

Curriculum Vitae
Russell N. James III

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Athens, GA 30602

Employment

University of Georgia , Athens, GA Assistant Professor - <i>Department of Housing & Consumer Economics; Institute for Nonprofit Organizations</i>	2006-
University of Missouri , Columbia, MO Visiting Assistant Professor - <i>Department of Personal Financial Planning</i>	2005-2006
Central Christian College , Moberly, MO President (2000-2005); Director of Planned Giving (1994-2000); Teaching Faculty (1994-2005)	1994-2005
Law Office of Russell James , Moberly, MO <i>Private practice limited to estate planning, real estate, and nonprofit organizations</i>	1994-2000
Stinson Morris Hecker (aka Stinson, Mag, & Fizzell), Kansas City, MO Law Clerk - <i>Real estate and litigation divisions</i>	1992, 1993

Education

Ph.D. , University of Missouri, Columbia, MO <i>Consumer & Family Economics</i> <i>Dissertation: The impact of sects, rationality and human capital in religious charitable giving</i>	2002
J.D. , University of Missouri School of Law, Columbia, MO <i>Graduated in top 2% of class; Member of Missouri Law Review; Received United Missouri Bank Award for Most Outstanding Work in Gift & Estate Taxation & Planning</i>	1994
B.A. , University of Missouri, Columbia, MO <i>Economics</i>	1992
Certificate , Harvard Business School, Cambridge, MA <i>Strategic Perspectives in Nonprofit Management</i>	2004

Research Interests

Topics related to nonprofit management in housing including:
(1) charitable giving, (2) residential satisfaction, and (3) renter finances

Datasets: Health and Retirement Study, Consumer Expenditure Survey, Survey of Consumer Finances, American Housing Survey

Academic Journal Publications

Charitable Giving

1. James, R. N., III. (in press). Health, wealth, and charitable estate planning: A longitudinal examination of testamentary charitable giving plans. *Nonprofit and Voluntary Sector Quarterly*.
2. James, R. N., III. (in press). The myth of the coming charitable estate windfall. *The American Review of Public Administration*.
3. James, R. N., III. (in press). Wills, trusts, and charitable estate planning: A panel study of document effectiveness. *Financial Counseling & Planning*, 20(1).
4. James, R. N., III., Lauderdale, M. K., Robb, C. A. (in press). The growth of charitable estate planning among Americans nearing retirement. *Financial Services Review*, 18(2).
5. James, R. N., III. (2009). An econometric analysis of household political giving in the USA. *Applied Economics Letters*, 16(5), 539-543.
6. James, R. N., III., & Wiepking, P. (2008). A comparative analysis of educational donors in the Netherlands. *International Journal of Educational Advancement*, 8(2), 71-79.
7. James, R. N., III. (2008). Charitable giving and the financial planner: Theories, findings, and implications. *Journal of Personal Finance*, 6(4), 98-117.

8. James, R. N., III. (2008). Distinctive characteristics of educational donors. *International Journal of Educational Advancement*, 8(1), 3-12.
9. James, R. N., III., & Sharpe, D. L. (2007). The nature and causes of the U-shaped charitable giving profile. *Nonprofit and Voluntary Sector Quarterly*, 36(2), 218-238.
10. James, R. N., III., & Sharpe, D. L. (2007). The "sect-effect" in charitable giving: Distinctive realities of exclusively-religious charitable givers. *The American Journal of Economics and Sociology*, 66(4), 697-726.
11. James, R. N., III., & Dull, C. J. (2006). Prelude to leadership: Backgrounds of megachurch leaders (research note, editor-reviewed). *Review of Religious Research*, 48(2), 231-232.
12. James, R. N., III. (2006). Multi-family housing, social capital, and charitable behavior: Does spatial connectedness influence social connectedness? *Housing and Society*, 33(2), 91-104.

Residential Satisfaction

13. James, R. N., III. (in press). Customer satisfaction with apartment housing offered by Real Estate Investment Trusts (REITs). *International Journal of Consumer Studies*.
14. James, R. N., III. (in press). The origin of spaces: Understanding residential satisfaction from ape nests, human cultures, and the hierarchy of natural housing functions. *Housing, Theory, and Society*.
15. James, R. N., III., Carswell, A. T., & Sweaney, A. L. (2009). Sources of discontent: Residential satisfaction of tenants from an internet ratings site. *Environment & Behavior*, 41(1), 43-59.
16. Carswell, A. T., James, R. N., III, & Mimura, Y. (2009). Examining the connection between housing counseling practices and long-term housing and neighborhood satisfaction. *Journal of the Community Development Society*, 40(1), 37-53.
17. Parks, K. E., Carswell, A. T., & James, R. N., III. (2009). Residential satisfaction of military households in privatized apartment communities. *Housing and Society*, 36(1), 95-114.
18. James, R. N., III. (2008). Residential satisfaction of elderly tenants in apartment housing. *Social Indicators Research*, 89, 421-437.
19. James, R. N., III. (2008). The impact of subsidized rental housing characteristics on metropolitan residential satisfaction. *Journal of Urban Planning and Development (ASCE)*, 134(4), 166-172.
20. James, R. N., III. (2008). Investing in housing characteristics that count: A cross-sectional and longitudinal analysis of bathrooms, bathroom additions, and residential satisfaction. *Housing & Society*, 35(2), 67-82.
21. James, R. N., III. (2008). An economic model of asymmetric information, dissatisfaction, and resident turnover in rented multifamily housing. *Housing & Society*, 35(1), 59-76.
22. James, R. N. III. (2008). Consumer satisfaction and the dual-self economic model: Why consumer education can be both informative and transformative. *The Forum for Family and Consumer Issues*, 13(1). Available at: <http://ncsu.edu/ffci/publications/2008/v13n1-2008-spring/index-v13n1-apr-2008.php>
23. James, R. N., III., & Carswell, A. T. (2008). Home sweet apartment: A text analysis of satisfaction and dissatisfaction with apartment homes. *Housing & Society*, 35(1), 91-111.
24. James, R. N., III, & Zahirovic-Herbert, V. (2008). The impact of a migration shock on tenant satisfaction: The case of Hurricane Katrina and Baton Rouge, Louisiana. *Migration Letters*, 5(1), 79-88.
25. Goetz, J., & James, R. N., III. (2008). Human choice and the emerging field of neuroeconomics. *Journal of Personal Finance*, 6(2), 13-36.
26. Carswell, A. T., & James, R. N., III. (2007). Virtual property manager: Providing a simulated learning environment in a new university program of study. *The Journal of Systemics, Informatics, and Cybernetics*, 5(4), 34-40.
27. James, R. N., III., & Moorman, D. C. (2007). Bringing an emerging consumer issue to the classroom: The Bisphenol-A (BPA) controversy. *Journal of Consumer Education*, 24, 53-62.
28. James, R. N., III. (2007). Multifamily housing characteristics and tenant satisfaction. *Journal of Performance of Constructed Facilities (ASCE)*, 21(6), 472-480.
29. James, R. N., III. (1994). Requiring environmental information disclosure on the deed: Shining the light on residential transactions. *Missouri Environmental Law & Policy Review*, 2(2), 81-92.

Renter Finances

30. James, R. N., III. (2009). Tenant time preference as a barrier to homeownership. *Applied Economics Letters*, 16(10), 1073-1077.
31. James, R. N., III., & Atilas, J. H. (2008). The transitioning nature of Hispanic renters. *Housing Policy Debate*, 19(1), 177-206.
32. James, R. N., III., & Sharpe, D. L. (2007). Is time running out? Savings and investments of renters nearing retirement age. *Financial Counseling & Planning*, 18(2), 61-75.

Other

33. James, R. N., III., & Cude, B. J. (2009). Trends in Journal of Consumer Affairs feature articles: 1967-2007 (research note, editor-reviewed). *Journal of Consumer Affairs*, 43(1), 155-169.

Conference Proceedings

European Conferences

1. James, R. N., III. (2009). Residential satisfaction and cognitive decline among older adults. *Changing Housing Markets, Integration and Segmentation: European Network of Housing Researchers 2009 International Conference* (p. 148), June 28-July1, Prague, Czech Republic.
2. James, R. N., III & Atilas, J. H. (2009). The private rental sector and immigrant populations: The case of homeownership plans among Hispanic renters in the U.S. *Changing Housing Markets, Integration and Segmentation: European Network of Housing Researchers 2009 International Conference* (p. 58), June 28-July1, Prague, Czech Republic.
3. James, R. N., III. (2009). Consumer satisfaction in the brave new world of REIT-owned apartments. *4th International Consumer Sciences Research Conference* (p. 211), June 24-26, Edinburgh, Scotland, United Kingdom.
4. James, R. N., III, Carswell, A. T., & Robb, C. A. (2009). Consumers, consumer information and the home ownership decision: The importance of hidden costs. *4th International Consumer Sciences Research Conference* (p. 80-83), June 24-26, Edinburgh, Scotland, United Kingdom.
5. James, R. N., III. (2009). The private rental sector in the US: Comparisons and examples for European policy. *European Network of Housing Research: Private Rented Sector Workshop*, April 27-28, York, England, United Kingdom.
6. James, R. N., III, & Sweaney, A. L. (2008). Satisfaction in senior housing: The differential impact of private rental sector apartments. *Shrinking Cities, Sprawling Suburbs, Changing Countrysides: European Network of Housing Researchers 2008 International Conference, Book of Abstracts* (p. 227), July 6-9, Dublin, Ireland.
7. Sweaney, A. L., & James, R. N., III. (2008). REITs and the residential satisfaction of private rental sector tenants on an internet ratings site. *Shrinking Cities, Sprawling Suburbs, Changing Countrysides: European Network of Housing Researchers 2008 International Conference, July 6-9, Book of Abstracts* (p. 230), July 6-9, Dublin, Ireland.
8. James, R. N., III. (2008). Asymmetric information and the determinants of tenant satisfaction in the US private rental market. *European Network of Housing Researchers Workshop on Private Rented Markets: Programme, Papers, & Presentations* (pp. 42-79), January 21-22, Dublin, Ireland.
9. James, R. N. III. (2007). Tenant satisfaction and structural characteristics of multifamily housing in the U.S. *Sustainable Urban Areas: European Network of Housing Researchers 2007 International Conference, Book of Abstracts* (pp. 88), June 25-28, Rotterdam, Netherlands.
10. James, R. N. III. (2007). The household, metropolitan, and international impact of public housing on residential satisfaction. *Sustainable Urban Areas: European Network of Housing Researchers 2007 International Conference, Book of Abstracts* (pp. 88-89). June 25-28, Rotterdam, Netherlands.

U.S. Conferences

11. James, R. N., III (2009). Examining the relationship between cognitive ability and charitable giving. Accepted for presentation at *the Association for Research on Nonprofit and Voluntary Action's (ARNOVA) 38th Annual Conference*, November 19-21, Cleveland, Ohio.
12. James, R. N., III (2009). Estimating philanthropic bequests for non-taxable estates in Giving USA. Accepted for presentation at *the Association for Research on Nonprofit and Voluntary Action's (ARNOVA) 38th Annual Conference*, November 19-21, Cleveland, Ohio.

13. James, R. N., III. (2009). Apartment REITS, asymmetric information, and the consumer interest: Measuring dichotomous outcomes in tenant satisfaction. Accepted for presentation at the *Agricultural & Applied Economics Association and American Council on Consumer Interests Joint Annual Meeting*, July 26 - July 28, Milwaukee, Wisconsin.
14. James, R. N., III, Lauderdale, M., & Robb, C. (2009). The growth of charitable estate planning among Americans nearing retirement. Accepted for presentation at the *Agricultural & Applied Economics Association and American Council on Consumer Interests Joint Annual Meeting*, July 26 - July 28, Milwaukee, Wisconsin.
15. James, R. N., III. (2009). The rise of apartment real estate investment trusts (REITS): A first analysis of impacts on residential satisfaction. *Proceedings of the 40th Annual Meeting of the Environmental Design Research Association* (p.354-355), May 27-May 31, Kansas City, Missouri.
16. James, R. N., III. (2009). The origin of spaces: Apes, humans, and a hierarchy of natural housing functions. *Proceedings of the 40th Annual Meeting of the Environmental Design Research Association* (p. 354), May 27-May 31, Kansas City, Missouri.
17. James, R. N., III. (2009). The presence and timing of charitable estate planning: New research findings from AFP sponsored research. *Association of Fundraising Professionals 46th International Conference on Fundraising* [CD-ROM], March 29-April 1, New Orleans, Louisiana.
18. James, R. N., III. (2009). The theoretical and practical applications of charitable giving research. *Association of Fundraising Professionals 46th International Conference on Fundraising* [CD-ROM], March 29-April 1, New Orleans, Louisiana.
19. Rosen, M. J., James, R. N., III., Rooney, P. M., & Sargeant, A. (2009). Research unveiled: What every fundraiser needs to know about bequest giving. *Association of Fundraising Professionals 46th International Conference on Fundraising* [CD-ROM], March 29-April 1, New Orleans, Louisiana.
20. James, R. N., III. (2008). The valuation of revocable charitable estate gifts. *Proceedings from the Association for Research on Nonprofit and Voluntary Action's (ARNOVA) 37th Annual Conference: Leading in Building Civil Society* (p. 44), November 19-22, Philadelphia, Pennsylvania.
21. James, R. N., III. (2008). Residential satisfaction of elderly residents in rented apartment homes. *Proceedings of the Housing Education and Research Association 42nd Annual Conference: Housing at the Crossroads* (pp. 52-55), October 7-10, Indianapolis, Indiana.
22. James, R. N., III. (2008). Renter time preference as a barrier to homeownership. *Proceedings of the Housing Education and Research Association 42nd Annual Conference: Housing at the Crossroads* (pp. 56-60), October 7-10, Indianapolis, Indiana.
23. James, R. N., III. (2008). The suburbanization of government-supported rental housing and decline in neighborhood and residential satisfaction. *A Suburban World: Global Decentralization and the New Metropolis International Conference: Conference Abstracts* (pp. 57-58), April 6-8, Reston, Virginia.
24. James, R. N., III., Carswell, A. T., & Robb, C. (2008). Estimating the outlays of renting and owning: The risks of hidden ownership costs. *Proceedings of the Eastern Family Economics Research Association* (pp. 36-38), February 29-March 1, Savannah, Georgia.
25. Robb, C., & James, R. N. III. (2008). Personal financial knowledge among college students: Associations between individual characteristics and scores on an experimental measure of financial knowledge. *Consumer Interests Annual*, 54, p. 144 [*American Council on Consumer Interests Annual Conference, July 27-29, Orlando, Florida*].
26. James, R. N., III & Jones, K.S. (2007). Tithing: An examination of religious charitable giving in America. *Proceedings of the Association for Research of Nonprofit Organizations and Voluntary Action (ARNOVA) 35th Annual Conference*, November 15-17, 2007, Atlanta, GA. Available at http://www.arnova.org/conference/handouts/CKrSfN_07/Tithing_Paper.pdf
27. James, R. N., III. (2007). Barriers to affordable housing: A "big picture" overview [PowerPoint]. *Housing opportunities for all Georgians: A call to action* [CD-ROM]. September 25, Athens, GA [*Invited presentation*]
28. James, R. N., III., & Sharpe, D. L. (2007). Retirement savings and expenditure patterns of renters and homeowners: Different resources or different views? *Consumer Interests Annual*, 53, 169. [*American Council on Consumer Interests Annual Conference, April 18-21, St. Louis, MO*]
29. James, R. N., III., Carswell, A. T., & Sweaney, A. L. (2007). Sources of discontent: residential satisfaction of tenants from an internet ratings site. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 81-95), October 23-26, Charlotte, North Carolina.

30. James, R. N., III, Carswell, A. T., & Phillips, D. R. (2007). Tenant and homeowner expenditures: uncovering the true costs of homeownership. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 72-80), October 23-26, Charlotte, North Carolina.
31. James, R. N., III, & Atilas, J. (2007). Hispanic renters and the transition to homeownership in the survey of consumer finances. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 68-71), October 23-26, Charlotte, North Carolina.
32. Robinson, K. E., Carswell, A. T., & James, R. N., III (2007). The residential satisfaction of military households in privatized apartment communities. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 177-183), October 23-26, Charlotte, North Carolina.
33. Nielsen, R. B., James, R. N., III, & Garasky, S. B. (2007). Do housing expenditures crowd-out medical out-of-pocket expenditures? *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 154-160), October 23-26, Charlotte, North Carolina.
34. James, R. N., III. (2007). Can residential satisfaction be increased for everyone? How rent subsidization and public housing affects individual, regional, national, and international satisfaction levels (poster session). *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association* (pp. 222-230), October 23-26, Charlotte, North Carolina.
35. James, R. N., III. (2006). Multi-family housing, social capital, and charitable behavior: Are apartment residents more "connected"? *Proceedings of the Association for Research of Nonprofit Organizations and Voluntary Action (ARNOVA) 35th Annual Conference* (p. PA061149), November 16-18, Chicago, Illinois.
36. James, R. N., III., & Sharpe, D. L. (2006). Asset rich or asset poor: Retirement saving patterns of older tenants (poster session). *Proceedings of the Association for Financial Counseling and Planning Education Annual 2006 Annual Conference* (p. 112), November 15-17, San Antonio, Texas.
37. Carswell, A. T., & James, R. N., III. (2006). Virtual property manager: Providing a simulated learning environment in a new university program of study. *4th International Conference on Education and Information Systems, Technologies and Applications*, July 20-23, Orlando, Florida.
38. James, R. N., III., & Sharpe, D. L. (2002). Pass the collection plate: An economic analysis of religious charitable giving. *Proceedings of the Association of Financial Counseling and Planning Education Annual Conference* (pp. 71-80), November 20-23, Scottsdale, Arizona.

Invited Presentations

European Universities

- Heriot-Watt University – School of the Built Environment. *The US mortgage crisis: An overview of economic and policy causes, and a discussion of future approaches*. June 22, 2009. Edinburgh, Scotland, UK.
- Zittau/Görlitz University of Applied Sciences – Department of Housing and Real Estate Management. *Housing finance and the financial crisis in the U.S.* June 18, 2009. Zittau, Germany.
- Trinity College Dublin – The Centre for Nonprofit Management. *The interrelationship of philanthropy, volunteering, and cognition in older adults: A cross-sectional and longitudinal analysis*. March 13, 2009, Dublin, Ireland.
- VU University Amsterdam (Vrije Universiteit) – Department of Philanthropic Studies. *Annual philanthropic studies lunch seminar: Connecting volunteering and philanthropy with cognition and memory in older adults*. March 12, 2009, Amsterdam, The Netherlands.
- Universitat Rovira i Virgili – Department of Private, Procedural, and Financial Law. *Housing finance and the mortgage crisis in the United States*. March 11, 2009, Tarragona, Spain.
- Universitat Rovira i Virgili – Department of Private, Procedural, and Financial Law. *Introduction to the US legal system*. March 11, 2009, Tarragona, Spain.
- Universitat Rovira i Virgili – Department of Private, Procedural, and Financial Law. *Consumer protection and tort law in the United States*. March 10, 2009, Tarragona, Spain.
- Universitat Rovira i Virgili – Department of Private, Procedural, and Financial Law. *REITs in the United States*. March 10, 2009, Tarragona, Spain.

U.S. Universities

- University of Indiana – Seminar Series at the Center for Philanthropy. *The myth of the coming charitable estate windfall*. October 7, 2008, Indianapolis, IN (interactive simulcast at Milwaukee, WI).

Georgia State University – Nonprofit Studies Program Brown Bag Seminar in Nonprofit Research. *Health, wealth, and charitable estate planning: A longitudinal examination of testamentary charitable giving plans*. April 15, 2008, Atlanta, GA.

Ozark Christian College – *Student housing and the economics of institutional growth*. July 27, 2007, Joplin, MO.

University of Georgia – Department of Housing & Consumer Economics Seminar. *Using the Health and Retirement Study in research*. February 18, 2009, Athens, GA.

University of Georgia – Department of Housing & Consumer Economics Seminar. *The transitioning nature of Hispanic renters: Changes and barriers in homeownership-related activity*. April 16, 2007, Athens, GA.

University of Georgia – Latino Research Forum. *Hispanic renters* (with Jorge Atilas). April 2, 2007, Athens, GA.

University of Georgia – Honors College Student Luncheon. *If it makes you happy: What the social statistics can tell us about life satisfaction*. March 21, 2007, Athens, GA

Professional Venues

Housing Demographics and Research Center Board of Advisors Meeting. *Quick Summaries of New Research on Residential Satisfaction and Multifamily Housing*. May 19, 2009, Atlanta, GA.

National Association of Home Builders International Builders Show – NAHB Multifamily Council. *Residential property management at the University of Georgia*. February 6, 2007, Orlando, FL.

Athens Apartment Association & Georgia Apartment Association. *Fair Housing principles in advertising – What residential property managers should know*. November 13, 2006, Athens, GA.

Articles in Books and Chapters in Books

1. Carswell, A.T., & James, R.N., III. (in press). Housing. In R. Hutchison (Ed.), *Encyclopedia of Urban Studies*. Thousand Oaks, CA: SAGE Publications
2. James, R. N., III., Robb, C. A., Carswell, A. T., & Atilas, J. H. (in press). Housing costs among low-income renters and homeowners: 'Rent v. buy' and the hidden costs of low-income homeownership. In F. Columbus (Ed.), *Housing costs: Trends, impact and prediction*. Hauppauge, NY: Nova Science Publishers.
3. James, R. N., III. (in press). Fair housing advertising & marketing guidelines for apartment managers. In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.
4. James, R. N., III. (in press). Georgia apartment law: A brief introduction. In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.
5. James, R. N., III. (in press). Getting from paper to practice: Apartment management policies and procedures manuals. In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.
6. James, R. N., III. (in press) Government regulation of apartment marketing by fax, phone, and e-mail. In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.
7. James, R. N., III. (in press). Sources of apartment law: Where does it all come from? In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.
8. James, R. N., III., & Carswell, A. T. (in press). Government-assisted affordable housing programs in the apartment industry. In *Georgia Apartment Law Book*, 2nd ed. Atlanta, GA: Georgia Apartment Association.

Professional Periodicals

Charitable Giving

1. James, R. N., III. (forthcoming). Giving by example. *Advancing Philanthropy* [Association of Fundraising Professionals – Circulation 30,000+].
2. James, R. N., III. (forthcoming). Perceived benefit: How alumni donations vary with child age. *Advancing Philanthropy*.
3. James, R. N., III. (forthcoming). Understanding African-American donors. *Advancing Philanthropy*.
4. James, R. N., III. (forthcoming). Matching works: More matching doesn't. *Advancing Philanthropy*.
5. James, R. N., III. (forthcoming). Challenge gifts v. conditional matching gifts. *Advancing Philanthropy*.

6. James, R. N., III. (2009, May/June). The myth of the coming flood. *Advancing Philanthropy*, 64.
7. James, R. N., III. (2009, March/April). Do the poor give more? *Advancing Philanthropy*, 43.
8. James, R. N., III. (2009, January/February). Income and giving. *Advancing Philanthropy*, 46.
9. James, R. N., III. (2008, November/December). Soliciting donors with a gift. *Advancing Philanthropy*, 49.
10. James, R. N., III. (2008, September/October). Planned giving: Trends, opportunities and challenges in bequests, endowments and major gifts. *Advancing Philanthropy*, 48-51.
11. James, R. N., III. (2008, July/August). Fewer recipients = more gifts? *Advancing Philanthropy*, 47.
12. James, R. N., III. (2008, May/June). After a temporary matching gift expires. *Advancing Philanthropy*, 64
13. James, R. N., III. (2008, March/April). Stingy baby boomers? *Advancing Philanthropy*, 42.

Housing

14. James, R. N., III. (2007, April 30). The apartment features that generate resident satisfaction. *Professional Management [National Association of Home Builders Multifamily]*. Available at <http://www.nahbmonday.com/RAMPM/issues/2007-04-30/5.html>
15. Carswell, A. T., James, R. N., III, & Hein, R. (2007, September). Know your neighbor: State and local policy regarding sex offenders has apartment owners wary of liability issues. *UNITS*, 56-67 [*National Apartment Association*].
16. James, R. N., III., & Carswell, A. T. (2006, November 17). Residential property management education at research universities. *Professional Management [National Association of Home Builders Multifamily]*. Available at <http://www.nahbmonday.com/RAMPM/issues/2006-11-16/2.html>

Research Grants

University of Indiana – Center on Philanthropy

Title: An estimate of philanthropic estate distributions for non-taxable estates

Principal Investigator: Russell N. James III

Date: November 1, 2008 – June 1, 2009

Association of Fundraising Professionals Foundation for Philanthropy (a nationally-competitive, peer-reviewed research grant)

Title: Between intention and final distribution: An examination of the barriers to charitable estate transfers.

Principal Investigator: Russell N. James III

Date: October 1, 2008 - March 1, 2010

Legacy Leaders Planned Giving Research Grant (a nationally-competitive, peer-reviewed research grant administered by the Association of Fundraising Professionals in co-operation with Legacy Leaders)

Title: Causes and correlates of charitable giving in estate planning: A cross-sectional and longitudinal examination of older adults.

Principal Investigator: Russell N. James III

Date: October 1, 2007- March 1, 2009

University of Georgia Research Foundation

Title: A longitudinal examination of charitable giving in estate planning using the Health and Retirement study

Principal investigator: Russell N. James III

Date: January, 2008 - January, 2010

University of Georgia President's Venture Fund

Title: Travel grant for presentation of "Valuing revocable charitable estate gifts" at the Association for Research on Nonprofit and Voluntary Action (ARNOVA) 37th Annual Conference, Philadelphia, Pennsylvania.

Principal investigator: Russell N. James III

Date: November, 2008

University of Georgia President's Venture Fund

Title: Travel grant for presentation of "Tenant satisfaction and structural characteristics of multifamily housing in the U.S." at European Network of Housing Researchers International Conference in Rotterdam, Netherlands

Principal investigator: Russell N. James III
Date: June, 2007

Teaching

University of Georgia, Athens, GA

HACE 5310/7310: Managing Nonprofit & Special Community Housing
HACE 4320/6320: Legal Issues in Residential Property Management
HACE 3300: Housing in Contemporary Society
HONS 1999H: Social Science and the Study of Human Happiness

University of Missouri, Columbia, MO

FINPLN 4393/7393: Estate and Gift Planning
CFE 393/493: Estate and Gift Taxation and Planning

Central Christian College, Moberly, MO

GHS 261: Principles of Microeconomics
PCM 384: The Economics of Church and Sect Growth
GHS 351: Religious Liberties and the Law
PCM 328: Legal Issues in Counseling

Professional Service

Professional Organizations

American Council on Consumer Interests - Member
American Economic Association - Member
Association of Fundraising Professionals Research Council - Member
AFP Skystone Research Prize Book Award Committee - Member
Association for Research on Nonprofit Organizations and Voluntary Action - Member
European Network of Housing Researchers - Member
ENHR Working Group on the Private Rented Sector - Founding Member and Coordinating Committee Representative
Housing Education and Research Association - Member
Treasurer for 2008-2011 Term
Received Housing Education and Research Association's 2008 Early Career Award

Ad Hoc Reviewer

Applied Economics	The Journal of Urban Planning and Development
Financial Planning and Counseling	The Journal of Housing and the Built Environment
Housing & Society	Nonprofit and Voluntary Sector Quarterly
The Journal of Consumer Affairs	Nonprofit Management & Leadership
Review of Religious Research	

Ad Hoc Consultant

British Minister of Housing and Planning's Review of the Private Rental Sector conducted by Dr. Julie Rugg and Dr. David Rhodes of the University of York (provided comparative policy frameworks in the U.S., with in-depth description of the U.S. Low-Income Housing Tax Credit program)

Conference service

Presented "REITs, REIT legislation, and Residential Satisfaction in Multifamily Housing" in the Working Group session Housing and Policy: National and International Perspectives, *Proceedings of the 40th Annual Conference of the Environmental Design Research Association* (p. 348). May 27-31, 2009, Kansas City, Missouri.

Moderator for roundtable discussion on student housing; Abstract reviewer, *Housing Education and Research Association 42nd Annual Conference: Housing at the Crossroads*, October 7-10, 2008, Indianapolis, Indiana.

Moderator/discussant for session on Low-Income Housing in Suburbia. *A Suburban World: Global Decentralization and the New Metropolis International Conference*, April 6-8, 2008, Reston, Virginia.

Symposium panel member. Notes from the field: Using the new housing textbook. *Annual Conference of the Housing Education and Research Association*, October 23-26, 2007, Charlotte, North Carolina.

Media Citations

Athens Banner-Herald. *Mortgage aids favor Georgians: Programs to stave off foreclosure* by Lee Shearer, April 6, 2009.

The Chronicle of Philanthropy. *New research sheds light on bequest giving* by Paula Wasley, April 1, 2009.

Planned Giving Today. *Identifying and inspiring donors: What two studies teach us* by Michael J. Rosen, March 2009, 20(3), p. 1-2.

Diari de Tarragona (Tarragona, Spain Daily Newspaper). *El Dret també travessa fronteres: El seminari de Dret Privat europeu i internacional forma sobre situacions econòmiques actual [The Law also crosses borders: A professor talks about norms for transnational businesses, contracts and mortgages.]* by Xavier Zaragoza Olivé, 3/25/09, p. 8.

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