

# Richard S. Rybeck

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## Knowledge and Skills

- Legislative and Regulatory Analysis
- Tax & Economic Development Policy
- Transportation, Housing and Land Use Policy
- Member of the Maryland and District of Columbia Bars

## Experience

*Director, Just Economics LLC*                      *Washington, DC*                      *November 2009 – present*

Just Economics helps communities harmonize economic incentives with public policy objectives.

- Presenter, “Infrastructure Perversity: Why No Good Deed Goes Unpunished,” New Jersey Institute of Technology, Tuchman School of Management, Infrastructure Finance Workshop, November 17, 2017.
- Co-Author: Transportation Research Board, NCHRP Project 19-13, **Guidance for the Use of Value Capture to Fund Transportation**. June 2016 – September 2017. (Publication: April 2018)
- UN Habitat – Evaluation of Training Materials for Municipalities regarding Land-Based Funding Techniques for Infrastructure. Barcelona, Spain. May 2015.
- Presenter, “Value Capture Methods,” Transportation Research Board Annual Meeting, January 2015.
- Participating with Cambridge Systematics in “Right Size Parking” project for DC Dept. of Transp. & DC Office of Planning. 2014 – 2015
- Consultant to Montgomery Housing Partnership about preserving affordability for residents and businesses near the proposed Purple Line light rail line. December 2013 - February 2014.
- Participated with Foursquare Integrated Transportation Planning on updating the Transportation Development Plan for the DC Circulator Bus Service.
- Presenter at International Society of Ecological Economics. “User Fees and Access Fees to Promote Prosperity, Sustainability and Equity.” Reykjavik, Iceland, August 2014.
- Presenter of “Value Capture: The Good, The Bad & The Ugly.” Transportation Research Board, 5th International Conference on Surface Transportation Financing: Innovation, Experimentation, and Exploration. Irvine, CA. July 2014.
- Consultant, DC Tax Revision Commission, December 2012 - August 2013.
- With McKissack & McKissack and CH2M, updated DDOT’s AWI Transportation Plan, Spring & Summer 2013.
- Presenter, “Capability of Value Capture to Fund Transit,” at the Market-Oriented Transit Conference, Florida State University. May 2012.
- Presenter at the Congress for New Urbanism Annual Meeting, “Replacing Expensive Sprawl with Affordable TOD: Creating Economic Incentives for Sustainability and Affordability.” May 2012.
- Authored report re Public Acceptability of Road-Use Pricing for Brookings Institution, April 2012.
- Presented Policies for Affordable, Sustainable & Equitable Development at World Bank, April 2012.
- Provided policy goals and implementing actions for Sustainable DC initiative. Washington DC 2012.
- Presenter, State Policy Directors’ Meeting, Center for State Innovation, Washington, DC, Oct 2011.
- Presenter at “Solutions for Sustainable Communities” Conference, Washington, DC September 2011
- Partnered with McKissack & McKissack to perform evaluation of WMATA Stimulus Projects 2011.
- Mayor-Elect Vincent Gray Transportation Transition Team, November – December 2010.
- Presenter on Smart Growth at Pennsylvania APA Conference, Lancaster, PA, October 2010.
- Presenter at Innovations in Pricing of Transportation Systems, Orlando, Florida, May 2010.
- Presenter on Transit Finance at MetroRail 2010 Conference, London, England March 2010.

## Experience (cont.)

*Deputy Associate Director, Transp. Policy & Planning Admin. DC Dept. of Transportation (DDOT)  
1997-Oct. 2009*

- Provided policy direction & support regarding infrastructure finance and integration of infrastructure investment policy with economic development strategies
- Instigated and facilitated landowner financing for development of new Metrorail transit station.
- Spearheaded effort to design and implement a performance-based parking meter pricing initiative
- Served as liaison to business improvement districts
- Designed and implemented car-sharing pilot
- Represented DDOT at National Capital Region Transportation Planning Board
- Represented Mayor at Union Station Redevelopment Corporation Board of Directors.
- Represented DDOT as part of VDOT's I-395 HOT Lanes Public Private Partnership Procurement
- Investigated roadway pricing techniques for potential land use effects
- Assisted in the development & implementation of the District's Transportation Vision, Strategy & Action Plan
- Ensure that Plan elements & policies are included in processes such as zoning, budgeting
- Represented DDOT in the creation of the Baltimore-Washington Maglev DEIS
- Co-managed tour bus management initiative. Helped Volpe Center document existing conditions and review feasibility of best management practices being implemented elsewhere. Helped generate Motor Coach Guide which includes guidance about District laws such as the anti-idling provision.
- Coordinated freight issues and truck idling issues with enforcement agencies.
- Ensured that DDOT memos to Zoning Commission and Board of Zoning Adjustment offered decision makers with appropriate and enforceable measures to mitigate adverse transportation impacts

*Legislative Assistant to Hon. Hilda Mason Council of the District of Columbia 1987-1996*

- Assisted Ms. Mason in her role on the Board of the Washington Metropolitan Area Transit Authority.
- Analyzed operational, financial, and legal issues.
- Negotiated Local Funding Agreement between WMATA and DC.
- Chaired WMATA Jurisdictional Coordinating Committee.
- Authored Clean Air Compliance Fee Act and legislation regarding property tax reform.
- Organized grass roots support strategy.
- Advised about pending legislation.
- Invited to speak at meetings on economic & environmental issues.
- Trained in prejudice reduction and conflict resolution by National Coalition Building Institute.

*Law Clerk, Linowes & Blocher Washington, DC Summer 1986*

- Wrote report on tax incentives for downtown housing development
- Researched ownership and zoning status, easements, variances, permits and tax assessment appeals
- Reviewed current zoning and historic preservation procedures.

*Project Director, Washington Institute for Social Research, "Theatre of Ideas," 1983*

*Author, Meeting America's Housing Needs, Conference on Alternative State & Local Policies, 1982*

*Consultant, National Center for Economic Alternatives, Housing Inflation Project, 1981*

*Legislative Analyst, Ralph Tabor & Associates, Serving Urban Counties, 1979 – 1981*

## Education

- Center for Excellence in Municipal Management, George Washington University, Certified Public Manager (CPM), 1998
- National Coalition Building Institute. Trained in prejudice reduction and conflict resolution. 1989
- Kogod School of Business, The American University. M.S. in Real Estate & Urban Development, 1988
- Washington College of Law, The American University, J.D., 1987
- Haverford College, B.A. in Sociology, 1978

## Community Involvement

- Board Member, Our Nation's Capital, 2011 to present
- President, Plaza West Cooperative Association, January 2014 – May 2017 (now Vice President)
- Board Member, Washington Regional Network for Livable Communities, 1994 – 2001
- Vice President, Economic Prosperity Task Force, COG Regional Transportation Plan: "Getting There"

## Publications:

- "[\*Financing Infrastructure with Value Capture: The Good, The Bad & The Ugly\*](#)", by Rick Rybeck, January 31, 2018
- "[\*Want Affordable Housing? Look to the Land\*](#)" by Rick Rybeck, Solid Ground Campaign Blog, May 17, 2016.
- "[\*Funding Infrastructure to Rebuild Equitable, Green Prosperity\*](#)" by Rick Rybeck, Revitalization News, July 15, 2015
- *Using Value Capture to Preserve Affordability for Residents & Businesses in the Purple Line Corridor*, for Montgomery Housing Partnership. February 2014.
- "[\*Fixing the Political Disconnect Between Infrastructure Needs and Funding\*](#)" *GOVERNING*, October 3, 2013.
- "[\*Funding Long-Term Infrastructure for Growth, Sustainability & Equity\*](#)" DC Tax Revision Commission, Sept. 2013.
- "[\*Break the Boom and Bust Cycle\*](#)" *PM Magazine*, (co-author with Walter Rybeck) August 2012.
- "Public Acceptability of Road-Use Pricing" by Rick Rybeck for the Brookings Institution, April 2012. [http://www.justeconomicsllc.com/pdfs/PublicAcceptabilityofRoadUsePricing-LiteratureReview\(fnl\)pbk12-04-30.pdf](http://www.justeconomicsllc.com/pdfs/PublicAcceptabilityofRoadUsePricing-LiteratureReview(fnl)pbk12-04-30.pdf)
- "Capturing the Value of Transit" Center for Transit-Oriented Development, 2008 (Rybeck was a contributor and a reviewer)
- "[\*Using Value Capture to Finance Infrastructure and Encourage Compact Development\*](#)," *Public Works Management and Policy Journal*, April, 2004.
- "[\*Tax Reform Promotes Sustainable Development\*](#)," DC AIA Newsletter, January 1996
- Clean Air Compliance Fee Act of 1994
- More Freedom to Choose: A Plan to Improve Air Quality & Reduce Traffic Congestion, 1994
- [\*Meeting America's Housing Needs\*](#), Conference on Alternative State & Local Policies, 1982

## Honors:

- "2016 Best Paper Award," Transportation Research Board Transportation & Land Development Committee for "Estimating Parking Utilization in Multi-Family Residential Buildings," January, 2016
- "New Initiative Award" for implementation of DDOT Car-Sharing Program, 2006
- Chair, Technical Committee, Metropolitan Washington, Transportation Planning Board, 2004
- Selected to Present Papers at RailVolution 2008, National Council for Public-Private Partnerships 2008, COMTO Conference in July 2003 and Transportation Research Board Conference, Jan 2003
- Selected to review & comment upon draft papers submitted for presentation to Transportation Research Board
- Selected for Inaugural Class of the Center for Excellence in Municipal Management, George Washington University, 1997
- Appointed to DC Enterprise Zone Study Commission, 1989
- Awarded Urban Land Institute Scholarship for Property Tax Study, 1986
- Awarded Graduate Honors Scholarship, Kogod School of Business, American University 1985
- Named Magill-Rhoads Scholar (competitive selection) Haverford College, 1974

References: Available upon request