

**MICHELLE D. LAYSER**  
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## ACADEMIC APPOINTMENTS

**University of Illinois College of Law**, Urbana-Champaign, IL  
Assistant Professor, Fall 2018–Present  
Courses: Partnership Taxation; State and Local Taxation; Business Taxation; Affordable Housing & Community Development Law; Property

**Georgetown University Law Center**, Washington, D.C.  
Law Research Fellow, 2016–2018  
Courses Taught: Taxation & Social Justice Seminar

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## DEGREES

**New York University School of Law**, New York, NY  
LL.M. in Taxation, June 2010

**University of Southern California Gould School of Law**, Los Angeles, CA  
J.D., *Order of the Coif*, June 2009  
*Southern California Law Review*, Senior Content Editor, Volume No. 82  
*Southern California Law Review*, Staff, Volume No. 81  
Co-President, OutLaw  
James G. Holbrook Award for outstanding service on law review board  
2008 Annual Health Law Student Award, American Society of Law, Medicine & Ethics

**University of Pennsylvania**, Philadelphia, PA  
B.A., *cum laude*, English Literature, June 2004  
Dean's List, 2001–2002, 2003–2004

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## PUBLICATIONS

*Subsidizing Gentrification: A Spatial Analysis of Place-Based Tax Incentives*, 12.1 U.C. IRVINE L. REV. (forthcoming 2021)

*Barriers to Nonprofit Participation in Opportunity Zones Transactions*, FORD. URBAN L.J. (forthcoming 2021) (invited symposium essay)

*How Place-Based Tax Incentives Can Reduce Geographic Inequality*, 74 TAX L. REV. (forthcoming 2021) (single-blind peer review)

*An Opportunity for Reform: Taxation, Inequality, and Opportunity Zones*, U. ILL. L. REV. ONLINE (2021)

*Mitigating Housing Instability During a Pandemic*, 99 OR. L. REV. 101 (2021) (with Edward De Barbieri, Andrew Greenlee, Blaine Saito & Tracy Kaye)

- *Reviewed in* Hayes Holderness, Holderness Reviews Mitigating Housing Instability During a Pandemic, TaxProf Blog, [https://taxprof.typepad.com/taxprof\\_blog/2020/07/weekly-ssrn-tax-article-review-and-roundup-holderness-reviews-mitigating-housing-instability-during-.html](https://taxprof.typepad.com/taxprof_blog/2020/07/weekly-ssrn-tax-article-review-and-roundup-holderness-reviews-mitigating-housing-instability-during-.html)

*The Pro-Gentrification Origins of Place-Based Investment Tax Incentives and a Path Toward Community Oriented Reform*, 2019 WISC. L. REV. 745 (2019)

- *Excerpted in* JULIET BRODIE, CLARE PASTORE, EZRA ROSSER, & JEFFREY SELBIN, POVERTY LAW, POLICY, AND PRACTICE (2nd ed., forthcoming 2020)
- *Reviewed in* Ezra Rosser, “Reclaiming Place-Based Development Incentive,” JOTWELL, Oct. 22, 2019, <https://lex.jotwell.com/reclaiming-place-based-development-incentive/>.

*A Typology of Place-Based Investment Tax Incentives*, 23 WASH. & LEE J. CIV. RTS. & SOC. JUST. 403 (2019) (invited symposium article)

*How Federal Tax Law Rewards Housing Segregation*, 93 IND. L.J. 915 (2018)

*Improving Tax Incentives for Wind Energy Production: The Case for a Refundable Production Tax Credit*, 81 MO. L. REV. 453 (2016)

*The Quest to Save Journalism: A Legal Analysis of New Models for Newspapers from Nonprofit Tax-Exempt Organizations to L3Cs*, 2010 UTAH L. REV. 1315 (2010) (with Nikki Usher)

*Tax Justice and Same-Sex Domestic Partner Health Benefits: An Analysis of the Tax Equity for Health Plan Beneficiaries Act*, 32 U. HAW. L. REV. 73 (2009)

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## WORKS IN PROGRESS

*Financing Affordable Housing Through Opportunity Funds* (2021) (invited symposium essay, PITT. TAX REV.)

*Impact Investment and the New Markets Tax Credit* (2021) (with Andrew Greenlee)

- funded through \$25,765 Campus Research Board grant;
- Arnold O. Beckman Research Award for projects of special distinction or promise

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## OTHER WRITING

Michelle Layser, Illinois Institute of Government & Public Affairs, Policy Brief, [Mitigating Housing Instability During a Pandemic](#) (2021) (with Edward De Barbieri, Andrew Greenlee, Blaine Saito & Tracy Kaye).

Michelle Layser, Expert Analysis, *Why New Tax Housing Subsidies Would Likely Fail*, LAW360, June 27, 2019

Michelle Layser, Op-ed, *Tax Incentives Target Poor Neighborhoods but Leave Communities Behind*, CRAIN'S CHICAGO BUS., April 15, 2019

Michelle Layser, *How the Proposed Budget and Tax Cuts Could Stunt New Affordable Housing*, THE CONVERSATION, Nov. 9, 2017

Michelle Layser, *How Affordable Housing Can Chip Away at Residential Segregation*, THE CONVERSATION, Aug. 7, 2017

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## ACADEMIC PRESENTATIONS & WORKSHOPS

### *Financing Affordable Housing Through Opportunity Funds*

- Junior Tax Workshop (forthcoming Summer 2021)

### *Barriers to Nonprofit Participation in Opportunity Zones Transactions*

- Fordham Urban Law Journal Symposium, Zoom, Feb. 24, 2021

### *Subsidizing Gentrification: A Spatial Analysis of Place-Based Tax Incentives*

- Law & Society Association Annual Meeting, May 29, 2021
- Critical Tax Workshop, Zoom, Apr. 9, 2021
- University of Toronto Faculty Workshop, Zoom, Jan. 20, 2021
- UC Irvine Tax Policy Workshop, Zoom, Oct. 7, 2020
- Chicagoland Junior Scholars Works-in-Progress Conference, Zoom, Sept. 11, 2020
- Junior Tax Conference, online, Oct. 2, 2020

### *Mitigating Housing Instability During a Pandemic*

- IGPA Poverty & Policy Summit (Feb. 19, 2021)
- Virtual Poverty Law Workshop, Zoom, July 9, 2020

### *How Place-Based Tax Incentives Can Reduce Geographic Inequality*

- Washington University at St. Louis Faculty Workshop Series, Zoom, Nov. 11, 2020
- NYU Tax Policy Colloquium, Zoom, Oct. 20, 2020
- Michigan Junior Scholars Conference, Zoom, April 25, 2020
- ABA Tax Section Annual Meeting, Boca Raton, FL, Jan. 31, 2020
- Indiana University Maurer School of Law Tax Policy Colloquium, Bloomington, IN, Jan. 23, 2020
- Faculty WIP Workshop, Marquette University Law School, Milwaukee, WI, Nov. 5, 2019
- Chicagoland Junior Scholars Works-in-Progress Conference, Sept. 2019
- Loyola Tax Policy Colloquium, Los Angeles, CA, Sept. 2019

### *Place-Based Investment Tax Incentives and Neighborhood Inequality*

- Law & Society Association Annual Meeting, May 30, 2019
- UCLA Colloquium on Tax Policy and Public Finance, Feb. 19, 2019
- University of Minnesota Law School Junior Faculty Exchange, Feb. 7, 2019
- Washington & Lee Journal of Civil Rights & Social Justice "Always With Us? Poverty, Taxes, and Social Policy" Symposium, Nov. 2, 2018
- Illinois 10-10-10 Workshop, Oct. 26, 2018
- Chicagoland Junior Scholars Works-in-Progress Conference, October 5, 2018

- American University Poverty Law Conference, March 24, 2018
- Georgetown University Law Center, Summer Faculty Workshop, June 2017
- Georgetown University Law Center, Fellows Workshop, April 2017
- Critical Tax Conference, St. Louis, MO, April 2017

*How Federal Tax Law Rewards Housing Segregation*

- ABA Tax Section Fall Annual Meeting, Boston, MA, September 2016
- Georgetown University Law Center, Fellows Workshop, September 2016
- Law & Society Conference, New Orleans, LA, June 2016

*Other*

- Panelist, Happy 200<sup>th</sup> Birthday, McCulloch v. Maryland, Illinois College of Law, March 6, 2019
- Presenter, *Comments on South Dakota v. Wayfair*, Illinois College of Law Summer Faculty Workshop Series, July 12, 2018
- Invited Commenter, Comments on Gladriel Shobe's "Economic Segregation, Tax Reform, and the Local Tax Deduction," Loyola Tax Policy Colloquium, Nov. 19, 2018 (via Zoom)
- Presenter, *Cost of Living Adjustments*, Junior Tax Conference, June 6, 2019

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**MEDIA APPEARANCES**

*Featured in* Dave Dahl, Historical Context for Housing Crisis, WJBC Radio, Apr. 19, 2021, available at <https://www.wjbc.com/2021/04/19/historical-context-for-housing-crisis/>

*Quoted in* Thomas Demouy, Report finds COVID-19 could spur potential housing crisis, DAILY ILLINI, Apr. 15, 2021.

*Featured in* Mike Stephen, Housing Instability, Outside the Loop Radio, April 3, 2021

*Featured in* the Densely Speaking Podcast, Episode 9, Nov. 20, 2020, <https://www.listennotes.com/podcasts/densely-speaking/ep9-michelle-layser-how-nV95dMQ28zk/>

*Quoted in* Alice Yin, Cook County to Provide \$20 Million in CARES Act Money to Rental Aid for Suburban Households, But Preckwinkle Stresses Additional Federal Funds Needed," CHICAGO TRIBUNE, Aug. 7, 2020.

*Featured in* Hayes Holderness, "Holderness Reviews *Mitigating Housing Instability During a Pandemic*," TAXPROF BLOG, Jul. 24, 2020, [https://taxprof.typepad.com/taxprof\\_blog/2020/07/weekly-ssrn-tax-article-review-and-roundup-holderness-reviews-mitigating-housing-instability-during-.html](https://taxprof.typepad.com/taxprof_blog/2020/07/weekly-ssrn-tax-article-review-and-roundup-holderness-reviews-mitigating-housing-instability-during-.html).

*Featured in* Phil Ciciora, Housing instability undermines public health response to COVID-19 pandemic, ILLINOIS NEWS BUREAU, June 11, 2020

*Featured in* Leandra Lederman, "IU Tax Policy Colloquium: Layser 'When, Where, and How to Design Community-Oriented Place-Based Tax Incentives,'" THE SURLY SUBGROUP, Feb. 4, 2020, <https://surlysubgroup.com/2020/02/04/iu-tax-policy-colloquium-layser-when-where-and-how-to-design-community-oriented-place-based-tax-incentives/>.

*Quoted in* Anna B. Mitchell, “Gentrification Catching Up With Greenville’s Poe Mill Village as Housing Agency OKs Possible Deal,” THE GREENVILLE NEWS, Dec. 16, 2019.

*Quoted in* Eric Lipton & Jesse Drucker, “Symbol of ‘80s Greed Stands to Profit From Trump Tax Break for Poor Areas,” THE NEW YORK TIMES, Oct. 26, 2019.

*Quoted in* Tom Kacich, “That’s Rich: Housing Scheme Cuts out Poor,” THE NEWS-GAZETTE, Sept. 15, 2019.

*Appeared in*, Podcast, *An Opportunity for the Rich*, TRUMP, INC. (jointly produced by WNYC & Propublica) (quoted at 24:15), <https://www.wnycstudios.org/story/trump-inc-opportunity-for-rich>

*Quoted in* Maria Koklanaris, “Opportunity Zone Investors May See More State Tax Windfalls,” LAW360, May 2, 2019.

*Featured in*, Philip Ciciora, “Tax Incentives Target Poor Neighborhoods but Leave Communities Behind,” UI NEWS BUREAU, April 8, 2019, <https://emails.illinois.edu/newsletter/217014.html>.

*Quoted in* Amy Lee Rosen, “Opportunity Zones Don’t Offer One-Size Fits All Tax Benefits,” LAW360, Nov. 13, 2018.

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## **GRANTS**

- 2019 University of Illinois Campus Research Board (CRB) Research Grant. Funding will support an empirical study of the effect of place-based investment tax incentives on community infrastructure in Chicago. Primary Investigator. \$25,765
- Arnold O. Beckman Research Award for projects of special distinction or promise

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## **AWARDS**

Named in “List of Teachers Ranked Excellent by Their Students,” 2018, 2019, 2020

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## **SERVICE TO THE PROFESSION**

Editorial Board, THE TAX LAWYER, 2020–2022

Junior Tax Scholars Workshop Organizing Committee, 2021–2022

Regular contributor to the TAXPROF BLOG’s SSRN Review and Roundup Series

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## **SERVICE TO UNIVERSITY OF ILLINOIS**

Dissertation Committee for Natalie Prochaska, Ph.D. Candidate, University of Illinois, Department of Urban Planning

Senator, Illinois Faculty Senate, 2020–2021

Admissions Committee, Illinois Law, 2020–2021

Lectures Committee, Illinois Law, 2019–2020

Faculty Development/VAPS Committee, Illinois Law, 2017–2018

Member, Institute of Government and Public Affairs (IGPA) Illinois Fiscal Health Affinity Group

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**AFFILIATIONS**

Faculty Affiliate, Program in Law, Behavior, and Social Sciences

Faculty Affiliate, Illinois Institute of Government & Public Affairs

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**OTHER LEGAL WORK EXPERIENCE**

**Bloomberg BNA**, *Senior Legal Editor | Managing Editor* Arlington, VA | 2013–2016

**Latham & Watkins LLP**, *Associate* Washington, D.C. | 2011–2013

**Latham & Watkins LLP**, *Associate* Los Angeles, CA | 2010–2011

**NYU School of Law**, *Research Assistant for Prof. John Steines* New York, NY | 2010

**Latham & Watkins LLP**, *Summer Associate* Los Angeles, CA | 2008

**U.S. District Court, Central District of California** Los Angeles, CA | 2007  
*Judicial Extern for the Honorable Edward Rafeedie*

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**BAR ADMISSIONS**

California; Washington, D.C.; United States Court of Appeals for the Ninth Circuit

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**ASSOCIATION MEMBERSHIPS**

American Bar Association, Section of Taxation