# **Nicholas Finio**

**Curriculum Vitae**

Notarization. I have read the following and certify that this *curriculum vitae* is a current and accurate statement of my professional record.

Signature Nicholas Finio Date 9/18/2024

1. **Personal Information**  
   Finio, Nicholas, James   
   Silver Spring, MD https://www.umdsmartgrowth.org/people/nicholas-finio/  
   nfinio@umd.edu
   1. Academic Appointments at UMD

*Associate Director and Assistant Research Professor, July 2022 – Present - National Center for Smart Growth Research and Education, School of Architecture, Preservation and Planning*

*Associate Director and Faculty Specialist, January 2019 – June 2022 – National Center for Smart Growth Research and Education, School of Architecture, Preservation and Planning*

*Research Assistant, August 2018 – January 2019 – National Center for Smart Growth Research and Education, School of Architecture, Preservation and Planning*

*Graduate Research Assistant, August 2013 – August 2018 - National Center for Smart Growth Research and Education, School of Architecture, Preservation and Planning*

* 1. Educational Background

*Ph.D. in Urban and Regional Planning and Design, May 2022*

*University of Maryland, College Park*

*Masters of Community Planning, May 2015*

*University of Maryland, College Park*

*B.A. Economics, December 2010*

*Gettysburg College, magna cum laude*

1. **Research, Scholarly, Creative and/or Professional Activities**
   1. Chapters
      1. Books

Nicholas Finio & Elijah Knaap, “Smart Growth Without Gentrification?.” 2022. The

Handbook on Smart Growth, Elgar. Eds: Gerrit Knaap, Rebecca Lewis, & Arnab Chakraborty. Cheltenham, UK: Edward Elgar Publishing.

Lung-Amam, Willow, Katrin B. Anacker, and Nicholas Finio. “Worlds Away in Suburbia:

The Changing Geography of High-Poverty Neighborhoods in the Washington,

DC Metropolitan Area.” Eds. Paul J. Maginn and Katrin B. Anacker. Suburbia in the 21st Century: From Dreamscape to Nightmare? (2021). New York, NY: Routledge.

* 1. Refereed Journals
     1. Selected Recent Refereed Journal Articles

Finio, Nicholas. 2023. “Gentrification and Business Closures in Maryland’s Purple Line Corridor.” *Journal of Planning Education and Research 0(0).* https://doi.org/10.1177/0739456X231187119

Chimento, Cyrus, Nicholas Finio, Lewis Hopkins and Gerrit Knaap. 2023. “PaRIT: A Planning Support System to Cope with a Network of Plans and Regulations” *Journal of Planning Education and Research* 0(0). https://doi.org/10.1177/0739456X231192845

Peng, Qiong, Knaap, Gerrit-Jan and Nicholas Finio. 2023. “Do multifamily unit rents increase in response to light rail in the pre-service period?” *International Regional Science Review.* https://doi.org/10.1177/01600176231162563

Finio, Nicholas. 2021. “Measurement and definition of gentrification in urban studies and planning.” *Journal of Planning Literature.* https://doi.org/10.1177/08854122211051603

Finio, Nicholas, Willow Lung-Amam, Gerrit-Jan Knaap, Casey Dawkins, and Brittany Wong. 2020. “Equity, Opportunity, and the Regional Planning Process.” *Journal of Planning, Education and Research.* https://doi.org/10.1177%2F0739456X20945385

* + 1. Perspectives, Opinions, and Letters

Knaap, Gerrit-Jan and Nicholas Finio. 2020. Though rumors of its demise might be exaggerated…” *Journal of the American Planning Association*, invited commentary. <https://doi.org/10.1080/01944363.2019.1689017>  
  
Finio, Nicholas, Fang, Li, Prendergast, Caila and Knaap, Gerrit-Jan. “Data on Black, Indigenous, and People of Color (BIPOC)-Owned Businesses: What’s out there and What can be done?” *Economic Development Quarterly*. 2023. <https://journals.sagepub.com/doi/abs/10.1177/08912424231203661>

* 1. Conferences, Workshops, and Talks
     1. Recent Refereed Presentations

“Gentrification and Displacement in the Purple Line Corridor.” Association of Collegiate Schools of Planning and Urban Affairs Conferences, October 2023 and April 2024, Chicago IL and NY, NY.

“So What Plans Apply to This Place, Anyway?” American Planning Association Annual

Conference, San Diego California, April 2022.

“Gentrification and Economic Development in Maryland's Purple Line Corridor."

Association of Collegiate Schools of Planning Annual Conference. Virtual, October 2021.

* 1. Professional and Extension Publications
     1. Reports and Non-Refereed Monographs  
          
        Co-Author: PLCC eTOD Strategy, PLCC Housing Action Plans.  
          
        Co-Author. Maryland Racial Disparities in Housing Report. Maryland DHCD.  
          
        Co-Author. Maryland Housing Needs Assessment and 10-year strategic plan: A Shared framework & toolbox for the Maryland Department of Housing and Community Development and local partners. 2020.
  2. Sponsored Research and Programs – Administered by the Office of Research Administration (ORA)
     1. Grants

PI. Transportation Research Board/NAS. NCHRP Project 08-160, Guide to Identify and Mitigate the Negative Effects of Gentrification Caused by Transportation Investment. ($100,000). CO-PIs Gerrit Knaap, Chester Harvey, Casey Dawkins, Sheila Somashekhar.

PI. US Department of Housing and Urban Development Research Centers for Excellence, with Howard University. ($300,000). 2022-2025. CO-PIs Casey Dawkins, Willow-Lung Amam.

Co-PI. US Department of Transportation, Federal Transit Administration. TOD Planning Grant for the Purple Line Corridor. 2022-2025. ($1,500,000). PI Gerrit Knaap.

Co-PI. MWCOG. Affordable Housing in the Purple Line Corridor. 2022-2023. ($75,000). PI Sheila Somashekhar.

* + 1. Contracts   
         
       Co-PI. Maryland Department of Housing and Community Development. Housing Needs Assessment Update. 2024-2025. ($140,000)  
         
       PI. Maryland Department of Housing and Community Development. Racial Disparities in Housing. 2022. ($70,000)  
         
       Co-PI. Maryland Department of Housing and Community Development. Statewide Housing Needs Assessment. ($200,000). 2019-2021. PI – Gerrit Knaap; CO-PI’s: Casey Dawkins, Uri Avin.
  1. Research Fellowships, Prizes and Awards

UMD Vice President for Research Catalyst Fund. Track C Award. 2023. ($25,000)

UMD School of Architecture and School of Public Policy. Healthy Places Grant Award. 2023. ($10,000)