

## NICO CALAVITA

### EDUCATION

<u>Institution</u>	<u>Years Attended</u>	<u>Degree</u>	<u>Major Field</u>
University of Delaware	1971-1974	Post Graduate work	Urban Sociology
University of Florence, Italy	1964-1970	Doctorate	Architecture and Urban Planning

### TEACHING EXPERIENCE

**University of Reggio Calabria:** International Doctorate in Urban Revitalization and Economic Development

Urban Planning History and Theory (Spring 2012-15)

**San Diego State University** - School of Public Administration and Urban Studies: Graduate Program in City Planning. Assistant Professor 1980 - 1985; Associate Professor 1985 - 1995; Professor 1995 -2009; Professor Emeritus 2009-Present.

Courses Offered:

Seminar in Planning History  
Seminar in Man-Environment Relations  
Introduction to Urban Planning (undergraduate)  
Seminar in Planning Implementation  
Urban Design and Land Use Planning Studio  
Seminar in Urban Design Theory  
Seminar in Housing and Housing Policy

Coordinator of the Graduate Program (1987-1998)

Additional Responsibilities: Director of Internship Program (1980-Present)

**University of California, San Diego:**

Program in Urban Studies and Planning--Adjunct Professor.

History of Urban Planning and Design (1986, 1987, 1988, 1989, 1992, 1998, 2000);  
User Needs and Design (1988, 1989); Land Use Planning (1994- 2004); Housing Policy (2017)

**University of Delaware:**

Department of Sociology--Instructor.

Sociology, Architecture and Urban Design, 1977  
New Towns, Social and Physical Planning, 1978

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Civil Engineering Department--Instructor.  
Urban and Site Planning, 1976 (Spring and Fall)

### **Teaching Fellowship**

Fulbright Senior Specialists Program, Università degli Studi Roma Tre; Dipartimento Studi Urbani;  
May 4-18-2005.

Italian Ministry of Public Instruction Teaching Fellowships. School of Urban Design, University of  
Naples, "Urban Design and Public Spaces," 1998, 2000, 2002.

Italian Ministry of Public Instruction Teaching Fellowships. School of Architecture, University of  
Florence, "Architecture, Human Behavior and the Design Process," 1985; 1990.

### **Seminars**

Co-taught a one-day class on Inclusionary Zoning at the "Before It's Too Late! Community Control  
& Benefits in Land Use" Conference held in Baltimore, November 14-16, 2007. Sponsored by  
The Annie E. Case Foundation, Lincoln Institute of Land Policy, the Center for Community  
Builders and organized by the Urban Strategies Council.

Co-taught a two-day seminar on "Inclusionary Housing as a mechanism to produce affordable  
housing and create mixed-income communities," as part of the "Tools for Development without  
Displacement" Conference held in Irvine, CA, January 30th & 31<sup>st</sup>, 2008. Organized by the  
Lincoln Institute for Land Policy.

## **RESEARCH**

### **Ongoing Research**

Many European countries hold a long-standing belief that increases in land values result largely  
from society's efforts and do not belong to the landowner. Rather, the increased values should be  
recaptured by the public sector. In the US, with its emphasis on limited government intervention  
and protection of property rights, land value recapture has gained little traction -- until now.  
There seems to be a growing interest in the idea that when local governments increase land  
values by granting land use/zoning changes or investing in improved public facilities and  
infrastructure, those increases in value are the result of government actions, and it is reasonable  
that some of those increases should be returned to the community in the form of community  
benefits, including affordable housing. My current research involves the investigation of the land  
value recapture systems in San Francisco, Vancouver, Santa Monica and cities in the  
Washington metropolitan area.

See for example:

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“White Paper on the Theory, Economics and Practice of Public Benefit Zoning,” sponsored by the East Bay Housing Organizations under a HUD-funded Sustainable Communities Grant provided to ABAG/Metropolitan Transportation Commission; 2014.

### **Book**

Calavita, Nico and Alan Mallach, 2010. *Inclusionary Housing in International Perspective, Affordable Housing, Social Inclusion and Land Value Recapture*. Cambridge, Mass: Lincoln Institute.

### **Recent Professional Service, Awards and Recognition**

Recipient of the 2016 Marilyn Gittell Activist--Scholar Award - Urban Affairs Association. The UAA-SAGE Marilyn Gittell Activist Scholar Award has been established to highlight the importance of field-based urban scholarship and promote the dissemination of work by activist urban scholars. The award is co-sponsored by SAGE Publishing and UAA.

Invited participant, Land Value Capture Research Symposium, Lincoln Institute of Land Policy, April 2017

Invited participant to a one-day national expert discussion of Inclusionary Housing feasibility studies. Organized by Ground Solutions Network, The Turner Center at UC Berkeley and the Lincoln Institute, July 2018

### **Articles in Refereed Journals**

“Inclusionary Housing, Incentives, and Land Value Recapture,” *Land Lines*, January 2009

Regulatory Responses to the Housing Crisis: Inclusionary Housing and Job-Housing Linkage Fees,” *Practicing Planner*, May 2005

“Capturing the Public Interest: Using Newspaper Op-Eds to Promote Planning In Conservative Times,” *Journal of Planning Education and Research*, Vol. 22, No.4, Summer 2003 (co-authored).

“ Behind Barcelona’s Success Story: Citizen Movements and Planners’ Power,” *Journal of Urban History*, Vol. 26. No. 6, September 2000. Included in *Transforming Barcelona*, edited by Tim Marshall (2004); Routledge: London and New York

“Inclusionary Housing in California: The Experience of Two Decades,” *Journal of the American Planning Association*, Vol. 64. No. 2; Spring, 1998 (co-authored).

“Inclusionary Housing in California and New Jersey: A Comparative Analysis,” *Housing Policy Debate*, Vol. 8, No. 11, 1997 (co-authored).

“Vale of Tiers” *Planning*, Vol. 63, No. 3, March, 1997.

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"Planners' Attitudes Towards Growth: A Comparative Case Study," *Journal of the American Planning Association*, Vol. 60, No. 4, Fall 1994 (co-authored). Winner of the 1995 *Journal of the American Planning Association* Best Article Honorable Mention.

"A Little Bit of Seaside Comes to Southern California," *Planning*, Vol. 59, No. 9, September, 1993.

"Growth Machines and Ballot-Box Planning: The San Diego Case," *Journal of Urban Affairs*, Vol. 14, No. 1, March, 1992 (lead article).

"The Establishment of the San Diego Housing Trust Fund: Lessons for Theory and Practice," *Journal of Planning Education and Research*, Vol. 11, No. 3, Spring, 1992 (co-authored - lead article).

"City Profile: San Diego," *Cities*, Vol. 7, No. 2, May, 1990 (co-authored).

"City Profile: Florence," *Cities*, Vol. 2, No. 2, May, 1985.

"Trasformazioni Territoriali, Sviluppo Capitalistico e lo Stato negli Stati Uniti," *Storia della Citta'*, No. 28, December, 1984.

"Viewpoint: Architecture and Urban Planning in Italy," *Planning*, Vol. 50, No. 4, November, 1984.

"Urbanization, Public Control of Land Use and Private Ownership of Land: The Development of Italian Planning Law," *Urban Lawyer*, Vol. 16, No. 3, Summer, 1984.

"Urban Planning, The State and Political Regimes: The Italian Case," *Society and Space*, Vol. 1, No. 4, December, 1983.

"Urban Physical and Social Preservation: The Case of Bologna, Italy," *Housing and Society*, Vol. 10, No. 2, Fall, 1980.

"La Fine della Crescita Metropolitana negli Stati Uniti," *Nord e Sud*, Summer, 1978.

"L'East Building della National Gallery of Art di Washington," *Casabella*, January, 1979.

### Chapter in Monograph

"Measuring 'Quality of Life' in San Diego" in *San Diego-Tijuana in Transition: A Regional Analysis*, Institute for Regional Studies of the Californias, Norris Clement and Eduardo Zepeda, eds. 1993.

### Chapters in Refereed Books

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“Linkage Fees in California” in *California Affordable Housing Handbook*, Rob Weiner and Neil Reichman, editors. Solano Press, forthcoming.

“The Challenges of Smart Growth: The San Diego Case,” in *Revitalizing the City*, Fritz Wagner et al, editors. M.E. Sharpe, New York. 2005 (co-authored)

“ Contributi di Urbanizzazione e Gestione dello Sviluppo Urbano: Il Caso di San Diego” in *Pianificazione Urbanistica e Ambientale*, Alessandro Dal Piaz e Francesco Forte, eds. 1999. Maggioli Editore.

Introductory essay to section on "Urban Growth" for *Readings in the Urban Arena*, Sage Publications, Roger Caves, ed., 1994.

"Zigzagging Toward Long-Term Affordability in the Sun-Belt: The San Diego Housing Trust Fund" in *The Affordable City: Municipal Support for Third Sector Housing*. John Davies, ed. Temple University Press, Fall 1993 (co-authored).

### Other Publications

“Practice Value Capture” in *Zoning Practice-American Planning Association*, June 2015

“White Paper on the Theory, Economics and Practice of Public Benefit Zoning,” sponsored by the East Bay Housing Organizations under a HUD-funded Sustainable Communities Grant provided to ABAG/Metropolitan Transportation Commission; 2014.

“The Politics of Land Value Recapture in Italy and Spain: An Historical Perspective,” paper prepared for the Schalnkenbach Foundation, 2006.

“Equity Planning,” “Balanced Communities” and “Inclusionary Housing” in *Encyclopedia of the City*, edited by Roger Caves; Routledge: London and New York (2005).

"Policy Claim with Weak Evidence: A Critique of the Reason Foundation Study on Inclusionary Housing Policy in the San Francisco Bay Area." Available at <http://www.nonproflthousing.org/index.atomic>

"San Diego Adopts Inclusionary Housing," *Planning*, October 2002.

*Legislative History of the Environmental Goals and Policy Report*, prepared for the Office of the Governor of the State of California, Center for California Studies, June 1995.

### Book and Video Reviews

*Northeast Passage: The Inner City and Gentrification (video)* Portland, Oregon, *Journal of the American Planning Association*, January 2006.

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*Metropolis 2000: Planning, Property and Politics*, by Thomas Angotti, Routledge, New York and London, *Journal of Planning Education and Research*, Vol. 16, 75-76, 1996.

Book Review Essay of: *The Suburban Racial Dilemma: Housing and Neighborhoods*, by W. Dennis Keating, Temple University Press, Philadelphia, Pennsylvania; *Residential Apartheid: The American Legacy* by Robert D. Bullard, J. Eugene Grisby III & Charles Lee, Editors; Center for Afro-American Studies Publications, University of California, Los Angeles; *Journal of Planning Education and Research*, Vol. 15, pp. 151-153, 1996.

Book Review Essay of: *Towns and Town-Making Principles* by Andres Duany and Elizabeth Playter-Ziberk, Rizzoli International Publication; *The Next American Metropolis: Ecology, Community, and the American Dream* by Peter Calthorpe, Princeton Architectural Press; *The New Urbanism: Toward an Architecture of Community* by Peter Katz, McGraw-Hill; *Journal of the American Planning Association*, Vol. 60, No. 4, Fall, 1994.

*The Idea of a Town: The Anthropology of Urban Form in Rome, Italy and the Ancient World* by Joseph Rykwert, Cambridge, Massachusetts, MIT Press, *Urban Studies*, Vol. 27: 295-7, April, 1990.

*Il Leviatano Morente* by Antonio Carlo, *ETS Pisa, 1981; Contemporary Crisis*, Vol. 87, No. 3, July, 1984.

### Newspaper Commentaries

“Sustaining downtown’s quality of life,” *The San Diego Union-Tribune*, March 8 2006

“Condo Conversions: Housing policy and politics,” *The San Diego Union-Tribune*, January 25, 2006

“Overcoming Ideology and Self-Interest,” *The San Diego Union-Tribune*, October 20, 2004

“The County General Plan: The politics and economics of smart growth,” *The San Diego Union-Tribune*, May 20, 2004

“Government, Taxes and Quality of Life”, *The San Diego Union-Tribune*, October 2, 2003

”The benefits, costs of pro-growth policies for San Diego”, *The San Diego Union-Tribune*, July 22, 2001

“Taming the urban sprawl beast” *The San Diego Union-Tribune*, December 20, 2000

“How to Build Affordable Housing for Low-Wage Workers” *Los Angeles Times*, Opinion, Sunday July 23, 2000

“A larger venue for affordable housing” *The San Diego Union-Tribune*, June 30, 2000

“Tourism’s low wages raise questions about allocation of hotel tax revenues” *The San Diego Union-Tribune*, May 19, 1999

“The future of downtown San Diego” *The San Diego Union-Tribune*, October 21, 1998.

“Convention Center Expansion: Privatize gains, socialize costs” *The San Diego Union-Tribune* May 27, 1988.

“La Ciudad Sostenible,” *El Pais - Barcelona*, March 20, 1998.

“Paying for ‘business-friendly’ policies,” Sunday, July 28, 1996, *San Diego Union-Tribune*.

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“Convention Center Expansion” *San Diego Daily Transcript*, 4A, July 16, 1996. Reprinted in *La Prensa*, July 19.

“City planners favor cars over people” *The San Diego Union-Tribune*, March 23, 1995.

"Don't Throw Out Urban Planning to Save Private Property," *The San Diego Union-Tribune*, June 28, 1995.

"City's Inclusionary Program a Big Step in the Right Direction," *The San Diego Union-Tribune*, June 6, 1993 - Sunday Edition, Homes Section.

Low-Income Housing Cure is Merely a Band-Aid," *The San Diego Union-Tribune*, November 23, 1992.

"Raiding the Housing Trust Fund is Like Stealing From the Poor," *The San Diego Union-Tribune*, June 10, 1992.

"Future of Gaslamp Quarter Hangs on This Vote," *The San Diego Union*, October 6, 1991.

"District Elections Expand Political Participation," *The Tribune*, B-7, November 1, 1988.

"Flaws Are Seen in Downtown Proposed Urban-Design Plan," *The Tribune*, B-7, November 9, 1987.

## **COMMUNITY INVOLVEMENT**

### **Selected Projects**

Debated Prof. Robert Bruegman, University of Illinois, Chicago in occasion of the presentation on his book: "Sprawl: A Compact History," American College of Real Estate Lawyers Conference, San Diego, March 22, 200

Member of the "Housing Team" organized by the Jacobs Foundation to develop plans for affordable housing on their property at Euclid and Market in Southeast San Diego (2000-2005).

Member of "Civic Solutions," a group of leaders in their respective professions seeking solutions to the region's problem, ongoing.

Member of C 3 Board – Citizens Coordinate for Century 3; (2005 – present).

Organized two public lectures on “Smart Growth, Regionalism and Equity.” Two nationally recognized experts in the field, Myron Orfield and Norm Krumholz were the presenters, 2002, April 24<sup>th</sup> and May 16<sup>th</sup>, respectively.

Prepared a proposal for a SDSU study requested by Price Charities to identify community development strategies and interim and long-term indicators for City Heights (Fall 1998).

Organized a Conference, “Community Development, Affordable Housing and the Environment: Is there a Common Path to Smart Growth?” UCSD Campus, June 29, 1999 – Presented: “Smart Growth, Environment and Community Development: Common Ground?”

Helped to organize the 1999 Nonprofit Federation for Housing and Community Development Conference. Responsible for two panels and the Mayoral Candidates’ Forum

Member of the “Housing” and “Walkable Communities” Technical Committees, San Diego Association of Governments – 1996 and 1999 to present, respectively.

Member of the Board of the City Heights Community Development Corporation (1998-2003)

Appointed by City Council to the Housing Trust Fund Board of Trustees, 1990-1992; Vice-Chair and Chair 1992-1995.

Helped organize an “Inclusionary Housing in California” Conference with the California Coalition for Rural Housing Project, 1996.

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Presented “Sustainability Indicators” at the United Nations Association of San Diego Town Hall Meeting, March 31, 1996.

City Heights Community Development Corporation. Advisory Committee Member “Ark Art” Program: February-October 1995.

Appointed by City Council to the Future Urbanizing Area Advisory Committee, 1990-1991.

University Community Planning Group (UCPG). Executive Committee 1986-1992.

Community Planning Chairs (CPC). Designated to represent UCPG on the CPC from 1986 to 1988. Served on various subcommittees.

Worked as urban design expert with the residents of the Marina District in downtown San Diego to make changes to the plan for their area. The effort was successful. 1989

Organized a one-day “Balanced Communities” Conference at San Diego State University, May 14, 1988. The Conference included national experts such as Mary Brooks, author of the 1970 Landmark Study, *Exclusionary Zoning*, and Oscar Newman, court appointed expert in the Yonkers, New York desegregation case and author of *Defensible Space* and *Community of Interest*.

Elected to the Board of Citizens Coordinate for Century 3 ( C-3) (1988 to 1994) and Partners for Livable San Diego (1988- 1990). Chair of C-3 Housing Committee.

San Ysidro (1986 to 1990). Member of the San Ysidro American Institute of Architects

Regional Urban Design Assistance Team (R/UDAT) Steering Committee. Participated in the planning and preparation of the 1987 R/UDAT visit to San Ysidro. Participated in the event and the implementation of its recommendations. Participated in the preparation for and in the 1988 R/UDAT revisit. Contributed to the revision of the San Ysidro Community Plan.

### Media

Interviewed and quoted in newspapers, radio and television programs in the U.S. and abroad.

## PROFESSIONAL EXPERIENCE

### Professional Practice – Selected Projects

Consultant to the Euclid-Market Action Team to prepare a Land Use and Transportation Plan for the Encanto neighborhoods (2001-02), the “Pilot Village at Euclid and Market” application for City of San Diego City of Villages competition (March 2003) and the final City of San Diego “Pilot Village” application (October 2003).

Consultant to the City of San Diego for the Preparation of a Pedestrian/Bicycle Master Plan for the Encanto neighborhoods (April 2003).

Consultant, *Instituto Municipal de Planeacion (IMPlan)*, Tijuana, Mexico. Providing assistance to *IMPlan* in relation to the preparation of their 2020 Master Plan and Downtown Urban Design Plan (2000-2002).

Research Consultant, National Center for the Revitalization of Central Cities, “Planning for Smart Growth in the San Diego Region: Perception or Reality,” (2001-2003).



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Selected to be part of the San Diego Team of the Abt Associates Empowerment Zone/Enterprise Community National Study (with Dr. Roger Caves) for the Department of Housing and Community Development. Prepared "A Baseline Conditions Report for San Diego's Enterprise Community Program," March 1998 and; "Interim Outcome Assessment: San Diego's Enterprise Community Program," August 29, 2000.

### **Planning Agency**

Department of Planning, New Castle County, Delaware, 1970 to January 1980. Planner III.

Description of major projects:

- a. New Castle County Comprehensive Plan (1978-1980). Responsible for the land use component of the Plan and the development of agricultural land preservation techniques.
- b. Preservation Plan - Historical Town of Christiana (1977). Prepared for the State Division of Historical and Cultural Affairs the Preservation Plan for the Town of Christiana; scheduled preservation activities with federal, state and county programs; wrote the text and supervised the graphics preparation.
- e. Corridor Plan and Implementation (1971-1980). Designed a conceptual scheme for the development of a new town, to be effected by the County through the usage of a combination of planning, zoning, subdivision and investment powers.

Organized and directed feasibility study for the application of the concept to the area between interstate 95 and Route 40, to be developed as a medium-large new town, to contain eight semi-independent communities and town center for a population of about 120,000.

Presented study to citizen interest group and decision makers; secured preliminary approval.

Supervised and assisted consultants in the preparation of macro- and micro-scale housing, transportation and economic studies; coordinated county and state agencies, school districts, private developers and engineering and architectural consultants in the design and in the implementation of the Corridor Plan.

Assisted the Environmental Planning Division of the U.S. Department of Housing and Urban Development in the preparation of a prototype Area-wide Environmental Impact Statement for the Corridor; authored and co-authored three chapters.

The Corridor Plan was recipient of a 1974 National Association of Counties "New County U.S.A." Achievement Award.

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- d. Design Review (1970-1980). Responsible for site design review of Planned Unit Developments and other large-scale residential developments (for a total of approximately 25,000 units), and major shopping, office and industrial facilities. As part of the above, prepared alternative design concepts and proposed and developed revisions to the Zoning Code with respect to the town house, P.U.D. and Site Plan Review Sections.