

Hongwei Dong, C.V. (updated September 2021)

Hongwei (Gary) Dong, Ph.D.

Department of Geography and City & Regional Planning
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Scholarly interests: housing affordability and equity; real estate development; housing and transportation; healthy and smart cities

ACADEMIC APPOINTMENT

Professor	August 2021 - present
Department of Geography and City & Regional Planning California State University, Fresno	
Associate Professor (early tenure/promotion)	August 2016 - present
Department of Geography and City & Regional Planning California State University, Fresno	
Visiting Scholar	February 2018 – June 2018
University of California, Davis	
Assistant Professor	August 2011 – August 2016
Department of Geography and City & Regional Planning California State University, Fresno	
Research Associate	January – June 2011
Center for Urban Studies Portland State University	

EDUCATION

Ph.D. in Urban Studies	December 2010
School of Urban Studies and Planning, Portland State University, Oregon, USA Dissertation: “Assessing Portland’s Smart Growth Policies: A Comprehensive New Housing Supply and Location Choice Modeling Approach”	
Master in Regional Economics	June 2004
School of Economics and Management, Wuhan University, Wuhan, China	
Bachelor in Urban Planning	June 2001
School of Urban Design, Wuhan University, Wuhan, China	

AWARDS & SCHOLARSHIP

COSS Research Award	2020
Outstanding Reviewers (<i>Housing Policy Debate</i>)	2019
American Real Estate Society Manuscript Prize (Housing Category, \$2500 award)	2014

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Johanson Faculty Entrepreneurship Fellows

2019-present

Coleman Foundation Faculty Entrepreneurship Fellows

2014-2018

RESEARCH ARTICLES IN PEER-REVIEWED JOURNALS

Dong, Hongwei, H. Sun, & T. Zhang. 2021. Urban Recovery from the COVID-19 Pandemic in Beijing, China. *The Professional Geographer*, accepted for publication.

Dong, Hongwei. 2021. Exploring the Impacts of Zoning and Upzoning on Housing Development: A Quasi-Experimental Analysis at the Parcel Level. *Journal of Planning Education and Research*, advance online publication.

Featured in: Jake Blumgart. 2021. Does upzoning drive new development?, *City Monitor*. Link: <https://citymonitor.ai/housing/homeownership/does-upzoning-drive-new-development>

Dong, Hongwei. 2021. Evaluating the impacts of transit-oriented developments (TODs) on household transportation expenditures in California. *Journal of Transport Geography*, advance online publication. DOI: 10.1016/j.jtrangeo.2020.102946

Dong, Hongwei. 2020. Higher-density development for lower-cost housing? Understanding the multifamily housing market and the role of density in multifamily home prices. *Journal of Planning Education and Research*, advance online publication. DOI: 10.1177/0739456X20912829

Dong, Hongwei, and J. Andrew Hansz. 2019. Zoning, density, and rising housing prices: A case study in Portland, Oregon. *Urban Studies*, 56(16): 3486-3503. DOI: 10.1177/0042098018813251

Dong, Hongwei. 2018. The impact of income inequality on rental affordability: An empirical study in large American metropolitan areas. *Urban Studies*, 55(10), 2106-2122. DOI: 10.1177/0042098017710380

Featured in: Richard Florida. 2017. Income Inequality Is Making Rent Even Less Affordable, *CityLab*. Link: <https://www.citylab.com/equity/2017/08/how-inequality-and-rents-go-together/537798/>

Dong, Hongwei. 2017. Transit induced neighborhood change and the affordability paradox of TOD. *Journal of Transport Geography*, 63, 1-10. DOI: 10.1016/j.jtrangeo.2017.07.001

Dong, Hongwei, and B. Qin. 2017. Exploring the link between neighborhood environment and mental wellbeing: A case study in Beijing, China. *Landscape and Urban Planning*, 164: 71-80. DOI: 10.1016/j.landurbplan.2017.04.005

Dong, Hongwei. 2017. Does walkability undermine neighborhood safety? *Journal of Urban Design*, 22(1):59-75. DOI: 10.1080/13574809.2016.1247644

Wang, Chih-Hao, and **H. Dong.** 2017. Responding to the drought: A spatial statistical approach to investigating residential water consumption in Fresno, California. *Sustainability*, 9, 240: 1-15. DOI:10.3390/su9020240

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Dong, Hongwei. 2016. If you build rail transit in suburbs, will development come? *Journal of the American Planning Association*, 82(4): 316-326. DOI: 10.1080/01944363.2016.1215258

Dong, Hongwei, and J. A. Hansz. 2016. The Geography of the recent housing crisis: the role of urban form. *Housing Policy Debate*, 26(1): 150-171. DOI: 10.1080/10511482.2015.1038575

Dong, Hongwei, L. Ma, and J. Broach. 2016. Promoting sustainable travel modes for commute tours: a comparison of the effects of home and work locations and employer-provided incentives. *International Journal of Sustainable Transportation*, 10(6): 485-494. DOI: 10.1080/15568318.2014.1002027

Dong, Hongwei. 2015. Were home prices in new urbanist neighborhoods more resilient in the recent housing downturn? *Journal of Planning Education and Research*, 35(1): 5-18. DOI: 10.1177/0739456X14560769

Dong, Hongwei, and P. Zhu. 2015. Smart growth in two contrastive metropolitan areas: a comparison between Portland and Los Angeles. *Urban Studies*, 52(4): 775-792. DOI: 10.1177/0042098014528396

Dong, Hongwei, and Y. Kou. 2014. Critiques and practices of smart cities: a literature review. *City Planning Review* (In Chinese), 38(11): 52-58.

Dong, Hongwei. 2013. Concentration or dispersion? Location choice of commercial developers in the Portland metropolitan area, 2000-2007. *Urban Geography*, 34(7): 989-1010. DOI: 10.1080/02723638.2013.778587

Zhu, P., **H. Dong,** and C. Wu. 2013. Do residents of smart growth neighborhoods in Los Angeles travel "smarter"? *Transportation Research Record: Journal of the Transportation Research Board*, Vol. 2397: 61-71. DOI: 10.3141/2397-08

Dong, Hongwei, and J. Gliebe. 2012. Assessing the impacts of smart growth policies on home developers in a bi-state metropolitan area: evidence from the Portland metropolitan area. *Urban Studies*, 49(10): 2219-2235. DOI: 10.1177/0042098011422575

Dong, Hongwei, and J. Gliebe. 2011. Forecasting new housing locations in integrated land use models: developer perspective in the Portland, Oregon, region. *Transportation Research Record: Journal of the Transportation Research Board*, Vol. 2255: 79-90. DOI: 10.3141/2255-09

RESEARCH GRANTS

External Research Funds & Grants

Plan an Integrated Active Travel and Green Infrastructure System for Mental Wellbeing in Disadvantaged Communities through Crowdsourcing Technology

PI: **Hongwei Dong**

Co-PIs: Miguel Perez & Ming Li

Founding agency: NSF (Smart & Connected Communities program)

NSF Grant No. 1737380

Grant period: September 2017 – August 2018

Fund: \$99,485

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Do Californian Residents Save Money on Transportation Costs by Living in Transit-Oriented Developments?

PI: **Hongwei Dong**

Founding/sponsoring agency: State of California SB1 2017/2018: Trustees of the California State University

Grant period: April – December 2020

Fund: \$10,000

Walking for Transportation or Recreation: Do We Need Different Planning Strategies to Promote Them?

PI: **Hongwei Dong**

Founding/sponsoring agency: State of California SB1 2017/2018: Trustees of the California State University

Contract or Grant No. ZSB12017-SJAUX

Grant period: April – December 2019

Fund: \$12,000

Boom and Bust: The Role of Growth Management on United States Housing Markets

PI: **Hongwei Dong**; Co-PI: J. Andrew Hansz

Founding agency: Academic Research Council of CoreLogic

Grant period: 2013

Fund: N/A (data grant)

Internal Research Funds & Grants

Does Upzoning Speed Up Housing Development? A Longitudinal Quasi-Experimental Analysis at the Parcel Level

PI: **Hongwei Dong**

Founding agency: Gazarian Real Estate Center

Grant period: 2019-2020

Fund: \$6,000

Does a Nearby Multifamily Building Devalue Your Single-Family Home?

PI: **Hongwei Dong**

Founding agency: College of Social Science

Grant period: 2019-2020

Fund: 3.0 WTU Course release

Design for Mental Health: An Empirical Analysis of the Effect Of Neighborhood Environment on Mental Health in 500 American Cities

PI: **Hongwei Dong**

Founding agency: College of Social Science Grants and Research Awards

Grant period: 2017-2018

Fund: \$5,000

Is Up-Zoning an Antidote to the High Cost of Housing in the Rising Markets?

PI: **Hongwei Dong**

Founding agency: Gazarian Real Estate Center

Grant period: 2017-2018

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Fund: \$6,000

Residential Water Consumption in Fresno, California

PI: Chih-Hao Wang

Co-PI: **Hongwei Dong**

Founding agency: Claude Laval Water Research Fund at Fresno State

Grant period: 2015-2016

Fund: \$30,000

NATIONAL AND INTERNATIONAL CONFERENCE PAPERS

Dong, Hongwei. Do Californian residents save money on transportation costs by living in transit-oriented developments? *Annual Meeting of the Association of Collegiate Schools of Planning*, online, November 05, 2020.

Dong, Hongwei. Does upzoning improve home affordability? A longitudinal quasi-experimental analysis at the parcel level. *Annual Meeting of the Association of Collegiate Schools of Planning*, Greenville, SC, October 24, 2019.

Dong, Hongwei, M. Li, M. Perez, C. Wang. Plan healthy neighborhoods to improve mental wellbeing: A case study in Fresno, California. *Annual Meeting of the Association of Collegiate Schools of Planning*, Buffalo, NY, October 25, 2018.

Dong, Hongwei. Is density an antidote to the high housing cost in the rising markets? Accepted for presentation at the *UK Housing Studies Association Conference*, Sheffield, UK, April 2018.

Dong, Hongwei, M. Li, M. Perez, C. Wang. Plan an integrated active travel and green infrastructure system for mental wellbeing in disadvantaged communities through crowdsourcing technology. *The 2018 NSF Smart and Connected Communities PI Meeting*, Kansas City, March 2018.

Dong, Hongwei. Transit induced gentrification and the affordability paradox of TOD. *Association of Collegiate Schools of Planning Annual Conference*, Portland, OR, November 2016.

Dong, Hongwei. If you build rail transit in suburbs, will development come? *Association of Collegiate Schools of Planning Annual Conference*, Houston, TX, October 2015.

Dong, Hongwei, and J. A. Hansz, The Geography of the recent housing crisis: the role of urban form. *Association of Collegiate Schools of Planning Annual Conference*, Philadelphia, PA, October 2014.

Dong, Hongwei and J. A. Hansz. Boom, bust, and recovery: the roles of urban form and land use regulations. *American Real Estate Society Annual Meeting*, San Diego, CA, April 2014.

Dong, Hongwei. Were home prices in new urbanist neighborhoods more resilient in the recent housing downturn? *North America Regional Science Conference*, Atlanta, GA, November 2013.

Zhu, Pengyu and **H. Dong.** Do residents of smart growth neighborhoods in Los Angeles travel "smarter"? *Transportation Research Board Annual Meeting*, Washington D.C., January 2013.

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Dong, Hongwei, and Pengyu Zhu. Smart growth neighborhoods in Portland and LA: a comparison study. *Association of Collegiate Schools of Planning Annual Conference*, Cincinnati, OH, November 2012.

Dong, Hongwei. Clustered or dispersed? Location decisions of commercial developers in the Portland metropolitan area. *Association of Collegiate Schools of Planning Annual Conference*, Salt Lake City, UT, October 2011.

Dong, Hongwei, and J. Gliebe. Are developers sensitive to smart growth policies? Evidence from the Portland metropolitan area. *Association of Collegiate Schools of Planning Annual Conference*, Minneapolis, MN, October 2010.

TEACHING EXPERIENCE

Geog 81/181: Introduction to Community Planning 2011 - Present

Independent Instructor

A lower-division general-education (GE) course that introduces urban planning theory and history and major sub-fields in planning such as land use, transportation, housing and community development, and environmental analysis.

Geog 167: People and Places 2011 - Present

Independent Instructor

This course is a general education class which is designed to expose students to multi-cultural and international knowledge and experiences.

CRP 130: Transportation Planning Spring 2020

Independent Instructor

This course is a general education class which is designed to expose students to multi-cultural and international knowledge and experiences.

Geog 143: GIS III (Spatial Analysis and Modeling) 2012, 2013, 2014, 2019

Independent Instructor (Lecture & Lab)

This course discusses spatial analysis and modeling in a GIS environment. Topics include spatial estimation, terrain analysis, path analysis, network analysis, and spatial modeling.

Geog 187T: Sustainable Transportation Planning Spring 2015

Independent Instructor

This course introduces sustainable transportation planning, including travel behavior and travel demand model, transportation and land use, transportation finance, and American transportation policy.

UNIVERSITY & COMMUNITY SERVICES

University Service

Member, Campus Planning Committee Spring 2013 – Present

Member, Center for Community and Regional Planning Advisory Committee 2014 – 2017

Coordinator, Urban and Regional Transportation Cohort Group Fall 2012 – Spring 2013

College Service

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Member, Election Committee, College of Social Science	Fall 2020 – Present
Chair, Election Committee, College of Social Science	Fall 2018 – Spring 2020
Member, Budget Committee, College of Social Science	Fall 2018 - Present
Member, Research Committee, College of Social Science	Fall 2012 – Fall 2015
Member, Urban and Regional Planning Graduate Program Steering Committee	Fall 2013 – Fall 2014

Department Service

Chair, Curriculum Committee	Fall 2018 – Present
Member, Personnel Committee	Fall 2018 – Spring 2020
Member, Research Committee	Fall 2018 – Present
Interim Coordinator, Certificate Program of City and Regional Planning	Fall 2015 – 2018
Member, New Faculty Search Committee	Fall 2012 – Spring 2013

Community Service and Outreach

NSF Project Community Outreach	Fall 217 – Summer 2018
Judge, Blueprint Awards Selection Committee	Fall 2014 & 2015
Instructor, GIS Training Workshop for Local Urban Planners	May 2015
Instructor, GIS Training Workshop for Tule River Indian Reservation, California	May 2014
Member, Fresno Council of Government: SB375 Taskforce Team	Aug. 2011 – Present
Member, San Joaquin Valley Blueprint Planners Toolkit Peer Review Network	Apr. 2012 – Present
Chair, Chinese American Faculty Association at Fresno State	Fall 2013 – fall 2014
Recruitment Chair, Asian Faculty & Staff Association at Fresno State	Fall 2013 – spring 2014

Ad Hoc NSF Reviewer & Panelist

NSF (CIVIC): Panelist	2020
NSF (Smart and Connected Communities Program): Panelist	2017, 2018, 2020
NSF (Geography and Spatial Sciences Program): Reviewer	2016, 2018

Academic Conference Organization

Conference Chair, 2020 Annual Meeting of the International Association China Planning (Virtual)
Shenzhen, China, December 05-13, 2020

Vice Conference Chair, 2019 Annual Meeting of the International Association China Planning
Size of the conference: 500+ attendees and 382 presentations
Chengdu, China, June 14-16, 2019

Vice Conference chair, 2018 Annual Meeting of the International Association China Planning
Size of the conference: 500+ attendees and 360 presentations
Xian, China, June 30-July 01, 2018

Editorial Service

Member, International Editorial Advisory Board, <i>Housing Studies</i>	2020-present
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Ad Hoc Journal Reviewer

Journal of the American Planning Association	2016, 2017, 2020
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Journal of Planning Education and Research	2017, 2018, 2020
Housing Studies	2020
Urban Studies	2011, 2013, 2014, 2015, 2018, 2019
Journal of Planning Literature	2015, 2020
Housing Policy Debate	2017, 2019
Landscape and Urban Planning	2016, 2019
Environment and Planning: A	2019, 2020
Environment and Planning: B	2020
Journal of Transport & Health	2017, 2019
Journal of Transport Geography	2017
Journal of Transport and Land Use	2016, 2017, 2018, 2019
Transportation Research Part D: Transport and Environment	2017, 2019, 2020
Transportation	2020
Habitat International	2017
Travel Behaviour and Society	2016
Journal of Planning Literature	2015
Professional Geographer	2015
Annals of Regional Science	2015
Urban Geography	2013, 2014, 2015

MEMBERSHIP IN PROFESSIONAL SOCIETIES

Association of Collegiate School of Planning (Individual Membership)	2014 – present
American Planning Association	2018 – 2019
American Planning Association (California and Central California Chapters)	2018 – 2019
International Association for China Planning (Board member since fall 2017)	2013 – present