

NOAH KAZIS

Assistant Professor of Law, University of Michigan Law School
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ACADEMIC APPOINTMENTS

University of Michigan Law School: Assistant Professor of Law (2022-present)

New York University, Furman Center for Real Estate and Urban Policy: Legal Fellow (2019-2022)

EDUCATION

Yale Law School, J.D., May 2015

Honors:

- Quintin Johnstone Prize – for best paper in the area of real property law
- Stephen Massey Prize – for the student best exemplifying the values of the clinical program

Yale University, B.A., *cum laude* Political Science, urban studies track, December 2009
Honors: Distinction in the major

EXPERIENCE

Brookings Institution, Metropolitan Policy Program
Non-Resident Senior Fellow, Washington, DC (2021-2025)

New York University, Furman Center for Real Estate and Urban Policy
Legal Fellow, New York, NY (2019-2022)

New York City Law Department
Assistant Corporation Counsel, New York, NY (2018-2019)
Corporation Counsel Honors Fellow, New York, NY (2017-2018)

United States Court of Appeals for the Third Circuit
Law Clerk to Judge Joseph A. Greenaway, Jr., Newark, NJ (2016-2017)

United States District Court, District of Massachusetts
Law Clerk to Judge Douglas P. Woodlock, Boston, MA (2015-2016)

Jerome N. Frank Legal Services Organization, Community and Economic Development Clinic
Student & Student Director, New Haven, CT (2013-2015)

Streetsblog New York City
Staff Reporter, New York, NY (2010-2012)

ACADEMIC PUBLICATIONS

Rezoning the Rust Belt, 104 WASH U. L. REV. (forthcoming 2027) (with Brian Connolly)

“Zoned Communities”: Signage and the Culture of Property, DUKE L.J. ONLINE (forthcoming)

[*The Radical Fair Housing Act*](#), 111 VA. L. REV. 491 (2025)

- Reviewed by Carole Nicole Brown, *Perhaps Geography is Everything*, JOTWELL: THE JOURNAL OF THINGS WE LIKE (LOTS), (Aug. 5, 2024)

[*Local Government Law for the 100-Year Life*](#), in LAW AND THE 100-YEAR LIFE (Anne Alstott, Abbe Gluck & Eugene Rusyn, eds., 2025)

[*The Weakness of Neighborhood Revitalization Planning in the Low-Income Housing Tax Credit Program: Warnings from Connecticut*](#), 39 J. OF LAND USE & ENV. L. 41 (2023) (with Katherine M. O'Regan)

[*The Structure of Land Use Administration: A Research Agenda*](#), in A RESEARCH AGENDA FOR LAND USE AND PLANNING LAW (John Infranca & Sarah Schindler, eds. 2023)

[*Flexibility and Conversions in New York City's Housing Stock: Building for an Era of Rapid Change*](#), 28 ECON. POL'Y REV. 53 (2023) (with Ingrid Gould Ellen)

- Featured in [*New York Times*](#)

[*Guest Editor's Introduction, Learning from Land Use Reforms: Housing Outcomes and Regulatory Change*](#), 25 CITYSCAPE: A J. OF POL'Y DEV. & RESEARCH 93 (2023)

[*The Failed Federalism of Affordable Housing: Why States Don't Use Housing Vouchers*](#), 121 MICH. L. REV. 221 (2022)

- Reprinted in 31 J. AFFORDABLE HOUSING & COMM. DEV. L. 427 (2023)

[*Can Affordable Housing Be a Safety Net?: Lessons from a Pandemic*](#), 132 YALE L.J.F. 412 (2022)

[*Fair Housing, Unfair Housing*](#), 99 WASH. U. L. REV. ONLINE (2021)

- Reviewed by Carole Nicole Brown, *“KISS” It and Disrupt Unfair Housing*, JOTWELL: THE JOURNAL OF THINGS WE LIKE (LOTS), (July 11, 2022)

[*Fair Housing for a Non-Sexist City*](#), 134 HARV. L. REV. 1683 (2021)

- Responded to in Olatunde C. A. Johnson, *Towards a Law of Inclusive Planning: A Response To “Fair Housing for a Non-Sexist City,”* 134 HARV. L. REV. F. 312 (2021)
- Reviewed by Courtney Cahill, *Fair Housing for a Non-Sexist Household*, JOTWELL: THE JOURNAL OF THINGS WE LIKE (LOTS), (October 11, 2021)

[*Transportation, Land Use, and the Sources of Hyper-Localism*](#), 106 IOWA L. REV. 2339 (2021)

Exclusionary Zoning: Constitutional and Federal Statutory Responses, in THE LEGAL GUIDE TO AFFORDABLE HOUSING DEVELOPMENT (Tim Iglesias, Rochelle E. Lento & Rigel C. Oliveri eds.) (3d ed. 2021) (with Ken Zimmerman)

Service Provision and the Study of Local Legislatures: A Response to Professor Zale, 81 OHIO ST. L. J. ONLINE 1 (2020) (invited response to Kellen Zale, *Part-Time Government*, 80 OHIO ST. L. J. 987 (2019))

American Unicameralism: The Structure of Local Legislatures, 69 HASTINGS L.J. 1147 (2018)

Special Districts, Sovereignty, and the Structure of Local Police Services, 48 URB. LAW. 417 (2016)

Comment, *Tort Concepts in Traffic Crimes*, 125 YALE L.J. 1131 (2016)

Note, *Public Actors, Private Law: Local Governments' Use of Covenants to Regulate Land Use*, 124 YALE L.J. 1790 (2015)

Note, *Environmental Review as an Incentive for Parking Provision*, 41 TRANSP. L.J. 157 (2014)

SELECTED OTHER PUBLICATIONS

The Landscape for Commercial Property Conversions in New York City, NYU Furman Center Policy Brief (2022)

Challenges and Opportunities for Hotel-to-Housing Conversions in NYC, NYU Furman Center Working Paper (2021)

- Featured in [Slate interview](#) and *New York Times* [coverage](#)

302.6: How New York's Next Mayor Can Shape Land Use and Planning, NYU Furman Center Policy Briefs (2021)

Ending Exclusionary Zoning in New York City's Suburbs, NYU Furman Center White Paper (2020)

- Discussed in *New York Times* ([1](#), [2](#)) and [New York Daily News](#) editorials endorsing state zoning reform.