

THOMAS BIER

CURRENT POSITION

Senior Fellow, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2010 to present

Specialization: regional housing dynamics; effects of government policy on cities and development patterns; change in older suburbs

PROFESSIONAL EXPERIENCE

Executive-in-Residence, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2003-2010

Director, Center for Housing Research and Policy, and College Fellow, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 1982-2003

Faculty Associate, Lincoln Institute of Land Policy, 1997-1999

Senior Housing Planner, Northeast Ohio Areawide Coordinating Agency, Cleveland, Ohio, 1978-1982

Visiting Assistant Professor, Institute of Urban Studies, Cleveland State University, 1975-1977

Assistant to the President, Association of Community Development Corporations, Cleveland, Ohio, 1974-1975

Resident Consultant, Imperial Chemical Industries, Ltd., Billingham, England, 1969-1974

Graduate Fellow and Assistant Professor, School of Management, Case Western Reserve University, 1965-1969

Staff Consultant, TRW Systems, Redondo Beach, California, 1963-1965

EDUCATION

Ph.D. Organizational Behavior, Case Western Reserve University, 1967

M.S. Behavioral Science, Case Western Reserve University, 1963

B.S. Mechanical Engineering, University of Dayton, 1960

PUBLICATIONS

Keating, W. Dennis and Thomas Bier (2008). Greater Cleveland's First Suburbs Consortium: Fighting Sprawl and Suburban Decline. *Housing Policy Debate*, v. 19, 3.

Bier, T. and C. Post (2006). Vacating the City: An Analysis of New Homes vs. Household Growth. In Alan Berube, et.al. (ed.), *Redefining Urban and Suburban America*. Washington, D.C.: The Brookings Institution.

Bier, T. and C. Post (2003). Vacating the City: An Analysis of New Homes vs. Household Growth. Brookings Institution Center on Urban and Metropolitan Policy.

Bier, T. (2001). Urban Sprawl and Decline: Prospects for Change. *Public Works Management & Policy*, v. 6, 2, 83-87.

Bier, T. (2001). Moving Up, Filtering Down: Metropolitan Dynamics and Public Policy. Discussion paper prepared for the Brookings Institution Center on Urban and Metropolitan Policy. September 2001.

Bier, T., Maric, I. and Weizer, W. (2000). The New Homeseller Capital Gains Law. *Housing Policy Debate*, v. 11, 3.

Bier, T. (1999). Rebuilding Cleveland: A Regional Undertaking. In D.C. Sweet, et.al.(Ed.), *The New American City Faces Its Regional Future: A Cleveland Perspective*. Athens, Ohio: Ohio University Press.

Burgess, P. & Bier, T. (1998). Public Policy and Urban Sprawl: Lessons from Northeast Ohio. Lincoln Institute of Land Policy working paper.

Howe, S. R., Allor, D., Bier, T., Finnerty, T., & Green, P. (1998). The Shrinking Central City Amidst Growing Suburbs: Case Studies of Ohio's Inelastic Cities. *Urban Geography*, v. 19, 8.

Bier, T. & Howe, S. (1998). Dynamics of Suburbanization in Ohio Metropolitan Areas. *Urban Geography*, v. 19, 8.

Morrow-Jones, H., Aryeetey-Attoh, S., Bier, T. & Howe, S. (1996). Residential Mobility Trends and their Implications for Ohio's Metropolitan Areas. Proceedings of 6th Annual International Applied Demography Conference.

Austrian, Z. & Bier, T. (1996). Great Lakes Central Counties: Is the Era of Greenfield Development Coming to an End? Federal Reserve Bank of Chicago.

Bier, T. (1995). Housing Dynamics of the Cleveland Area, 1950-2000. In D. Keating, et.al.(Ed.), *Cleveland: a Metropolitan Reader*. Kent, Ohio: Kent State University Press.

Bier, T. & Maric, I. (1994). IRS Homeseller Provision and Urban Decline. *Journal of Urban Affairs*, 2, 141-154.

Aryeetey-Attoh, S., Bier, T. & Randall, R. (1992). Projecting Abandonment: the Problem of Residential Sprawl in Toledo. *Ohio Journal of Economics and Politics*, October.

Bier, T. (1991). Public Policy Against Itself: Investments That Help Bring Cleveland (and Eventually Suburbs) Down. In A. Schorr, ed., *Cleveland Development, a Dissenting View*. Cleveland: David Press.

Hill, E.W. & Bier, T. (1989). Economic Restructuring: Earnings, Occupations and Housing Values in Cleveland. *Economic Development Quarterly*, 3(2).

Bier, T. (1981). The Housing Market of Cuyahoga County, Ohio: Sales and Affordability. *Housing*, Federal Home Loan Bank of Cincinnati, v. 4, No.4.

Salling, M.J. & Bier, T. (1980). Factors Affecting the Geographic Distribution of Mortgage Loans in Cuyahoga County, Ohio. *Applied Geography Conference Proceedings*, J.W. Frazier and B.J. Epstein, eds., v.3, Kent, Ohio.

Bier, T. (1980). Guidebook for Using Home Mortgage Disclosure Data for Community Development. U.S. Department of Housing and Urban Development, PDR-641, Washington, D.C.

Bier, T. (1973). Participation or Profits? *Industrial Society*, London.

Bier, T. (1972). Organization Development as a Third-Party Influence. *European Training*, London.

Bier, T. Eighty-four forum page articles published in the Cleveland *Plain Dealer* since 1977.

REPORTS

Argent Mortgage Company Lending and Foreclosure Activity, Cuyahoga County, Ohio, (2007)

Quick Resale of Residential Properties, City of Cleveland, 1998/01 – 2002/05 (2006)

Condominium Sales in Cuyahoga County, Ohio, 1990 – 2004 (2005)

Sheriff Sales of 1-Family Homes, City of Cleveland, 1990-2002 (2004)

New Housing in Cleveland, Re-Sale Price Change, 1990-2003 (2004)

Housing Analysis for Cleveland Lakefront Development (2003)

City of South Euclid Housing Statistics (2003)

City of Rocky River Master Plan Community Demographics (2003)

City of Cleveland Housing: Stock, New Construction, Buyers and Sellers (2002)

State of Ohio's Regions: Land Use and Real Estate Development (2000)

Downtown Cleveland Residents Survey (2000)

The Changing Value of Real Estate in the Cleveland Area (1998)

Price Appreciation of Older Homes (1998)

Sellers of Cleveland Homes 1988-1996 (1998)

Development Trends in Medina County, Ohio (1998)

Tax Base Disparity: Development of Greater Cleveland's Sapphire Necklace (1997)

1995 Buyers of Cleveland Homes and Trends 1983-1995 (1996)

Market Demand for New Housing in Cleveland (1995)

Household Movement Within Northeast Ohio: Implications for the Region's Economic Vitality. Monograph prepared for the Northeast Ohio Inter-Institutional Urban Research Consortium (1994)

Moving Up and Out: Government Policy and the Future of Ohio's Metropolitan Areas (with the Ohio Housing Research Network) (1994)

The IRS Homeseller Capital Gain Provision: Contributor to Urban Decline (with the Ohio Housing Research Network) (1994)

Tax Base and Demographic Trends in the Cleveland Area (1993)

Sellers of Cleveland Homes 1988-1990 (1992)

Buyers of Cleveland Homes 1989 (1991)

Single-Family Home Sales and Appreciation: Cuyahoga County 1990 (1991)

Suburbanization of Ohio Metropolitan Areas, 1980-2000 (with the Ohio Housing Research Network) (1990)

Condominiums in Cuyahoga County (1990)

Sellers of Cleveland Homes 1989 (1990)

Buyers of Cleveland Homes 1989 (1990)

Single-Family Home Sales and Appreciation: Cuyahoga County 1980 – 1989 (1990)

PAPER PRESENTATIONS

First Suburbs and Metropolitan Housing Dynamics, American Planning Association, Chicago, May 8, 2007.

Moving Up and Out: Implications of Repeat Homebuyer Movement for Older Suburbs. Annual meeting of the Association of Collegiate Schools of Planning. Chicago, October 24, 1999.

Land Use and Urban Sprawl. Ohio Association of Economists and Political Scientists, Columbus, October 24, 1998.

Farmland Preservation Through Land Use Analysis. Ohio GIS Conference, Columbus, September 23, 1998.

Smart Growth and Metropolitan Dynamics. U.S. EPA Smart Growth Speaker Series, Washington, D.C., March 12, 1998.

Using Public Records to Analyze Metropolitan Change. Program of the Lincoln Institute of Land Policy, St. Louis, MO, April 11, 1997.

"Forcing" Regional Cooperation Through Issues of Development and Movement. International City/County Management Association, 82nd Annual Conference, Washington, D.C., October 7, 1996.

Development Patterns of Ohio's Major Metropolitan Areas. Ohio Municipal League, Akron, October 2, 1996.

Brownfields and Greenfields: Opportunities and Challenges for Metropolitan Development. Program of the Lincoln Institute of Land Policy, Cleveland, March 28, 1996.

Issues in Urban Land Assembly in the Midwest. Federal Reserve Bank of Chicago, Chicago, November 28, 1995.

Annexation, Elasticity, School Districts and the Movement of Trade-up Home Buyers. Annual Meeting of the Association of Collegiate Schools of Planning. Phoenix, November 6, 1994.

Buying Up and Moving Out: Home Sales and Population Shifts in Ohio's Metropolitan Areas. Regional conference of the American Planning Association. Cincinnati, September 15, 1994.

Federal Policy and the Movement Patterns of Urban Homesellers. Annual meeting of the Association of American Geographers. San Francisco, March 30, 1994.

Using Public Real Estate Records to Analyze Metropolitan Change: a Cleveland Study. Annual meeting of the Association of Collegiate Schools of Planning. Philadelphia, October 28, 1993.

IRS Code Sec. 1034, Rollover of Capital Gain on Principal Residence: Contributor to Urban Decline. Annual meeting of the Urban Affairs Association. Indianapolis, April 23, 1993.

Suburban Construction and Central City Abandonment: Different Futures for Different Cities. Annual meeting of the Association of American Geographers. Miami, April 13, 1991.

Suburbanization of Ohio Metropolitan Areas, 1980-2000. Ohio Urban University Program 10th anniversary colloquium, Columbus, April 8, 1991.

Policy Implications of Housing Dynamics in the 1990s. American Society for Public

Administration Region VI conference, Cleveland, October 4, 1990.

Housing in the 1990s: the Return to Oversupply, Rapid Movement to the Suburbs and Central City Abandonment. Annual meeting of the Urban Affairs Association, Baltimore, March 15, 1989.

The Prospect of Accelerated Housing Filtering in the 1990s: Opportunity for Planning. Annual meeting of the Association of Collegiate Schools of Planning. Buffalo, October 27, 1988.

The Prospect of Accelerated Housing Filtering in the 1990s: the Cleveland Case. Annual meeting of the Urban Affairs Association. St. Louis, March 11, 1988.

Helping Cities Monitor Housing Dynamics: a Role for Public Records and Schools of Planning. Annual Meeting of the Association of Collegiate Schools of Planning. Milwaukee, October 11, 1986.

CIVIC ACTIVITIES

Cuyahoga County Districting Commission, 2011
Dunham Tavern Museum board, 2001 to 2005
Advisory Council on Rural-Urban Policy, Research and Education, Swank Program in Rural-Urban Policy, The Ohio State University, 2001 to 2004
Midtown Cleveland board, 2001 to present
First Suburbs Consortium of Northeast Ohio, executive committee, 1998 to 2005
United Way Services Environmental Scan Data Group, 1998
Catholic Diocese The Church in the City Symposium Steering Committee, 1998
Ohio Office of Housing and Community Partnerships, Consolidated Plan Advisory Committee, 1997-1999
Catholic Diocese Land-Use Committee, 1996
EcoCity Cleveland advisory board, 1993 to 1998
Cleveland Foundation Commission on Poverty, 1991
Mayor White's Housing Construction Advisory Committee, 1990
Federation for Community Planning, Affordable Housing and Regional Dynamics Committee, 1988
Ameritrust Bank Community Advisory Committee, 1985-1992
Board of Contributors, the *Plain Dealer*, 1983-1990
FHC Housing Corporation, trustee 1978-1993, president 1983-1989

AWARDS

Bioregional Hero, EcoCity Cleveland, 2002
Award of Achievement, *Northern Ohio Live*, 2000
Commitment to Cleveland Neighborhoods Award, Living in Cleveland Center, 1999

GRANTS AND CONTRACTS

Cleveland Foundation

\$ 20,000 Program Start-up, 1982

50,000 Program Support, 1983
60,000 1990s Project, 1985
30,000 Responding to Dynamics Project, 1988
16,000 Year 2000 Project, 1989
32,000 Maintaining Tax Base Project, 1990
20,000 Promoting Coordinated Land Use Planning, 1991
28,647 New Housing in Cleveland Survey, 1994
7,550 Zoning Analysis Project, 1996
15,000 Medina County Build-Out Analysis, 1997
90,000 Core Program Support, 1998
64,000 Program Development, 2001

\$433,197 Total

George Gund Foundation

\$ 20,000 Program Start-up, 1982
35,000 Program Support, 1983
30,000 1990s Project, 1985
15,000 Responding to Dynamics Project, 1988
15,000 Maintaining Tax Base Project, 1990
20,000 Promoting Coordinated Land Use Planning, 1991
18,773 New Housing in Cleveland Survey, 1994
5,000 Zoning Analysis Project, 1996
65,502 Regional Change Mapping, 1996
29,459 Medina County Build-Out Analysis, 1997
2,400 Regional Change Report, 1998
150,000 Core Program Support, 1998
23,000 Program Development, 2001

\$409,134 Total

BP America

\$ 25,000 Program Support, 1984
40,000 1990s Project, 1986
45,000 Responding to Dynamics Project, 1988
25,000 Maintaining Tax Base Project, 1990
23,000 Promoting Coordinated Land Use Planning, 1991

\$158,000 Total

City of Cleveland

\$ 10,300 Data Services, 1984
10,000 Arson Project, 1984
29,100 Population Projections, 1986
34,700 Housing Analysis, 1986
22,000 Data Services, 1990
25,000 Data Services, 1991

28,000 Data Services, 1994
5,000 New Housing in Cleveland Survey, 1994
36,000 Data Services, 1996
26,500 Data services, 1997
29,500 Data Services, 2001
50,000 Data Services, 2003
30,000 Data Services, 2006

\$ 336,100 Total

Cuyahoga County

\$ 42,000 Data Services, 1992
3,000 Urban Land Program, 1992
10,000 Innovations Award, 1994

\$ 55,000 Total

Neighborhood Progress, Inc.

\$ 5,000 New Housing in Cleveland Survey, 1994

Urban University Program

\$ 14,600 Technical Assistance Grant, 1988
700 Housing Network Expenses, total \$4,700, 1989
11,300 Inter-institutional, total \$30,700, 1990
1,500 Housing Network Expenses, total \$10,700, 1991
8,000 Housing Network Tax Base Project, total \$57,500, 1991
4,679 Housing Network Homeseller Movement, total \$6,679, 1992
8,000 Housing Network Ohio Property Values, 1993
27,714 Housing Network Extending Analysis, total \$39,864, 1994
3,147 Inter-institutional Report, 1995
10,000 Zoning Analysis Project, 1996
40,000 Housing Network Zoning Analysis Project, 1996
8,665 Housing Network Movement and Home Price Patterns, total \$55,665, 1998

\$ 138,305 Total

Sam H. Miller Family Fund

\$ 2,500 General Operating, 1996
\$ 16,000 Mortgage Analysis, 2008

\$ 18,500 Total

Cleveland Tomorrow

\$ 2,000 New Housing in Cleveland Report, 1995
10,500 Housing Analysis for the Cleveland Shoreway Redevelopment, 2002
6,000 Cleveland Housing Survey, 2003

\$ 18,500 Total

Greater Cleveland Growth Association

\$ 1,000 New Housing in Cleveland Report, 1995
5,000 Regional Change Mapping, 1997

\$ 6,000 Total

Lincoln Institute of Land Policy

\$ 12,339 Medina County Build-Out Analysis, 1997

Academic Enhancement

\$ 2,500 Mortgage Documentation, 1985
2,500 Mortgage Documentation, 1986

\$ 5,000 Total

Ohio Research Challenge

\$ 15,000 Data Storage, 1986

Fannie Mae Foundation

\$ 3,600 Homeseller Capital Gains Study, 1999

United Way Services

\$ 16,000 Data Services, 2000

Brookings Institution

\$ 11,000 Discussion Paper, 2000
7,400 Survey Report, 2002

\$ 18,400 Total

Urban Institute

\$ 2,600 Program Evaluation Assistance, 2001

Ohio Civil Rights Commission

\$ 3,500 Case Analysis, 2001

City Architecture

\$ 17,888 Heritage Lane Market Analysis, 2001
5,000 Youngstown Housing Analysis, 2002
5,000 Rocky River Community Demographics, 2003

\$ 27,888 Total

First Suburbs Consortium

\$ 10,000 Housing Initiative, 2001

Home Builders Association of Greater Cleveland

\$ 6,000 Cleveland Housing Survey, 2003

Ruth Ratner Miller Center for Greater Cleveland's Future

\$ 13,000 Cleveland Housing Survey, 2003

City of South Euclid

\$ 2,150 Housing Statistics, 2003

Regional Prosperity Initiative/Fund for Our Economic Future

\$ 22,500 Modeling Tax Base Sharing for Northeast Ohio, 2007

\$ 80,000 Modeling Tax Base Sharing for Northeast Ohio, 2008

\$102,500 Total

\$1,815,625 GRAND TOTAL