

## Benjamin F. Teresa

Curriculum Vitae

2016

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Virginia Commonwealth University  
Urban and Regional Studies and Planning  
Wilder School of Government and Public Affairs  
923 W. Franklin Street  
Office 118  
Richmond, VA 23284

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### EDUCATION

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2015	PhD, Planning and Policy Rutgers University
2008	Masters in Urban Planning and Policy University of Illinois at Chicago
2004	BS, Chemistry Davidson College

### EXPERIENCE

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2016 – present	<i>Assistant Professor</i> Urban and Regional Studies and Planning Wilder School of Government and Public Affairs Virginia Commonwealth University
2015 – 2016	<i>Marilyn J. Gittell Postdoctoral Fellow</i> <i>Visiting Assistant Professor</i> The Graduate Center of the City University of New York
2011 – 2015	<i>Doctoral Research Associate</i> Ralph W. Voorhees Center for Civic Engagement Kathe Newman, PhD, Director Edward J. Bloustein School of Planning and Public Policy Rutgers University
2010 – 2011	<i>Research Assistant</i> Eagleton Institute of Politics Rutgers University
2009 – 2010	<i>Researcher</i> Associate Professor Rachel Weber, Ph.D. Urban Planning and Policy Program, College of Urban Planning and Public Affairs University of Illinois at Chicago

## **PUBLICATIONS**

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Teresa, Benjamin F. (2016): Rationalizing tax increment financing in Chicago, *Urban Geography*, DOI: 10.1080/02723638.2016.1206707

Juan J. Rivero, Benjamin F. Teresa & John West (2016): Locating rationalities in planning: market thinking and its others in the spaces, institutions, and materials of contemporary urban governance, *Urban Geography*, DOI: 10.1080/02723638.2016.1206703

Teresa, Benjamin. F. (2016). Managing fictitious capital: The legal geography of investment and political struggle in rental housing in New York City. *Environment and Planning A*, 48(3), 465-484.

### Journal Articles under Review

“Speculating on Charter School Growth in the Case of UNO Charter School Network in Chicago”, with Ryan M. Good, *Urban Affairs Review*

“The Work of Fiction: Investment in Rent Regulated Housing in New York City”, in *Land Fictions*, Asher Ghertner and Robert W. Lake, eds, Cornell University Press.

### Book Reviews

2011            Review of Nicolas P. Retsinas and Eric S. Belsky, eds., “Moving Forward: The Future of Consumer Credit and Mortgage Finance” in *Economic Development Quarterly*, 25: 266-367.

### Reports

2012            “Chicago Charter School Bond Analysis”, report to the American Federation of Teachers.

2011            “Community Report for Irvington, New Jersey” with Kathe Newman, Report to Brand New Day community development organization.

2011            “High Cost Lending in New Jersey, 2004 – 2009”, Report to the New Jersey Foreclosure Taskforce.

### Manuscripts in Preparation

“The Housing Question as Research and Pedagogical Method” in preparation for submission to *Journal of Planning Education and Research*.

## **AWARDS, HONORS AND FELLOWSHIPS**

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2015            Susan S. Fainstein Distinguished Doctoral Dissertation Award  
Edward J. Bloustein School of Planning and Public Policy

Rutgers University

- 2014 - 2015 Donald A. Krueckeberg Memorial Scholar  
Edward J. Bloustein School of Planning and Public Policy  
Rutgers University
- 2014 Travel Award  
Urban Geography Specialty Group of the Association of American Geographers
- 2013 Jerome Rose Teaching Award  
Award for excellence in teaching  
Edward J. Bloustein School of Planning and Public Policy  
Rutgers University
- 2010 - 2012 Fellowship  
Edward J. Bloustein School of Planning and Policy  
Rutgers University

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## GRANTS

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- 2012 Principal Investigator, "Chicago Charter School Bonds". American Federation of Teachers. \$2,500.
- 2011 Co-Principal Investigator, "Foreclosure Crisis and Community Response in New York City" with Daniel Hammel (University of Toledo). Center for New York City Neighborhoods 2011 Foreclosure Prevention Grant. \$10,000.

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## TEACHING

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### Courses Taught

- Hunter College, CUNY Political Economy of Cities (graduate): Spring 2015
- Rutgers University U.S. Housing Policy (undergraduate): Spring 2015, Spring 2014

### Teaching Assistant

- Rutgers University Introduction to Planning, Policy and Health (undergraduate):  
Fall 2013, Fall 2012  
Principles of Public Health (undergraduate): Spring 2013  
Public Health Preparedness (undergraduate): Spring 2013

## CONFERENCE PARTICIPATION

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### Papers Presented

- 2016  
(19) "Market (In)discipline and Competitive Charter School Growth in the Case of UNO in Chicago", with Ryan M. Good, Urban Affairs Association Annual Conference, San Diego, CA, March 16 – 19.
- 2015  
(18) "Managing the Fiction: Land, Finance, and the Law in the Struggle over Affordable Housing in New York City," 8<sup>th</sup> Biennial MaGrann Conference, *Land Fictions: The Commodification of Land in City and Country*, Rutgers University, May 1-2.
- (17) "Managing the Fiction in Fictitious Capital: Tenant Activism, Policy, and Distressed Debt in New York City," Association of American Geographers Annual Conference, Chicago, IL, April 21 –25.
- 2014  
(16) "Temporality and the Financialization of Urban Change: Rent Regulated Housing in New York City", 3<sup>rd</sup> Annual Conference of the International Graduate Research Program, Center for Metropolitan Studies, Technische Universität Berlin, November 20 – 22.
- (15) "Speculation in Rent Regulated Multifamily Housing in New York City", Association of American Geographers Annual Conference, Tampa, FL, April 7 – 12.
- (14) "The Politics of Value: Speculation in Rent Regulated Multifamily Housing in New York City", Urban Affairs Association Annual Conference, San Antonio, TX, March 19 – 22.
- (13) "Rent's Role: Speculation in Rent Regulated Housing in New York City", Annual Krueckeberg Doctoral Conference, Edward J. Bloustein School of Planning and Public Policy, Rutgers University, New Brunswick, NJ, March 10.
- 2013  
(12) "The Financialization of Rent-Regulated Housing in New York City", Association of American Geographers Annual Conference, Los Angeles, CA, April 9 – 13.
- (11) "The Financialization of Rent-Regulated Housing in New York City", Urban Affairs Association Annual Conference, San Francisco, CA, April 3 – 6.
- (10) "Mapping the Interaction of State Housing Regulation and Financial Capital in New York City", Annual Krueckeberg Doctoral Conference, Edward J. Bloustein School of Planning and Public Policy, Rutgers University, New Brunswick, NJ, February 28.
- 2012

- (9) "The Politics and Planning of Tax Increment Financing in Chicago", Association of Collegiate Schools of Planning Annual Conference, Cincinnati, OH, November 1-4.
  - (8) "The Dynamics of Foreclosure in New York", with Daniel Hammel and Mirabel Chen, Urban Affairs Association Annual Conference, Pittsburgh, PA, April 18 – 21.
  - (7) "Understanding Foreclosure as a Process" with Kathe Newman and Lee Polonsky, Urban Affairs Association Annual Conference, Pittsburgh, PA, April 18 – 21.
  - (6) "Tax Increment Financing in Chicago", Urban Affairs Association Annual Conference, Pittsburgh, PA, April 18 – 21.
  - (5) "The Overleveraging of Rent Regulated Multifamily Housing in New York City", Annual Krueckeberg Doctoral Conference, Rutgers University, New Brunswick, NJ, March 8.
  - (4) "Understanding Reasons for Mortgage Distress" with Daniel Hammel, Association of American Geographers Annual Conference, New York, NY, February 24 – 28.
  - (3) "Foreclosure as a Process: Sheriff Auction in Union County, NJ" with Kathe Newman and Lee Polonsky, Association of American Geographers Annual Conference, New York, NY, February 24 – 28.
  - (2) "The Emergent Millennial Politics of Finance: Regulation, Housing, Informality", with Kathe Newman, Association of American Geographers Annual Conference, New York, NY, February 24 – 28.
- 2011
- (1) "Tax Increment Financing in Chicago: Incentive for economic growth or for speculative development?", Annual Krueckeberg Doctoral Conference, Rutgers University, New Brunswick, NJ, March 10.

### Panels Organized

- 2016 "Organizing Community Development: "Expertise" and Power in Participatory Research", Urban Affairs Association Annual Conference, San Diego, CA, March 16 – 19.
- 2015 "The Politics of Social Policy and Community Development under Financialization" with Emily Rosenman, Association of American Geographers Annual Conference, Chicago, IL, April 21 –25.
- "Place-making for Poor People: Creative Destruction and the Security of Home" with Susan Saegert, Urban Affairs Association Annual Conference, Miami, FL, April 8-11.
- 2014 "Rent Relations in the Financialized Economy" with Desiree Fields, Association of American Geographers Annual Conference, Tampa, FL, April 7 – 12.

“Post-Crisis Geographies of Risk Production” with Mark Kear, Association of American Geographers Annual Conference, Tampa, FL, April 7 – 12.

“The Contested Value of Place: Land, Property and Community Development” with Lee Polonsky and Ryan Good, Urban Affairs Association Annual Conference, San Antonio, TX, March 19 – 22.

2013 “The Local Politics of Financialization” with Desiree Fields, Association of American Geographers Annual Conference, Los Angeles, CA, April 9 – 13.

“The Local Politics of Financialization” with Desiree Fields, Urban Affairs Association Annual Conference, San Francisco, CA, April 3 – 6.

2012 “The Practice of Planning Rationalities” with Juan Rivero and John West, Association of Collegiate Schools of Planning Annual Conference, Cincinnati, OH, November 1 – 4.

#### **SERVICE**

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2011 – 2015 Planning Committee, Donald A. Krueckeberg Doctoral Conference  
Edward J. Bloustein School of Planning and Public Policy  
Rutgers University

2013 – 2014 Editor, *The Bloustein Journal of Planning and Public Policy*

2012 Planning Committee, *Representing the City*, conference at the Edward J. Bloustein School of Planning and Public Policy, Rutgers University