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EDUCATION

Ph.D., Public Policy, University of California, Berkeley	2001
M.A., Economics, University of California, Berkeley	1999
M.P.P., Public Policy, University of California, Berkeley	1996
B.A. with honors, Human Biology, Stanford University	1992

PROFESSIONAL EXPERIENCE

Assistant Professor, School of Public Policy, University of Maryland, College Park, MD	2007-present
Faculty Associate, Maryland Population Research Center, College Park, MD	2007-present
Adjunct Fellow, Public Policy Institute of California, San Francisco, CA	2007-present
Research Fellow, Public Policy Institute of California, San Francisco, CA	2001-2007
Visiting Assistant Professor, Mills College, Oakland, CA	2006-2007
Visiting Scholar, University of California Washington Center, Washington, DC	Summer 2006
Guest Lecturer, Department of Urban Planning, UCLA, Urban Public Finance (2004) and Goldman School of Public Policy, UC Berkeley, Cost-Benefit Analysis (2002)	
Teaching Assistant, Goldman School of Public Policy, UC Berkeley Housing and the Urban Economy (2000), Political and Agency Management Aspects of Public Policy (1998), Economics of Public Policy Analysis (1995)	
Research Assistant, Goldman School of Public Policy and Haas School of Business, UC Berkeley Professor John M. Quigley (1996-2001) and Dean Laura D'Andrea Tyson (1997-1999)	

HONORS, GRANTS, AND FELLOWSHIPS

James Irvine Foundation Planning Grant	2004
American Real Estate and Urban Economics Association Homer Hoyt Institute Dissertation Award	2003
Asia Foundation Freeman Fellow	2002
Western Regional Science Association Charles M. Tiebout Prize in Regional Science	2002
National Institute of Aging Pre-Doctoral Training Grant	2000
John M. Olin Foundation Fellowship	1998
Outstanding Graduate Student Instructor Award	1995

ACADEMIC PUBLICATIONS

“The Calculus of Constraint: A Critical Review of State Fiscal Institutions” in Elizabeth Garrett, Elizabeth Graddy, and Howell Jackson, editors, *Fiscal Challenges: An Interdisciplinary Approach to Budget Policy*. Cambridge University Press, New York, NY, forthcoming.

“Common Interest Development” in Robert A. Beauregard, editor, *Encyclopedia of Urban Studies*, Sage Publications, Thousand Oaks, CA, forthcoming.

“Moving Up by Moving Out? Planned Developments and Residential Segregation in California,” *Urban Studies* 41(2) February 2004: 441-461.

“Crowd Out or Crowd In?: The Effects of Common Interest Developments on Political Participation in California,” *The Annals of Regional Science* 37(2) May 2003: 203-233.

“The Valuation of Real Capital: A Random Walk Down Kungsgatan,” (with Peter Englund and John M. Quigley) *Journal of Housing Economics* 8(3) September 1999: 205-216.

POLICY RESEARCH AND WRITING

“Financing Health Coverage in California,” (with Kim Rueben) New American Foundation Policy Brief, forthcoming.

Fiscal Realities: Budget Tradeoffs in California (principal investigator with Jaime Calleja Alderete, Patrick J. Murphy, Jon Sonstelie, and Ping Zhang). Public Policy Institute of California. San Francisco, CA, January 2007.

The Local Initiative in California. Public Policy Institute of California. San Francisco, CA, September 2004.

Planned Developments in California: Private Communities and Public Life. Public Policy Institute of California. San Francisco, CA, March 2004.

“Understanding California's Property Tax Roll: Regions, Property Types, and Sale Years,” (with Fred Silva) Public Policy Institute of California Occasional Paper, September 2003. Testimony presented to the California Commission on Tax Policy in the New Economy, September 2003.

WORKS IN PROGRESS

“A New Lens for Analyzing Budget Tradeoffs,” unpublished manuscript, October 2007.

“When Government Is Not Enough: Public and Private Responses to Population Heterogeneity,” unpublished manuscript, August 2007.

“Much Ado About Nothing?: Tax and Expenditure Limits and Government Responsiveness” (with Jaime Calleja Alderete and Jon Sonstelie), unpublished manuscript, February 2007.

“Bargaining in the Shadow of the Ballot Box: Causes and Consequences of the Local Voter Initiative,” unpublished manuscript, September 2006, under revision for *Public Choice*.

ACADEMIC PRESENTATIONS

“A New Lens for Analyzing Budget Tradeoffs,” National Tax Association Annual Meetings, November 2007.

“When Government Is Not Enough: Public and Private Responses to Population Heterogeneity,” American Political Science Association, August 2007; Conference and Research Planning Workshop on The Role of Civic Engagement in Securing Property Rights in China, June 2007.

“Fiscal Realities: Budget Tradeoffs in California,” UCLA Tax Policy Workshop, February 2006; Japan-Berkeley Symposium on Local Public Economics, February 2006.

“Fiscal Realities: A Look at Intergovernmental Finance Data Collection and Analysis,” National Tax Association, Boston, MA, November 2006.

“Much Ado About Nothing?: Tax and Expenditure Limits and Government Responsiveness” (with Jaime Calleja Alderete and Jon Sonstelie) Fiscal Challenges: An Interdisciplinary Approach to Budget Policy, USC Gould School of Law, February 2006.

“The Local Initiative in California,” Direct Democracy in the West: Historical Roots and Political Realities, Stanford University, April 2005; Annual Rena Sivitanidou Research Symposium, Lusk Center, USC, February 2005; Southern Economic Association, San Antonio, TX, November 2003; Association of Public Policy Analysis and Management, Dallas, TX, November 2002.

“Crowd Out or Crowd In?: The Effects of Common Interest Developments on Political Participation in California,” UC Berkeley Department of City and Regional Planning, February, 2002; Western Regional Science Association, Monterey, CA, February 2002; Population Association of America, Los Angeles, CA, March 2001; Western Economic Association International, Vancouver, BC, July 2000; Public Choice Society, Charleston, SC, March 2000.

“The Calculus of Constraint: Logical Foundations of State and Local Fiscal Institutions,” Public Choice Society, New Orleans, LA, March 1999.

“The Valuation of Real Capital : A Random Walk Down Kungsgatan,” (with Peter Englund and John M. Quigley), Western Regional Science Association, Monterey, CA, February 1998.

POLICY PRESENTATIONS

“Fiscal Realities: Budget Tradeoffs in California,” PPIC Forum in Sacramento, January 2007.

“Putting California's Tax Structure in National Context,” (with Kim Rueben), New America Foundation Conference on Costs of Universal Health Coverage, December 2006.

“Fence Me In: Local Leaders Learn How Homeowners Associations and Gated Communities Are Evolving Across the Nation,” National League of Cities Conference, December 2006.

“A Fourth Branch of Government? California's Experience with the State and Local Initiative,” Palo Alto Rotary Club, November 2005.

“The Local Initiative in California” The 2004 Election: What Does it Mean for Campaigns and Governance? University of Southern California, October 2004.

“Planned Developments in California: Private Communities and Public Life,” San Francisco Planning and Urban Research Association (SPUR), San Francisco, CA, June 2004.

“Planned Developments in California: Private Communities and Public Life,” California Research Bureau, Sacramento, CA, April 2004.

NEWSPAPER ARTICLES

“Californians Have Trouble Facing Budget Realities,” *Sacramento Bee*, June 5, 2007.

“Is Love For Initiatives Turning Off Voters?” *San Francisco Chronicle*, October 6, 2004.

OTHER EXPERIENCE

Summer Intern, Public Policy Institute of California, San Francisco, CA 1995-1997

Summer Intern, National Bipartisan Commission on the Future of Medicare 1998

Consultant, “thap!” (Total Health and Productivity Management), Inc., Emeryville, CA 1999

Manager, Market Research and Communications, GranCare, Inc., Culver City, CA 1993-1994

Research Analyst, GranCare, Inc., Culver City, CA 1992-1993

AFFILIATIONS

National Tax Association

American Political Science Association

Association of Public Policy Analysis and Management

American Real Estate and Urban Economics Association

American Economic Association

PROFESSIONAL SERVICE

Consultations with state and local policymakers, civic groups, and state and national media.

Referee: *National Science Foundation, Journal of Policy Analysis and Management, Journal of Regional Science, National Tax Journal, Journal of Public Economics, Urban Studies, Regional Science and Urban Economics, International Institute of Public Finance*

Updated 10/1/07