

JAKE WEGMANN

Community and Regional Planning
School of Architecture
The University of Texas at Austin
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ACADEMIC AND RELEVANT PROFESSIONAL EXPERIENCE

2014-present Assistant Professor, Community and Regional Planning program, School of Architecture, University of Texas at Austin.

2007-2009 Project Manager, Citizens Housing Corporation (nonprofit affordable housing developer), San Francisco, California.

2002-2004 Assistant Project Manager, The Burgwyn Company (for-profit market rate and affordable housing developer), Denver, Colorado.

2000-2002 Project Assistant, Burgwyn, Perry & Rose (for-profit market rate, affordable housing and commercial developer), Denver, Colorado.

EDUCATION

2014 **Doctorate in City and Regional Planning (PhD), University of California, Berkeley**
Dissertation title: *"We Just Built It: " Code Enforcement, Local Politics, and the Informal Housing Market in Southeast Los Angeles County*

2006 **Master in City Planning (MCP) and Master of Science in Real Estate Development (MSRED), Massachusetts Institute of Technology**
Concurrent dual degrees (with Urban Design Certificate as part of MCP)
Thesis title: *What Happened to the Three-Decker?*

2000 **Master of Science (MS), Institute of Alpine and Arctic Research (INSTAAR), University of Colorado, Boulder**
Geophysics

1997 **Bachelor of Arts (BA), Dartmouth College, Cum Laude**
Computer Science

PEER-REVIEWED PUBLICATIONS

Under review

(13) **Jake Wegmann**. "Not Just Safety Deposit Boxes in the Sky: Assessing the Complexity of Ghost Dwellings in Big U.S. Cities." *Urban Geography*.

(12) Christensen, Karen and **Jake Wegmann**. Critical Commentary essay for *Journal of Planning Education and Research*.

(11) Pendall, Rolf, **Jake Wegmann**, Jonathan Martin, and Dehui Wei. "The Growth of Control? Changes in Local Land Use Regulation in Major US Metropolitan Areas from 1994 to 2003." *Housing Policy Debate*.

2017

(10) **Wegmann, Jake**, and Junfeng Jiao. "Taming Airbnb: Toward Guiding Principles for Local Regulation of Urban Vacation Rentals Based on Empirical Results from Five US Cities." *Land Use Policy*, 69(2017), 494-501.

(9) **Wegmann, Jake** and Sarah Mawhorter. "Measuring Informal Housing Production in California Cities." *Journal of the American Planning Association (JAPA)*, 83(2), 119-130.

(8) **Wegmann, Jake** and Jonathan Pacheco Bell. "The Invisibility of Code Enforcement in Planning Praxis: The Case of Informal Housing in Southern California." *Focus: The Journal of Planning Practice and Education (California Polytechnic University, San Luis Obispo)*, 13(1), 20-29.

(7) Durst, Noah J. and **Wegmann, Jake**. "Informal Housing in the United States." *International Journal of Urban and Regional Research*, 41: 282-297. doi:10.1111/1468-2427.12444

(6) **Wegmann, Jake**, Alex Schafran, and Deirdre Pfeiffer. 2017. "Breaking the Double Impasse: Securing and Supporting Diverse Housing Tenures in the United States." *Housing Policy Debate* 27.2: 193-216.

2016

(5) **Wegmann, Jake** and Karen Christensen. 2016. "Subsidized Rental Housing in the United States: What We Know and What We Need to Learn in Three Themes." *Planning Forum (University of Texas at Austin)* Vol. 17, 55-74.

2015

(4) **Wegmann, Jake**. 2015. "Research Notes: The Hidden Cityscapes of Informal Housing in Suburban Los Angeles and the Paradox of Horizontal Density." *Buildings and Landscapes* 22(2): 89-110.

2014

(3) **Wegmann, Jake**. 2014. "Measuring What Matters: A Call for a Meaningful Metric of Affordable Rental Housing Production Cost-Efficiency." *Housing Policy Debate* 24(4): 692-716.

(2) **Wegmann, Jake**, and Karen Chapple. 2014. "Hidden Density in Single-Family Neighborhoods: Backyard Cottages as an Equitable Smart Growth Strategy." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* 7(3): 307-329.

2012

(1) Schafran, Alex, and **Jake Wegmann**. 2012. "Restructuring, Race, and Real Estate: Changing Home Values and the New California Metropolis, 1989-2010." *Urban Geography* 33(5): 630-654.

1997

Cormen, Thomas H., **Jake Wegmann** and David M. Nicol. "Multiprocessor Out-of-Core FFTs with Distributed Memory and Parallel Disks." *Fifth Workshop on I/O in Parallel and Distributed Systems (IOPADS '97)*, November 1997, pp. 68-78.

BOOK CHAPTER

Jiao, Junfeng and **Jake Wegmann**, “Urban Vacation Rentals and the Housing Market: Boon or Bust (or Both) in the Millennial City?” In Markus Moos, Tara Vinodrai and Deirdre Pfeiffer (Eds.), *The Millennial City: Trends, Implications, and Prospects for Urban Planning and Policy*, p. 167-180. New York: Routledge.

NON PEER-REVIEWED PUBLICATIONS

2017

Chapple, Karen, **Jake Wegmann**, Farzad Mashood, and Rebecca Coleman. “Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle and Vancouver.” Prepared for the Urban Land Institute, San Francisco chapter.

2015

Wegmann, Jake. “The Blocked Market for Financing Small Apartments on Residential Properties, and What the State of California Can Do About It.” Policy Brief, Institute of Governmental Studies, UC Berkeley.

2014

Wegmann, Jake. “What Lies Ahead for the American Metropolis in the Age of Inversion?” Book review. *Berkeley Planning Journal*, Volume 27.

2013

Wegmann, Jake. “Review of *Design After Decline* by Brent D. Ryan.” Book review. *Berkeley Planning Journal*, Volume 26.

2012

Wegmann, Jake and Chris Schildt. “Diversity Didn’t Cause the Foreclosure Crisis.” *San Francisco Policy and Urban Research (SPUR) Urbanist*, June 2012.

Wegmann, Jake and Karen Chapple. “Understanding the Market for Secondary Units in the East Bay.” Institute of Urban and Regional Development (IURD) Working Paper 2012-03, UC Berkeley. <http://www.iurd.berkeley.edu/publications/wp/2012-03.pdf>

Wegmann, Jake, Alison Nemirow and Karen Chapple. “Scaling up Secondary Unit Production in the East Bay: Impacts and Policy Implications.” Institute of Urban and Regional Development (IURD) Working Paper 2012-05, UC Berkeley. <http://www.iurd.berkeley.edu/publications/wp/2012-05.pdf>

Wegmann, Jake. “Two Takes on Sunbelt Urbanism.” Book review. *Berkeley Planning Journal*, Volume 25.

Wegmann, Jake. “Review of *Inclusionary Housing in International Perspective: Affordable Housing, Social Inclusion, and Land Value Recapture* by Nico Calavita and Alan Mallach.” Book review. *Berkeley Planning Journal*, Volume 24.

2011

Wegmann, Jake. "I. Donald Turner Memorial Roundtable Affordable Housing Policy Brief." Institute of Urban and Regional Development (IURD), UC Berkeley. www.iurd.berkeley.edu/turner_RT_policy_brief.pdf

Chapple, Karen, **Jake Wegmann**, Alison Nemirow and Colin Dentel-Post. "Yes in My Backyard: Mobilizing the Market for Secondary Units." Center for Community Innovation (CCI), UC Berkeley. www.communityinnovation.berkeley.edu

Wegmann, Jake and Alison Nemirow. "Secondary Units and Urban Infill: A Literature Review." Institute of Urban and Regional Development (IURD) Working Paper 2011-02, UC Berkeley. <http://www.iurd.berkeley.edu/publications/wp/2011-02.pdf>

Wegmann, Jake. "Review of *The Housing Policy Revolution* by David J. Erickson." Book review. *Berkeley Planning Journal*, Volume 23.

Wegmann, Jake. "Three Takes on Responding to Crisis as Berkeley's College of Environmental Design Turns 50." Essay. *Berkeley Planning Journal*, Volume 23.

GRANTS

Urban Land Institute, San Francisco chapter, "Unblocking the Market for Accessory Dwelling Units: Lessons Learned." Co-PI (in partnership with UC Berkeley). 2016-2017. \$49,863.

CONFERENCE PRESENTATIONS AND SEMINARS

"Location Affordability and Fair Housing on a Collision Course?" *Association of Collegiate Schools of Planning (ACSP)*, Portland, Oregon, November 6, 2016.

"Informal Housing in the United States," *Royal Geographical Society*, London, United Kingdom, September 1, 2016.

"The More Things Change, the More They Stay the Same: Demographic Transition, Local Politics, and the Persistence of the Suburban Ideal in Southeast Los Angeles County," *Society for American City and Regional Planning History*, Los Angeles, California, November 7, 2015.

"Corporate-Sponsored Informality: Online Homesharing and its Effects on Housing Markets and Neighborhoods," *Association of Collegiate Schools of Planning (ACSP)*, Houston, Texas, October 24, 2015.

"The Local Politics of Self-Building in a Southern California Latino Immigrant Community," *Association of Collegiate Schools of Planning (ACSP)*, Houston, Texas, October 22, 2015.

"The Curious Absence of Informal Housing from the Local Sphere in Southeast Los Angeles," *Urban Affairs Association*, Miami, Florida, April 11, 2015.

"The Paradox of Horizontal Density: A Field Guide to the Hidden Cityscapes of Informal Housing in Suburban Los Angeles," *Association of Collegiate Schools of Planning (ACSP)*, Philadelphia, Pennsylvania, November 2, 2014. "Measuring What Matters: A Call for a

Meaningful Metric of Affordable Rental Housing Production Cost Efficiency in California and Beyond,” *Urban Affairs Association*, San Francisco, California, April 6, 2013.

“Hidden Density in Single-Family Neighborhoods: Backyard Cottages as an Equitable Smart Growth Strategy” (conference presentation with Karen Chapple), *Association of Collegiate Schools of Planning (ACSP)*, Cincinnati, Ohio, November 1, 2012.

“Restructuring, Race and Real Estate: Changing Home Values and the New California Metropolis, 1988-2010” (conference presentation with Alex Schafran), *Urban Affairs Association*, New Orleans, Louisiana, March 18, 2011.

“One Size Does Not Fit All: Transit-Oriented Affordable Housing in Oakland” (led mobile workshop), Just Metropolis conference, Berkeley, California, June 17, 2010.

NON-CONFERENCE PUBLIC APPEARANCES

Panelist, “CodeTalk,” City of Austin, May 8, 2017

Lecture, “Owner Unoccupied Housing: Is It a ‘Thing’ in Booming US Cities and If So Should We be Worried About It?” City Forum, School of Architecture, University of Texas, Austin, March 24, 2017.

Invited lecture, “Hybridizing Housing and Hotels: What Does the Rise of Urban Vacation Rentals Mean for Housing Markets and Neighborhoods,” University of Washington, Seattle, February 28, 2017.

Lecture, “American Home,” part of City of Austin-sponsored *Walk the Talk* event on “missing middle housing,” Austin, Texas, October 17, 2015.

Lecture, “How Does Anyone Afford to Move Here? Quantifying the Addition of Informal Housing at the City Level in California,” Lyndon B. Johnson School of Public Affairs, University of Texas at Austin, October 8, 2015.

Moderator, “Hidden Density: the Potential of Small-Scale Development,” part of “Infilling California” seminar series (Institute of Urban and Regional Development, UC Berkeley), May 6, 2011.

SERVICE

Austin Community Design and Development Center, board member. November 2016-present.

Berkeley Planning Journal (volumes 23, 24 and 25). 2009-2012 (as board member) and 2011-2012 (as retrospective section editor).

San Francisco Bicycle Advisory Committee, Board of Supervisors District 6 appointee, Secretary (2008-2009).

ACADEMIC ADVISING

Doctoral

- Co-advisor: Ariadna Reyes Sanchez, PhD candidate, projected graduation May 2018. Dissertation title: “Climate Justice and the Consolidated Informal City: Self-Help Densification and Energy Use in *Colonias Populares*, Mexico City.”
- Committee member: Alejandra Reyes, PhD candidate, projected graduation May 2018. “Mexico’s Housing Paradox: Inaccessibility and Vacancy.”
- Committee member: Francisca Bogalasky, PhD candidate, LBJ School, projected graduation May 2019. “Who Do We Care About Residential Mobility? Exploring the Consequences of Residential Mobility for Households, Students and Neighborhoods: A Chilean Case Study.”
- Committee member: Juan Yunda, PhD candidate, finished PhD in May 2017. “Uneven Fragmentation and Social Stratification: Residential Segregation and Spatial Mismatch in Bogotá, Colombia.”
- Committee member: Alan Bush, finished PhD in August 2016. “Leadership for Resilient Urban Systems: Two Cases in Asheville, NC.”
- Committee member: Kristine Stiphany, finished PhD in August 2015. “Learning Displacement, Self-Building, Educational Infrastructure, and the Politics of Development in Brazilian Informal Settlements.”

Master’s and undergraduate Professional Reports/theses

Current academic year (in progress)

- Robert Anderson. MSCRP thesis, first reader. “Is Everyone in Fact a Pedestrian? A Survey to Determine Pedestrian Types.”
- Aïcha Lakhssass. MSCRP thesis, second reader. Untitled.
- Erin Smith. Historic Preservation thesis, second reader. Untitled.

Completed during 2017-2018 academic year (including summer 2017)

- Andrew Asgarali-Hoffman. MSCRP thesis, second reader. “Planner’s Primer on Extreme Heat Events and Hazard Mitigation Planning.”
- Christopher Perkes. MSCRP/Master of Science in Sustainable Design joint thesis, second reader. “The Path to a Sustainable Built Environment: Meta-Analysis and Ethnography of Planning, Design, and Development Processes.”
- Christopher Owen. MSCRP Professional Report, first reader. “Florida Ports: Building Infrastructure for the 21st Century.”
- Ashwin Dharmadhikari. Master of Design Studies/MSCRP Professional Report, second reader. “Leveraging Transit-Based Investment to Retrofit Urban Corridors.”
- Samantha Moskol. MSCRP Professional Report, first reader. “Family-Friendly City: Envisioning a ‘Missing Middle’ Density Bonus in Austin’s Single-Family Neighborhoods.”

Completed during 2016-2017 academic year

- Tiffany Dimesky. MSCRP Professional Report, first reader. “Mueller: An Examination of Affordable Housing.”
- Rachel Larson. Plan II thesis (undergraduate), second reader. “The Power of Public Space: Urban Revitalization in New York and Medellín.”
- Jinwon Lee. Historic Preservation thesis, second reader. “A Quick Decision-Making Tool for Historic Building Rehabs.”
- Farzad Mashood. MSCRP thesis, second reader. “Life on Foot: How Demographics, Land Use, and Design Create an Unwalkably Walkable Environment in North Austin.”

Completed during 2015-2016 academic year

- Kristen Fulmer. MSCRP Professional Report, second reader. “How Perceptions Impact Real Estate Decisions: An Analysis of Residential Demand in Austin, Texas.”
- Allison Reimer. MSCRP/Historic Preservation Professional Report, second reader. “Growing Younger Gracefully? Progress and Preservation in Rainey Street National Register Historic District.”
- Britin Bostick. MSCRP/Historic Preservation Professional Report, first reader. “Data Collection Frameworks in Texas Main Street Cities with National Register Historic Districts.”
- Frank Ordia. MSCRP/Historic Preservation Professional Report, first reader. “The Texas Historic Rehabilitation Tax Credit: A Year in Review.”
- José Latorre. MSCRP Professional Report, first reader. “A Real Estate Crowdfunding Model for Social Impact: The Alley Flat Initiative in Austin, Texas.”
- Kevin Howard. Master of Design Studies/MSCRP Professional Report, first reader. “Sustainable Growth and Affordable Form: Strategies for Austin’s Future Housing Development.”
- Annie Boggs. MSCRP Professional Report, second reader. “Controlling Boggly: A Historical Study of Creek Channelization in Austin, Texas.”
- Antora Haque. MSCRP Professional Report, second reader. “The Impact of Light Rail Transit on Residential Rental Market: Case Study of Dallas Area Rapid Transit.”
- Colton Sanders. MSCRP Professional Report, second reader. “A Study of Regulation and Placemaking in Austin, Texas: Analysis of the Grove at Shoal Creek PUD Proposal.”
- Corey Roethermel. MSCRP Professional Report, first reader. “University-Community Partnerships: A Strategy to Strengthen Urban Texas Neighborhoods Adjacent to Universities and Break Down Existing Barriers Through Urban Reinvestment.”
- Martin Sinel. MSCRP Professional Report, second reader. “Affordable Housing Disaster Resilience in the Neoliberal Era: The LIHTC in Galveston, TX, Through Hurricane Ike.”

Completed during 2014-2015 academic year

- Jessica Garcia. MSCRP Professional Report, first reader. “The Rise of the Millennial Cohort: A Case Study of the Effects on San Francisco’s Rental Housing Market.”
- Megan Shannon. MSCRP Professional Report, first reader. “Quantifying the Impacts of Regulatory Delay on Housing Affordability and Quality in Austin.”
- Sam Rojas. MSCRP Professional Report, first reader. “The Potential of Agrarian Communities as a Model of Farmland Preservation in Central Texas.”
- Rebekah Palmer. MSCRP Professional Report, first reader. “Autonomous Vehicles: Implications for Austin, Texas.”

Independent studies

- Britin Bostick and Frank Ordia. Fall 2015. “Historic Development: How a New Approach to Preservation Can Help Us (Strategically) Save Places.”
- Jack Tiebout. Fall 2016. “Time, Space, and Food in the Asian Night Markets of North America.”

COURSES TAUGHT

University of Texas at Austin School of Architecture, as a faculty member

Student evaluation scores are shown as follows: X-Y indicates X=instructor rating (out of 5) and Y=course rating (out of 5)

- *Quantitative Methods*. Core required class for first-year Master of Science in City and Regional Planning (MSCRP) students, covers basic statistics, data usage, and quantitative reasoning. Fall 2015, Fall 2016, Fall 2017.
- *Planning and the Development Process*. An introduction to the real estate development process, aimed at MSCRP students, but also draws master's level students from other schools in the university. Spring 2015, Spring 2016, Spring 2017.
- *Financing Real Estate Projects: Nonprofit and For-Profit*. An introduction to the economics of individual real estate investments and development projects, with an emphasis on pro forma analysis as a fundamental skill. Aimed at MSCRP students but draws students from other schools as well. Spring 2015, Spring 2016, Spring 2017.

Elsewhere, as a teaching assistant

- Methods of Planning Data Analysis—Statistics for Planners (master's level), University of California, Berkeley, Profs. Karen Chapple and Dan Chatman, Fall 2012
- Real Estate Capital Markets, Massachusetts Institute of Technology (master's level), Prof. David Geltner, Spring 2006
- Introduction to Geology Lab Course (undergrad level), University of Colorado, Boulder, Fall 1997 and Spring 1998. Taught the lab sessions solo.

ACADEMIC DEPARTMENTAL SERVICE

Faculty Hiring Committee, Race and Gender in the Built Environment Tenure-Track Position, University of Texas School of Architecture, September 2016 to April 2017.

Executive Committee, University of Texas School of Architecture, September 2016 to present.

Library and Collections Committee, University of Texas School of Architecture, September 2014 to May 2016.

PROFESSIONAL PRACTICE

Urban Land Institute Advisory Panel member, "Expanding Affordable and Mixed-Income Housing Opportunities," February 29 to March 4, 2016, site visit to Dallas, Texas. Report URL: http://uli.org/wp-content/uploads/ULI-Documents/DallasPanel_web.pdf

Strategic Economics, Berkeley, California (January 2014 – May 2015). Reviewed statistical techniques used for an internal report commissioned by Bay Area Rapid Transit (BART), "Benefits of BART for Office and Apartment Properties."

Association of Bay Area Governments (November 2011 - March 2012). Helped ABAG project affordable housing supply in the 9-county San Francisco Bay Area region between 2010 and 2040 as part of its Sustainable Communities Strategy for curtailing greenhouse gas emissions as required by California state law.

Stantec Inc (2009-2011). Participated in various planning-related projects in Alberta, Canada, including:

- Affordable housing policy recommendations for Goodridge Neighborhood Area Structure Plan (NASP), Edmonton, Alberta (2010-11).
- In-person workshop in Ft. McMurray, Alberta concerning Form Based Codes (FBCs) and their potential applicability to the municipality (2010).

- A federal policy proposal for targeted lifting of real estate capital gains tax (CGT) in distressed neighborhoods (2010).
- Lower Athabasca Regional Plan Vision (2009-10).
- Habitat for Humanity RFP in Edson, Alberta (2009).

East Bay Alliance for a Sustainable Economy (EBASE) (2010). Conducted financial analysis of port-related commercial development in Oakland, California on behalf of a nonprofit/advocacy organization.

Chinatown Community Development Corporation (2008). Undertook pro forma analysis of an affordable housing development proposed by CCDC to be located above a planned subway station in San Francisco, California.