KATHERINE M. O'REGAN

Curriculum Vitae
Robert F. Wagner Graduate School of Public Service
New York University
105 East 17th Street
New York, NY 10003
Katherine.ORegan@nyu.edu

EDUCATION

Ph. D. Economics, University of California-Berkeley, 1990
B.S. Wharton School of Finance, University of Pennsylvania, 1983

CURRENT EMPLOYMENT

Professor of Public Policy and Planning, Wagner Graduate School of Public Service, New York University, September 2013- present

Faculty co-director, NYU Furman Center for Real Estate and Urban Policy, January 2017 to present

Faculty director, Masters of Science in Public Policy, January 2017 to present

Public service leave, April 2014-January 2017: served as Assistant Secretary for Policy Development and Research at the Department of Housing and Urban Development (senate-confirmed position)

Associate Professor of Public Policy, Wagner Graduate School of Public Service, New York University, July 2000 – August 2013

PROFFESSIONAL AWARDS AND HONORS

New York University Distinguished Teaching Award, 2010

Wagner Graduate School of Public Service Teacher of the Year Award, 2010 and 2004

Fellow, The Weimer School of Advance Studies in Real Estate and Land Economics, class of 2009

Yale School of Management's Alumni Association Award for Excellence in Teaching, 2000 and 1993

Charles Tiebout Prize in regional science, Western Regional Science Association, 1990

Distinguished Teaching Award, University of California-Berkeley, 1988

SELECTED EMPLOYMENT AND POSITIONS

Director, Public and Nonprofit Masters Program, Wagner Graduate School of Public Service, New York University, November 2002 – 2013

Co-director, Taub Center for Urban Policy Research, Wagner Graduate School, New York University, 2005-2007

Associate Dean, Faculty and Academic Affairs, Wagner Graduate School of Public Service, New York University, November 2002 – June 2004

Associate Professor of Economics and Public Policy, Yale School of Management and affiliate of the Institution for Social and Policy Studies, Yale University, July 1994 – July 2000

Visiting Scholar, Federal Reserve Bank of Boston, January 1997 - August 1998

Guest Scholar, Economic Studies Program, Brookings Institution, January- July, 1994

Assistant Professor of Economics and Public Policy, Yale School of Management, July 1990-1994

Analyst, Office of Hearings and Appeals, Department of Energy, July 1983-July 1985

PUBLICATIONS

Journal papers

"The rise of corporate landlords: An examination of behavioral differences in the multifamily market" with Katharine W. H. Harwood and Ingrid Gould Ellen, 2025 Real Estate Economics.

"Pricing for Opportunity: The Impact of Spatially Varying Rent Subsidies on Housing Voucher Neighborhoods and Take-up" with Ingrid Gould Ellen and Sarah Strochak, 2025. Journal of Public Economics 250.

"Expanding Access to Rental Assistance: What Do We Know and Where Do We Go From Here? with Vincent Reina, Christine Jang-Trettien, Haydar Kurban, 2025. Housing Policy Debate 35(3), 552–568.

"Moving back: Spatial and demographic differences in boomeranging to parents" with Sewin Chan and His-Ling Liao, 2025. Journal of Urban Affairs 1-35.

"Supply Skepticism Revisited" with Vicki Been and Ingrid Gould Ellen, 2025. Housing Policy Debate 35 (1) 96-113.

"Direct Rental Assistance: Returning to the Roots of Housing Allowances" with Paul Joice and Ingrid Gould Ellen, 2024. *Cityscape* 26 (2) 275 – 292.

"Eviction Practices in Subsidized Housing: Evidence From New York State" with Ingrid Gould Ellen and Elizabeth Lochhead, 2024. *Cityscape* 26 (1) 261-285.

"Whom Do We Serve? Refining Public Housing Agency Service Areas" with Kristen Tauber and Ingrid Gould Ellen, 2024. *Cityscape* 26 (1) 395-400.

"Race, Space, and Take Up: Explaining Housing Voucher Lease-up Rates" with Ingrid Gould Ellen and Sarah Strochak, 2024. *Journal of Housing Economics* 63.

"The Weakness of Neighborhood Revitalization Planning in the Low-Income Housing Tax Credit Program: Warnings from Connecticut" with Noah Kazis, 2023. *Journal of Land Use & Environmental Law* 39 (1) 41-78.

"Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections and Locational Outcomes" with Ingrid Gould Ellen and Katharine Harwood. 2023. *Housing Policy Debate* 33 (4) 941–962.

"Migration Choices of the Boomerang Generation: Does Returning Home Dampen Labor Market Adjustment? " with Sewin Chan and Wei You. 2021. *Journal of Housing Economics.*

"How to Address Homelessness: Reflections from Research." with Ingrid G. Ellen and Sophie House. 2021. *Annals of the American Academy of Political and Social Sciences.* 693 (1): 322-332.

"Do Lawyers Matter? Early Evidence on Eviction Patterns after the Rollout of Universal Access to Counsel in New York City" with Ingrid G. Ellen, Sophie House and Ryan Brenner. 2020. *Housing Policy Debate.*

"The Fair Housing Act Today: Current Context and Challenges at Fifty." 2019. *Housing Policy Debate* 29 (5):704-713.

"The Fair Housing Act's Affirmative Mandate and the Creation of HUD's AFFH Rule: Power, Promise, and Potential" with Ken Zimmerman, 2019. *Cityscape: A Journal of Policy Development and Research* 21(1):87-98.

"Supply Skepticism: Housing Supply and Affordability" with Ingrid G. Ellen and Vicki Been, 2019. *Housing Policy Debate* 29(1):25-40.

"People and Place in Low-Income Housing Policy." 2017. *Housing Policy Debate* 27 (2): 315-319.

"Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition" with Ingrid G. Ellen and Keren M. Horn, 2016. *Journal of Housing Economics* 34 (C): 49-59.

"Gentrification Commentary: A Federal Perspective." 2016. *Cityscape: A Journal of Policy Development and Research* 18 (3): 151-162.

"Developing a Proxy for Identifying Family Developments in HUD's LIHTC Data: Using Information on the Distribution of Bedroom-Sizes" with Rachel M.B. Atkins, 2014. *Cityscape: A Journal of Policy Development and Research* 16(3):119-130.

"Race and neighborhoods in the 21st century: What does segregation mean today?" with Jorge De la Roca and Ingrid Gould Ellen, 2014. *Regional Science and Urban Economics* 47 (July):138-151.

"Why do Higher Income Households Move into Low Income Neighborhoods: Pioneering or Thrift?" with Ingrid Gould Ellen and Keren Horn, 2013. *Urban Studies* 50(12):2478-2495.

"What Can We Learn About The Low Income Housing Tax Credit By Examining the Tenants?" with Keren Horn, 2013. *Housing Policy Debate* 23(3):597-613.

"Pathways to Integration: Examining Changes in the Prevalence of Racially Integrated Neighborhoods." with Ingrid Gould Ellen and Keren Horn, 2012. *Cityscape: A Journal of Policy Development and Research* 14(3)33-53.

"American Murder Mystery Revisited: Do Housing Voucher Households Cause Crime?" with Ingrid Gould Ellen and Michael Lens, 2012. *Housing Policy Debate* 22(4):1-22.

"The Low Income Housing Tax Credit and Racial Segregation" with Keren Horn, 2011. *Housing Policy Debate.* 21(3) 443-473.

"Do Vouchers Help Low Income Households Live in Safer Neighborhoods? Evidence on the Housing Choice Voucher Program Crime" with Michael Lens and Ingrid Gould Ellen, 2011. *Cityscape: A journal of Policy Development and Research* 13(3) 135-159.

"How Low-Income Neighborhoods Change: Entry, Exit, and Enhancement" with Ingrid Gould Ellen, 2011. *Regional Science and Urban Economics* 41(2):89-97

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" with Ingrid Gould Ellen, 2010. *Journal of Urban Economics* 68(3) 215-290.

"Welcome to the Neighborhood: What can Regional Science Contribute to the Study of Neighborhoods?" with Ingrid Gould Ellen, 2010. *Journal of Regional Science* 50 (1):363-379

"Crime and U.S. Cities: Recent Patterns and Implications" with Ingrid Gould Ellen, 2009. *Annals of the American Academy of Political and Social Science: the Shape of the New American City,* 626:22-38.

"Immigration and Urban Schools: The Dynamics of Demographic Change in the Nation's Largest School District" with Ingrid Gould Ellen and Dylan Conger, 2009. *Education and Urban Society,* 41 (3):295-316.

"Reversal of Fortunes: Low Income Neighborhoods in the 1990s" with Ingrid Gould Ellen, 2008. *Urban Studies* 45: 845-869.

"Does the Structure and Composition of the Board Matter? The Case of Nonprofit Organizations" with Sharon Oster, 2005. *Journal of Law and Economics of Organizations* 21 (1).

"Does Government Funding Alter Nonprofit Governance? Evidence from New York City Contractors" with Sharon Oster, 2002. *Journal of Policy Analysis and Management* 21(3):359-379.

"Immigrant Children and Urban Schools: Evidence from New York City on Segregation and its Consequences for Schooling" with Ingrid Gould Ellen, Leanna Stiefel and Amy Ellen Schwartz, 2002. *Brookings-Wharton Papers on Urban Affairs* 183-205.

"Federal Housing Policy and the Rise of Nonprofit Providers" with John M. Quigley, 2000. *Journal for Housing Research* 11(2):297-317.

"Nonprofit and For Profit Partnerships: Rationale and Challenges of Cross-Sector Contracting" with Sharon Oster, 2000. *Nonprofit and Voluntary Sector Quarterly* 29(1):120-140.

"Where Youth Live: Economic Effects of Urban Space on Employment" with John M. Quigley, 1998. *Urban Studies* 35(7):1287-1305.

"Spatial Effects on Employment Outcomes: The Case of New Jersey Teenagers" with John. M. Quigley, 1996. *New England Economic Review* May/June: 41-57.

"Teenage Employment and the Spatial Isolation of Minority and Poverty Households" with John M. Quigley, 1996. *Journal of Human Resources* 31(4):692- 702.

"The Effects of Social Networks and Concentrated Poverty on Black and Hispanic Youth Unemployment" 1993. *The Annals of Regional Science* 27:327-342.

"Family Networks and Youth Access to Jobs." with John M. Quigley, 1993. *Journal of Urban Economics* 34:230-248

"Labor Market Access and Labor Market Outcomes for Urban Youth." with John M. Quigley, 1991. *Regional Science and Urban Economics* 21:277-293.

"Using Birth weights to Chart the Spatial Distribution of Poverty" with Michael Wiseman, 1990. *Urban Geography* 11:217-233.

Book Chapters/Working papers/Policy Publications

"Pricing for Opportunity: The Impact of Spatially Varying Rent Subsidies on Housing Voucher Neighborhoods and Take-up" with Ingrid Gould Ellen and Sarah Strochak, July 2024 SSRN working paper.

"Using HUD Administrative Data to Estimate Success Rates and Search Durations for New Voucher Recipients" with Ingrid Gould Ellen and Sarah Strochak. U.S. Department of Housing and Urban Development, February 2023.

"Fair Housing from the Inside Out: A Behind-the-Scenes Look at the Creation of the Affirmatively Furthering Fair Housing Rule." Co-authored with Raphael Bostic, Patrick Pontius and Nicholas Kelly. In Justin Steil, Nicholas Kelly, Lawrence Vale and Maia Wolechum (editors) Furthering Fair Housing: Prospects for Racial Justice in America's Neighborhoods. Temple University Press, Philadelphia PA. 2021 pp 127-144.

"A Renter Safety Net: A Call for Federal Emergency Rental Assistance." Co-authored with Amy Ganz and Ingrid Gould Ellen, in Securing our Economic Future. Aspen Economic Strategy Group. 2020 pp 177-203.

"HUD's Affirmatively Furthering Fair Housing Rule: A Contribution and a Challenge to Equity Planning and Inclusion." Co-authored with Ken Zimmerman, in Mark Joseph and Amy Khare (editors) What Works to Promote Inclusive, Equitable Mixed-Income Communities. National Initiative on Mixed-Income Communities (Case Western) and Federal Reserve Bank of San Francisco. 2020. Pp 103-126.

"Research Can and Should Play a Role in More Effective Use of LIHTC Resources" in Ingrid G. Ellen and Justin Steil, Ed. A Dream Revisited: Contemporary Debate about Housing Segregation and Opportunity. Columbia University Press. 2019 pp 269-272.

"Affirmatively Furthering Fair Housing: The Potential and the Challenge for Fulfilling the Promise of HUD's Final Rule." In C. Herbert, J. Spader, J. Molinsky and S. Reiger. A Shared Future: Fostering Communities of Inclusion in an Era of Inequality. Joint Center

for Housing Studies, Harvard University, 2018 pp 230-235.

"Racial Segregation in Multiethnic Schools: Adding Immigrants to the Analysis." Co-authored with Ingrid Gould Ellen, with Amy Schwartz and Leanna Stiefel. In William Tate, Ed., Research on Schools, Neighborhoods and Communities: Toward Civic Responsibility. Rowman and Littlefield Publishing. 2012 pp 67-82.

"Gentrification: Perspectives of Economists and Planners." Co-authored with Ingrid Gould Ellen. In Nancy Brooks, Kieran Donaghy and Gerrit Knapp, Eds. Handbook of Urban Economics and Planning. Oxford University Press, 2011.

"Exploring Changes in Low-Income Neighborhoods in the 1990s." Co-authored with Ingrid Ellen. In Eugenia Birch and Susan Wachter, Eds., Reinventing Older Communities: Does Place Matter? Philadelphia, PA, University of Pennsylvania Press, 2011 pp 102-121.

"Siting, Spillovers and Segregation: A Re-examination of the Low Income Housing Tax Credit Program." Co-authored with Ingrid Gould Ellen and Ioan Voicu. In Housing Markets and the Economy: Risk Regulation and Policy. Essays in Honor of Karl Case. John Quigley and Ed Glaeser, eds. Lincoln Land Institute, 2009, pp 233-267.

"Earned Income Ventures and Governance Issues" in Generating and Sustaining Nonprofit Income, Jossey-Bass (San Francisco, CA: 2004)

"Accessibility and Economic Opportunity" Co-authored with John M. Quigley. In Essays in Transportation Economics and Policy: A Handbook in Honor of John R. Meyer Jose Gomez-Ibanez, William Tyes and Clifford Winston editors, The Brookings Institution, 1999

Published Comments

Comments on Charles Clotfelter, "The Non-profit Sector in K-12 Education." In City Taxes, City Spending: Essays in Honor of Dick Netzer, Amy Schwartz (ed), Edward Elgar (Northhampton, MA: 2004)

"Outsourcing by Nonprofit Organization" Task force report, Avner B'Ner chair, National Center on Nonprofit Enterprise, 2001

Comments on Jens Ludwig, Helen Ladd, and Greg Duncan, "Urban Poverty and Education Outcomes." Brookings-Wharton Papers on Urban Affairs 2001

"Governance Practices Among Nonprofit Organizations Contracting with New York City." Co-authored with Ira Millstein and Sharon Oster. Yale School of Management Working paper, E-8.

"Cars for the Poor." Co-authored with John M. Quigley, Access 1998 12:20-25

"Birth weights and the Geography of Poverty." Co-authored with Michael Wiseman, Focus 1989 12:2

SELECTED PRESENTATIONS

Roundtable participant, "Taking Stock of HUD Self-Sufficiency Research: What Have We Learned over the Past 30 Years and Where Do We Go Next?" Association for Public Policy Analysis and Management meetings, Washington, DC. November 23, 2024.

"Looking Beyond Siting: A Racial Equity-Focused Analysis of Siting and Tenant Composition of Low Income Housing Tax Credit Developments in Connecticut" International Urban Affairs Association, New York, NY. April 25, 2024.

"Does Opportunity Come with Trade-Offs? The Impact of Small Area Fair Market Rents on Search Outcomes" Opportunity Insights Seminar, Harvard University. April 3, 2024.

Roundtable participant, "Creating a More Robust Continuum of Rental Assistance for Low-Income Households," Association for Public Policy Analysis and Management meetings, Washington, DC. November 10, 2023.

Panel moderator "Housing Insecurity and Housing Court," New York City Bar Association, [virtual] May 10, 2022.

"Race, Space and Take-Up: Explaining Housing Voucher Lease-Up Rates" Association for Public Policy Analysis and Management meetings, Austin, TX. April 29, 2022.

Panel moderator "Transforming NYCHA: Federal Funding, Oversight and the Blueprint for Change," Furman Center policy breakfast, [virtual], December 9, 2021.

Panelist for plenary session, "Universal Vouchers: Bringing it Together and the Path Forward," NAHRO Summer Symposium, [virtual] July 2021.

Panelist "Racial Disparities in Transportation Access" NBER Conference New Directions in Transportation Economics, Cambridge MA. June 17 2021.

Panelist for "The Economics of the Middle Class: New Evidence and Implications for Policy," Economic Strategy Group, Aspen Institute, December 10, 2020.

"Do Lawyers Matter? Early Evidence on Eviction Patterns after the Rollout of Universal Access to Counsel in New York City". Association for Public Policy Analysis and Management meetings, [Virtual] November 13, 2020.

Panelist for "Attack on the Suburbs? AFFH explained and debated". Rutgers University Center for Urban Research and Education October 8, 2020.|

"Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections, Landlord Participation, and Locational Outcomes". Association for Public Policy Analysis and Management meetings, Washington D.C. November 8, 2019.

Discussant of "Creating Moves to Opportunity: Redesigning Affordable Housing Policies to Reduce Segregation and Increase Economic Mobility" (Bergman, Chetty, DeLuca, Hendren, Katz, and Palmer). July 25, 2019, NBER Summer Institute, Cambridge MA.

" Parental Coresidence and Migration: The Role of Housing and Labor Market Conditions". November 11, 2019. Urban Economics Association meetings, Philadelphia, PA.

"Geographic and Economic Mobility? Labour Market Conditions and the Living Arrangements of Young Adults." Symposium on Dynamics of Spatial Inequality. Sheffield, U.K. March 29, 2019.

"Geographic Mobility and Parental Coresidence Among Young Adults". Lusk Center Research Seminar, University of Southern California. February 22, 2019.

Panelist: "Lessons from the field: the impact of policy on community and mobility", Robin Hood and Russell Sage Foundation Convening on Increasing Mobility from Poverty. February 4, 2019. New York City.

"Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections, Usage Rates, and Locational Outcomes " Association for Public Policy Analysis and Management meetings, Washington D.C. November 8-10, 2018.

Framing remarkets, Research Symposium on Fair Housing, Federal Reserve Bank, Philadelphia. May 17, 2018.

Symposium on Fair Housing, University of Pennsylvania. Session: Opportunity and Threats to Fair Housing Policies. April 4, 2018.

Low Income Housing Tax Credit Panel, Kreisman Initiative on Housing Law and Policy, University of Chicago Law School. February 14, 2018

Testimony, United States Senate Committee on Finance: America's Affordable Housing Crisis: Challenges and Opportunities. August 1, 2017.

Panel: 'Strengthening Urban Settings to Improve Wellbeing." Health and Racial Equity, Urban Wellbeing, Department of Population Health, NYU School of Medicine, May 22, 2017

Concluding Panel, "The Path Forward." Conference on Housing Affordability, American Enterprise Institute. April 6-7, 2017.

Panel: “What would it take for HUD AFFH rule to meaningfully create inclusive communities?” A Shared Future: Fostering Communities of Inclusion in an era of Inequality, Harvard Joint Center for Housing Studies. April 19-20.

“What Can We Learn About The Low Income Housing Tax Credit By Examining the Tenants?” Association for Public Policy Analysis and Management meetings, Washington D.C., November 2012.

“Race and neighborhoods in the 21st century: What does segregation mean today?” Lincoln Institute of Land Policy Present & Retrospect: The Work of John M. Quigley Cambridge, MA, October 2012.

“What can we learn about the Low Income Housing Tax Program by Examining the Tenants?” National Council of State Housing Agencies conference, Denver CO, June 2012.

“Why do Higher Income Households Move into Low Income Neighborhoods: Pioneering or Thrift?” American Real Estate and Urban Economics Association annual meeting, Chicago, IL, January 2012.

“Who lives in Low Income Housing Tax Credit (LIHTC) Housing? Analysis of Tenant Data” Association for Public Policy Analysis and Management meetings, Washington D.C., November 2011.

“Urban ‘Pioneers’: When Do Higher Income Households Choose Lower Income Neighborhoods?” Lusk Seminar, University of Southern California, March 2011.

“How Low Income Neighborhoods Change: Entry, Exit, and Enhancement” Cornell Population Program seminar, December 2010.

“Urban ‘Pioneers’: When Do Higher Income Households Choose Lower Income Neighborhoods?” Association for Public Policy Analysis and Management meetings, Boston, MA. November, 2010.

“How Low Income Neighborhoods Change: Entry, Exit, and Enhancement” New York Census Research Data Center, Housing and Economic Development Workshop, Baruch College, N.Y. May, 2010.

“How Neighborhoods Change: Entry, Exit, and Enhancement” Association for Public Policy Analysis and Management meetings, Washington, D. C. November, 2009.

“Welcome to the Neighborhood: How Can Regional Science Contribute to Study of Neighborhoods?” Journal of Regional Science 50th anniversary symposium, April 2009.

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" Holmer Hoyt Institute, January, 2009

"How Neighborhoods Change: Entry, Exit, and Enhancement" American Real Estate and Urban Economics Annual Meetings San Francisco, January 2009.

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" Association of Real Estate and Urban Economics, May 2008, Washington D.C.

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" University of Maryland Crime workshop, May 2008, Baltimore, Maryland.

"Racial Segregation in Multiethnic Schools: Adding Immigrants to the Analysis," American Education Research Association meetings, New York, March, 2008.

"Siting, Segregation and Spillovers: A Re-Examination of the Low Income Tax Credit Program" with Ingrid Gould Ellen and Ioan Voicu, Lincoln Land Institute Conference on Housing and the Built Environment: Access, Finance and Policy, December 2007.

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" with Ingrid Gould Ellen, Association for Public Policy Analysis and Management meetings, Washington, D. C. November, 2007.

"Reversal of fortunes? Lower Income Urban Neighborhoods in the 1990s" Association for Public Policy Analysis and Management meetings, Madison, WI, November, 2006.

"Is Gentrification the Urban Legend of the 1990s?: Three Decades of Neighborhood Economic Improvement in the United States," Association for Public Policy Analysis and Management meetings, Washington, D. C. October 2005.

"Racial Segregation in Multi Ethnic Schools", National School Boards Association, Council of Urban boards of Education 36th Annual Conference, San Antonio Texas, October 2004

"Immigrants and School Change: Evidence from New York City" with Ingrid Gould Ellen. North American Meetings of the Regional Science Association, November 2003

"Does the Structure and Composition of the Board Matter?: The Case of Nonprofit Organizations" with Sharon Oster. Association for Research on Nonprofit and Voluntary Association, Montreal, November 4-6, 2002

"Does the Structure and Composition of the Board Matter?: The Case of Nonprofit Organizations" with Sharon Oster. Association for Public Policy Analysis and Management meetings, Dallas Texas, November 4-6, 2002

Report Panelist, “Outsourcing by Nonprofit Organization”, Avner B’Ner chair, National Center on Nonprofit Enterprise Conference on Advancing Economic Decision-making by nonprofit Organization, January 2002

"Does Government Funding Alter Nonprofit Governance? Evidence from New York City Nonprofit Contractors" with Sharon Oster, CIES, Barcelona, Spain. April 9-11, 2001

“Federal Housing Policy and the Rise of Nonprofit Providers” mid-year meetings, AREUEA, Washington, D.C. May 29-31, 2000

SELECTED GRANTS

Department of Housing and Urban Development Research Partnership, 2022-2024 (“Housing Choice Voucher Success Rates”). $700,000, PI.

Oak Foundation, 2022-2024 (“Examining success rates for families seeking rental housing with a Housing Choice Voucher in Boston, NYC, and Philadelphia”). $350,000, Co-PI.

Department of Housing and Urban Development, 2022-2024 (“Exploring the Feasibility of Linking Eviction Records to Administrative Databases for HUD's Housing Choice Voucher Program”). $250,000, Co-PI.

Wells Fargo Foundation, 2022-2024 (“Advancing Equity and Efficiency in the Housing Choice Voucher Program: Understanding and Improving Lease-Up Rates and Search Times”). $350,000 PI.

Robert Wood Johnson Foundation, 2020-2024 (Launching the Housing Solutions Lab for Small and Midsize Cities on a comprehensive, racially equitable approach to affordable housing strategies) 2020-2024.

Robert Wood Johnson Foundation, Policies for Action: Research on Housing Policies That Promote Equity 2020-2022. (To study the use of the Low-Income Housing Tax Credit in Connecticut to inform practices and policies to improve racial and economic equity).

U.S. Department of Housing and Urban Development, 2019-2021, Research Partnership Grant. (Leveraging Landlords to Enhance Choice and Uptake in the Housing Choice Voucher Program).

Melville Charitable Trust 2019-2020 (Leveraging Landlords to Enhance Choice and Uptake in the Housing Choice Voucher Program).

Russell Sage Foundation 2019-2020 (Where are the Landlords? Enhancing Choice in the Housing Choice Voucher Program).

Peter G. Peterson Foundation 2018-2019 (to study recent patterns in internal migration in the U.S. and potential drivers).

Met Life Foundation, 2012-2013 (to study the Low Income Housing Tax Credit program).

Annie Casey Foundation, 2012-2013 (to study how neighborhood attributes affect residential choices). With Ingrid Gould Ellen.

U.S. Department of Housing and Urban Development, 2010 (to study the association between neighborhood crime and housing voucher use). With Ingrid Gould Ellen and Michael Lens.

Annie Casey Foundation, 2008-2010 (to study the causes and consequences of neighborhood economic change). With Ingrid Gould Ellen and Keren Horn.

Spencer Foundation, 2002-2004 (to study segregation and outcomes of immigrant children in New York City's public schools). With Ingrid Gould Ellen, Amy Schwartz and Leanna Stiefel.

PROFESSIONAL SERVICE POSITIONS

Board, the Reinvestment Fund 2012- 2013; 2017-present
Policy Research advisory board, The Reinvestment Fund 2006 – 2013, 2017- present
Appointed to HUD's Moving to Work Research Federal Advisory Committee, summer 2021-present
Advisory Board, Habitat for Humanity, Cost of Home Campaign 2019 to present
Policy Advisory Board, NYU McSilver Institute on Poverty Research and Policy 2011-2013
Editorial Board, Journal of Policy Analysis and Management 2000– 2013
Board member, Institute for Public Administration 2001-2013
Board, American Real Estate and Urban Economics 2009-2011 (elected)
Vice President, Nominations/Board Development, Non Profit Academic Centers Council 2008-2010 (elected)
Advisory Committee, Wharton-Brookings Papers on Urban Affairs 2000-2009
Member, APPAM program committee 2009
Member, Research and Analysis Subcommittee, Mayor Bloomberg's Neighborhood Investment Advisory Panel, 2004-2007
Policy Council Member, APPAM Policy Council 2004-2007 (elected)

Selected Referee:
Housing Policy Debate
Journal of Urban Economics
Journal of Policy Analysis and Management
Regional Science and Urban Economics
Journal of Regional Science
Urban Studies
Industrial Relations

Public Administration Review
Nonprofit and Voluntary Sector Quarterly
Economic Development Quarterly

Current Teaching Areas:
Microeconomics, Housing and Community Development, Poverty and Social Policy, Program Evaluation, Urban Economics.

PROFESSIONAL ASSOCIATIONS:
American Real Estate and Urban Economics, American Economic Association Association of Public Policy Analysis and Management, American Planning Association