

# NANCY Y. AUGUSTINE, PHD

**The George Washington University**, Washington, DC

Ph.D., Public Policy, Urban Policy Concentration, January 2006

Dissertation: *Does Religious Participation Promote Educational Attainment Among Youth?*

**Georgetown University**, Washington, DC

Master of Arts, Economics, December 2000

**The University of Virginia**, Charlottesville, VA

Master of Urban and Environmental Planning, August 1990

**The George Washington University**, Washington, DC

Bachelor of Arts, Major in Economics, Minor in Statistics, May 1987

## Professional

**Pew Center on the States**

Program Manager

Washington, DC  
February, 2009 – present

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- ◆ Led the state pensions research project that culminated in the 2009 publication, *Trillion Dollar Gap*. Coordinated the work of up to fifteen team members to carry out all aspects of data collection, analysis and report development. Created a data dictionary for internal use, compiled state profiles and contacted plan officials to verify findings. Wrote and edited sections of the draft. Presented at the Association for Budgeting and Financial Management Annual Conference (October 7-9, 2010) and the National Association of Business Economists (March 6-8, 2011).
- ◆ Manage all aspects of our city retirement benefits portfolio. Developed the research agendas, lead the project team, conduct original research, perform data analysis using SAS and SPSS. Direct the work of six individual consultants assisting with data collection, analysis, reporting, writing and editing.
- ◆ Lead development of a research agenda related to state revenue issues. Manage our contract with Moody's Analytics to construct a baseline dataset and analysis to be used as a foundation for a wide range of publications and topics.
- ◆ Designed and implemented protocols for quality control review of all PCS publications, with the objective of improving transparency, defensibility and accuracy. Coordinate with project leads to identify needs and ensure that all publications go through the process in a timely manner.
- ◆ Serve as chief methodologist. Review proposed research designs for all PCS projects that use quantitative or qualitative data and analysis. Provide technical support as needed to plan for project implementation and devise strategies to work around obstacles that arise.
- ◆ Identify external resources to provide project support. Develop contracts, manage relationships and oversee the submission of deliverables.
- ◆ Supervise up to five researchers. Build the capacity of junior staff to prepare them to take on leadership roles in substantive work and manage team tasks. Led the effort to acquire EndNote and SPSS for staff.
- ◆ Served on a small working group to develop the Pew Leadership Year program.

**George Washington Institute of Public Policy**

Senior Research Associate

Washington, DC  
February, 2006 – February, 2009

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*Project: Significant Features of the State Property Tax*, funded by the Lincoln Institute of Land Policy

- ◆ Designed and executed all aspects of collection, compilation, and classification of state-level data and descriptive material for a 50-state inventory of state property tax practices and programs.

- ◆ Developed the scope of work and data collection protocols to ensure that the eight-person research team adequately captured the key features of property taxation and the important variation in those features across states.
- ◆ Devised a management plan to ensure that resources are lined up to let researchers complete their tasks on time and with a high degree of accuracy.
- ◆ Prepared related documentation to serve as training material for the research team, to provide a basis for a database codebook, and to guide future years of the data collection effort.
- ◆ Maintained our relationship with the funder (Lincoln Institute of Land Policy) through frequent contact, in addition to regular reporting.
- ◆ Supervised up to eight graduate research assistants.

*Project: What Happens after Manufacturing Jobs Disappear? Non-Manufacturing Alternatives for Industrial Regions*

- ◆ Interviewed local elected and appointed officials, business leaders, journalists, and other groups in Rochester (NY), Charlotte (NC), Cleveland (OH), and Indianapolis (IN) to explore each region's response to the loss of manufacturing jobs since 1990.
- ◆ Contributed to the development of an analytical framework to characterize the experience of metropolitan areas in the U.S. that have lost manufacturing jobs since 1990.
- ◆ Performed background research on economic development strategies, changes in the manufacturing sector, and policy initiatives in specific places to help the study team identify and select case study areas.
- ◆ Collaborated with other members of the study team to synthesize results of interviews, and uncover themes and patterns.

*Project: The Ingredients for Successful and Vibrant Cities*, funded by CEOs for Cities

- ◆ Coded, compiled, analyzed, and interpreted the results of an original survey to detect the key factors that contribute to successful, vibrant cities. Used SAS to clean and analyze data.

*Project: Creating a Typology of 'Weak Market' Cities*, funded by the Brookings Institution

- ◆ Developed a methodology for identifying and ranking cities along a number of indicators of performance. Performed descriptive analysis of cities in the sample, testing for significant differences between "weak market" and "non-weak market" cities. Contributed to construction and execution of the regression models developed to explain actual performance. Used SAS to clean, merge and analyze data.

*Other management and supervisory activities:*

- ◆ Supervise data collection, literature review, and research activities of graduate research assistants working on other research projects.
- ◆ Assist with the development of grant proposals, as needed, including background research, data analysis, document review and editing.
- ◆ Mentor six doctoral students in the dissertation phase of their degree programs.

**School of Public Policy and Public Administration**

Professorial Lecturer in Public Policy, George Washington University

Washington, DC

January 2006 – present

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*PPOL 215 Capstone Seminar: The Ethics and Practice of Public Policy, spring and fall semesters*

- ◆ Instruct the capstone course, which is intended as an introduction into the professional practice of public policy analysis and management. Guide student research teams as they analyze important public policy and management problems for the client.
- ◆ Identify potential clients and collaborate with them to develop viable capstone projects. Clients includes the U.S. Department of Homeland Security, the U.S. Environmental Protection Agency, the U.S. Department of the Interior, the National Capital Planning Commission, the Government of the District of Columbia, Maryland-National Capital Park and Planning Commission, the National Association of Community Health Centers, the Equal Rights Center, Manna, Bread for the City, among others.

*PAD 243 Land Use Planning, summer sessions*

- ◆ Introduce graduate students in public policy, public administration, business administration, and other social science fields to the scope and practice of urban planning. Instruction has focused on recognizing the role of planning in a wide range of state and local policy areas, understanding the justification for government intervention in the development process, and comparing the alternatives available to the government for that intervention.

*PPPA 6002, Introduction to Statistical Methods, spring and fall semesters*

- ◆ Teach one of the core methods courses in the graduate public policy and public administration programs. Most students have little or no background in statistics, and many are in their first semester of graduate school. They leave the class with basic skills in quantitative analysis and a foundation for further study in this track.

**Economic Systems Inc,**  
Program Manager

Falls Church, VA  
August, 2004 – February, 2006

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- ◆ Conducted research and analysis in fulfillment of contracts with the U.S. Department of Housing and Urban Development on various aspects of affordable housing, housing finance policy and housing market trends.
- ◆ Developed proposals, identified data sources, built statistical models, prepared and analyzed data using SAS, wrote and edited reports, and ensure that projects stayed on time and within budget.

**American Youth Policy Forum**  
Harold Howe II Youth Policy Fellow

Washington, DC  
June, 2003 – May, 2004

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- ◆ Received a twelve-month fellowship to work on my dissertation full-time. The Fellowship was supported under a grant from the Ford Foundation.
- ◆ Presented key findings to federal agency officials, House and Senate staff members, and education policy experts at a seminar in the Rayburn House Office Building in May, 2004.

**George Washington Institute for Public Policy**  
Graduate Research Assistant

Washington, DC  
November, 2000 – August, 2003; June, 2004 - December, 2004

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- ◆ Worked with Dr. Harold L. Wolman (George Washington University), Dr. George C. Galster (Wayne State University), Dr. David E. Marcotte, and Dr. Marvin B. Mandell (University of Maryland, Baltimore County) on a study to determine the key factors during childhood and adolescence that promote successful adult outcomes. The project was funded under a grant from the Ford Foundation.
- ◆ Contributed to model development, including selection of variables, retrieval of outside data sources, and development of theoretical and methodological approaches. Tracked project progress to ensure that all tasks were completed and deadlines met.
- ◆ Presented preliminary findings at the Association for Public Policy Analysis and Management (APPAM) conference (November, 2002) in Dallas, Texas and (November, 2003) in Washington, DC

**The George Washington University, Washington, DC**  
Full-time Graduate Student, January, 2001 – May, 2003

**National Conference of State Legislatures**  
Consultant

Washington, DC  
September, 2000 – January, 2001; June – September, 2001

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- ◆ Designed, researched, and wrote two reports on state-level special education financing issues and options which were distributed to state legislators and their staffs. Presented findings at a meeting of state education finance officials.
- ◆ Surveyed nine states on their school construction financing policies and management practices. Compiled and interpreted results to create a resource guide for state senior fiscal finance officers. Presented findings at a conference of state senior fiscal analysts, 2001.

**Georgetown University, Washington, DC**

Full-time Graduate Student, June, 1999 – December, 2000

**Henrico County Planning Office**  
County Planner III

Richmond, VA  
August, 1996 – May, 1999

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- ◆ Analyzed developer-initiated land use proposals and prepared written reports describing the associated complex legal, political and economic issues. Met with stakeholders to identify and address concerns. Recommended action to elected officials through written staff reports and oral presentations.
- ◆ Led all aspects of implementation of a geographic information system (GIS) within a 60+ person office, including staff training, process management, and resolution of technical issues. Designed and implemented new procedures to replace manual administrative processes. Coordinated with other county agencies to ensure seamless transition to the new system, compatibility of procedures, and uniformity of recordkeeping protocols.
- ◆ Managed and executed research projects relating to government authority, state and county regulations, budgeting issues, and citizen participation. Managed and implemented development of key planning documents for the county, including capital improvements, parks, land use, and transportation.
- ◆ Participated on teams to develop requests for proposals, evaluated submissions, and managed subsequent contracts related to information technology, facilities planning, and transportation.

**Prince William County Planning Office**  
Planner II

Prince William, VA  
October, 1994 – August, 1996

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- ◆ Coordinated review of land use proposals and made recommendations to elected officials.
- ◆ Researched the activities of other jurisdictions to support recommended policy initiatives in the areas of zoning, planning, transportation and environmental policy.
- ◆ Managed and executed the update of the comprehensive land use plan, which included design and implementation of an ambitious citizen participation process.
- ◆ Participated on a team charged by the County Executive to re-engineer all customer service processes in order to improve the level and quality of assistance delivered to county residents.

**Stafford County Planning Office**  
Planner

Stafford, VA  
August, 1990 – October, 1994

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- ◆ Reviewed land development requests for consistency with the comprehensive plan.
- ◆ Represented the County in numerous regional policy and technical groups dealing with transportation and environmental policy at the Metropolitan Washington Council of Governments. Assessed the expected impact of policy proposals and recommended action.

**The University of Virginia**, Charlottesville, VA  
Full-time Graduate Student, August, 1988 – August, 1990

**National Association of State Development Agencies**  
Research Assistant,

Washington, DC  
September, 1986 – July, 1988

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- ◆ Served as the principal writing and research support for senior staff.
- ◆ Assisted members with information on a wide range of state, federal, and local economic development issues. Performed appropriate research on every request, including file search, phone calls, mini-surveys and interviews. Gathered and collated data for *Enterprise Zone Roundup*, *Certified Cities Roundup*, and *Expenditure and Salary Survey*. Wrote a chapter on economic development technical assistance programs targeted to rural areas for the *Rural Resources Guide*.

## Publications and Conference Presentations

*Erosion of the Property Tax Base: Trends, Causes, and Consequences* (editor), with Michael E. Bell (Editor), Joan M. Youngman (Editor), David Brunori (Editor). Cambridge: Lincoln Institute of Land Policy, 2009.

“The Growing Divergence between the Property Tax Base and Market Values,” Presented at the National Tax Association Annual Conference on Taxation (November 20-22, 2008). Funding for the data set on which this research is based was provided by the Lincoln Institute of Land Policy.

“Comparison of Municipal Fiscal Behavior to Municipal Fiscal Health across the States,” with Patricia S. Atkins and Lori Metcalf. Presented at the National Tax Association Annual Conference on Taxation (November 20-22, 2008). Funding for the data set on which this research is based was provided by the Lincoln Institute of Land Policy.

“Constraints on Local Authority to Raise Revenue through the Property Tax: an Empirical Study,” Presented at the Association for Budgeting and Financial Management Annual Conference (October 22-25, 2008). Funding for the data set on which this research is based was provided by the Lincoln Institute of Land Policy.

Galster, George, Marcotte, Dave E., Mandell, Marv, Wolman, Hal and Augustine, Nancy (2007) '[The Influence of Neighborhood Poverty During Childhood on Fertility, Education, and Earnings Outcomes](#)', *Housing Studies*, 22:5, 723 – 751.

“Enterprise Zones and Property Values: What We Know (Or Maybe Don't),” with Prof. Joseph J. Cordes (The George Washington University). Presented at the National Tax Association 94th Annual Conference on Taxation, November 9, 2001. Published in conference proceedings, as well as *State Tax Notes*, April, 2002 (not peer reviewed).

“Focusing on Success,” with George Galster, Marvin Mandell, David Marcotte, and Hal Wolman, poster presented at the Twenty-Fourth Annual Association for Public Policy Analysis and Management Research Conference, 7-9 November, 2002 - Dallas Texas. Presented research findings on school construction finance at a conference of state senior fiscal analysts, 2001.