

# CURRICULUM VITAE

## LAN DENG

Professor, Urban & Regional Planning Program  
A. Alfred Taubman College of Architecture & Urban Planning  
The University of Michigan  
2000 Bonisteel Blvd, Ann Arbor, MI 48109-2069  
Phone: 734-9360951 Fax: 734-7632322  
Email: landeng@umich.edu

## EDUCATION

---

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

## POSITIONS HELD

---

Professor with tenure, University of Michigan, 2021 to present  
Associate Professor within tenure, University of Michigan, 2012 – 2021.  
Assistant Professor, University of Michigan, 2004-2012.

## LEADERSHIP EXPERIENCE

---

Co-founder, Collective for Equitable Housing (CEH), University of Michigan, 2022 to present  
Associate Director, Lieberthal-Rogel Center for Chinese Studies, 2020- 2022.  
North American Editor, *Housing Studies*, Taylor & Francis, 2020-present  
Faculty director, Real Estate Development Graduate Certificate, 2016 to 2020.

## RESEARCH AND TEACHING INTERESTS

---

Housing, Real Estate, and Local Public Finance

## PEER-REVIEWED JOURNAL ARTICLES (\*indicates graduate student)

---

### Published Work (\*indicates graduate students)

Lan Deng. 2024. America's Housing Affordability Crisis: Time for a New Housing Act?  
*Journal of the American Planning Association*, DOI: 10.1080/01944363.2024.2386904.

**Lan Deng**, Shilong Li, Weican Zuo\*, and Yuan Han\*. 2024. Housing Production and the Structural Transformation of China's Real Estate Development Industry. *Housing Studies*. <https://doi.org/10.1080/02673037.2024.2334797>. Featured in [Newsweek Magazine](#).

**Deng, Lan**. 2024. Year 15 and the Preservation of Low-Income Housing Tax Credit Projects, Lessons from Detroit, Michigan. *Journal of Planning and Education Research* 44(1): 239-252.

Liu, Zhilin and **Lan Deng**. 2022. Guest Editors' Introduction: Special Issue on The Dynamics and Consequences of Recent Shifts in Chinese Housing Policies. *Housing Policy Debate*. Vol. 32, NOS. 4–5: 574-578. Guest Editors for the special issue.

**Deng, Lan**, Xiang Yan\*, Jie Chen. 2021. Housing Affordability, Subsidized Lending, and Cross-City Variation in the Performance of China's Housing Provident Fund Program. *Housing Studies* 36(4): 455-478.

Dewar, Margaret, **Lan Deng**, Melissa Bloem\*. 2020. Challenges for Low-Income Housing Tax Credit Projects at Year 15 and Beyond in a Weak Housing Market, the Case of Detroit, Michigan. *Housing Policy Debate* 30(3), 311-334. (Equal contribution between the first two authors).

**Deng, Lan**, and Jie Chen. 2019. Market Development, State Intervention, and the Dynamics of New Housing Investment in China. *Journal of Urban Affairs*. 41(2): 223-247.

**Deng, Lan**, Eric Seymour\*, Margaret Dewar, June Manning Thomas. 2018. Saving Strong Neighborhoods from the Destruction of Mortgage Foreclosures, the Effects of Community-based Efforts in Detroit. *Housing Policy Debate* 28(2): 153-179, Featured in *How Housing Matters* by the Urban Institute after the online publication, August 2017.

Chen, Jie and **Lan Deng** (Corresponding Author). 2014. Financing Affordable Housing through Compulsory Saving: the Two-decade Experience of Housing Provident Fund in China. *Housing Studies* 29(7): 937-958.

**Deng, Lan** and Lance Freeman. 2011. Planning for Evaluation: Using Regression Discontinuity to Evaluate Targeted Place-Based Programs. *Journal of Planning Education and Research* 31(3): 308-318. Equal contribution between authors. Featured in *Planning Magazine on Research You Can Use*, October 2011

**Deng, Lan**. 2011. Low-Income Housing Tax Credit Developments and Neighborhood Changes. *Housing Studies* 26(6): 867-895. (Included in *Virtual Special Issue: A North America Focus Housing Studies*, 2016)

**Deng, Lan**, Qingyun Shen\*, and Lin Wang. 2011. The Emerging Housing Policy Framework in China. *Journal of Planning Literature* 26(2): 168 – 183.

**Deng, Lan**. 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, Lan**. 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, Lan.** 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, Lan.** 2005. The Cost-Effectiveness of the Low-Income Housing Tax Credit Relative to Vouchers: Evidence from Six Metropolitan Areas. *Housing Policy Debate* 16(3/4): 469-511.

Xiaodi, Zhu, Hao Hu, and **Lan Deng.** 2004. Public Housing Policy in China, Singapore, and the United States. *International Journal for Housing Sciences and Its Applications* 28 (4): 275-290.

## **BOOK CHAPTERS**

---

John Landis and Lan Deng. 2024. Inside China's 30-Year Housing Boom. Forthcoming chapter In the edited book *Global Urban Game Changers*.

**Deng, Lan** and Zhu XiaoDi. 2014. From Public Housing to Joint Ventures: Lessons from the U.S. Housing Policy Development. in *The Future of Public Housing: Ongoing Trends in the East and the West*. P.181-198, edited by Jie Chen, Mark Stephens, Joyce Yanyun Man. Springer (Springer-Verlag GmbH, Germany).

Chinese version of the book won the Second Prize in *the 13th Research Excellence Award in Philosophy and Social Science* by Shanghai Municipal Government in August 2016.

**Deng, Lan.** 2012. Building Affordable Housing in Cities after Abandonment: The Case of Low-Income Housing Tax Credit Developments in Detroit. in *The City after Abandonment*, edited by Margaret Dewar and June Manning Thomas, University of Pennsylvania Press, pp.41-63.

Liming Dong, **Lan Deng**, Yaodong Deng, and Mingye Zhang. 1999. The Transitional Dynamics of China's Housing Allocation System. In *China's Urban Housing Reform – Goals, Models and Difficulties*, edited by Siwei Cheng. The Democracy and Construction Press (in Chinese).

## **BOOK REVIEWS**

---

**Deng, Lan.** 2014. Book Review. Affordable Housing Reader. Edited by J. Rosie Tighe and Elizabeth J. Mueller. *Journal of Urban Affairs*.

**Deng, Lan.** 2003. Book Review. Urban Sprawl, Causes, Consequences & Policy Responses. *Berkeley Planning Journal* 17.

## **OTHER PUBLISHED WORK**

---

Landis, John, **Lan Deng**, and Michael Reilly. 2002. *Growth Management Revisited: A Reassessment of Its Efficacy, Price Effects and Impacts on Metropolitan Growth Patterns*. Working Paper 2002-02. Institute of Urban and Regional Planning, U.C. Berkeley.

Landis, John, Michael Larice, Deva Dawson, and **Lan Deng**. 2001. *Pay to Play: Residential Development Fees in California Cities and Counties, 1999*. California Department of Housing and Community Development.

Sandoval, Juan Onésimo, John Landis, **Lan Deng**, Heather Koth. 2000. *Estimating the Housing Infill Capacity of the Bay Area*. Working paper 2000-06, Institute of Urban and Regional Development, U.C. Berkeley.

## REPORTS

---

Ellie Abron, Lan Deng, Sharon Haar, Meredith Miller. 2024. *Benton Harbor Preliminary Housing Study*. Collective for Equitable Housing.

Norton, Richard, Guy A. Meadows, Harry Burkholder, **Lan Deng**, Larissa Larsen, Paul Webb, Maria Arquero de Alarcón and Jen Maigret, Stephen Buckman, Zachary Rable, Claire Karner, Katie Sieb. 2016. *Restoring, Retrofitting, and Recoupling Great Lakes Shorelands Local Planning for Resilient Great Lakes Coastal Communities- Methods Manual*. Water Center, University of Michigan.

**Deng, Lan**, Qingyun Shen, and Lin Wang. 2009. Housing Policy and Finance in China: A Literature Review. Interim Report for the U.S. Department of Housing and Urban Development.

Landis, John and **Lan Deng**. 2001. *Evaluating Fair Share Housing Production in California: A Report Card for the 1990s and Projection for the New Millennium*. Report Prepared for California Department of Housing and Community Development.

**Deng, Lan**. 1999. Chapter 3: Shanghai City. In *Urban Governance, Management and Planning: An International Survey*. Edited by David Dowall and Adib Kanafani. Report Prepared for Arriyadh Development Authority, Arriyadh, Kingdom of Saudi Arabia.

## MEDIA MENTIONING

---

*Newsweek*: [China Housing Market Crisis Given New Theory](#). May 3, 2024.

NPR [Stateside](#) on Michigan's Transformative Brownfield Program, Feb.10, 2025.

Singapore Channel NewsAsia (CNA) on Chinese Housing Crisis, March 2025

## FELLOWSHIPS AND AWARDS

---

- 2024 Donna M. Saizer Award for Teaching Excellence.
- 2015 International Association for China Planning (IACP) Excellent Service Award.
- Three-Year Berkeley Fellowship for Graduate Study, U.C. Berkeley, 1999-2002.
- Dean's Normative Time Dissertation Fellowship, U.C. Berkeley, 2002-2003.

- Dissertation Travel Grant, Program on Housing and Urban Policy. U.C. Berkeley. 2002.
- Dissertation Fellowship, Fisher Center for Real Estate and Urban Economics, U.C. Berkeley, 2001.

## RESEARCH GRANTS

---

- Co-Principal Investigator. University College London (UCL) Global Engagement Funds for a symposium and workshop entitled *Developing a comparative political economy of the housebuilding industry*, to be hosted at UCL from May 21 to 23, 2025. £5,000 (funded). PI: Chris Foye.
- Co-Principal Investigator. “Collective for Equitable Housing”. “Pressing Matter” Research Incentive Funding, \$20,000; “Keep it together” Grant, \$5,000”; “Stay Together” Grant. Taubman College of Architecture & Urban Planning. PI: Sharon Haar.
- Principal Investigator. “Building China: the Structural Transformation of China’s Real Estate Development Industry” (Second Phase). Lieberthal-Rogel Center for Chinese Studies, University of Michigan, \$10,000. May 2020 – Dec. 2021.
- Principal Investigator. “The Structure of China’s Housing Development Industry” (First-phase). Lieberthal-Rogel Center for Chinese Studies, University of Michigan. \$10,000. May 2018 – Aug. 2019.
- Principal Investigator. “Preserving Decent Affordable Housing in Detroit: Low-income Housing Tax Credit Projects at Year 15. Community Engagement Grant. Ginsberg Center for Community Service & Learning, University of Michigan. \$20,000. Co-PI: Margaret Dewar. May 1, 2018 to May 30, 2020.
- Co-Principal Investigator. “Preserving Low-Income Housing in Detroit: Low-Income Housing Tax Credit Projects at Year 15”. Poverty Solutions, University of Michigan; Detroit-Community Academic Urban Research Center. PI: Margaret Dewar. \$28,000. Jan. 2017 to Dec. 2017
- Principal Investigator: “Examining the Local Management Practices of the Housing Provident Fund Program in Three Selected Chinese Cities.” Lieberthal-Rogel Center for Chinese Studies, University of Michigan. \$19,758. Jan. 2015 – Aug. 2016.
- Rackham Graduate School Spring/Summer Research Grant. 2015.
- Core Team Member. 2014 “Restoring, Retrofitting, and Recoupling Michigan’s Great Lakes Shorelands”. University of Michigan Water Center. \$395,600. Principal Investigator: Richard Norton. Responsible for developing fiscal impact analysis under different climate scenario.
- Co- Principal Investigator. 2013 “Helping middle- and working-class neighborhoods recover from mortgage foreclosures and the recession”. With Margi Dewar (PI) and June Thomas.

Center for Advanced Research and Solutions. \$11,769. Office of the Vice President for Research. \$9,972. University of Michigan.

- Principal Investigator. “A Literature Review on Housing Policy and Finance in China”. U.S. Department of Housing and Urban Development. \$1,000. 10/2010 -12/2010.
- Principal Investigator. “Has the Housing Market in China Gone Awry? An Examination of China’s New Housing Production”. Office of the Vice President for Research and Taubman College of Architecture & Urban Planning. \$15,000. 09/2007-12/2009.
- Principal Investigator. “Is the Low-Income Housing Tax Credit a Good Tool for Neighborhood Integration and Community Revitalization?” Center for Local, State, and Urban Policy. University of Michigan. Major Project. \$31,000. 09/2006 -12/2008.
- Principal Investigator. “Evaluating the Neighborhood Outcome of Low-Income Housing Tax Credit Projects.” Rackham Faculty Grant and Fellowships. \$15,000. 1/2006 -12/2006.
- Principal Investigator. “Studying the Housing and Community Impacts of Local Masonry Ordinances in Chicago Suburbs.” The Brick Industry Association. 1/2005 – 12/2005, \$70,000. DRDA 05-2302.
- Taubman College of Architecture & Urban Planning Faculty Research Seed Grant. 1/2005-6/2005 (\$1,500).

## INVITED TALKS

---

### 2025

- Invited Speaker at *Social Transformations and Urban Transitions in China Symposium*. University at Buffalo, the State University of New York, March 29, 2025.

### 2024

- UCLA Housing Voices Podcast: [How China Created a Housing Market](#). May 2024.
- University of Michigan Pan Asia Alumni Reunion. *Global Impact Panel on EVs, Robotics, and transition toward cleaner mobility*. Taipei, Taiwan. May 18, 2024.

### 2023

- Housing Production and the Structural Transformation in China’s Real Estate Development industry. Invited Talk at *10th. Urban China Forum*. Columbia University. October 2023.
- MIT Asia Real Estate Initiative Inaugural Symposium. Chair of the Session on Recent Challenges in Chinese Housing Markets. July 2023.
- History of U.S. Housing Policy: Past and Present. Presentation as part of the *Housing Advocates Training* organized by The Fair Housing Center of Southeast and Mid Michigan.

### 2022

- The Structural Transformation in China's Real Estate Development industry. MIT/Harvard Urban China Forum. May 2022.

## 2021

- From Land-Centered to People-Centered: Recent Shifts in China's Urbanization Strategies. Panel on *Architecture with Chinese Characteristics* organized by China Institute. October, 2021.
- Housing Policy in the U.S. and China. Invited Zoom Talk. Cornell University. October, 2021
- Shrinking Cities in China and the U.S.: Challenges and Responses. Organized by the Lieberthal-Rogel Center for Chinese Studies and the U.S. Heartland China Association. July 2021.

## 2020

- Changing Times in US-China Relations: Panel Discussion and Community Conversation. Panel discussion organized by the Lieberthal-Rogel Center for Chinese Studies. November 2020.
- Building and Preserving Affordable Housing in the United States: Federal Resources and Local Efforts. October. Webinar for Osher Lifelong Learning Institute. October, 2020
- Preserving Well-Maintained, Affordable Housing after Year 15: Low-income Housing Tax Credit Projects in Detroit. Webinar for Capital Impact Partners (With Margaret Dewar). April. 2020.
- Building China: the Structural Transformation in China's Property Development Industry. Invited Presentation at the Second Urban China Collective, University of Pennsylvania. Feb. 2020.
- Market versus State: the Dynamics of New Housing Production in China. Noon Lecture Speaker. The Confucius Institute. The State University of New York at Albany. Mar. 2020.

## 2019

- Housing Markets and Rental Housing Development in China and the United States. AECOM Connect Lecture. Beijing. July 2019.
- Housing Markets and Rental Housing Development in China and the United States. College of Architecture and Urban Planning. Chongqing University. June 2019.
- Preserving Decent Affordable Housing in Detroit. Global Scholars Program, University of Michigan. Feb. 2019.

## 2018

- Market Development, State Intervention, and the Dynamics of New Housing Investment in China. Invited Keynote Presentation at *5th. Urban China Forum*. Columbia University. October 2018

- Markets and Institutional Choice: The Performance of Housing Provident Fund in Major Chinese Cities. *The Role of Housing in China's Urban Transformation Symposium*. City University of Hong Kong. June. 2018.
- Housing Markets and Rental Housing Development in China and the United States. China Vanke Real Estate Group. Northern Region Headquarter, Beijing. July. 2018.
- Market Development, State Intervention, and the Dynamics of New Housing Investment in China. Invited Talk at Urban and Real Estate Research Seminar. Central University of Finance and Economics, Beijing, China. July. 2018
- Financing Affordable Housing in the United States, Policies and Practices. Heng Long Real Estate Research Center, Tsinghua University. June. 2018.
- Financing Affordable Housing in the United States, Policies and Practices. School of Public Administration. RenMin University. June. 2018.

## **RECENT PRESENTATIONS AT PROFESSIONAL MEETINGS**

---

### **2024**

- Housing Production and the Structural Transformation in China's Real Estate Development industry. *Urban Affairs Association Conference*. New York City. April 2024.

### **2020**

- Building China: the Structural Transformation of China's Property Development Industry. *Annual Meeting of the Association of Collegiate Schools of Planning (ACSP)*.

### **2019**

- The Structure of China's Housing Development Industry: 1999 to 2016. *International Conference on China's Urban Development*, Beijing, China.
- Housing Affordability, Subsidized Lending, and Cross-City Variations in the Performance of China's Housing Provident Fund Program. *Housing Studies Association Conference*, Sheffield, United Kingdom.

### **2018**

- Preserving Decent Affordable Housing in the Long Term: Low-income Housing Tax Credit Projects at Year 15 in Detroit. *Annual Meeting of the Association of Collegiate Schools of Planning (ACSP)*, Buffalo, New York.
- Market Development, State Intervention, and the Dynamics of New Housing Investment in China. *Annual Meeting of the Urban Affairs Association*, Toronto.

### **2017**



- Local Housing Markets and the Performance of Housing Provident Fund Program in China: Evidence from Major Chinese Cities. *Annual Meeting of the International Association for China Planning* (IACP), Harbin, China
- Saving Strong Neighborhoods from the Destruction of Mortgage Foreclosures, the Effects of Community-based Efforts in Detroit. *Housing Studies Association Conference*, April 2017, York, United Kingdom.

## **TEACHING**

---

### **Courses Taught at the University of Michigan**

URP482 (Introduction to Urban Housing System)  
 URP510 (Fiscal Planning and Management)  
 URP581 (Housing Policy and Economics)  
 URP594 (Real Estate and Urban Development)  
 URP603 (Urban and Regional Planning Capstone Studio)  
 URP590 (Integrated Real Estate Seminar)  
 URP520 (Introduction to Geographic Information Systems)

### **Courses Taught at the University of California, Berkeley**

CP 113 (Economic Analysis for Planning)  
 CP 207 (Urban Economics)

## **RECOGNITION OF STUDENT WORK**

---

2023 MURP Capstone Class. Preserving Naturally Occurring Affordable Housing in the City of Detroit. *Michigan Association of Planning Outstanding Student Project Award*. Faculty Instructor: Lan Deng

Childs, Josh, Bryan Hicks, Sam Kollar, Amelia Linde, Jess Yelk. Finalist for the 2020 *HUD Innovation in Affordable Housing Student Design and Planning Competition*. Faculty Advisor: Lan Deng.

Bajaber, Bader, Emily Burrowes, Prashanth Chamarthi Rajendra Raju, Laura Devine, Melissa Lubbers. Runner-up Award for the 2017 *HUD Innovation in Affordable Housing Student Design and Planning Competition*. Faculty Advisor: Lan Deng.

## **ACADEMIC AND PROFESSIONAL SERVICE**

---

### **Program**

MURP Admission Committee  
 Mentoring Committee for Junior Faculty  
 MURP Strategic Planning Committee  
 URP Housing and Equitable Development Focus Area Coordinator, 2021-  
 Faculty Search Committee for Real Estate Professor of Practice, 2022-2023  
 URP Research Coordinator, 2019-2020  
 URP Research Committee, 2017-2019 (Chair), 2013-2015 (Member)  
 LEO Review Committee, 2017-2018  
 Faculty Search Committee for Professor of Practice, 2017-2018  
 MUP Admission Committee, 2004- 2005, 2010-2012, 2015-2016, 2017-2020.  
 MUP Recruiting Committee (Chair), 2016-2017  
 Ph.D. Committee, 2016-2017, 2011-2012  
 Physical Planning and Urban Design Faculty Search Committee, Fall 2015.  
 Research Committee. Fall 2014  
 Strategic Planning Committee, 2012-2013.  
 Ph.D. Admission Committee, 2012-2013.  
 Ph.D. Dissertation Proposal Hearing Committee, 2004- 2017, Chair for 2013-2014.  
 Curriculum Committee, 2004-2009. 2015-2016  
 Detroit Study Faculty Search Committee. 2011-2012  
 Land Use Planning Faculty Search Committee, 2009-2010.  
 Real Estate Faculty Search Committee, 2007-2008, 2008-2009, 2009-2010.  
 Faculty advisor, Martin Luther King Symposium on Mortgage Foreclosure Crisis, 2008.

## **College**

Real Estate Faculty Advisory Committee, 2020 –  
 Chair, Promotion & Tenure Committee, 2022 -2023  
 Research Policy Committee, 2020 to 2021. 2023-2024  
 Faculty Director, Real Estate Development Graduate Certificate, 2016 to 2020.  
 Executive Committee, 2018-2019; 2019-2020.  
 Promotion & Tenure Committee. 2013-2014 (Chair); 2014-2015; 2015-2016; 2016-2017  
 One School Taskforce, 2016-2020  
 MUD Task Force, 2012-2013.

Acting Director (Fall 2011 and Fall 2012), Real Estate Development Certificate.  
Centennial Celebrations International Conference Committee, 2006-2007.  
Faculty Advisory Committee for Real Estate Development Certificate Program, 2005-2020.  
Brainstorm Committee on Student Admission, 2008-2009.  
Brainstorm Committee on Real Estate Development Certificate Program, 2008-2009.

## **University**

Rackham International Student Fellowship Committee, 2024 -present  
Associate Director, Lieberthal-Rogel Center for Chinese Studies, 2020 -2022.  
Rackham Predoctoral Fellowship Selection Committee, 2015-2018  
International Institute Summer Fellowship Review Committee. 2012-2013, 2017-2018  
Foreign Language and Area Studies (FLAS) Fellowship Committee. 2012-2013

## **Academic/Professional Organizations**

North American Editor, 2020 to present; Management Board, 2015 to 2020; International Editorial Advisory Board, 2013-2015, *Journal of Housing Studies*, Taylor & Francis.  
Standing Review Board, Humanities and Social Sciences Panel of the Research Grants Council (RGC), the University Grants Committee, Hong Kong. 2019-2022.  
Lincoln Institute of Land Policy/ACSP Curriculum Innovation Award Task Force, 2017-2020.  
Board Member, Global Chinese Real Estate Congress, 2020-Present  
Track Chair, Housing and Community Development, Association of Collegiate Schools of Planning, 2014 –2017.  
Board of Directors and Treasurer, International Association for China Planning. 2011-2013.