

# JAMES C. FRASER, Ph.D.

Senior Policy Advisor | Policy Evaluation & Strategic Planning | Federal & State Agency Consultant  
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## PROFILE

Urban policy researcher and municipal adviser with over 25 years of experience translating evidence into equitable city policies. Managed a policy research portfolio exceeding \$12M throughout my career for public, private, and non-profit sector clients, and served as a housing and community development policy advisor for municipal and federal government agencies. Provided U.S. Congressional testimony on community development and housing policy. Recognized for policy research and advocacy, delivering executive-level analysis, stakeholder engagement (coalition building), and possessing an extraordinary ability to engage multiple publics around urban policy creation and implementation.

## CORE COMPETENCIES

- Policy Research & Analysis
- Municipal Strategic Planning
- Community Development & Housing Policy
- Equitable Development
- Program Evaluation
- Stakeholder & Community Engagement
- Executive Briefings & Reporting
- Disaster Mitigation & Urban Resilience
- Intergovernmental Relations
- Budget & Grant Management

## PROFESSIONAL EXPERIENCE

### Associate Professor & Program Coordinator | Virginia State University | 2023–Present

- Faculty Senator and Delegate to the Virginia Faculty Senate
- Specialization in teaching urban and environmental policy

### Research Director & Policy Consultant | Preservation of Affordable Housing, Inc. | 2018–2023

- Authored the flagship report "Thriving, Not Just Surviving: Making Mixed-Income Neighborhoods Work for Low-Income Households" (2024), adopted organization-wide.
- Presented findings to the Aspen Institute with the VP of POAH, Inc.

### Senior Policy Adviser & Evaluator | City of Nashville (Mayor's Office & Metro Planning) | 2007–2018

- Lead Housing Policy Advisor for NashvilleNext, the twenty-five-year strategic plan for Davidson County and the City of Nashville. Engaged in coalition building around housing policies and led the presentation for NashvilleNext during the public participation stage (presented to 400+ city residents, the city council, and spoke with the Mayor at public events).
- Created the Equitable Development policy framework, which the Mayor's office adopted to guide targeted initiatives, including a housing trust fund, inclusionary zoning, and mixed-income development.
- Authored the Inclusionary Zoning Feasibility Study (2016) for the Nashville Metro Planning Department, influencing affordability policy across major developments.
- Regularly providing testimony before the Planning Commission and City Council on issues related to housing, transit, emergency preparedness, water, and public policy.

### **Associate Professor | Vanderbilt University / Duke University Sanford School of Public Policy | 2007–2018**

- Co-led externally funded research projects on housing, transit, disaster preparedness, and translated them into policy briefs for government agencies at all levels.
- Organized the Federal Reserve Bank of Atlanta's Affordable Housing Conference

### **Associate Research Professor | University of North Carolina at Chapel Hill | 2000–2007**

- Testified to the U.S. Congress on housing policy; Research used in rule-making for the National Flood Insurance Reform Act of 2004.
- Provided policy research and consultation for federal, state, and municipal agencies, including the U.S. Department of Housing and Urban Development, Federal Emergency Management Agency, City of Durham, NC, City of Nashville, TN, City of Chattanooga, TN, and policy work for the Ford Foundation.
- Directed research teams producing policy-relevant analyses informing federal resource allocation.

### **Director, Center for Applied Social Research | University of Tennessee at Chattanooga | 1997-2000**

- Provided research support as the lead for the Mayor's office and the Lyndhurst Foundation on a five-neighborhood revitalization program in areas surrounding downtown Chattanooga.
- Accompanied city leaders on trips to the Aspen Institute to develop the neighborhood revitalization framework, engaged with all incoming consultants, collected 1000 surveys from neighborhood residents to gauge their redevelopment aspirations, and gave briefings to key stakeholders funding the initiative, including five foundations and the City of Chattanooga.

## **EDUCATION**

- Ph.D. in Sociology — Georgia State University - *Fields*: Urban and Environmental Policy
- M.A. in Sociology — Georgia State University - *Fields*: Urban Studies, Social Inequality
- B.A. in Sociology — University of Georgia - *Field*: Urban Studies

## **RECENT POLICY PUBLICATIONS**

- The Performative City: An Approach to the Study of Urban Policy- Waveland Press, 2025
- Thriving, Not Just Surviving: Making Mixed-Income Neighborhoods Work for Low-Income Households - POAH Communities, Inc., 2025

## **LEADERSHIP & SERVICE**

- Metropolitan Nashville Mayor's Taskforce on Transit and Affordability (2017-2018)
- Advisory Committee, Nashville Metropolitan Development and Housing Authority (2007-2018)
- Board Chair, Urban Green Lab (2013–2015); Board Member, Open Table Nashville (2014-2018)
- Associate Editor, City & Community (2017–2020)

## **MEDIA & RECOGNITION**

- U.S. Congressional testimony • Quoted by NPR, NYT, WSJ • Over 150 public presentations • Featured in national media on urban housing and community development policy.

**References available upon request.**