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Ph.D.

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## Education and Qualifications

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1977	BA	Political Science & Economics	Manhattanville College	Purchase, NY
1986	MA	Political Economy	New School for Social Research	New York, NY
1992	Ph.D.	Economics	New School for Social Research	New York, NY
2014	Certif.	Hostile Environments & First-Aid	Global Journalist Security	Washington, DC
2016		Media Training	The Rubenstein Agency	New York, NY

Honors Ph.D. Exams-New School for Social Research Senior Thesis-Manhattanville College

## Overview

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Joseph Kirchner, Ph.D., brings over 30 years of experience in leading research teams in economic analysis, research, evaluation, project management, large data sets, and presentations to policy makers, industry, media and the public. He has over 70 publications and his housing analysis is frequently quoted.

Dr. Kirchner designed, managed, and conducted large and small policy research and evaluation projects for local, national and international governmental agencies, the private sector and civil society organizations. These measure the impact of policy initiatives and assess the implementation of social programs designed to promote economic development and improve lives.

In **housing and development**, he developed Realtor.com's national and metropolitan area housing market forecast model. He designed and managed the National Evaluation of Home Ownership Zones for the Department of Housing and Urban Development. He assessed community redevelopment projects that transformed 11 blighted inner-city zones around the country into thriving mixed-income communities through extensive documentation and case studies. He also conducted a study to assess the sub-prime mortgage crisis.

In **labor markets and workforce development**, he evaluated over 25 workforce development projects, assisted the U.S. Department of Labor in setting performance goals and re-designing the methods to finance unemployment insurance.

In **nutrition and agricultural development**, he led two impact evaluations, mandated by Congress, on child nutrition. He strengthened the integrity of the U.S. Department of Agriculture's food stamps program (now known as SNAP). He researched agricultural productivity and measured the impact of macro-economic policy on agriculture.

In the area of **immigration and refugees**, he measured the fiscal impact of immigration for the U.S. Department of Health and Human Services and developed indicators to measure progress in the resettlement of internally displaced persons in Colombia.

In **needs assessment and impact measurement**, he led a survey of 7000 households in Iraq to assess humanitarian need for the United Nations, developed methodology and analyzed data for Iraq's Land Mine Impact Survey.

## Work History

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**Senior Economist**, Move Inc. (Realtor.com), March 2015 to present. Designed and manages Realtor.com's housing market forecast model. Presents research findings. Briefs media and industry leaders on housing market conditions and outlooks. Provides news release commentary within minutes of major data releases on housing and employment. Writes timely articles analyzing housing market news and trends for home buyers and sellers, the real estate industry and housing policy analysts. Conducts research on housing affordability. Analyzes the dynamics of the housing market and the macroeconomic business cycle. Partners with associations, government agencies to develop, manage and publish research projects.

**Senior Economist**, Cooperative Venture, 2003 to 2015. Designed social policy research and evaluation projects, specified methodological approaches, developed teaming arrangements, wrote proposals, managed projects, trained and led research teams, conducted research, wrote reports and presented findings in the following areas:

- **Housing and Urban Development**: Designed, managed and implemented the National Homeownership Zone Evaluation, a national evaluation of eleven homeownership zones, for the U.S. Department of Housing and Urban Development (HUD). These neighborhoods had been characterized by abandoned and run-down housing, drugs, violence, and poverty. For decades, they had not benefited from private sector finance and investment. The objective was to transform blighted neighborhoods into viable, self-sustaining, mixed race and income communities. Managed the overall project, including the development of mapping and geostatistical analysis using GIS. Prepared a cross-case analysis and an implementation model for future homeownership zone projects. Provided policy recommendations based upon evaluation evidence. Project manager supervising seven professional staff as a subcontract to Exceed Corporation.
- **Survey on Humanitarian Need in Iraq**: Managed Mercy Corps' Iraq Knowledge Network (IKN) project. Coordinated and managed the efforts of six UN Agencies to design the IKN. IKN is a survey of 7,200 households focusing on health, education, infrastructure, services, violence, internal displacement, refugees, food security and poverty. It is statistically representative at the level of the nation and the 18 governorates of Iraq. Developed the sampling and weighting methodology. Led the train-the-trainer session for data collection team leaders from each governorate. Oversaw data collection and quality control. Coordinated the analysis of subject-matter experts from six UN agencies. Project Manager supervising 165 data collectors, managers and researchers.
- **Food Security**: Designed, managed and implemented two evaluations mandated by Congress to measure the impact on children in poor rural communities of relaxing legislative requirements for the Summer Food Service Program in the State of Pennsylvania and Child and Adult Care Food Program in Nebraska. In each study, developed a survey, created a regression model of administrative data, and assessed the geographic impact of the policy change through the employment of geographic information systems (GIS) techniques. Designed a study to measure the impact of the recent recession on food security. Developed

an economic model to improve food security program implementation. Developed an economic model and a series of indicators for the National Cooperative Business Association to assess agricultural cooperative development programs.

- **Internally Displaced Persons Indicators** : Provided technical assistance on the Project Counseling Service (PCS) indicators project. Designed a series of social indicators and an index to establish a threshold for the end of displacement for internally displaced persons in Colombia. Developed specific measures based on a recent Constitutional Court ruling listing indicators, which the government of Colombia must report on. Combined indicators into a unified index with techniques similar to the United Nations' Human Development Indicators. Met with Colombian experts and stakeholders. Wrote core chapters of a book presenting the indicators, the index and how they could be used to assess progress in ending displacement.
- **Iraq Land Mine Impact Survey**: Analyzed survey data and wrote key analytic and methodological sections of iMMAP's Land Mine Impact Survey Report.

### **Senior Economist**, KRA Corporation, 2003 to 2006.

Designed, managed and conducted research and evaluation for the U.S. Department of Labor (DOL) and other clients. Wrote proposals.

- **Mortgage Finance Study** : Assessed housing finance discrimination in the sub-prime rate mortgage market. Used approximately 7 million records to calculate the incidence of high-rate loans among demographic groups. Project manager supervising one professional staff.
- **Foreign Worker Wage Determination** : Wrote a briefing paper on the Determination of the Adverse Effect Wage Rate (AEWR) in Agricultural Labor Markets. Prepared an analysis of how the AEWR estimation process might be improved through changes in the U.S. Department of Agriculture (USDA) Farm Labor Survey or by using alternative data. The project involved examination of a number of different data sources for their coverage, accuracy and relevance to agricultural labor markets. Presented findings to the Deputy Assistant Secretary of Labor.
- **National Evaluation of One-Stop Career Centers** : Managed a national evaluation to assess the performance of One-Stop Career Centers. Assessed the performance of centers through mystery-shopping visits. Designed the sample to be a nationally representative sample of 130 centers. Project Manager supervising ten professional staff.
- **Reemployment Services Study** : Evaluated the use of labor-market information to provide reemployment services in eight One-Stop Career Centers.

**Senior Economist** , Maryland Institute for Policy Analysis and Research—The University of Maryland, Baltimore County, 2001 to 2002. Managed research and evaluation projects on economic development, education finance, labor market and local economic infrastructure issues. Wrote proposals.

- **Regional Development** : Co-managed a study on the State of the Baltimore Region for the Goldseker Foundation. The study focused on economic, population, housing, sprawl, transportation, the natural environment and amenities, public services and fiscal capacity, education and crime issues. It compared the Baltimore region to other regions. Co-principal investigator responsible for economic issues supervising two professional staff.

- **School Finance** : Designed, managed and implemented a study on the equitable distribution of resources within the Prince George's County school system. Principle investigator supervising four professional staff.
- **Electric Utilities** : Designed and analyzed a rate payers' survey on electricity deregulation for the State of Maryland's Office of People's Council. Senior researcher responsible for survey instrument design and data analysis.
- **Violence Against Women** : Developed, managed, and conducted a survey on violence against women on campus as part of an evaluation for the U.S. Department of Justice. Principle investigator.
- **Satisfaction Survey** : Developed, managed, and conducted a member satisfaction survey for the National Multiple Sclerosis Society, Maryland Chapter. Principle investigator supervising two professional staff.

**Senior Economist**, KRA Corporation, 1994 to 2001. Researched and evaluated economic development, labor market institutions, fiscal policy, technology and other programs and policies. Managed projects, trained staff and supervised research teams. Trained government and non-governmental staff in strategic planning and performance-based management. Wrote proposals.

- **Workforce Development** : Designed and conducted project evaluations of the Department of Labor (DOL) funded training programs for farmworkers, dislocated workers, and out-of-school youth. Evaluated over 20 training programs for dislocated workers, youth and farmworkers.
- **Health Outcomes Study** : Developed and managed a project to analyze a large dataset with millions of medical records. Designed and implemented Health Insurance Portability and Accountability Act compliant data security measures. Project manager supervising four professional staff.
- **Study on Refugees and Immigration** : Designed a study on the Fiscal Impact of Eligible Legalized Aliens for the Department of Health and Human Services, Office of Refugee Resettlement. Directed a research team to assess the fiscal impact of U.S. immigration. Used survey data to compare the estimated value of government services rendered to immigrants, to taxes paid by immigrants. Project manager supervising three professional staff.
- **Training** : Trained farmworkers and other community leaders to use strategic planning, performance measures and financial reports as management tools in running farmworker organizations. Provided technical assistance and training on performance measurement and performance-based management techniques to DOL-Employment and Training Administration (ETA).
- **Labor Market Institutions** : Evaluated the effects of changing federal laws on Unemployment Insurance taxation for DOL-ETA. Simulated state and federal trust fund contributions using wage-record data. Assessed the macroeconomic impacts of the proposed tax changes. Estimated the differential impact on firms based on industry, size, average wage and experience with unemployment. Directed a team of senior researchers to develop a system to encourage states to use technologies to enhance efficiency, increase customer satisfaction and improve program integrity. Developed a Cobb-Douglas production frontier econometric model to assess the relative efficiency of state unemployment insurance offices. Project manager supervising up to six professional staff.
- **Economic Development Modeling** : Researched community economic development programs financed by the Department of Housing and Urban Development (HUD). Charac-

terized local economic development operations and assessed the impact of these models on job creation, business survival, and loan performance. Analyzed a large complex relational database of HUD administrative data.

- **The Impact of Technology** : Examined the impact of information technologies on workers and finance. Evaluated government programs to assist traditional workers dislocated by technology and trade. Project manager supervising four professional staff.
- **Fiscal Policy Analysis and Design** : Evaluated the funding formula which the Department of Health and Human Services (DHHS) uses to distribute allocations for the Administration for Developmental Disabilities. Redesigned the formula to allocate funds fairly among state and nonprofit grantees and to enhance program performance.
- **Performance-based Management** : Provided technical assistance and training on performance measurement and performance-based management techniques to DOL-ETA. Provided technical assistance to develop performance measures for the U.S. Department of Agriculture. Managed a project to facilitate strategic planning, develop performance measures and incorporate performance measures into a federal funding formula for the DHHS-Administration for Children and Families (ACF). Facilitated a consensus-based process for DHHS staff and stakeholders (state agencies and non-governmental organizations) to jointly design performance measures. Project manager supervising two professional staff.

**Economic Policy Consultant** , Independent Consultant, 1989 to 1993. Conducted research and evaluation on agricultural and economic development policy.

- **Agricultural Development Policy** : Analyzed the deteriorating macroeconomic conditions of Nicaragua for the Food and Agriculture Organization. Evaluated the transition toward a market-oriented economy. Demonstrated the need to reorient investment projects because of economic adjustment measures.
- **Impact of Macroeconomic Reforms on Agriculture** : Designed a system to periodically report the impact of macroeconomic policy measures on agriculture in Nicaragua for the Inter-American Institute for Cooperation on Agriculture. Developed the specific techniques for ongoing measurement of the effect on agriculture of five economic policy areas: monetary, fiscal, wage, foreign trade and exchange rates. Developed a methodology for data collection and evaluation of economic policy effects on producers. Trained ministry staff to evaluate data collection feasibility, personnel requirements and departmental reorganization needed for implementation.
- **Study of the Employment Impact of the Federal Budget** : Estimated the employment impact of US Government federal budget shifts. Developed an employment model based on Bureau of Economic Analysis multipliers to project layoffs and new employment. Industry Study: Gale Research. Analyzed the development, current trends, technological advances, workforce, environmental and international trade issues of forest product industries.

**Agricultural Economist** , Ministry of Agriculture, 1987 to 1989. Designed and implemented field research, prepared staff for macroeconomic reform, and supervised project evaluation teams.

- **Agricultural Development Research** : Analyzed and evaluated micro-, small-, and medium-sized enterprise development strategies. Evaluated the costs, benefits, and implementation of development projects. Examined the productive role of women, showed the importance of stakeholder participation in project development, and implemented a

management-strengthening program for agricultural producers and rural institutions. Supervised research teams, designed and implemented field-research, and assessed the economic and social performance of agricultural cooperatives.

- **Economic Policy Impact on Agriculture** : Led a study on economic policies to control hyperinflation and analyzed their impact on agriculture. Trained researchers to evaluate macroeconomic policy by leading workshops on the effects of fiscal, monetary, and exchange rate policies on agricultural output, employment, incomes, inflation, and the balance of payments. In addition managed a project to collect basic information on all agricultural cooperatives in Nicaragua. Streamlined information-gathering methods of five departments in the Nicaraguan Ministry of Agriculture in order to efficiently collect data necessary to evaluate and implement agricultural economic policy. Supervised one professional staff.

## **Consultant** , Self-Employed, 1982 to 1986.

Conducted surveys, managed database systems, and developed economic and financial models for a variety of clients. Interviewed data processing managers for a study examining the evolution of the labor process in computer programming. Assisted the Health and Nutrition Survey conducted by Westat Corporation. Also developed spreadsheet models, managed database systems, and produced reports for banks, hospitals, architects, and private investors.

## **Service to the Community**

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**International Vice President** , Pax Romana, Washington, D.C., 1996 - 2004. Coordinated international initiatives for a movement of Catholic professionals with national federations in 80 countries, on five continents related to economic and social issues facing the world's poor.

**Student Leader, National Catholic Student Coalition (NCSC), New York** , 1977 - 1985. Trained and led teams of students and campus ministers to establish and spread the organization focused on justice and peace to 500 campuses.

## **Skills**

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- Present housing market conditions, outlook and research findings to media and industry leaders.
- Design and manage research and evaluation projects.
- Assist stakeholders to develop performance and social indicators. Train and supervise teams of analysts to conduct economic research and evaluation.
- Train organizational leadership and staff in research methods, strategic planning and performance-based management.
- Work effectively in a cross-cultural environment.
- Fluent in English and Spanish.



## Publications

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### Agriculture

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1. Kirchner Joseph, e. a. (2008). *Report to Congress: The Nebraska Rural Area Eligibility Determination Pilot for the Child Adult Care Food Program*. U.S. Department of Agriculture, Food and Nutrition Service.
2. Kirchner Joseph, e. a. (2008). *The Pennsylvania SFSP Rural Area Eligibility Pilot Evaluation: Final Report*. U.S. Department of Agriculture, Food and Nutrition Service.

### Labor Markets and Workforce Development

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3. Cook, R. F. and J. Kirchner (1995). *Unemployment Insurance Administration Financing: Adequacy and Equity Issues*. Advisory Council on Unemployment Compensation.
4. Kirchner, J. and et al. (1995). *The Effects of Increasing the Federal Taxable Wage Base for Unemployment Insurance*. U.S. Department of Labor-Employment and Training Administration-Occasional Paper.
5. Kirchner, J. and R. F. Cook (1995). *Unemployment Insurance Administration Financing: Compliance with the Secretary of Labor's Standards and Changing Allocation Levels*. Advisory Council on Unemployment Compensation.
6. Kirchner, J. and R. F. Cook (1995). *Unemployment Insurance Administration Financing: Relative Efficiency and Adequate Funding*. Advisory Council on Unemployment Compensation.
7. Kirchner, J. (1997). *Evaluation of Commercial Driver's License Training by Portable Practical Educational Preparation*. Department of Labor-Employment and Training Administration.
8. Kirchner Joseph, e. a. (1998). *Technical Assistance Guide for the Migrant and Seasonal Farmworkers Program-Section 402-Non-Profit Boards*. Silver Spring, MD: KRA Corporation.
9. Kirchner Joseph, e. a. (1999). *Measuring Unemployment Insurance Administrative Needs*. Department of Labor-Employment and Training Administration.
10. Kirchner, J. and S. Melus (1999). *School to Work: An Evaluation of Seven Demonstration Projects for Out of School Youth*. Department of Labor-Employment and Training Administration.
11. Kirchner, J., S. E. Baldwin, J. Johnston, and G. Rich (2003). *Responsiveness of Training Organizations to Changing Employment Skill Needs: Information Technology and Manufacturing Technology Demonstrations*. U.S. Department of Labor-Employment and Training Administration.
12. Baldwin, S. E., J. Kirchner, G. Rich, and R. West (2004). *Workforce Information for Profiled Claimants: Themes and Variations from Two States - a project report for the U. S. Department of Labor*. KRA Corporation.

### Economic Development

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13. Kirchner, J. (1988). *Políticas de Precio, Problemas de Inflación y la Producción Agropecuaria (Price Policy, Problems of Inflation and Agricultural Production)*. Managua: MIDINRA.
14. Kirchner, J. (1989). *Balances Macroeconómicos (Macroeconomic Balances)*. Rome: Food and Agriculture Organization.
15. Kirchner, J. (1993). "To Live by the Land: Labor Productivity on the Agricultural Cooperative in Nicaragua". PhD thesis. New York: New School for Social Research.

## Housing Markets and Urban Development

16. Kirchner, J. and e. a. Royce Hanson (2002). *The State of the Baltimore Region: A Baseline Report for a New Century*. Center for Urban Environmental Research, Education, and the Maryland Institute for Policy Analysis Research, University of Maryland, Baltimore County.
17. Kirchner, J. (2005). *Canal Banks Homeownership Zone: Trenton Case Study*. U.S. Department of Housing and Urban Development.
18. Kirchner, J. (2005). *Mount Morris Homeownership Zone: New York City Case Study*. U.S. Department of Housing and Urban Development.
19. Kirchner, J. (2005). *Villages of Central Homeownership Zone: Cleveland Case Study*. U.S. Department of Housing and Urban Development.
20. Kirchner Joseph, N. T. (2005). *Rebuilding America's Cities: an Interim Evaluation of HUD's Homeownership Zone Initiative*. U.S. Department of Housing and Urban Development.
21. *Good News for October New Construction* (2016). [research.realtor.com/october-new-construction-good-news/](http://research.realtor.com/october-new-construction-good-news/).
22. *Home Sales Reach New High in October* (2016). [research.realtor.com/october-home-sales/](http://research.realtor.com/october-home-sales/).
23. *New Home Sales Dip but Do Not Detract from Upward Trend* (2016). [research.realtor.com/october-new-home-sales-dip/](http://research.realtor.com/october-new-home-sales-dip/).
24. *New Home Sales Rose in November* (2016). [research.realtor.com/new-home-sales-up-in-nov/](http://research.realtor.com/new-home-sales-up-in-nov/).
25. *Pending Home Sales Drop in November* (2016). [research.realtor.com/november-pending-sales-dropped/](http://research.realtor.com/november-pending-sales-dropped/).
26. *Realtor.com® 2017 National Housing Forecast* (2016). [research.realtor.com/2017-national-housing-forecast/](http://research.realtor.com/2017-national-housing-forecast/).
27. *Affordability Affects Existing Home Sales* (2017). [research.realtor.com/affordability-affects-existing-home-sales/](http://research.realtor.com/affordability-affects-existing-home-sales/).
28. *Affordably Priced Existing Home Sales Fell* (2017). [research.realtor.com/affordable-existing-home-sales-fell/](http://research.realtor.com/affordable-existing-home-sales-fell/).
29. *Construction Employment Surge is Good for the Spring Market* (2017). [research.realtor.com/construction-employment-surge-good-news/](http://research.realtor.com/construction-employment-surge-good-news/).
30. *Do Labor Shortages Constrain New Home Construction?* (2017). [research.realtor.com/do-labor-shortages-constrain-new-home-construction/](http://research.realtor.com/do-labor-shortages-constrain-new-home-construction/).
31. *Employment Full, Wages Slow, Affordability Dropping* (2017). [research.realtor.com/employment-full-wages-slow-affordability-dropping/](http://research.realtor.com/employment-full-wages-slow-affordability-dropping/).
32. *Employment Growth, Good for Housing Market?* (2017). [research.realtor.com/employment-supply-demand-housing/](http://research.realtor.com/employment-supply-demand-housing/).
33. *Existing Home Sales Decline, Affordability, Cautions and a Silver Lining* (2017). <https://research.realtor.com/home-sales-decline-affordability-cautions-silver-lining/>.
34. *Existing Home Sales Pause After the Rush to Lock in Rates Subsides* (2017). [research.realtor.com/existing-home-sales-pause/](http://research.realtor.com/existing-home-sales-pause/).
35. *Existing Home Sales Rebound in January* (2017). [research.realtor.com/existing-home-sales-rebound-january/](http://research.realtor.com/existing-home-sales-rebound-january/).
36. *February's Pending Home Sales Surged* (2017). [research.realtor.com/february-pending-home-sales-surged/](http://research.realtor.com/february-pending-home-sales-surged/).
37. *Home Builders Aren't Following Market* (2017). [research.realtor.com/home-builders-arent-following-market/](http://research.realtor.com/home-builders-arent-following-market/).
38. *Home Construction Good News in March* (2017). [research.realtor.com/home-construction-good-news/](http://research.realtor.com/home-construction-good-news/).
39. *Home Sales Growth Fooled Many Economists* (2017). [research.realtor.com/home-sales-growth-fooled-many-economists/](http://research.realtor.com/home-sales-growth-fooled-many-economists/).
40. *Home Sales Surge, Supply Dips*. (2017). [research.realtor.com/home-sales-surge-supply-dips/](http://research.realtor.com/home-sales-surge-supply-dips/).



41. *Is the Economic Recovery Still Ongoing?* (2017). <https://research.realtor.com/economic-recovery-still-ongoing/>.
42. *More Trouble in New Construction* (2017). [research.realtor.com/trouble-new-construction/](https://research.realtor.com/trouble-new-construction/).
43. *Multi to Single-family Construction – Not so Fast* (2017). <https://research.realtor.com/multi-single-family-construction-not-fast/>.
44. *New Construction Heads East* (2017). [research.realtor.com/new-construction-heads-east/](https://research.realtor.com/new-construction-heads-east/).
45. *New Construction-Not Enough Good News* (2017). [research.realtor.com/new-construction-not-enough-good-news/](https://research.realtor.com/new-construction-not-enough-good-news/).
46. *New Home Construction Pauses, while it Shifts from Multi-family to Single-family* (2017). [research.realtor.com/new-home-construction-pauses-shifts/](https://research.realtor.com/new-home-construction-pauses-shifts/).
47. *New Home Sales and Prices – Down, Not Yet a Trend* (2017). <https://research.realtor.com/new-home-sales-prices-not-trend/>.
48. *New Home Sales Continue Their Upward Trajectory* (2017). [research.realtor.com/new-home-sales-continue-upward-trajectory/](https://research.realtor.com/new-home-sales-continue-upward-trajectory/).
49. *New Home Sales Good News Bad News* (2017). [research.realtor.com/good-news-bad-news-new-home-sales/](https://research.realtor.com/good-news-bad-news-new-home-sales/).
50. *New Home Sales – Is the Party over?* (2017). <https://research.realtor.com/new-home-sales-is-the-party-over/>.
51. *New Home Sales Stagnate, Edge Toward Affordability* (2017). [research.realtor.com/new-home-sales-stagnate-edge-toward-affordability/](https://research.realtor.com/new-home-sales-stagnate-edge-toward-affordability/).
52. *New Home Sales Took a Nose Dive* (2017). [research.realtor.com/new-home-sales-took-a-nose-dive/](https://research.realtor.com/new-home-sales-took-a-nose-dive/).
53. *New Residential Construction: Good News Bad News* (2017). [research.realtor.com/new-construction-good-news-bad-news/](https://research.realtor.com/new-construction-good-news-bad-news/).
54. *Pending Home Sales Dropped* (2017). <https://research.realtor.com/pending-home-sales-drop/>.
55. *Pending Home Sales Oscillate Around Downward Trend* (2017). [research.realtor.com/pending-home-sales-oscillate-around-downward-trend/](https://research.realtor.com/pending-home-sales-oscillate-around-downward-trend/).
56. *Pending Home Sales Rebound to Level Ground* (2017). [research.realtor.com/pending-home-sales-rebound-to-level-ground/](https://research.realtor.com/pending-home-sales-rebound-to-level-ground/).
57. *Pending Home Sales Slip* (2017). [research.realtor.com/pending-home-sales-slip/](https://research.realtor.com/pending-home-sales-slip/).
58. *Plummeting Affordable Home Sales Overwhelm Total Sales* (2017). [research.realtor.com/plummeting-affordable-home-sales-overwhelm-total-sales/](https://research.realtor.com/plummeting-affordable-home-sales-overwhelm-total-sales/).
59. *Why Construction Shifted from Multi-family to Single-family Homes* (2017). <https://research.realtor.com/why-the-shift-to-single-family/>.
60. *Long-term Impacts of the Housing Shortage* (n.d.).
61. Kirchner, J. (n.d.). *Realtor.com® 2017 National Housing Forecast*. [research.realtor.com/2017-national-housing-forecast/](https://research.realtor.com/2017-national-housing-forecast/).

## Indicators

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62. Kirchner, J., A. Brinsko, and T. Kelly (1995). *Study of Administration on Developmental Disabilities State Grants Formula: Phase I Report: Analysis of Current Grants Formula*. Department of Health, Human Services-Administration for Children, and Families.
63. Kirchner Joseph, e. a. (1996). *Study of Administration on Developmental Disabilities State Grants Formula: Final Report*. Department of Health, Human Services-Administration for Children, and Families.
64. Kirchner, J. (2007). *Índice de Goce Efectivo de Derechos: Una Propuesta de Umbral para la Finalización del Desplazamiento*. Ed. by M. S. López. Bogotá, Colombia: Consejería en Proyectos.
65. Kirchner, J. (2007). *Utilización de las Índices para Propósitos de Evaluación*. Ed. by M. S. López. Bogotá, Colombia: Consejería en Proyectos.

## Other

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66. Kirchner, J. and S. E. Baldwin (1992). The fiscal impact of eligible legalized aliens. *A study performed under a contract between the KRA Corporation and the US Department of Health and Human Services.*
67. Kirchner Joseph, c. a. (1994). *Forestry*. Ed. by K. Hillstrom. Detroit: Gale Research.
68. Kirchner Joseph, e. a. (1996). *Diversity and Cultural Competence in the Commission on Dietetic Registration*. Chicago: Prepared for The Commission on Dietetic Registration of the American Dietetic Association.
69. Kirchner Joseph, e. a. (1996). *Evaluation of Emergency Child Abuse and Neglect Prevention Services: Final Program Analyses Report and Outcome Study*. Department of Health, Human Services-Administration on Children, Youth, and Families.
70. Kirchner Joseph, e. a. (1997). *State Legalization Impact Assistance Grant Program: Final Report to Congress*. Department of Health and Human Services-Office of Refugee Resettlement.
71. Kirchner, J. and S. E. Baldwin (1997). "The Fiscal Impact of Eligible Legalized Aliens". In: *The Economics of Immigration*. Lincoln, NE: University of Nebraska.
72. Kirchner, J. (1998). Globalization in North America: Employment, Wages, Growth and Income Distribution. *Convergence* (8/9).
73. Kirchner, J. (1999). The Global Economy and Catholic Social Teaching. *The Notebook* 23(3).
74. Kirchner, J. (2002). *Annual Survey of Members: Final Report*. Maryland Institute for Policy Analysis and Research - University of Maryland Baltimore County.
75. Kirchner, J., D. Lamdin, and D. Goldhaber (2002). *Comprehensive Analysis of the Prince George's County, Maryland Public Schools Located Inside Versus those Located Outside of the City of Bowie*. Maryland Institute for Policy Analysis and Research, University of Maryland Baltimore County.
76. Kirchner, J., S. Cotten, and D. Norris (2003). *Maryland Residential Consumer Survey: Views About Electricity Service and Deregulation*. Office of People's Council, State of Maryland.