

# James Michael Buckley

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## CURRICULUM VITAE

### EDUCATION

**University of California, Berkeley:** Ph.D. in Architecture  
Dissertation: "Building the Redwood Region: Industry and Urban Development in Northern California, 1850-1929"  
**University of California, Berkeley:** Masters in City and Regional Planning  
**Yale University:** BA *cum laude* (Art History and American Studies)

### ACADEMIC EXPERIENCE

<b>University of Oregon</b> Associate Professor/Venerable Chair in Historic Preservation School of Architecture and Associated Arts	2016 -
<b>Fulbright Scholar</b> (US State Department) Universidad Politécnica Madrid	Jan-May 2015
<b>Massachusetts Institute of Technology</b> Dept. of Urban Studies and Planning Lecturer in Housing (Full-time)	2014 - 2016 2009 - 2012
<b>University of California, Berkeley</b> Department of City and Regional Planning Lecturer/Researcher (Associate Project Scientist)	2012 - 2014
<b>University of California, Berkeley</b> Department of City and Regional Planning Lecturer (Part-time)	2005 - 2009
<b>San Francisco State University</b> Humanities Department Lecturer (Part-time)	2001 - 2002

### PROFESSIONAL EXPERIENCE

<b>Citizens Housing Corporation</b> (San Francisco, CA) President	1998 - 2009
<b>BRIDGE Housing Corporation</b> (San Francisco, CA) Vice President/Sr. Manager/Project Manager	1986 - 1998
<b>Boston Preservation Alliance</b> (Boston, MA) Neighborhood Preservation Coordinator	1983 - 1984
<b>City of New Haven, CT</b> Housing Development Staff	1982 - 1983

# **James Michael Buckley**

## **EDUCATION**

### **University of California, Berkeley** - Ph.D. in Architecture

Major Field: History of American Architecture and Urbanism

Minor Fields: City and Regional Planning, Urban Geography

Dissertation: "Building the Redwood Region: Industry and Urban Development in Northern California, 1850-1929"

Honors: *Mellon Dissertation Year Fellowship*

*Bancroft Fellow*

*John Reys Prize for Best Dissertation in American City and Regional Planning History (SACRPH)*

### **University of California, Berkeley** - Master's Degree in City and Regional Planning

Major Field: Housing and Community Development

### **Yale University** - B.A. *cum laude*

Majors: American Studies/History of Art

Honors: Distinction in the History of Art

Marshall-Allison Prize for Promise in the Arts and Letters

Bates Travel Fellowship

Dietz Prize for Best Senior Thesis in History of Art

## **ACADEMIC EXPERIENCE**

### **Fulbright Fellowship**, Universidad Politécnica de Madrid (Spring 2015)

Research Fellow, Departamento de Urbanística y Ordenación del Territorio

### **MIT Dept. of Urban Studies and Planning** (2009-2012, 2014-)

11.201: Gateway: Planning Action (2014-5)

11.401: Introduction to Housing, Community, and Economic Development (2014)

11.404: Housing Policy and Planning in the US (2009, 2010, 2011, 2015)

11.913: Key Concepts in Planning History and Theory (2009, 2010)

11.947: GreenHouse Residential Neighborhood Studio (2010, 2011, 2012)

11.945: Urban Housing in the U.S. Suburban Metropolis (2010)

11.437: Economic Development Financing (2010)

11.423: Lawrence, MA Practicum Studio (2011)

11.S598: Workshop on Foreclosure and Neighborhood Revitalization (2012)

11.906: Ph.D. Workshop (2012)

### **UC Berkeley, Dept. of City and Regional Planning** (2005-2009, 2012-2014)

CP110: Introduction to City Planning

CP200: History of City Planning

CP230: U.S. Housing, Planning, and Policy

CP300: Supervised Teaching in City and Regional Planning

### **San Francisco State University, Humanities Dept.** (2001-2)

HUM450: California Culture

Teaching Assistant – UC Berkeley Dept. of City Planning: Real Estate Development (1985)

Teaching Assistant – UC Berkeley Architecture Dept.: World Architecture Survey (1986)

Guest Lecturer – UC Berkeley Architecture Dept.: Real Estate Development Course (1989)

Guest Lecturer – University of Oregon School of Architecture: Urban Design Studio (1993)

Guest Lecturer – UC Berkeley, American Studies Program: "American Forests" (2000, 2001)

Guest Critic – UC Berkeley Dept. of City Planning: Planning Studio (1989, 1993, 1994, 1996)

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## Publications

### Articles

- "Tangible Benefits from Intangible Resources: Using Social and Cultural History to Plan Neighborhood Futures," *Journal of the American Planning Association* 82:2 (2016), 152-166
- "Un dilemme des temps modernes: La préservation des bibliothèques d'après guerre de San Francisco," *La sauvegarde de l'architecture moderne au Québec, au Canada et ailleurs* (Montreal: Presses de l'Université de Québec, 2014)
- "Contemporary Vernacular: Latino Landscapes in California's Central Valley," *Buildings and Landscapes*, 17:2 (2010) [with William Littmann]
- "Castro Valley BART Transit Village," in Al Zelinka, *Community Design for Safety* (APA Press, 2001) [with Karen Frick]
- "The Factory Without a Roof: The Company Town in the Redwood Forest," in *Perspectives in Vernacular Architecture VII*, Ann-Marie Adams and Sally McMurray, eds. (Univ. of Tennessee, 1997)
- "Housing Developers and Preservation Groups Search for Common Ground," *San Francisco Development* (Spring 1989)

### Reviews

- Review of Jan L. Logemann, *Trams or Tailfins: Public and Private Prosperity in Postwar West Germany and the United States* (Chicago, 2012) in *Planning Perspectives* 28:4 (2013)
- Review of Elihu Rubin, *Insuring the City: The Prudential Center and the Postwar Urban Landscape* (Yale, 2012) in *Buildings and Landscapes* 19:3 (Fall 2013)
- Review of Oliver J. Dinius and Angela Vergara, eds. *Company Towns in the Americas: Landscape, Power, and Working-Class Communities* (The University Press of Georgia, 2011), in *Labor: Studies in Working Class History of the Americas* (Winter 2012)
- "From Centered to Networked: Housing America in the Twentieth Century" (review essay of four recent housing books), *Journal of Urban History* (May 2012), 38: 603-609
- "A Spur to Planning" (review of "Agents of Change" exhibit at SPUR Urban Center San Francisco), *Journal of Planning History*, 9:2 (May 2010)
- Review of Peter Booth Wiley, *San Francisco: The National Trust Guide* (Wiley, 2000), in *Vernacular Forum Newsletter* (Spring 2002)

## Research Projects

- SAVE Britain's Heritage** (London, 1986): Investigated preservation and re-use of historic industrial buildings in England and Scotland
- Center for Environmental Change** (Berkeley, CA, 1986): Researched economics of residential hotels for the report "Earthquake Hazards and Housing"
- UC Berkeley Architecture Depart.** (1985): Archival research on SROs in San Francisco
- UC Berkeley City Planning Dept.** (1985): Field and archival research on urban street design

## Paper/Presentations

### INVITED PRESENTATIONS

- Madrid Poytechnic/ETS** (Madrid, Spain, 2013) – "Neighborhood Regeneration and Sustainable Development in the U.S."
- Community Responses to the Foreclosure Crisis** (Harvard Law School, 2012) – "Foreclosure Crisis Now: the Damage Done and the Road Ahead"
- Vernacular Architecture Forum/New England Chapter** (2012) – "Chain of Tools: Supply Chains, Lumber, and Vernacular Communities in Northern California, 1850-1930"
- Rena Sivitanidou Research Symposium** (Los Angeles, 2006) – Commentator: "Models and Stories: Explaining Long Processes of Cities," Lusk Center for Real Estate, University of Southern California

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### CONFERENCE PAPERS

- Society for American City and Regional Planning History** (Los Angeles, 2015) – “Using the Past in the Present: Contemporary Neighborhood Planning and Preservation of Diverse Social and Cultural Histories”
- Society of Architectural Historians** (Chicago, IL, 2015) – Session Chair: “Vernacular Chicago - Architecture in the City Of Broad Shoulders”
- Society for American City and Regional Planning History** (Toronto, 2013)  
- “Eradicating Blight and Rehabilitating Community: Early Redevelopment Programs in Oakland, CA”  
- “The Physical City – Social Change and Urban Space” (Roundtable)
- Associated Collegiate Schools of Planning** (Cincinnati, OH, 2012) – “Boston Foreclosures: 3 Approaches”
- Urban History Association** (New York, 2012) – “Utopian Dreams and Everyday Living: 1960s Vision and Urban Reality at The Acorn Apartments in West Oakland”
- Associated Collegiate Schools of Planning** (Salt Lake City, 2011) – “Academy Awards: Learning to ‘Act’ Sustainably and Equitably in the Dorchester ‘Greenhouse’ Studio”
- Vernacular Architecture Forum** (Falmouth, Jamaica, 2011) – Session Chair: “Creole, *Créole*, *Criolla*: International Mixtures in the Caribbean and Gulf of Mexico”
- Society of Architectural Historians** (New Orleans, LA, 2011) – “Mills and Mansions: Northern California’s Landscapes of Lumber”
- Preserving Modern Architecture** (Montreal, Canada, 2010) – “A Modern(ist) Dilemma: Preserving Postwar Libraries in San Francisco”
- Toward a Just Metropolis Conference** (Berkeley, CA, 2010) - Session Chair: “Sustainability at Multiple Scales”
- Vernacular Architecture Forum** (Washington, DC, 2010) - “A Modern(ist) Dilemma: Preservation of Mid-Century Modern Libraries in San Francisco”
- Business History Conference** (Le Creusot, France, 2004) - “Building the Redwood Region: Industrial Development and Community Development”
- Society for American City and Regional Planning History** (St. Louis, MO, 2003) - Commentator for session: “Community Redevelopment”
- Vernacular Architecture Forum** (St. Pierre, France, 2003) - Session Chair: “Housing and Industry”
- Designing Modern Childhoods**, (UC Berkeley, 2002) - Session Chair: “Homes for Children”
- Vernacular Architecture Forum** (Williamsburg, VA, 2001)
- Bay Area Labor History Group** (San Francisco, 1997) - “Lumber and Labor In San Francisco”
- Vernacular Architecture Forum** (Portland, OR, 1997) - “Lumber Industry in San Francisco”
- Bancroft Library Round Table**, (UC Berkeley, 1997) - “Building the Redwood Region”
- American Studies Association**, (Kansas City, MO, 1996) - Annual Conference
- Western Lands Conference** (Laramie, WY, 1996) - Western Heritage Center, Univ. of Wyoming
- Society of Architectural Historians/California Chapter** (Berkeley, CA, 1996)
- Vernacular Architecture Forum** (Ottawa, Canada, 1995) - “Company Towns in the Redwood Forest”

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## Outreach and Service

### **Boards**

Vernacular Architecture Forum (VAF): Board Member (2004-07), 1<sup>st</sup> V.P. (2010- 2013)  
Society for Amer. City and Regional Planning History (SACRPH): Board Member (2004-2009)  
San Francisco Architectural Heritage: Board Member (2013- )

### **Editorial**

Editorial Board:

*Buildings and Landscapes* (2014 - )

Reviewer:

*Cambridge Journal of Regions, Economy, and Society*

*Journal of the American Planning Association*

*Journal of Urban History*

*Journal of Urbanism*

*Frontiers: A Journal of Women's Studies*

*Perspectives in Vernacular Architecture*

*Urban Affairs Review*

*McFarland & Company, Inc.* (Book Manuscript)

*University of Georgia Press* (Book Manuscript)

### **Conferences and Symposia Organized**

Vernacular Architecture Forum – Tour Coordinator, 2009 Conference (Fresno)  
SACRPH – Chair, Local Arrangements, National Conference (Oakland, 2009)

### **University and Academic Committees**

PhD Committee, DUSP (2011-12)

Master's Degree Committee, DUSP (MIT, 2009-11)

Practicum Committee, DUSP (MIT, 2009-11)

MetLife Foundation Innovative Space Awards – Reader (2009)

Urban History Association - Best Article Prize Committee (2009)

SACRPH - Dissertation Prize Committee (2007)

### **Advising**

Master's Degree Thesis Advisor (2009-2012): 17 students

Undergraduate Thesis Advisor (2012): 1 student

Faculty Advisor, Blueprint Leadership Development Program (undergraduate) (2013)

### **Awards**

Excellence in Advising Award (MIT DUSP, 2010-11)

# **James Michael Buckley**

## **PROFESSIONAL EXPERIENCE**

### Employment

#### **Citizens Housing Corporation** - San Francisco, CA (1998 to 2009)

*President* of non-profit affordable housing developer with annual budget of \$3,000,000 and portfolio of 2,500 units (see list). Hired as organization's first employee; currently oversees a staff of 95. Developed strategic business plan for new housing opportunities, including acquisition of threatened HUD-assisted projects and service-enriched senior housing. Major accomplishments include negotiating bargain sale of a surplus bank property for a \$400 million, mixed-use development in downtown San Francisco; completed first LEED-certified residential project in northern California; adaptive reuse of 100-year old historic campus for senior housing; adaptive reuse of a historic church for senior housing; creation of a model mixed-population supportive housing complex.

#### **BRIDGE Housing Corporation** - San Francisco, CA (1986-1998)

*Vice President* (1995-1998), *Senior Project Manager* (1988-1995) and *Project Manager* (1986-88) for one of nation's largest non-profit community development organizations. Managed land acquisition, design, financing, and construction of low-income residential and mixed-use projects.

#### **Boston Landmarks Commission** - Boston, MA (1983-84)

*Neighborhood Preservation Coordinator* - Worked with neighborhood organizations to preserve and re-use historic structures for community uses, including housing, medical, and economic development.

#### **Office of Housing and Neighborhood Development** - City of New Haven, CT (1982-83)

*Community Planner* – Administered city-funded housing development projects

### Professional Service

#### **San Francisco Historic Preservation Commission** (2009-2011)

### Media Coverage

Next City. "Giving Communities the Historic Preservation They Want," (Rachel Kaufman, 4/22/2016)

John King. "Bringing Good Design to Affordable Housing," *Architectural Record* (January 2009): SOMA Apartments and Studios.

American Institute of Architects. *Design for Aging Review 10: AIA Design for Aging Knowledge Community* (2011): Buena Vista Terrace, pp. 14-22.

J.T. Dineen. *Here Tomorrow: Preserving Architecture, Culture, and California's Golden Dream* (Heyday Press, 2103): Altenheim Senior Housing, pp. 204-207.

### Professional Awards

#### **AIA Design for Aging Review Award** (2011)

Buena Vista Terrace (San Francisco, CA)

#### **World Habitat Award** (UN Habitat Conference, Hiroshima, Japan)

Mar Community Housing (Oakland, CA) – 1991

#### **Urban Land Institute Award of Excellence** (1998)

Richmond City Center (Richmond, CA) – 1998

Mosaica (San Francisco, CA) – 2011 Finalist

#### **Home Depot Award for Responsibly Built Affordable Housing** (USGBC, 2007)

#### **Affordable Housing Magazine "Reader's Choice" Award**

900 Polk St. (San Francisco, CA) – 2010

Buena Vista Terrace (San Francisco, CA) – 2008

Folsom-Dore Apartments (San Francisco, CA) – 2006

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### **Pacific Coast Builders Conference Gold Nugget Award**

Folsom-Dore Apartments (San Francisco, CA) – 2005  
SOMA Studios/Apartments (San Francisco, CA) – 2003  
Kokoro Senior Housing (San Francisco, CA) – 2003  
Castro Valley BART Transit Village (Alameda County, CA) – 1997  
333 Fell Street (San Francisco, CA) – 1996

### **Builder Magazine “Builder’s Choice” Award**

Kokoro Senior Housing (San Francisco, CA) – 2004  
SOMA Studios/Apartments (San Francisco, CA) – 2004

### **SF Business Times “Deal of the Year”**

Folsom-Dore Apartments (San Francisco, CA) – 2005  
Buena Vista Terrace (San Francisco, CA) – 2007  
990 Polk Street (San Francisco, CA) – 2009

### Invited Presentations

#### **Affordable Housing Live (Chicago)**

2007: Panelist, “Supportive Housing”  
2006: Panelist, “New Financing Mechanisms”

#### **AIA East Bay (2009): Panel on Adaptive Reuse of Historic Buildings**

#### **AIA East Bay Housing Committee (1997): “Transforming the Acorn Apartments”**

#### **AIA San Francisco Housing Committee (1996): “Affordable Ownership Housing”**

#### **California Redevelopment Association**

San Jose, 2006: Panelist, "Issues in Non-Profit Welfare Tax Exemption"  
Huntington Beach, 2003: Panelist, "501(c)(3) Organizations in Tax Credit Partnerships"

#### **Conference of Environmental Professionals (San Francisco, 1990): “Building Affordable Housing”**

#### **Governor’s Conference on Affordable Housing (Honolulu, HI, 1989): “BRIDGE Housing Corporation and Affordable Housing in the Bay Area”**

#### **Housing California**

Long Beach, 2007: Panel Chair: “Mixed Supportive Housing”  
Sacramento, 2000: Panelist, “Issues in Property Acquisition”

#### **Local Housing Element Assistance Workshops (Fall/Winter 1989)**

#### **Mayor’s Conference on Transit-Related Development Opportunities (Albuquerque, NM, 1996): “Affordable Housing in Mixed-Use Developments”**

#### **National Environmental Leadership Training Program (San Francisco, 1990): “Building Affordable Housing”**

#### **National Trust for Historic Preservation, National Preservation Conference (Kansas City, MO, 1986): “Adaptive Reuse of Industrial Buildings in Great Britain”**

#### **Non-Profit Housing Association of Northern California**

2008: Panel Organizer: "Construction Management"  
2007: Panel Organizer: "Green Design"  
2003: Panel Organizer: "Better Living Through Design"  
2001: Panelist, “Acquisition, Renovation, and Operation of Section 8 Properties”  
2000: Panel Organizer: “Assisted Living for Low-Income Seniors”  
1999: Panelist, “Preserving HUD-Assisted Multi-Family Units”  
1996: Panelist, “Transit-based Community Development”

#### **Pleasanton Affordable Housing Forum (2002): "Affordable Housing Finance"**

#### **San Francisco Leadership Forum (2001): "Issues in Affordable Housing in San Francisco"**

#### **San Francisco Planning and Urban Research Association (SPUR)**

2001: "Transit-Oriented Housing Developments: Sereno Village, Vallejo, CA"  
2002: "Development of Market Square Mixed-Use Project, San Francisco"

#### **Society of Environmental Journalists**

2008 Study Tour – Folsom/Dore Apartments, San Francisco

#### **UC Berkeley Conference on Housing and Urban Policy**

2004: Panelist, "Housing as Social Investment"

#### **UC Affordable Housing Policy Forum**

2009: Panelist, “The Mixed Housing Conundrum”