Ingrid Gould Ellen

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EDUCATION

Harvard University, Ph.D. in Public Policy, November 1996.
Harvard University, Masters in Public Policy, June 1991.
Cambridge University (England), 1988-89.
Herchel Smith Harvard Scholar in mathematics and science.
Harvard College, B.A. in Applied Mathematics, June 1987.
Phi Beta Kappa, elected junior year, Radcliffe Scholar-Athlete Award.

ACADEMIC POSITIONS

Paulette Goddard Professor of Urban Policy and Planning, New York University, Robert F. Wagner Graduate School of Public Service, 2009 to present.

Associate Professor, 2003-2009.
Assistant Professor, 1997-2003.

Faculty Director, Furman Center for Real Estate and Urban Policy, New York University, 2014 to present.

Co-Director, 2004-2014.

Director of Urban Planning Program, New York University, Wagner Graduate School of Public Service. 2008-2011, 2013-2016, 2021-2022, 2023-2024, and spring 2026.

Visiting Professor, Massachusetts Institute of Technology. Department of Urban Studies and Planning, 2016-2017.

PROFESSIONAL AFFILIATIONS AND FELLOWSHIPS

Visiting Researcher, Russell Sage Foundation, 2025.

President, Association for Public Policy Analysis and Management, 2025.

President, American Real Estate and Urban Economics Association, 2023.

Visiting Scholar, Federal Reserve Bank of Chicago, 2023-2026.

Visiting Scholar, Federal Reserve Bank of Philadelphia, 2018-2022.

Faculty Member, Weimer School of Advanced Studies in Real Estate and Land Economics, Hoyt Institute, 2017-to-present. (Fellow from 2009-2017).

SELECTED PRIOR EMPLOYMENT AND POSITIONS

Co-Chair, Housing Policy Committee, Biden Presidential Campaign, 2020.

Policy Advisor, U.S. Department of Housing and Urban Development, Feb 2009-May 2009.

Member, HUD Agency Review Team, Obama Administration Transition, 2008-09.

Chair, Housing Policy Committee, Obama Presidential Campaign, 2007-2008.

Co-Director, Taub Center for Urban Policy Research, New York University, 2005-2007.

Robert Wood Johnson Scholar, Yale University, 1997-99.

Lurcy Research Fellow, The Brookings Institution, 1995-97.

Visiting Scholar, The Urban Institute, 1994-95.

Research Consultant, National Academy of Sciences, Committee on Improving U.S. Cities Through Metropolitan Area Governance, 1996-97.

Research Analyst, Abt Associates, Housing and Labor Economics Area, 1991-93.

Case Writer, Harvard Joint Center for Housing Studies, 1990.

Policy Analyst, NYC Dept. of Housing Preservation and Development, 1988-89.

PROFESSIONAL AWARDS

Carol Lamberg Visionary Award, Settlement Housing Fund. 2024

Outstanding Reviewer Award, *Housing Policy Debate*. 2023.

Edwin Mills Best Paper Award for Best Article in Volume 44 (2016) of *Real Estate Economics* (jointly awarded with co-authors Sewin Chan and Samuel Dastrup for "Do Homeowners Mark to Market? A Comparison of Self-reported and Market-based Home Value Estimates During the Housing Boom and Bust.")

Recipient (as Co-Director of Furman Center) of New York City Housing Conference Empire Award for Leadership in Affordable Housing, 2013.

Recipient (as Co-Director of the Furman Center) of MacArthur Award for Creative and Effective Institutions, 2012.

National Association of Schools of Public Affairs and Administration (NASPAA) Leslie A. Whittington Excellence in Teaching Award, 2009.

Distinguished Teaching Award, New York University, 2009.

Teacher of the Year, Robert F. Wagner Graduate School of Public Service, 2001, 2003, 2008.

L. Douglas Wilder School Award for Scholarship in Social Equity and Public Policy Analysis (jointly awarded with co-authors Amy Ellen Schwartz and Leanna Stiefel for "Disentangling the Racial Test Score Gap in a Large Urban School District"), 2008.

Raymond Vernon Prize for Best Article in Volume 25 (2006) of the *Journal of Policy Analysis and Management* (jointly awarded with co-author Ioan Voicu for "Non-Profit Housing and Neighborhood Spillovers").

U.S. Department of Housing and Urban Development Urban Scholars Post-Doctoral Fellowship, 2001-2002.

Stephen Charney Vladeck Junior Faculty Fellowship, 2000-2001.

Robert Wood Johnson Health Policy Research Fellowship, 1997-99 (post-doctoral fellowship to study how neighborhoods may contribute to racial disparities in health).

APPAM Award for Best Dissertation, Honorable Mention, 1997.

Social Science Research Council, 1996-97 (post-doctoral fellowship to study immigrant settlement patterns).

PAPERS AND PUBLICATIONS

Books

Sharing America's Neighborhoods: The Prospects for Stable Racial Integration. Harvard University Press, 2000.

Edited Books

The Dream Revisited: Contemporary Debates About Housing, Segregation and Opportunity. Co-edited with Justin Steil. Columbia University Press, 2019.

How to House the Homeless. Co-edited with Brendan O'Flaherty. Russell Sage Foundation Press, 2010.

Edited Journals

Real Estate Economics: Special Issue on Housing. 2026.

Health Affairs: Special Issue on Housing and Health. Issue Advisor (with Mariana Arcaya), 2024.

Journal of Housing Economics: Special Issue on Race and the City. Co-edited with Stephen Ross, 2018.

Cityscape: A Journal of Policy Development and Research: Symposium on Gentrification. Co-edited with Lei Ding. 2016.

Journal of Housing Economics: Special Issue on Housing Policy in the U.S. Co-edited with Raphael Bostic. 2014.

Cityscape: A Journal of Policy Development and Research: Symposium on Rental Housing. Co-edited with Vicki Been. 2011.

Journal Articles

"The Bronx is Burning: Urban Disinvestment Effects of the Fair Access to Insurance Requirements Plans." Co-authored with Daniel Hartley, Jeffrey Lin, and Wei You. *Review of Economics and Statistics*, forthcoming.

"The Effects of RAD Conversions on Eviction Filing Patterns." Co-authored with Peter Hepburn and Ellie Lochhead. *Housing Policy Debate*, forthcoming.

"Going Local: The Value of Research on Local Government Policies and Programs." *Journal of Policy Analysis and Management*, forthcoming.

"Tale of Two Storms: Neighborhood Racial Change After Hurricanes Sandy and Harvey." Co-authored with Katharine Harwood and Rachel Meltzer. *RSF Journal*, forthcoming.

"Pricing for Opportunity: The Impact of Spatially Varying Rent Subsidies on Housing Voucher Neighborhoods and Take-up." Co-authored with Katherine O'Regan and Sarah Strochak. *Journal of Public Economics* 250(2025).

"The Rise of Corporate Landlords: An Examination of Behavioral Differences in the Multi-Family Market." Co-authored with Katharine Harwood and Katherine O'Regan. *Real Estate Economics*, published on-line September 2025.

"Supply Skepticism Revisited," Co-authored with Vicki Been and Katherine O'Regan. *Housing Policy Debate* 35(2025): 96-113.

"The Effects of Negative Equity on Children's Educational Outcomes," Co-authored with Vicki Been, David Figlio, Ashlyn Nelson, Stephen Ross, Amy Schwartz and Leanna Stiefel. *Education Finance and Policy* 20(2025): 312-343.

"Direct Rental Assistance: Returning to the Roots of Housing Allowances," Co-authored with Paul Joice and Katherine O'Regan. *Cityscape* 26(2024): 275-292.

"Neighborhoods in the 21st century: What do we know, and what do we still have to learn?" *Real Estate Economics* 52(2024): 997-1019.

"Heterogeneity in the Effects of Extreme Events on Local Real Estate Markets: The Case of Hurricane Sandy." Co-authored with Rachel Meltzer. *Real Estate Economics* 52 (2024): 714-752.

"Race, Space, and Take-Up: Explaining Housing Voucher Lease-up Rates." Co-authored with Katherine O'Regan and Sarah Strochak. *Journal of Housing Economics* 63(2024).

"Housing-Sensitive Conditions Can Predict Poor-Quality Housing." Co-authored with Ougni Chakraborty, Kacie Dragan, Renata Howland, Sherry Glied, and Daniel Neill. *Health Affairs* 43(2024): 294-304. 13

"Neighborhoods And Health: Interventions at The Neighborhood Level Could Help Advance Health Equity." Co-authored with Mariana Arcaya and Justin Steil. *Health Affairs* 43(2024): 156-163.

"Eviction Practices Across Subsidized Housing in New York State." Co-authored with Elizabeth Lochhead and Katherine O'Regan. *Cityscape* 26(2024): 261-285.

"Whom Do We Serve? Redefining PHA Service Areas," Co-authored with Kristen Tauber and Katherine O'Regan. *Cityscape* 26(2024): 395-400.

"Administrative Burdens in Emergency Rental Assistance Programs." Co-authored with Claudia Aiken and Vincent Reina. *RSF: The Russell Sage Foundation Journal of the Social Sciences* September 2023 9(5): 100-121.

"Demons of Density: Do Higher-Density Environments Put People at Greater Risk of Contagious Disease." Co-authored with Sherry Glied and Renata Howland. *Journal of Housing Economics* 59(2023).

"Planning for Opportunity: How Planners Can Expand Access to Affordable Opportunity Bargain Areas." Co-authored with Nicholas Kelly. *Journal of the American Planning Association* 89(2023): 267-281.

"Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections, Landlord Participation, and Locational Outcomes." Co-authored with Katherine O'Regan and Katharine Harwood. *Housing Policy Debate* 33(2023): 941-962.

"Can Emergency Rental Assistance Programs be Designed to Prevent Homelessness?: Learning from ERA Programs." Co-authored with Claudia Aiken, Isabel Harner, Tyler Haupert, Vincent Reina, and Rebecca Yae. *Housing Policy Debate* 32(2022): 896-914.

"A Matched Analysis of the Association Between Federally Mandated Smoke-Free Housing Policies and Health Outcomes Among Medicaid-enrolled Children in Subsidized Housing, 2015-2019, New York City." Co-authored with Andrea Titus, Tod Mijanovich, Kelly Terlizzi, Elle Anastasiou, Donna Shelley, Katarzyna Wyka, Brian Elbel, and Lorna Thorpe. *American Journal of Epidemiology,* 192(2023): 25-33.

"Not a New Story: Place and Race-Based Disparities in COVID-19 and Influenza Hospitalizations among Medicaid-Insured Adults in New York City." Co-authored with Renata Howland, Scarlett Wang, and Sherry Glied. *Journal of Urban Health* 99 (2022): 345-358.

"The Academic Effects of Chronic Exposure to Neighborhood Violence." Co-authored with Agustina Laurito, Johanna Lacoe, Amy Schwartz and Patrick Sharkey. *Urban Studies* 59(2022): 3005-3021.

"Localized Commercial Effects from Natural Disasters: The Case of Hurricane Sandy and New York City." Co-authored with Rachel Meltzer and Xiaodi Li. *Regional Science and Urban Economics* 86(2021), 103608. 25

"How to Address Homelessness: Reflections from Research." Co-authored with Katherine O'Regan and Sophia House. *Annals of the American Academy of Political and Social Science* 693(2021): 322-332.

"Do Lawyers Matter? Early Evidence on Eviction Patterns After the Rollout of Universal Access to Counsel in New York City." Co-authored with Katherine O'Regan, Sophia House and Ryan Brenner. *Housing Policy Debate* 31(2021): 540-561.

"Community Health Worker Intervention in Subsidized Housing, New York City, 2016-2017." Co-authored with Kelly Doran, Amy Freeman, Marc Gourevitch, and Sue Kaplan. *American Journal of Public Health* 110, no. 5 (May 1, 2020): 689-692.

"Renovating Subsidized Housing: Impacts of Tenants' Health." Co-authored with Kacie Dragan and Sherry Glied. *Health Affairs* 39(2020): 224-232.

"High-Cost Cities, Gentrification, and Voucher Use." Co-authored with Gerard Torrats-Espinosa. *Eastern Economic Journal* 46(2019): 260-281.

"Do Housing Vouchers Improve Academic Performance? Evidence from New York City." Co-authored with Amy Ellen Schwartz, Sarah Cordes, and Keren Horn. *Journal of Policy Analysis and Management* 39(2020): 131-158.

"Crime and Neighborhood Change: Has Falling Crime Invited Gentrification?" Co-authored with Keren Horn and Davin Reed. *Journal of Housing Economics* 46(2019).

"Reforming Housing Assistance." Co-authored with Rob Collinson and Jens Ludwig. *Annals of the American Academy of Political and Social Sciences* 686(2019): 250-285.

"The Effects of Small Area Fair Market Rents on the Housing Location Choices of Voucher Holders with Children." Co-authored with Sam Dastrup and Meryl Finkel. *Cityscape: A Journal of Policy Development and Research* 21(2019): 19-47.

"Does Gentrification Displace Poor Children? New Evidence from Medicaid Records in New York City." Co-authored with Kacie Dragan and Sherry Glied. *Regional Science and Urban Economics* 83(2019).

"What Do We Know About Housing Choice Vouchers?" *Regional Science and Urban Economics* 80(2020).

"Gentrification and the Health of Low-Income Children in New York City." Co-authored with Kacie Dragan and Sherry Glied. *Health Affairs,* 2019, 38(9): 1425-1432.

"School Climate and the Impact of Neighborhood Crime on Test Scores." Co-authored with Agustina Laurito, Johanna Lacoe, Amy Ellen Schwartz, and Patrick Sharkey. *RSF: the Russell Sage Foundation Journal of the Social Sciences*, 2019, 5(2): 141-166.

"Gentrification and Fair Housing: Does Gentrification Further Integration?" Co-authored with Gerard Torrats-Espinosa. *Housing Policy Debate* 29(2019): 835-851.

"Neighbors and Networks: The Role of Social Interactions on the Residential Choices of Housing Choice Voucher Holders." Co-authored with Michael Suher and Gerard Torrats-Espinosa. *Journal of Housing Economics* 43(2019): 56-71. 40

"Supply Skepticism: Housing Supply and Affordability." Co-authored with Vicki Been and Katherine O'Regan. *Housing Policy Debate*, 29(2019): 25-40.

"A Pilot Community Health Worker Program in Subsidized Housing: The Health + Housing Project." Co-authored with Kelly Doran, Amy Freeman, Marc Gourevitch, Sue Kaplan, and Tianying Li. *Cityscape: A Journal of Policy Development and Research,* 20(2019): 19-37.

"Race and the City." Co-authored with Stephen Ross. *Journal of Housing Economics* 40(2018): 1-5.

"Valuing Urban Land: Comparing the Use of Teardown and Vacant Land Sales." Co-authored with Michael Gedal. *Regional Science and Urban Economics* 70(2018): 190-203.

"Points for Place: Can State Governments Shape Siting Patterns of LIHTC Developments?" Co-authored with Keren Horn. *Housing Policy Debate* 28(2018): 727-745.

"Gateway to Opportunity? Disparities in Neighborhood Conditions Among Low Income Housing Tax Credit Residents." Co-authored with Keren Horn and Yiwen Kuai. *Housing Policy Debate* 28(2018): 572-591.

"Does Latino Segregation Matter?" Co-authored with Jorge De la Roca and Justin Steil. *Journal of Housing Economics* 40(2018): 129-141.

"Why Don't Housing Choice Voucher Recipients Live Near Better Schools? Insights from Experimental and Big Administrative Data" Co-authored with Amy Ellen Schwartz and Keren Horn. *Journal of Policy Analysis and Management* 35(2016): 884-905.

"Housing for an Aging Population." Co-authored with Sewin Chan. *Housing Policy Debate*, 27(2017): 167-192.

"Poverty Concentration and the Low-Income Housing Tax Credit Program: Effects of Siting and Tenant Composition." Co-authored with Keren Horn and Katherine O'Regan. *Journal of Housing Economics* 34 (2016): 49-59.

"Linking Residents to Opportunity: Gentrification and Public Housing." Co-authored with Samuel Dastrup. *Cityscape: A Journal of Policy Development and Research* 18(2016): 87-107.

"Planning for an Uncertain Future: Evaluating the Promise of Multi-Criteria Analysis." Co-authored with Jessica Yager, Melinda Hanson, and Luke Bosher. *Journal of Planning Education and Research* 36(2016): 349-362.

"Preserving History or Restricting Development: The Heterogenous Effects of Historic Districts on Local Housing Markets in New York City." Co-authored with Vicki Been, Michael Gedal, Edward Glaeser, and Brian McCabe. *Journal of Urban Economics,* 92(2016): 16-30.

"Does Preservation Accelerate Neighborhood Change? Examining the Impact of Historic Preservation in New York City." Co-authored with Brian McCabe. *Journal of the American Planning Association* 82 (2016): 134-146. 54

"Race and the Recession: Home Equity Trajectories Across the Boom & Bust." Co-authored with Jacob Faber. *Housing Policy Debate,* 26 (2016): 456-473.

"Do Homeowners Mark to Market? A Comparison of Self-reported and Market-based Home Value Estimates During the Housing Boom and Bust." Co-authored with Sewin Chan and Samuel Dastrup. *Real Estate Economics,* 44(2016): 627-657.

"Desvinculado y Desigual: Do the Effects of Segregation Differ for African Americans and Latinos?" Co-authored with Jorge De la Roca and Justin Steil. *Annals of the American Academy of Political and Social Science*, 660 (July 2015): 57-76.

"Housing, Neighborhoods, and Children's Health." Co-authored with Sherry Glied. *Future of Children,* 25(Spring 2015): 135-153.

"Mortgage Foreclosures and the Shifting Context of Crime in Micro-Neighborhoods." Co-authored with Johanna Lacoe. *Journal of Research in Crime and Delinquency*, Published on-line, February 20, 2015.

"The Foreclosure Crisis and Community Development: Exploring the Foreclosed Stock in Hard-Hit Neighborhoods." Co-authored with Josiah Madar and Max Weselcouch. *Housing Studies* 30(4): 535-559.

"High Stakes in the Classroom, High Stakes on the Street: The Effects of Community Violence on Students' Standardized Test Performance." Co-authored with Patrick Sharkey, Amy Ellen Schwartz, and Johanna Lacoe. *Sociological Science*, May 27, 2014.

"Do Housing Choice Voucher Holders Live Near Good Schools?" Co-authored with Keren Horn and Amy Ellen Schwartz. *Journal of Housing Economics* 23(1), 2014: 28-40.

"Race and Neighborhoods in the 21st Century: What Does Segregation Mean Today?" Co-authored with Jorge de la Roca and Katherine O'Regan. *Regional Science and Urban Economics* 47 (July 2014): 138-151.

"Why Do Higher Income Households Choose Low Income Neighborhoods? Pioneering or Thrift?" Co-authored with Katherine O'Regan and Keren Horn. *Urban Studies,* 50 (12), 2013: 2478-2495.

"Do Foreclosures Cause Crime?" Co-authored with Johanna Lacoe and Claudia Sharygin. *Journal of Urban Economics,* 74, 2013: 59–70.

"American Murder Mystery Revisited: Do Housing Voucher Households Cause Crime?" Co-authored with Katherine O'Regan and Michael C. Lens. *Housing Policy Debate,* 22, 2012: 551-572. Reprinted in, Rosie Tighe and Elizabeth Muller, editors, *The Affordable Housing Reader* (second edition), Routledge 2021.

"Pathways to Integration: Examining Changes in the Prevalence of Racially Integrated Neighborhoods." Co-authored with Katherine O'Regan and Keren Horn. *Cityscape: A Journal of Policy Development and Research,* 14(3); 2012: 33-53.

"Neighborhood Crime Exposure Among Housing Choice Voucher Households." Co-authored with Michael C. Lens and Katherine O'Regan. *Cityscape: A Journal of Policy Development and Research,* 13(3), 2011: 135-159. 68

"Does Losing Your Home Mean Losing Your School? Effects of Foreclosures on the School Mobility of Children." Co-authored with Vicki Been, Amy Ellen Schwartz, Leanna Stiefel, and Meryle Weinstein. *Regional Science and Urban Economics,* 41(4), 2011: 407-414.

"Does City-Subsidized, Owner-Occupied Housing Improve School Quality? Evidence from New York." Co-authored with Amy Ellen Schwartz, Brian McCabe, and Colin Chellman. *Journal of the American Planning Association,* 77(2), 2011: 127-141.

"How Neighborhoods Change: Entry, Exit, and Enhancement." Co-authored with Katherine O'Regan. *Regional Science and Urban Economics,* 41(2), 2011: 89-97.

"Crime and Urban Flight Revisited: The Effect of the 1990s Drop in Crime on Cities" Co-authored with Katherine O'Regan. Journal of Urban Economics, 68(3), 2010: 247-259.

"Do Public Schools Disadvantage Students Living in Public Housing?" Co-authored with Amy Ellen Schwartz, Brian McCabe, and Colin Chellman. *Urban Affairs Review,* 46(1), 2010: 68-89.

"Welcome to the Neighborhood: What Can Regional Science Contribute to the Study of Neighborhoods?" Co-authored with Katherine O'Regan. *Journal of Regional Science*, 50(2), 2010: 363-379.

"Crime and U.S. Cities: Recent Patterns and Implications." Co-authored with Katherine O'Regan. *Annals of the American Academy of Political and Social Science: The Shape of the New American City*, 626, 2009: 22-38.

"The Neighborhood Effects of Concentrated Foreclosures." Co-authored with Jenny Schuetz and Vicki Been. *Journal of Housing Economics,* 17 (4), 2008: 306-319.

"Immigration and Urban Schools: The Dynamics of Demographic Change in the Nation's Largest School District." Co-authored with Dylan Conger and Katherine O'Regan. *Education and Urban Society* 41(3), 2008: 295-316.

"Reversal of Fortunes? Low Income Neighborhoods in the 1990s." Co-authored with Katherine O'Regan. *Urban Studies* 45(4), 2008: 845-869.

"The Impact of Business Improvement Districts on Property Values: Evidence from New York City." Co-authored with Amy Ellen Schwartz and Ioan Voicu. *Brookings Wharton Papers on Urban Affairs*, 2007: 1-39.

"Government Policies and Household Size: Evidence from New York." Co-authored with Brendan O'Flaherty. *Population Research and Policy Review* 26(4), 2007: 387-409.

"Does Federally-Subsidized Rental Housing Depress Property Values?" Co-authored with Michael Schill, Amy Schwartz, and Ioan Voicu. *Journal of Policy Analysis and Management,* 26(2), 2007: 257-280.

"Disentangling the Racial Test Score Gap in a Large Urban School District: The Contribution of Schools" Co-authored with Amy Schwartz and Leanna Stiefel. *Journal of Policy Analysis and Management,* 26(1), 2007: 7-30. 82

"The External Effects of Subsidized Housing." Co-authored with Amy Ellen Schwartz and Ioan Voicu. *Regional Science and Urban Economics* 36(2006): 679-707.

"Non-Profit Housing and Neighborhood Spillovers." Co-authored with Ioan Voicu. *Journal of Policy Analysis and Management* 25(2006): 31-52.

"Revitalizing Inner-City Neighborhoods: New York City's Ten Year Plan for Housing." Co-authored with Michael Schill, Amy Ellen Schwartz, and Ioan Voicu. *Housing Policy Debate* 13(3), 2002: 529-566.

"Immigrant Children and Urban Schools: Evidence from New York City on Segregation and its Consequences for Schooling." Co-authored with Katherine O'Regan, Amy Ellen Schwartz, and Leanna Stiefel. *Brookings-Wharton Papers on Urban Affairs*, 2002: 183-214.

"Telecommuting and the Demand for Urban Living: A Preliminary Look at White-Collar Workers." Co-authored with Katherine Hempstead. *Urban Studies* 39(4), 2002: 749-766.

"Building Homes, Reviving Neighborhoods: Spillovers from Subsidized Construction of Owner-Occupied Housing in New York City." Co-authored with Michael H. Schill, Amy Ellen Schwartz, and Scott Susin. *Journal of Housing Research* 12(2), 2001: 185–216. Reprinted in Eric Belsky, ed., *Low-Income Homeownership: Examining the Unexamined Goal.* Washington DC: Brookings Institution Press, 2002.

"Neighborhood Effects on Health: Exploring the Links and Assessing the Evidence." Co-authored with Tod Mijanovich and Keri-Nicole Dillman. *Journal of Urban Affairs* 23(3-4), 2001: 391-408.

"Is Segregation Bad for Your Health? The Case of Low Birth Weight." *Brookings-Wharton Papers on Urban Affairs* 2000: 203-229.

"Race-Based Neighborhood Projection: A Proposed Framework for Understanding New Data on Racial Integration." *Urban Studies* 37(9), 2000: 1513-1533.

"Stable, Racial Integration in the Contemporary United States: An Empirical Overview." *Journal of Urban Affairs* 20 (1), 1998: 27-42.

"Does Neighborhood Matter? Assessing Recent Evidence." Co-authored with Margery Turner. *Housing Policy Debate* 8(4), 1997: 833-866. 93

<u>Law Review Articles</u>

"Laboratories of Regulation: Understanding the Diversity of Rent Regulation Laws." Co-authored with Vicki Been and Sophia House. *Fordham Urban Law Journal,* 1041 (2019).

"The High Cost of Segregation: Exploring Racial Disparities in High Cost Lending." Co-authored with Vicki Been and Josiah Madar. *Fordham Urban Law Journal,* 361 (2009).

Book Chapters

"Opening Doors to Neighborhoods: Key Avenues for Future Research." Co-authored with Tyler Haupert. In Rachel Meltzer and Vincent Reina, editors, *A Research Agenda for Neighborhoods*. Edward Elgar, forthcoming

"Rethinking Local Regulations Governing Housing Production." Co-authored with Yonah Freemark and Jenny Schuetz. In John Infranca and Sarah Schindler, *Research Agenda for Land Use and Planning Law*. Edward Elgar, 2023.

"A Renter Safety Net: A Call for Federal Emergency Rental Assistance." Co-authored with Kathy O'Regan and Amy Ganz. In Melissa Kearney, Ed., *Securing Our Economic Future*. The Aspen Institute Economic Strategy Group, 2020.

"How Can Historic Preservation Be More Inclusive?" Co-authored with Brian McCabe and Gerard Torrats-Espinosa. In Erica Avrami, Ed., *Preservation and Social Inclusion*. New York: Columbia University Press, 2020.

"Housing: The Paradox of Inclusion and Segregation in the Nation's Melting Pot." Co-authored with Maxwell Austensen and Jessica Yager. In Benjamin Bowser and Chelli Davedutt, Eds., Racial Inequality in New York City: Looking Backward and Forward. Albany, NY: SUNY Press, 2000.

"Addressing Affordability Challenges: The Role and Scope of Local Housing Plans." In Katrin Anacker, Mai Nguyen, and David Varady, Eds., The Routledge Handbook of Housing Policy and Planning. Routledge, 2019.

"Can Gentrification Be Inclusive?" In Christopher Herbert, Jonathan Spader, Jennifer Molinsky, Shannon Rieger, Eds., A Shared Future: Fostering Communities of Inclusion in an Era of Inequality. Harvard Joint Center for Housing Studies, 2018.

"Airbnb Usage Across New York City Neighborhoods: Geographic Patterns and Regulatory Implications." Co-authored with Peter Coles, Michael Egesdal, Xiaodi Li and Arun Sundararajan. In Nestor Davidson, Michele Finck, and John Infranca, Eds., The Cambridge Handbook of the Law and Regulation of the Sharing Economy. Cambridge, UK: Cambridge University Press, 2018.

"Balancing the Costs and Benefits of Historic Preservation." Co-authored with Brian McCabe. In Lee Fennell and Ben Keys, Eds., Evidence and Innovation in Housing Law and Policy. Cambridge, UK: Cambridge University Press, 2017.

"Low Income Housing Policy." Co-authored with Rob Collinson and Jens Ludwig. In Robert Moffit, Ed., Economics of Means-Tested Transfer Programs in the United States, Volume II. Chicago, IL: University of Chicago Press, 2016.

"Race, Poverty, and Federal Rental Housing Policy." Co-authored with Jessica Yager. In HUD at 50: Creating Pathways to Opportunity. Washington, DC: U.S. Department of Housing and Urban Development, November 2015.

"How New York Housing Policies Are Different—and Maybe Why." Co-authored with Brendan O'Flaherty. In Andrew Beveridge and David Halle, Eds., New York City-Los Angeles: The Uncertain Future. Oxford, UK: Oxford University Press, 2013.

"Racial Segregation in Multiethnic Schools: Adding Immigrants to the Analysis." Co-authored with Katherine O'Regan. 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 Katherine O'Regan. In Nancy Brooks, Kieran Donaghy, and Gerrit Knaap, Eds., Handbook of Urban Economics and Planning. Oxford: Oxford University Press, 2011.

"The Secondary Market for Housing Finance in the United States: A Brief Overview." Co-authored with John Napier Tye and Mark Willis. In Marvin Smith and Susan Wachter, Ed., The American Mortgage System: Rethink, Recover, Rebuild. Philadelphia, PA, University of Pennsylvania Press, 2011, pp. 7-25

"Improving U.S. Housing Finance through Reform of Fannie Mae and Freddie Mac: A Framework for Evaluating Alternatives." Co-authored with Mark Willis. In Marvin Smith and Susan Wachter, Eds., The American Mortgage System: Rethink, Recover, Rebuild. Philadelphia, PA, University of Pennsylvania Press, 2011, pp. 305-338.

"Exploring Changes in Low-Income Neighborhoods in the 1990s." Co-authored with Katherine O'Regan. In Harriet Newburger, Eugenia Birch and Susan Wachter, Eds., Neighborhood and Life Chances: How Place Matters in Modern America. University of Pennsylvania Press, 2011, pp. 103-121.

"Introduction." Co-authored with Brendan O'Flaherty. In Ingrid Gould Ellen and Brendan O'Flaherty, How to House the Homeless. Russell Sage Foundation Press, 2010.

"Siting, Spillovers, and Segregation: A Re-examination of the Low Income Housing Tax Credit Program." Co-authored with Katherine O'Regan and Ioan Voicu. In Edward Glaeser and John Quigley, Eds., Housing Markets and the Economy: Risk, Regulation, Policy; Essays in Honor of Karl Case. Cambridge, Mass: Lincoln Institute for Land Policy, 2009, pp. 233-267.

"Do Economically Integrated Neighborhoods Have Economically Integrated Schools?" Co-authored with Amy Ellen Schwartz and Leanna Stiefel. In Howard Wial, Hal Wolman, and Margery Austin Turner, Eds, Urban and Regional Policy and Its Effects. Washington, DC: Urban Institute Press, 2008, pp. 181-205.

"Understanding Segregation in the Year 2000." In James H. Carr and Nandinee Kutty, editors, Segregation: The Rising Costs for America. Routledge, 2008, pp. 261-278.

"Spillovers and Subsidized Housing: The Impact of Subsidized Rental Housing on Neighborhoods." In Eric Belsky and Nicolas Retsinas, Eds., Revisiting Rental Housing. Washington, DC: Brookings Institution Press, 2008, pp. 144-158.

"How Integrated Did We Become During the 1990s?" In John M. Goering, Ed., Fragile Rights in Cities. Lanham, MD: Rowman and Littlefield, 2007, pp. 123-142.

"The Role of Cities in Providing Housing Assistance: A New York Perspective." Co-authored with Michael H. Schill, Amy Ellen Schwartz, and Ioan Voicu. In Amy Ellen Schwartz, ed., City Taxes, City Spending: Essays in Honor of Dick Netzer. Northampton, Mass: Edward Elgar Publishing Ltd., 2004, pp. 101-126.

"Do Neighborhoods Matter and Why?" Co-authored with Margery Turner. In John M. Goering and Judith D. Feins, eds., Choosing a Better Life? A Social Experiment in Leaving Poverty Behind: Evaluation of the Moving to Opportunity Program. Washington, DC: Urban Institute Press, 2003, pp. 313-338.

"A New White Flight? The Dynamics of Neighborhood Change in the 1980s." In Nancy Foner, Ruben G. Rumbaut, and Steven J. Gold, eds., Immigration Research for a New Century: Multidisciplinary Perspectives. New York City: Russell Sage Foundation, 2000, pp. 423-441.

"Spatial Stratification within U.S. Metropolitan Areas." In Alan Altshuler, William Morrill, Harold Wolman, and Faith Mitchell, eds., Metropolitan Governance and Urban Problems. Washington: National Academy Press, 1999, pp. 192-212.

Papers Under Revision or Review

"Poverty According to a Pilot Principal Poverty Measure, 2020-2022." Co-authored with Rosemary Hyson and Sanders Korenman. May 2026.

"Slipping Into and Out of Arrears: The Dynamics of Arrears Spells in LIHTC Housing." Co-authored with Kathy O'Regan and Kristen Tauber. April 2026.

High-Resolution Mobility Data Reveals a Stalling of Racial Integration in New York City During the COVID-19 Pandemic, Co-authored with Amrita Kulka and Hsi-Ling Liao. December 2025.

Essays, Commentary, and Other Invited Publications in Academic Journals and Books

"Response to Comments on "Supply Skepticism, Revisited."" Co-authored with Vicki Been and Katherine O'Regan. *Housing Policy Debate* 35(1): 131-133.

"A Response to David Imbroscio: Neighborhoods Matter and Efforts to Integrate Them are Not Futile," *Housing Policy Debate* 33 (2023): 789-792.

"Flexibility and Conversions in New York City's Housing Stock: Building for an Era of Rapid Change." Co-authored with Noah Kazis. *Economic Policy Review*, 29(2): October, 2023.

"Gentrification and Health." Co-authored with Alexis Captanian. *Health Affairs Policy Brief*, August 17, 2020.

"Fiscal Federalism and Middle-Income Housing Subsidies." *Cityscape* 19(2017): 253-255.

"The Significance of Segregation in the 21st Century." Co-authored with Jorge De la Roca and Justin Steil. *City and Community* 15(2016): 8-13.

"Housing Low-Income Households: Lessons from the Sharing Economy?" *Housing Policy Debate*, 25 (2015): 783-784.

"Density and Disaster: New Models of Disaster Recovery for Housing in High-Density Cities." Co-authored with Vicki Been and Max Weselcouch. *Journal of the American Planning Association*, 80(2015): 372-372.

"Comment on 'Are the Government-Sponsored Enterprises (GSEs) Justified?'" Co-authored with Mark Willis. Housing Policy Debate, 22(2012): 149-152.

"Decoding the Foreclosure Crisis: Causes, Responses and Consequences." Co-authored with Vicki Been, Sewin Chan, and Josiah Madar. *Journal of Policy Analysis and Management*, 30 (2011): 388-396.

"Segmented Housing Markets." *Encyclopedia of Housing and Home,* 2010.

"Comment on 'The Mediocrity of Government Subsidies to Mixed-Income Housing Projects.'" In Gregory Ingram and Yu-Hung Hong, *International Land Policy.* Cambridge, Mass: Lincoln Institute for Land Policy, forthcoming.

"Neighbours and Neighbourhoods," *The New Palgrave Dictionary of Economics*, 2008.

"What do Business Improvement Districts do for Property Owners?" Co-authored with Rachel Meltzer and Amy Ellen Schwartz. *National Tax Journal, Papers and Proceedings, Ninety-Ninth Annual Conference*, 2007, 431-37

"Comment on 'Metropolitan Growth, Inequality, and Neighborhood Segregation by Income.'" *Brookings-Wharton Papers on Urban Affairs* 2006.

Book Review of *Beyond Segregation: Multiracial and Multiethnic Neighborhoods in the United States* by Michael Maly. *City and Community* 4(4), 2004.

"Comment on 'The Effects of Affordable and Multifamily Housing on Market Values of Nearby Homes.'" In Anthony Downs, *Growth Management and Affordable Housing: Do They Conflict?* Washington DC: Brookings Institution Press, 2004.

Book Review of *Migration, Transnationalization, and Race in a Changing New York,* edited by Hector R. Cordero-Guzman, Robert C. Smith, and Ramon Grosfoguel. *Journal of the American Planning Association*, 69(1), 2003.

<u>Peer-Reviewed Policy Briefs</u>

Single-Family Rentals: Trends and Policy Recommendations. Co-authored with Laurie Goodman. The Hamilton Project, the Brookings Institution, November 2023.

Bolstering the Housing Safety Net: The Promise of Automatic Stabilizers. Co-authored with Rob Collinson and Ben Keys. The Hamilton Project, the Brookings Institution. April 2021.

Through the Roof: The Rising Cost of Rental Housing in the United States and What Localities Can Do About it. Co-authored with Jeffrey Lubell and Mark Willis. Lincoln Institute of Land Policy and Columbia University Press, 2021.

Editorials, Podcasts, and Invited Publications/Reports

"Anchors of Opportunity: The Economics of Public Housing." *Vital City*, June 2026.

"Mamdani's Affordability Dilemma: The Challenge of Making New York City Less Expensive." Co-authored with Vicki Been. *Vital City*, January 2026.

"Six Ideas for Improving Affordability in New York: A new vision for post-pandemic housing." *Vital City*, June 2024.

"Advancing Health Equity at the Neighborhood Level." A Health Podyssey, Health Affairs Podcast, February 13, 2024

"Housing Mobility and Health." Health Affairs This Week Podcast, January 26, 2024.

"The Fond Du Lac Apartment Mystery." Search Engine Podcast, October 6, 2023

"Who's Afraid of a Little Housing Density?" *Vital City*, May 2023.

"Right to Eviction Counsel," UCLA Housing Voice Podcast, September 2022

"Planning for Opportunity: How Planners Can Expand Access to Affordable Opportunity Bargain Areas." (with Nick Kelly), Poverty & Race Research Action Council, Volume 31, Number 1: January-September 2022

"Housing Affordability." Just Economics Podcast, June 2022.

"Have Cities Been Permanently Transformed by the Pandemic?" *The Future of the City: CQ Researcher* 32(19), June 3, 2022.

"Improving Racial Equity via Emergency Rental Assistance." Co-authored with Andrew Aurand and Vincent Reina. *Shelterforce*. Published online May 11, 2021.

"How to Save Thousands of Americans From Losing Their Homes." Co-authored with Katherine O'Regan and Amy Ganz. *Washington Post*. Published online November 3, 2020.

Breaking Barriers, Boosting Supply: How the Federal Government Can Help Eliminate Exclusionary Zoning. Co-authored with Solomon Greene. The Urban Institute. Published online October, 2020.

"To Revive NYC, Reinvent the Zoning Code." Co-authored with Matt Murphy and Kathy O'Regan. *New York Daily News*. September 30, 2020.

Using a Down Market to Launch Affordable Housing Acquisition Strategies. Co-authored with Erin Graves, Kathy O'Regan and Jenny Schuetz. The Brookings Institution. Published online July 23, 2020.

Strategies for Increasing Affordable Housing Amid the COVID-19 Economic Crisis. Co-authored with Erin Graves, Kathy O'Regan and Jenny Schuetz. The Brookings Institution. Published online June 8, 2020.

"How to House America." *Public Books*. Published online June 1, 2020.

"Housing Policy Must Change in Wake of COVID-19." Co-authored with Katherine O'Regan and Sophia House. *Shelterforce*. Published online March 23, 2020.

"4 Ways to Tackle Segregated Cities, and Why it Matters." *Living Cities*. Published online January 28, 2019.

"New York City's Separate and Unequal Neighborhoods." *City Limits*. Published online August 22, 2016.

"Housing America's Cities: Promising Policy Ideas for Affordable Housing." In Edward Glaeser, Ed., *The Next Urban Renaissance,* October 2015.

"Why it's so Hard to Storm-Proof an Apartment Building." *Atlantic Cities,* September 27, 2013.

"Crime and Community Development." In Nancy Andrews and David Erickson, Eds., *Investing in What Works for America's Communities: Essays on People, Places, and Purpose.* Federal Reserve Bank of San Francisco, 2012.

"Housing and the Great Recession." Co-authored with Samuel Dastrup. *Recession Trends*. Stanford Center for Poverty and Inequality.

"Supporting Integrative Choices." Poverty and Research Race Action Council Newsletter, September/October 2008.

"Housing Production Subsidies and Neighborhood Revitalization: New York City's Ten Year Capital Plan for Housing." Co-authored with Michael Schill, Amy Ellen Schwartz, and Ioan Voicu. *Economic Policy Review*, June 2003.

"No Easy Answers: Cautionary Notes for Competitive Cities." Co-authored with Amy Ellen Schwartz. *The Brookings Review,* Summer 2000.

"Welcome Neighbors? New Evidence on the Possibility of Stable Racial Integration." *The Brookings Review,* Winter 1997.

PRESENTATIONS AT SEMINARS, MEETINGS, AND CONFERENCES

Annual Meetings

ASSA Annual Meeting: 1996, 1998, 2001, 2005, 2011, 2012, 2014, 2015, 2017, 2018, 2021, 2023, 2024, 2026.
American Law and Economics Association Annual Meeting, 2005.
American Real Estate and Urban Economics Association, National Meeting: 2001, 2007, 2008, 2011, 2012, 2013, 2015, 2016, 2018, 2019, 2021, 2023.
American Sociological Association Annual Meeting, 2013, 2019.
Association for Collegiate Schools of Planning Annual Meeting: 1999, 2001, 2002, 2005, 2008, 2009, 2010, 2011, 2012, 2014, 2017, 2018, 2019, 2021, 2022.

Association for Public Policy Analysis and Management: 1996, 1997, 1998, 1999, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.
Brookings-Wharton Papers on Urban Affairs Conference: 1999, 2001, 2005, 2006.
Eastern Economics Association, 2019.
Eastern Sociology Association: 2010, 2012, 2015.
European Housing Research Network Annual Meeting: 2018.
Network of Schools of Public Policy, Affairs and Administration Annual Conference, 2024.
Regional Science Council Annual Meeting: 2003.
Urban Affairs Association Annual Meeting: 1997, 1999, 2001, 2024.
Urban Economics Association Annual Meeting, 2013, 2018, 2021, 2022.

Special Conferences and Seminars

NYU Schack, 9th Annual Conference on Sustainable Real Estate, Panelist, Feb 2025.
Latin American and Caribbean Economics Association Urban Economics Network, Fundacao Getulio Vargas (FGV), Sao Paulo. Keynote, "Bronx is Burning: Urban Disinvestment Effects of Fair Access to Insurance Requirements Plans," December, 2025.
APPAM, Presidential Address, "Going Local: The Value of Research on Local Government Policies and Programs," November 2025.
Russell Sage Foundation, Visiting Researcher Seminar, "Who Owns the Neighborhood?" November 2025.
Urban and Real Estate Seminar, Wharton School, Univ of PA, "Bronx is Burning: Urban Disinvestment Effects of Fair Access to Insurance Requirements Plans," November, 2025.
Just Cities Conference, Columbia University, "The Dark Side of Residential Stability," October, 2025
Trade and Spatial Workshop, Columbia University Economics Department, "Bronx is Burning: Urban Disinvestment Effects of Fair Access to Insurance Requirements Plans." October 2025.
NBER Urban Economics Summer Institute, Discussant, July, 2025
Russell Sage Foundation, Pipeline Scholar Conference, Discussant, June 2025
Community Preservation Corporation, Innovative Ideas for the Future of Housing, December 2024.
MIT Center for Real Estate Seminar Series, November, 2024.
Fannie Mae and Federal Reserve Bank of Philadelphia, Workshop on Changing Demographics and Housing Demand, October 2024.
NYU Institute for Human Development and Social Change, Summit on Transformative Solutions for Economic Equity, October 2024.
Federal Reserve Bank of Philadelphia, Mortgage Conference, May 2024.
Baruch College, Sandy Klein Real Estate Seminar Series, April 2024
Bloomberg Cities Initiative, Harvard University, April 2024
Opportunity Insights Seminar, Harvard University, April 2024
NYU School of Global Public Health, Seminar, April 2024
USC Price School, Lusk Real Estate Center Seminar, March 2024
UC Irvine Economics Seminar, March 2024
Columbia University Business School Future of Real Estate conference, December 2023
Center for Budget and Policy Priorities, Direct Rental Assistance Convening, November 2023
Hamilton Project, The Brookings Institution, November 2023
Federal Reserve Bank of San Francisco webinar, November 2023
Columbia University conference on big data and racial inequality, October 2023

Continuing the Fight for Fair Housing, the Mondale Dialogues, University of Minnesota, October, 2023
Boston University, Conference on Gentrification, October, 2023
National Academy of Sciences, Committee on National Statistics, Public Seminar, September 2023
Baruch College, Improving How Poverty is Measured, September 2023
JPAL North America, What Works to Reduce Poverty conference, September 2023
UNC Greensboro, September 2023
Washington Center on Equitable Growth, August 2023
University of Wisconsin Institute for Research on Poverty, July 2023
University of Wisconsin School of Business, Housing Sustainability and Affordability Conference, June 2023
Columbia Business School, New York City Real Estate Conference, May 2023
AREUEA Policy Forum, March 2023
University of Toronto, March 2023
Presentation on Housing Policy, NY State Child Poverty Commission, March 2023
Keynote Presentation, Affordable Housing in New York City and State, City and State, December 2022
Ravitch Fiscal Reporting Program, Newmark Graduate School of Journalism, October 2022.
Suffolk University Law School Conference on Land Use, October 2022
Cornell Health Equity Symposium, October 2022.
Bloomberg Harvard Cities Leadership Initiative, October 2022.
NBER COVID-19 and Health Outcomes Meeting, June 2022.
Online Spatial and Urban Seminar, April 2022.
Federal Reserve Bank of New York, The Future of New York City: Charting an Equitable Recovery for All, March 2022
Russell Sage Foundation, Administrative Burdens as a Mechanism of Inequality in Policy Implementation, February 2022.
NYU Stern Policy Forum, Housing Affordability Crisis, December 2021.
National Housing Partnership Foundation 2021 Symposium: A Decade of Rental Housing Vulnerability, October 2021.
The Federal Reserve Bank of Cleveland, September 2021
The Urban Institute, Renters and Rental Market Crisis Working Group, April 2021
The Hamilton Project, the Brookings Institution, Rethinking Unemployment Insurance and Housing Support: Policies to Protection Workers and Families, April 2021
NYU Institute for Public Knowledge, Panel on COVID and Public Goods, March 2021
UC Berkeley, Consumer Law Conference, March 2021
Institute for Public Knowledge, NYU, Panel on *Upsold*, January 2021.
Wagner Identity and Diversity in Public Service Series, December 2021
Council of Large Public Housing Authorities, November 19th
NYU Wagner Public Service in an Age of Pandemic Series, November 2020
USC Lusk Center, State of the Market 2020, November 2020.
Federal Reserve Bank of Philadelphia, COVID-19 and Housing Stability: State and Local Eviction Prevention Strategies Webinar, October 2020.
NBER Summer Institute, Urban Economics, Special Session on COVID and Cities, July 2020.
NBER Summer Institute, Economics of Crime, Discussant, July 2020.
Federal Reserve Bank of New York, Economic Inequality Policy Series, June 2020.
Columbia University, Lectures in Planning Series, February 2020.
University of Pennsylvania Law School, Red Lines, Red Tape Conference, February 2020.
Urban Land Institute, New York Real Estate Outlook, January 2020.
Association for Better New York, The Geography of Jobs, December 2019.

Milbank Memorial Fund, Reforming States Group Meeting, December 2019.
Suffolk University Law School, Reforming Zoning, November 2019.
Stanford University, Model Urban Scholar Lecture, November 2019.
Enterprise Community Partners, National Initiatives and Enterprise Community Leadership Council Meeting, November 2019.
Columbia University and Social Science Research Council, An American Dilemma for the 21st Century, October 2019.
Fordham Law School, Research to Action: The Impacts of State Preemption on Housing and Equity, October 2019.
Federal Reserve Bank of Minneapolis, Expanding and Diversifying Housing: Approaches and Impacts on Opportunity, October 2019.
World Bank, Conference on Urbanization, September 2019.
NBER Summer Institute, Urban Economics, July 2019.
University of Kentucky, Martin School of Public Administration, April 2019.
Council of Large Public Housing Authorities, Spring Meeting, March 2019.
George Washington University, Trachtenberg School of Public Policy and Public Administration, March 2019.
The Annals of the American Academy of Political and Social Science, Authors Conference for Volume on Entitlement Reform, March, 2019.
NYU School of Medicine, Department of Population Health, Grand Rounds, February 2019.
Columbia University and World Monuments Fund, Preservation and Social Inclusion, February 2019.
Yale Law School, Chartering the City, February 2019.
City University of New York, Building an Inclusive Economy, January 2019.
Fordham Law School, Symposium on 100 Years of Rent Regulation, January 2019.
Princeton University, Notestein Seminar Presentation, Office of Population Research, October 2018.
Robert Wood Johnson Foundation, Healthy Communities Roundtable, September 2018.
NBER Summer Institute, Urban Economics, July 2018.
European Network for Housing Research, 2018 Conference, Plenary Session, Uppsala, Sweden, June 2018.
University College London, Symposium on The Case of Affordable Housing: Private Sector Investment in Social Infrastructure, Keynote, June 2018.
U.S. Conference of Mayors, Annual Conference, Plenary Session, June 2018.
Policies for Action Health Hub Conference, May 2018.
Ohio State University, Real Estate and Housing Conference, Keynote, May 2018.
Federal Reserve Bank of Philadelphia, Research Symposium on Fair Housing, May 2018.
Housing Development Fund, Annual Breakfast, Keynote, May 2018.
Cardozo Law School, The Fair Housing Act After 50 Years, March 2018.
Syracuse University, Maxwell School of Citizenship and Public Affairs, March 2018.
Federal Reserve Bank of San Francisco, *Housing Policy in the Platform Era*, January 2018.
Federal Reserve Bank of New York, *Transforming Communities: Driving and Assessing Investment* conference, December 2017.
Federal Reserve Bank of Philadelphia, *People, Place, Prosperity: Revitalizing our Cities Conference,* December 2017.
William T. Grant Foundation, Reducing Inequality Convening, November 2017.
Cornell University, Department of City and Regional Planning, November 2017
Municipal Arts Society, Summit on New York City: Thinking Differently About Density, October 2017.
University of Pennsylvania, U.S. Housing Policy: The Future of What Works Conference, September 2017.

Lincoln Institute of Land Policy, Urban Economics and Public Finance Conference, May 2017.
Workshop for the Cambridge Handbook of the Law of the Sharing Economy, April 2017.
Joint Center for Housing Studies of Harvard University, A Shared Future: Symposium on Fostering Communities of Inclusion in an Era of Inequality, April 2017.
Greater Boston Area Urban and Real Estate Economics Seminar, April 2017.
AEI/UCLA Conference on Housing Affordability, April 2017.
Nieman Foundation for Journalism, Workshop on Housing, Harvard University March 2017.
Columbia University, Conference on Zoning, December 2016.
Joint Center for Housing Studies of Harvard University, Measuring Gentrification, November 2016.
Walter Stafford Symposium on Structure of Race and Inequality, October 2016.
Local Initiatives Support Corporation, Convening on Neighborhood Change and Displacement, September 2016.
American Enterprise Institute/Annals of the American Association of Political and Social Science, Seminar on Residential Segregation in the U.S., June 2016.
University of Chicago, Kreisman Initiative on Housing Law and Policy, Institute on Housing Law and Policy, Evidence and Innovation in Housing Policy Conference, June 2016.
American Institute of Architects/NYC Dept of Health and Mental Hygiene, Keynote, Fit City Conference, June 2016.
Urban Institute, Academic Research Council, June 2016.
Federal Reserve Bank of Philadelphia, Research Symposium on Gentrification, May 2016.
NYU Department of Population Health, Health and Place Conference, April 2016.
MIT, Department of Urban Studies and Planning, Research Seminar, December 2015.
Rutgers University, Center for Urban Research Seminar, November 2015.
Center for Budget and Policy Priorities, Summit on Poverty and Place Conference, November 2015.
Columbia University, Frontiers of Urban Economics, November 2015.
Johns Hopkins University, Sociology Department, October 2015
Municipal Arts Society, Summit 2015, October 2015.
New York Housing Conference: Fair Housing and Affordable Housing Preservation and Development, September 2015.
U.S. Department of Housing and Urban Development, Policy Research Seminar, June 2015.
Federal Reserve System, Policy Summit on Housing, Human Capital and Inequality, June 2015.
The Landmarks Conservancy, Preservation and Development: Is There Room in This Town for Both? May 2015
Museum of the City of New York, Preserving the Fabric of Neighborhoods, May 2015.
Weimer School of Advanced Studies in Real Estate and Land Economics, May 2015.
University of Maryland, Lefrak Lecture on Planning, April 2015.
Federal Reserve System, Community Development Conference, April 2015.
Columbia University, Lectures in Planning Seminar, March 2015.
National Low Income Housing Coalition, Legislative Forum, March 2015.
Rutgers University, Krueckeberg Doctoral Conference, Keynote, March 2015.
Georgetown University Law School, National Preservation Law Conference, February 2015.
Regional Plan Association, Roundtable on Spatial Planning and Inequality, February 2015.
National Bureau of Economic Research, Conference on Means-Tested Transfer Programs, December 2014.
Manhattan Institute, City Policy Series, December 2014.
Urban Land Institute, Fall Meeting, October 2014.

Pennsylvania State University, Residential Inequality in American Neighborhoods and Communities Conference, September 2014.
Bipartisan Policy Committee, Housing Summit, September 2014.
Habitat for Humanity, How Housing Matters Research Panel, Carter Weekend, May 2014.
Baruch College, The Ackerman Lecture, April 2014.
Cornell University, Department of Policy Analysis and Management Research Seminar, March 2014.
University of Southern California, 2014 Rena Sivitanidou Annual Research Symposium, March 2014.
UCLA Lewis Center/Ziman Center Seminar, March 2014.
The Urban Institute, Fifty Years After LBJ's "War on Poverty": What's the Role for Tax Policy?" January 2014.
Federal Reserve Bank of New York, Investing in What Works: New York City, December 2013.
Harvard University, Governance and Politics in the Changing American City, October 2013.
The Urbanization Project, NYU, October 2013.
Texas A&M University, Texas Research Data Center and Urban Planning Program, September 2013.
Ford Foundation, Northeast Housing Opportunity Workshop, September 2013.
NYU Institute for Human Development and Social Change, Violence and Schools, April 2013.
Russell Sage Foundation, The Social and Economic Effects of the Great Recession, December 2012.
Federal Reserve Bank of San Francisco, Housing Opportunity, Community Development, and Civil Rights: Toward a Shared Agenda, November 2012.
Federal Reserve Bank of New York, Distressed Residential Real Estate: Dimensions, Impacts, and Remedies, October 2012.
Syracuse University, Housing Issues in the 21st Century, September 2012.
The Johns Hopkins University, Social Policy Seminar, September 2012.
The New School University, After the Crisis: Housing Policy and Finance in the U.S. and U.K, September 2012.
Lincoln Institute of Land Policy, Urban Economics and Public Finance Conference, Cambridge, MA, May, 2012.
The Urban Institute, Cityscape Symposium on Residential Mobility, Washington, DC, April 2012.
Association for Neighborhood and Housing Development, Annual Community Development Conference, March 2012.
New York University, Brennan Center for Justice, New York, NY, February 2012.
Institute on Children, Poverty, and Homelessness, Housing and Beyond Conference, New York, NY, January 2012.
Federal Reserve Bank of Richmond. Strategic Data Use to Stabilize Neighborhoods Conference. Baltimore, Maryland, December 2011.
Housing Justice Network National Meeting. Washington, DC, October 2011.
U.S. Department of Housing and Urban Development, Quarterly Housing Market and Research Update Briefing, September 2011.
Harvard University, Graduate School of Design. May 2011.
Weimer School of Advanced Studies in Real Estate and Land Economics, May 2011.
Harvard University, Conference on Housing and Urbanization, December 2010.
Columbia University, Center for Homelessness Prevention Studies, Grand Rounds, December 2010.
Cooper-Walsh Colloquium, Fordham Law School, October 2010.

Next Generation Housing Policy: Convening on Rental Housing, White House, October 2010.
Conference on the Future of Housing Finance, U.S. Department of Treasury, August 2010.
Comparative Study of New York City and Los Angeles, AIA Center for Architecture, June 2010.
Department of Homeless Services/United Way Conference on Housing Help Program, June 2010.
New York Census Research Data Center, Housing and Economic Development Research and Data Workshop, May 2010.
SUNY Binghamton, Economics Department, March 2010.
Baruch College, School of Public Affairs Research Seminar, October 2009.
National Neighborhoods Indicator Partnership Symposium: Neighborhood Responses to the Foreclosure Crisis, University of Minnesota, May 2009.
Journal of Regional Science 50th Anniversary Symposium, April 2009.
Housing After the Fall Conference, University of California at Irvine, February 2009.
Weimer School of Advanced Studies in Real Estate and Land Economics, Maury Seldin Advanced Studies Institute, January 2009.
Lusk Center for Real Estate Research Seminar, University of Southern California, November 2008.
Penn Institute for Urban Research and the Annals of the American Academy of Social and Political Sciences, The Shape of the New American City, October 2008.
Lincoln Institute for Land Policy, 2008 International Land Policy Conference, June 2008.
Federal Reserve Bank of Philadelphia, Reinventing Older Communities Conference, March 2008.
Weimer School of Advanced Studies in Real Estate and Land Economics, Maury Seldin Advanced Studies Institute, January 2008.
Lincoln Institute for Land Policy, Conference Honoring Chip Case, December 2007.
Fordham Law School, Faculty Symposium, April 2007.
Harvard Joint Center for Housing Studies Conference on Rental Housing, November 2006.
University of Pennsylvania, Wharton Real Estate Seminar, April 2006.
University of British Columbia, Summer Symposium, Centre for Urban Economics and Real Estate, July 2005.
New York Metro Chapter of American Planning Association, Annual Conference, April 2005.
New York University Colloquium of Law, Economics, and Politics of Urban Affairs, March 2005.
CUNY Urban Health Initiative, Spring Speaker Series, February 2005.
Columbia University, Department of Urban Planning, November 2004.
Syracuse University, Conference on Impact of Subsidized Rental Housing on Households and Neighborhoods, October 2004.
Weimer School of Advanced Studies in Real Estate and Land Economics, May 2004.
Columbia University, Center for Urban Policy, Conference on Housing and Crime, April 2004.
Columbia University, School of Social Work Seminar Series, April 2004.
U.S. Dept of Housing and Urban Development, National Fair Housing Conference, March 2004.
Washington University, Symposium on Social Inequality, February 2004.
Harvard University, Kennedy School of Government, October 2003.
Harvard University Color Lines Conference, 2003.
Harvard School of Public Health Symposium on Housing and Health, 2003.
Brookings Institution Conference on Smart Growth and Affordable Housing, 2003.
Federal Reserve Bank System, Third Annual Community Affairs Research Conference, 2003.

National Bureau of Economic Research, Universities Research Conference on the Economic Analysis of Government Expenditure Programs, 2002.
Columbia University Public Policy Consortium Research Series, 2002.
Lincoln Institute of Land Policy, Lecture Series, 2002.
Federal Reserve Bank of New York/New York University Conference on Promoting Affordable Housing, 2002.
New York University Conference Honoring Dick Netzer, 2001.
Citizens Housing and Planning Council Breakfast Series, 2001.
Fannie Mae Foundation Research Seminar, 2001.
The Milano Graduate School, New School University, Policy Research Seminar, 2000.
Fund for an Open Society Integration Works Conference, 2000.
Harvard Joint Center for Housing Studies Conference on Low-Income Homeownership, 2000.
College of Urban, Labor, and Metropolitan Affairs Faculty Seminar, Wayne State University, 2000.
Cantigny Conference Series, Creating Competitive Cities, 2000.
Wagner School of Public Service, Doctoral Colloquium, 1999.
Harvard Civil Rights Project Conference on Segregation, 1998.
Rockefeller Foundation Roundtable on Community Health, 1998.
HUD Moving to Opportunity Conference, 1997.
Harvard University, Urban Economics Seminar, 1996.

Government and Other Hearings:
National Commission on Fair Housing and Equal Opportunity. Boston: September 2008.
House Government Reform Subcommittee on Federalism and the Census, *"The New York City Experience: How has the Community Development Block Grant Program Shaped the Big Apple?"* July 2005.

RESEARCH GRANTS

Russell Sage Foundation, "Bay Area Thriving Families: Evaluating Basic Income Support for Families Exiting Homelessness: Qualitative Analysis." 2025-2026. Principal Investigator.

JPAL, "Assessing the Feasibility of Direct Rental Assistance Pilots: A Learning Cohort of Public Housing Authorities," Principal Investigator. 2024-2015.

Spencer Foundation, Vision Grant. Co-PI. 2024-2025.

Robert Wood Johnson Foundation, "Learning from cities developing initiatives to preserve wealth among homeowners of color through home repair." 2023-2025. Project Director.

HUD, "Bay Area Thriving Families: Evaluating Basic Income Support for Families Exiting Homelessness. September 2023-September 2028. Principal Investigator.

Google.org, "Bay Area Thriving Families: Evaluating Basic Income Support for Families Exiting Homelessness." September 2023-September 2028. Principal Investigator.

Robin Hood Foundation, "Evaluating Flagstone Initiative Rent Reform Pilot," April 2023-April 2025. Principal Investigator.

U.S. Department of Housing and Urban Development, "Exploring the Feasibility of Linking Eviction Records to Administrative Databases for HUD's Housing Choice Voucher Program." September 29, 2022-September 29, 2024 (to study the incidence of evictions among housing choice voucher holders). Principal Investigator.

Oak Foundation, "Examining success rates for families seeking rental housing with a Housing Choice Voucher in Boston, New York, and Philadelphia." September 1, 2022-August 31, 2024 (to study voucher recipient housing search experiences in three cities). Co-Principal Investigator.

U.S. Department of Housing and Urban Development, "Advancing Equity and Efficiency in the Housing Choice Voucher Program: Understanding and Improving Lease-up Rates and Search Times." August 15, 2022-August 15, 2025 (to estimate and analyze housing choice voucher lease-up rates). Co-PI.

Wells Fargo Foundation, "Advancing Equity and Efficiency in the Housing Choice Voucher Program: Understanding and Improving Lease-Up Rates and Search Times." May 25, 2022 – June 30, 2024. Co-PI.

Pew Charitable Trusts, "Land Use Restrictions and their Impacts on Housing Development." 2021-2023 (to support and edit research on land use policy reforms). Principal Investigator.

Lincoln Institute of Land Policy, 2021 (to run a housing policy workshop for local housing officials). Principal Investigator.

Robert Wood Johnson Foundation, 2021-2025 (to launch a local housing solutions lab). Principal Investigator.

Bloomberg Philanthropies, 2020-2021 (to convene a peer cities network on local housing policy). Principal Investigator.

Russell Sage Foundation, 2020-2023 (to study residential mobility patterns in the U.S. after COVID). Principal Investigator.

U.S. Department of Housing and Urban Development, 2020-2023 (to study impact of Rental Assistance Demonstration Program on children's health). Principal Investigator.

Robert Wood Johnson Foundation, 2019-2021 (to design a local housing solutions lab). Principal Investigator.

U.S. Department of Housing and Urban Development, 2019-2021 (to study participation of landlords and successful lease-up rates in housing choice voucher program). Principal Investigator.

JP Morgan Chase Foundation, 2019-2020 (to develop materials and support for local housing strategies). Principal Investigator.

Blank Foundation, 2019-2020 (to plan and facilitate a Local Housing Solutions Institute with delegations from four cities). Principal Investigator.

Kresge Foundation, 2019-2020 (to support development of further content for Local Housing Solutions website). Principal Investigator.

Melville Charitable Trust, 2019 – 2021 (to study the impact of Source of Income Discrimination Laws on housing choice voucher outcomes). Principal Investigator.

Russell Sage Foundation, 2019-2021 (to study landlord participation in the Housing Choice Voucher Program). Principal Investigator.

Chan Zuckerberg Initiative, 2018-2020. (to study responses to the affordable housing crisis). Co-Principal Investigator.

William T. Grant Foundation, 2016-2019 (to study the impact of subsidized housing on children's school outcomes using housing lottery). Principal Investigator.

Open Society Foundation, 2016-2017 (to extend Dream Revisited series and explore the consequences of gentrification). Principal Investigator.

Robert Wood Johnson Foundation, 2015-2017 (to study the impact of public housing renovations on resident health). Principal Investigator.

National Science Foundation, 2015-2017 (to study the resilience of businesses in the wake of Hurricane Sandy). Principal Investigator.

U.S. Department of Housing and Urban Development, 2015-2016 (to study the characteristics of buildings occupied by voucher holders and whether vouchers help low-income households remain in improving neighborhoods). Principal Investigator.

Robert Sterling Clark Foundation, 2015 (to develop an early warning system to predict neighborhood change). Principal Investigator.

Russell Sage Foundation, 2015 (to study the impact of segregation on Hispanic access to opportunity). Principal Investigator.

U.S. Department of Housing and Urban Development/Economic Systems, Inc., 2014-2015 (to study the accessibility of America's housing stock). Principal Investigator.

U.S. Department of Housing and Urban Development/Economic Systems, Inc., 2014-2015 (to study the effect of state QAP incentives on the location of LIHTC properties). Principal Investigator.

Ewing Marion Kauffman Foundation, 2014-2015 (to study the determinants of entrepreneurial success in New York City). Principal Investigator.

Annie E. Casey Foundation, 2014-2015 (to study whether vouchers help low-income households remain in improving neighborhoods). Principal Investigator.

Annie E. Casey Foundation, 2014-2015 (to study the predictors of entry into homeless shelters). Principal Investigator.

Open Society Institute, 2014-2015 (to study the impact of state priorities on the siting of Low Income Housing Tax Credit developments). Principal Investigator.

Rockefeller Foundation, 2013-2015 (to study ways to improve decision tools for resilience planning). Principal Investigator.

Ford Foundation, 2/1/14 - 1/31/15 (to study promising new ideas for housing policy in New York City). Principal Investigator.

Open Society Institute, 10/1/13 - 12/31/14 (to create a slow-debate blog highlighting issues related to economic and racial integration). Principal Investigator.

New York University-Poly Seed Fund, 9/1/13 - 8/31/14 (to develop strategy to use administrative data sources to identify building ownership). Principal Investigator.

Capital One, 11/1/13 - 1/31/15 (to create new metrics of housing affordability in large U.S. cities). Principal Investigator.

Annie E. Casey Foundation, 2013-2014 (to study the low income neighborhoods chosen by higher income households). Principal Investigator.

New York City Center for Economic Opportunity, 2013-2014 (to study how neighborhood economic changes affect public housing residents). Principal Investigator.

Annie E. Casey Foundation, 2012-2013 (to study the choices made by higher income households to move into lower-income neighborhoods). Principal Investigator.

Annie E. Casey, Ford, Kresge, MacArthur, Open Society, and Surdna Foundations, 2012-2013 (to study the behavior of small property owners in low and moderate income neighborhoods). Principal Investigator.

Poverty Research and Race Action Council, 2012 (to study whether voucher holders reach better schools than other assisted tenants and poor households). Principal Investigator.

MacArthur Foundation, 2012-2014 (to study the effects of voucher receipt on the educational experiences and outcomes of children). Co-Principal Investigator.

The Russell Sage Foundation, 2011-2013 (to study the long-term consequences of the housing wealth loss in great recession). Principal Investigator.

WT Grant Foundation, 2011-2013 (to study the effects of exposure to violence on children's test scores). Investigator.

MacArthur Foundation, 2011-2014 (to study the effects of housing instability on children's educational outcomes). Co-Principal Investigator.

National Institute of Justice, 2011-2012 (to study the impact of foreclosures on local crime). Principal Investigator.

Annie E. Casey, Ford, Kresge, Macarthur, and Surdna Foundations, 2011-2012 (to prepare white paper laying out policy-relevant research agenda related to contemporary housing markets). Lead Researcher.

U.S. Department of Housing and Urban Development, 2010-2011 (to study the quality of local schools accessible to federally-subsidized renters). Principal Investigator.

Annie E. Casey, Ford, Macarthur, Rockefeller, and Surdna Foundations, 2009-2010 (to describe and assess role of rental housing in economy). Lead Researcher.

U.S. Department of Housing and Urban Development, 2010 (to study the association between neighborhood crime and housing voucher use). Principal Investigator.

Annie E. Casey, Ford, Macarthur, Rockefeller, and Surdna Foundations, 2009-2010 (to describe and assess models for GSE reform). Lead Researcher.

Open Society Institute, 2009-2010 (to study the impact of foreclosures on children's mobility across schools). Co-Principal Investigator.

The MacArthur Foundation, 2009-2011 (to develop tools to assess financial health and opt-out risk for privately-owned, subsidized housing projects). Co-Principal Investigator.

Annie Casey Foundation, 2008-2010 (to study the causes and consequences of neighborhood economic change). Co-Principal Investigator.

Independence Community Foundation, 2007-2008 (to study the school performance of children living in public housing). Co-Principal Investigator.

The Lincoln Institute for Land Policy, 2007-2008 (to study why some parcels of land are developed up to zoning capacity and others are not). Co-Principal Investigator.

The Local Initiatives Support Corporation, 2006-2007 (to study the impact of Low Income Housing Tax Credit developments on surrounding property values). Principal Investigator.

The Lincoln Institute for Land Policy, 2006-2007 (to study the impact of school quality on housing prices). Co-Principal Investigator.

The MacArthur Foundation, 2006-2007 (to study the links between subsidized housing and schools). Co-Principal Investigator.

National Center for Real Estate Research, 2005-2006 (to study the impact of business improvement districts on their communities). Principal Investigator.

The Ford Foundation, 2003-2004 (to study the stability of integrated neighborhoods during the 1990s). Research Associate.

The MacArthur Foundation, 2003-2004 (to study the impact of federal and local rental housing investment on neighboring property values). Co-Principal Investigator.

The Spencer Foundation, 2002-2004 (to study the segregation, mobility, and performance of immigrant children in New York City's public schools). Co-Principal Investigator.

Lincoln Institute of Land Policy, 2001-2002 (to study the impact of housing investment on property values in surrounding neighborhoods). Co-Principal Investigator.

Rockefeller Foundation, 2001-2002 (to study the integration of immigrant children into the New York City public schools). Co-Principal Investigator.

Russell Sage Foundation, 2001 (to launch study of the integration of immigrant children in to New York City public schools). Co-Principal Investigator.

Fannie Mae Foundation, 2000-2001 (to study the effects of local public services on surrounding property values). Co-Principal Investigator.

National Science Foundation, 1999-2001 (to study the effect of telecommunications technology on residential choices and urban development). Faculty Associate.

Rockefeller and Ford Foundations and U.S. Department of Housing and Urban Development, 1998-2000 (to study the effects of welfare reform on community development corporations). Co-Principal Investigator.

Rockefeller Foundation, 1998 (to study the effects of neighborhood conditions on individual health). Co-Principal Investigator.

TEACHING EXPERIENCE

Robert F. Wagner Graduate School of Public Service, New York University
- Doctoral Research Colloquium
- Housing and Community Development Policy
- Microeconomics
- Special Topics in Housing: Race and the Foreclosure Crisis
- Special Topics in Housing: Office-to-Residential Conversions
- Urban economics

Department of Urban Studies and Planning, Massachusetts Institute of Technology
- Microeconomics
- Planning Economics
- Housing Policy Research Seminar
- Dream Revisited: Contemporary Policy Debates About Racial and Economic Segregation

New York University
- Colloquium on the Law, Economics, and Politics of Urban Affairs (NYU Law/Wagner)
- Urban Research Seminar

Committee Chair, Completed Dissertations
- Begley, Jaclene, 2014.
- Collinson, Robert, 2019.
- Dillman, Keri-Nicole, 2007.
- Galvez, Martha, 2011.
- Gedal, Michael, 2013.
- Harwood, Katharine, 2024.
- Horn, Keren, 2012.
- Lacoe, Johanna, 2013.
- Lens, Michael, 2011.
- Liao, Hsi-Ling, 2023.
- Li, Xiaodi, 2020.
- Meltzer, Rachel, 2009.
- Reed, Davin, 2018.
- Saunders, Thomas, 2011.
- Strochak, Sarah, 2024.
- Yaroni, Allon, 2011.

REVIEWING EXPERIENCE

American Economic Journal: Economic Policy, American Economic Review, American Journal of Sociology, Austrian Science Foundation, Brookings Institution Press, *Children and Youth Services Review, Cityscape, Criminology, Demography, Economic Development Quarterly*, *Economic Geography, Environment and Planning B,* Fannie Mae Foundation, Ford Foundation, Harvard University Press, *Health Affairs, Housing Policy Debate, Housing Studies, International Journal of Urban Science, John Wiley & Sons, Journal of the American Planning Association, Journal of Applied Econometrics, Journal of Economics, Race and Policy, Journal of Health Policy, Politics, and Law, Journal of Housing Economics, Journal of Human Resources, Journal of Planning Education and Research, Journal of Planning History, Journal of Planning Literature, Journal of Policy Analysis and Management, Journal of Urban Affairs, Journal of Urban Economics*, *Journal of Urban Health,* MacArthur Foundation, National Science Foundation, *National Tax Journal, Politics and Policy, Pew Charitable Trust, Politics and Policy,* Princeton University Press, *Quarterly Journal of Economics, Real Estate Economics, Regional Science and Urban Economics,* Robert Wood Johnson Foundation, Routledge Press, Russell Sage Foundation, *Social Forces, Social Science Research,* Temple University Press, Urban Institute, *Urban Studies, Urban Affairs Review,* William T. Grant Foundation.

AFFILIATIONS (SERVICE, BOARD MEMBERSHIPS, ETC.)

Associate Editor Positions:

Housing Policy Debate, 2011 to present.
Journal of the American Planning Association, 2019 to present.
Journal of Policy Analysis and Management, Policy Retrospectives Editor, 2015 to present.

Editorial Boards:

Real Estate Economics, 2021 to present.
Journal of Urban Economics, 2014 to present.
Journal of the American Planning Association, 2010 to present.
Housing Policy Debate, 2011 to present.
Journal of Housing Economics, 2009 to present.
Journal of Policy Analysis and Management, 2006-2023.
Urban Affairs Review, 2002-2005.
Housing Studies, 2001-2006.

Academic Service and Affiliations:

Member, Program Committee, Baruch-NUS Joint Real Estate Conference, 2026.
Member, APPAM Policy Council, 2026-2028.
President, APPAM, 2025.
President Elect, APPAM, 2024.
Member, Program Committee, Urban Economics Association, 2023-2025.
President, AREUEA, 2023.
First Vice President, AREUEA, 2022.
Second Vice President, AREUEA, 2021.
Professional Conduct and Inclusion Officer, AREUEA, 2020.
Member, AREUEA Board of Directors, 2011 to 2014; 2020-2021, 2024 to 2027.
Mentor, Russell Sage Foundation Pipeline Grant Program, 2020-2025

Member, APPAM Conference Program Committee, 2006, 2007, 2010, 2011, 2012, 2014, 2017, 2018, 2019.
Member, AREUEA/ASSA Conference Program Committee, 2013, 2017, 2021.
Member, APPAM Vernon Prize Committee, 2014, 2017.
Member, Women in Real Estate Network, 2017, 2018, 2019, 2020.
Member, Academic Research Council, Urban Institute Housing Finance Policy Center, 2016 to present.
Chair, APPAM Vernon Prize Committee, 2015.
Member, NYCRDC Executive Committee, 2007 to 2014.
Chair, Women in Real Estate Network, AREUEA, 2013.
Member, Edwin Mills Best Paper Award Committee, AREUEA, 2013.
Member, Nominations Committee, AREUEA, 2012.
Chair, Edwin Mills Best Paper Award Committee, AREUEA, 2011.
Member, APPAM Policy Council, 2008 to 2012.
Member, APPAM Dissertation Prize Committee, 2008.

Selected NYU Academic Service:

Member, Provost's Academic Advisory Committee, 2021 to 2024.
Member, Advisory Board, Institute for Human Development and Social Change, 2017 to present.
Member, Advisory Board, NYU Urban Doctoral Fellowship, 2017 to 2019.
Chair, Promotion and Tenure Committee, NYU Wagner, 2014 to 2016.
Member, Faculty Advisory Committee, NYU Wagner, 2009-2011 and 2012-2016.
Member, Faculty Steering Committee, Marron Institute of Urban Management, 2014 to present.
Chair, NYU Wagner Dean Search, 2012-13.
Chair, Working Group on Cities, Middle States Self-Study, 2012-2014.
Member, Provost's Faculty Advisory Committee on Academic Priorities, 2009-2011.

Nonprofit Board/Advisory Board Memberships:

Ten-Year Roadmap for Public Housing Sustainability, Steering Committee Member, 2024-2026.
Aspen Institute EPIC Advisory Board on Housing Stability, 2019 to 2020.
Joint Ownership Entity, 2017 to 2020.
Citizen's Budget Commission, Special Committee on Tax Cuts and Jobs Act, 2018.
Community Preservation Corporation, Board Member, 2015 to present.
Enterprise Community Partners, New York Advisory Board, 2009 to present.
Poverty and Research Race Action Council, Social Science Advisory Board, 2011 to present.
Robin Hood Foundation, Housing Advisory Board, 2014 to present.
Regional Planning Association, Fourth Regional Plan Committee, 2014 to 2017.
Settlement Housing Fund, 2001 to 2016.
Restored Homes Housing Development Fund Corporation, 2009 to 2015.

Government Task Forces/Appointed Committees:

Member, New York State Child Poverty Reduction Advisory Council, 2022-2023.
Member, National Academy of Sciences Panel on Evaluation of and Improvements to the Supplemental Poverty Measure, 2021-2022.
Member, Mayor's OneNYC Advisory Board, 2019-to-2022.
Member, Mayor's Action Plan for Neighborhood Safety, 2016.
Member, NYC Mayoral Housing Plan, Implementation Advisory Committee, 2014.

Member, NYC Mayoral Transition Team, Housing and Land Use Subcommittee, 2014.
Member, Manhattan Borough President Task Force on Small Business, 2008.
Member, Mayor Bloomberg's Task Force on the 421a Tax Abatement Program, 2006.
Chair, Research and Analysis Subcommittee, Mayor Bloomberg's Neighborhood Investment Advisory Panel, 2004-2007.

PROFESSIONAL ASSOCIATIONS

Association for Public Policy Analysis and Management, Association of Collegiate Schools of Planning, American Planning Association, American Economic Association, American Real Estate and Urban Economics Association, Urban Economics Association.