeley, City and Regional Planning, Berkeley, CA  
M.S. 1999 Peking University, Geography, Peking, China  
B.S. 1996 Peking University, Geography, Peking, China

Professional Record:

2004 – present Assistant Professor of Urban Planning, A. Alfred Taubman College of Architecture and Urban Planning, University of Michigan

Summary of Evaluation:

Teaching: Professor Deng teaches courses central to the Urban and Regional Planning Program curriculum. Her course on fiscal planning and management is required of all Master of Urban Planning students; her geographic information system course, while not required, is taken by virtually all of them. Her course on housing policy and economics is central to the Housing, Community, and Economic Development concentration, and her courses on real estate and urban development and on housing policy are core to the Real Estate Development Certificate program. Students are drawn to her courses. Professor Deng is also active in student advising, having served on six doctoral dissertation committees (one as chair), twelve qualifying exam committees (two as chair), and six master's thesis or professional project committees (all as chair or co-chair).

Though her courses lean towards the technical side, Professor Deng emphasizes broader theoretical understandings rather than a “how-to” approach in isolation. She carefully designs laboratory exercises and problems both to help students work through challenging material and to link applied and theoretical aspects of her courses. She employs other carefully designed devices to help students, including student-led syntheses of readings, group work, and guest speakers. Professor Deng approaches her teaching with care and her dedication to excellence is evident from her record and from her students who consistently value her teaching very highly.

Research: Professor Deng has pursued a focused research agenda surrounding governmental policies towards affordable housing provision in the United States and China. Appropriate to research in urban and regional planning, her work assesses the effectiveness and impact of policies and institutional structures relevant to the built environment. She brings theoretical and empirical research to bear on debates that too frequently revolve around ideology or conventional wisdom and have often proceeded without systematic evidence. Her research engages the central debates of her field: the cost effectiveness of supply versus demand-side strategies for affordable housing; the integration and school-quality impacts of the alternative strategies; impacts of affordable housing developments on nearby properties and neighborhoods;

the role affordable housing can play in declining cities; and the design and impact of affordable housing policies in China.

The evaluation of U.S. affordable housing policies breaks new ground. Professor Deng has taken on questions that are large and important. Her research agenda is systematic, with the pieces carefully fitted together to form a cumulative evaluation of supply-side and demand-side elements of U.S. affordable housing policy. The questions she addresses flow logically one from another, as when she moves from the costs of supply- versus demand-based strategies to their impacts on neighborhood integration, the quality of nearby properties, and residents' access to decent schools. This agenda and the high-quality articles that emerged from it have established Professor Deng as a national authority on the Low-Income Housing Tax Credit (LIHTC) program. Professor Deng's work, while always driven by the empirical research questions she tackles, displays a sophisticated and appropriate matching of quantitative methodologies to research problems. Despite the large scope of the questions she takes on, she has rendered them tractable through careful research design.

The work has been disseminated in leading journals of urban and regional planning, including the *Journal of Planning Education and Research* and *Journal of Planning Literature*; interdisciplinary journals including *Journal of Urban Affairs*; and housing policy-focused journals read by scholars from numerous disciplines, including *Housing Studies* and *Housing Policy Debate*. Each article is entirely distinct, with no reuse of material between publications, and each is of excellent quality. In combination, they demonstrate a coherent research agenda with articles logically following each other in a sequence designed to contribute cumulatively to knowledge in affordable housing policy. The extent of sole authorship in Professor Deng's published record is also impressive.

#### Recent and Significant Publications:

- Deng, L. & Freeman, L. 2011. (2011). Planning for evaluation: Using regression discontinuity to evaluate targeted place-based program. *Journal of Planning Education and Research* 31(3), 308-318.
- Deng, L. (2011). Low-income housing tax credit developments and neighborhood changes. *Housing Studies*, 26(6), 867-895.
- Deng, L., Shen, Q., & Wang, L. (2011). The emerging housing policy framework in China. *Journal of Planning Literature*, 26(2), 168-183.
- Deng, L. (2011). The external neighborhood effects of low-income housing tax credit projects built by three sectors. *Journal of Urban Affairs*, 33(2), 143-165.
- Deng, L. (2010). The value of regulating building façade: A case study of masonry ordinances in Chicago suburbs. *Journal of Architecture and Planning Research*, 27(4), 271-286.
- Deng, L. (2007). Comparing the effects of housing vouchers and low-income housing tax credits on neighborhood integration and school quality. *Journal of Planning Education and Research*, 27, 20-35.
- Deng, L. (2005). The cost-effectiveness of low-income housing tax credit relative to vouchers: Evidence from six metropolitan areas. *Housing Policy Debate*, 16(3/4), 469-511.
- Xiaodi, Z., Hu, H., & Deng, L. (2004). Public housing policy in China, Singapore, and the United States. *International Journal from Housing Sciences and Its Applications*, 28(4), 275-290.

Service: Professor Deng has served in the Urban and Regional Planning Program on numerous standing program committees. Her contributions are regularly thoughtful and conscientious. She serves on committees that review proposals for master's theses and professional projects and for doctoral dissertations. In these committees her incisive and insightful comments—always constructively delivered—have significantly improved students' work over the years. She has contributed to international student recruitment in China and serves as an informal advisor to virtually every Chinese student—by far the largest international bloc—in the Urban and Regional Planning Program. She has led groups for the Martin Luther King Symposium and the Hines competition in urban design and currently serves as the interim faculty director of the Real Estate Development Certificate program. Her service to the Taubman College has included work on the 2008 Centennial Celebration International Conference committee and task forces on student admissions and the Real Estate Development Certificate program. Outside the University, she has been active in the Association of Collegiate Schools of Planning and is prominent in the International Association for China Planning.

External Reviewers:

Reviewer A: "...the work represents a very important contribution to housing policy. Policymakers are eager to find less expensive ways to provide housing assistance to low-income households, and there is little work for them to draw on. Researchers too rarely focus on cost-effectiveness, in part because academia does not reward the type of tireless and careful – if fairly methodical – work that it requires. So I commend Lan for taking on this study and believe it is a highly valuable contribution."

Reviewer B: "Her scholarship has been distinguished by its strong and consistent focus on important, under-studied topical areas, uniformly high quality and technical rigor, and relevance to planning and policymaking."

Reviewer C: "...she takes up an old, but continuing question of housing policy, whether it is more cost-effective to subsidize housing through the building and operation of new units, or through the direct subsidization of families. Scholars have looked at this question in the past... But Professor Deng is the first to systematically examine this question in relation to the Tax Credit program. Thus, the piece updates our knowledge and applies it to the single largest production program we have in the country today."

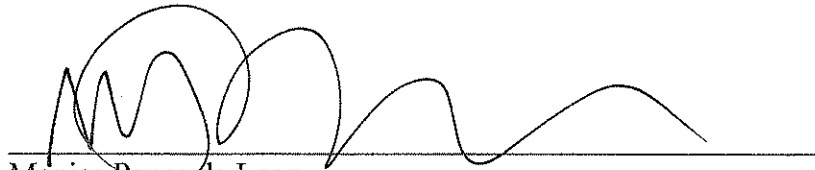
Reviewer D: "In terms of substantive topics, Professor Deng has most clearly carved out the area of Low-Income Housing Tax Credit (LIHTC) policy as an area of expertise...She has emerged as one of the leading researchers in the LIHTC space. Her work in this area is strong and has raised important questions."

Reviewer E: "Deng's work is being published in the leading journals in the field of urban planning in general and housing policy in particular. By disseminating her work through these journals, Deng is influencing the form and direction of future housing policies as the nation's decision makers seek guidance on how to improve upon these policies."

Reviewer F: "...I view Lan's work on the LIHTC area as the most important of her contributions. Relying on sophisticated quantitative and qualitative research methods, Lan has examined timely and relevant issues. Overall, this research is both rigorous and substantial."

Reviewer G: "It seems that all of her research projects have yielded one or more articles in top peer-reviewed journals. More importantly, she is unafraid of taking on big issues. She has addressed several key questions in housing policy, combining sophisticated quantitative analysis with clear, insightful writing."

Summary of Recommendation: Professor Deng is an exemplary colleague, teacher, and researcher and a true asset to the Urban Planning Program. Her research focuses on evaluations of U.S. affordable housing programs and policy, and more recently, studies of the evolving housing system in China. Her dissemination venues are high-profile publications that have exposed her work to scholars from a range of disciplines. Her research contributions are systematic, rigorous, and sophisticated evaluations of important and understudied issues in U.S. and Chinese housing policy. Professor Deng's contributions in teaching are exemplary, and her courses in real estate and urban development, fiscal planning and management, housing policy and economics, and geographic information systems occupy a vital position within the Urban and Regional Planning curriculum. It is with the support of the Taubman College Promotion and Tenure Committee and the Executive Committee that I recommend Lan Deng for promotion to associate professor of urban planning, with tenure, A. Alfred Taubman College of Architecture and Urban Planning.



Monica Ponce de Leon

Dean, and Eliel Saarinen Collegiate Professor of Architecture and Urban Planning  
A. Alfred Taubman College of Architecture and Urban Planning

May 2012