

Eva Rosen
Georgetown University
McCourt School of Public Policy
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ACADEMIC APPOINTMENTS

- 2024 - **Georgetown University**, McCourt School of Public Policy, Washington, DC
Provost's Distinguished Associate Professor
- 2022 - 2024 **Georgetown University**, McCourt School of Public Policy, Washington, DC
Associate Professor
- 2017 - 2022 **Georgetown University**, McCourt School of Public Policy, Washington, DC
Assistant Professor
- 2022 - **Georgetown University**, Washington, DC
Massive Data Institute (MDI), *Faculty Affiliate*
- 2019 - Department of Sociology, *Faculty Affiliate*
- 2017 - Global Cities Initiative *Faculty Affiliate*
- 2015 - 2017 **Johns Hopkins University**, Poverty & Inequality Lab, Baltimore, MD
Postdoctoral Fellow
- 2014 - 2015 **Harvard University**, Harvard College Fellows, Sociology, Cambridge, MA
Postdoctoral Fellow

EDUCATION

- 2011 - 2014 **Harvard University**, Cambridge, MA
Ph.D. in Sociology and Social Policy
Committee: Matthew Desmond, Kathryn Edin, Michèle Lamont, Mary Waters*, and William Julius Wilson
- 2007 - 2011 **Harvard University**, Department of Sociology, Cambridge, MA
A.M. in Sociology
- 2001 - 2005 **Barnard College of Columbia University**, New York, NY
B.A. Political Science and French, Summa Cum Laude

AWARDS & DISTINCTIONS

- 2024 - **Provost's Distinguished Associate Professor Award**, Georgetown University

- 2022 - 23 **Visiting Scholar Fellowship**, Russell Sage Foundation
- 2022 **Inequality, Poverty, and Mobility Outstanding Book Award** for *The Voucher Promise*, American Sociological Association (ASA)
- 2021 **Paul Davidoff Book Award** for *The Voucher Promise*, Association of Collegiate Schools of Planning (ACSP)
- 2018 **40 for 40 Fellowship** for outstanding early career professionals, Association for Public Policy Analysis and Management (APPAM)
- 2015 **Certificate of Teaching Excellence** for Introduction to Sociology, Harvard University
- 2013 **Candace Rogers Student Paper Award**, *Honorary Mention*, Eastern Sociological Society
- 2012 **Barnard College Alumnae Association Fellowship**, Barnard College
- 2011 **Horowitz Foundation for Social Policy**, *Fellowship*
- 2009 **Graduate Student Research Fellowship**, *Honorable Mention*, National Science Foundation
- 2005 **Summa Cum Laude**, Barnard College
- 2004 **Honors**, *International Program Diploma*, Sciences-Po, Paris

PUBLICATIONS

(First author listed first)

Peer-Reviewed Books Published:

McCabe, Brian and **Eva Rosen**, Editors. 2023. *The Sociology of Housing: How Homes Shape Our Social Lives*. Chicago, IL: University of Chicago Press.

Rosen, Eva. 2020. *The Voucher Promise: "Section 8" and the Fate of an American Neighborhood*. Princeton, NJ: Princeton University Press.

- Winner of the Inequality, Poverty, and Mobility (IPM) Outstanding Book Award from the *American Sociological Association (ASA)*
- Winner of the Paul Davidoff Book Award from the *Association of Collegiate Schools of Planning*
- Reviewed in *Social Forces*, *Critical Sociology*, *Journal of the American Planning Association*, *Journal of Urban Affairs*, *Journal of Affordable Housing & Community Development Law*, *Métropoles*
- Author Meets Critic Book Forum, *American Sociological Association (ASA)* 2022 with discussants Mary Pattillo, Douglas Massey, and Jacob Faber

- Media coverage in *The New York Times*, NPR’s *Morning Edition*, *Bloomberg CityLab*, *Chicago Reader*, *Next City*, *City Metric*

Peer-Reviewed Book Manuscripts in Progress:

Garboden, Philip and **Eva Rosen**. (In Progress). *American Landlord: How Insecurity Shapes the Low-End Rental Market*. Princeton, NJ: Princeton University Press.

Peer-Reviewed Academic Articles:

(+ denotes student author)

- 2024 Garboden, Philip and **Eva Rosen**, and Isaiah Fleming-Klink+. “Landlords and Housing Vouchers: 50 Years of Feedback.” *Cityscape*. Forthcoming.
- 2024 Besbris, Max, Dempsey, Sadie+, Brian McCabe, and **Eva Rosen**. “Pandemic Housing: The Role of Landlords, Social Networks, and Social Policy in Mitigating Housing Insecurity during the COVID-19 Pandemic.” *Russell Sage Foundation*, Special Issue “Building an Open Qualitative Social Science.” Forthcoming. Volume 10, Issue 4.
- 2023 Watson, Henry+, Philip Garboden, Brian McCabe, and **Eva Rosen**. “Every Month Like Clockwork: Patterns and Prevalence of Serial Eviction Filing Among Landlords.” *Socius* Online First.
- 2023 Fleming-Klink, Isaiah+, Brian McCabe, and **Eva Rosen**. “Navigating Eviction in an Overburdened Courtroom: How Inconsistent Rules, Shadow Procedures, and Social Capital Disadvantage Tenants.” *City & Community* 22(3): 220-245.
- 2022 DeLuca, Stefanie and **Eva Rosen**. “Housing Insecurity Among the Poor Today.” *Annual Review of Sociology* 48:343-41.
- 2022 **Rosen, Eva** and Philip Garboden. “Landlord Paternalism: Housing the Poor with a Velvet Glove.” *Social Problems* 69 (2):470–491. (Published online in 2020).
- 2021 **Rosen, Eva**, Philip Garboden, and Jennifer Cossyleon. “Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” *American Sociological Review* 86(5):787-822.
– On the list of top cited ASR articles over the previous 3 years in 2024
- 2021 Nelson, Kyle+, Philip Garboden, Brian McCabe, and **Eva Rosen**. “Evictions: The Comparative Analysis Problem.” *Housing Policy Debate* 31(3-5):696-716.
- 2020 Garboden, Philip and **Eva Rosen**. “Serial Filing: How Landlords Use the Threat of Eviction.” *City & Community* 189(2): 638-661.
– Media coverage in *CityLab*, *On the Media*, *How Housing Matters*
– Top cited article in *City & Community* (2021)
- 2019 Asad, Asad+ and **Eva Rosen**. “The Residential Decisions of Unauthorized Migrants: Hiding within American Racial Hierarchies.” *Journal of Ethnic & Migration Studies* 45(11): 1857-1882.

- Media coverage in *How Housing Matters*
- 2018 Garboden, Philip and **Eva Rosen**. “Talking to Landlords.” *Cityscape* 20(3): 281-291.
- 2018 Garboden, Philip, **Eva Rosen**, Stefanie DeLuca, and Kathryn Edin. “Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program.” *Housing Policy Debate* 28(6): 979-1003.
 - Media coverage in *The Washington Post*
- 2017 **Rosen, Eva**. “Horizontal Immobility: How Narratives of Neighborhood Violence Shape Residential Decisions.” *American Sociological Review* 82(2): 270-296.
 - Media Coverage in *How Housing Matters*
- 2014 **Rosen, Eva**. “Rigging the Rules of the Game: How Landlords Geographically Sort Low-Income Renters.” *City & Community* 13(4): 310-340.
 - Candace Rogers Student Paper Award, *Honorary Mention*, Eastern Soc. Society
 - Media coverage in *The Washington Post*, *The Atlantic*
- 2008 **Rosen, Eva** and Sudhir Venkatesh. “A Perversion of Choice: Sex Work offers Just Enough in Chicago’s Urban Ghetto.” *Journal of Contemporary Ethnography* 37(4): 417-441.
- 2007 **Rosen, Eva** and Sudhir Venkatesh. “Legal Innovation and the Control of Gang Behavior.” *Annual Review of Law and Social Science* 3: 255-270.

Reports, Book Chapters, Book Reviews, & Encyclopedia Articles:

- 2023 **Rosen, Eva** and Philip Garboden. “Algorithmic Discrimination in the Housing Market.” In *Artificial Intelligence and the City: Urbanistic Perspectives in AI*. Eds. Cugurullo, Federico, Simon Marvin, Pauline McGuirk, Federico Caprotti, Matthew Cook, and Andy Karvonen. New York: Routledge Press, 332-338.
- 2020 McCabe, Brian and **Eva Rosen**. “Eviction in Washington, DC: Racial and Geographic Disparities in Housing Instability.” *Georgetown University*.
 - Media coverage in *Washington Post*, the *DCist*, *WAMU*, *Washington City Paper*
- 2018 Garboden, Philip, **Eva Rosen**, Meredith Greif, Stefanie DeLuca, and Kathryn Edin. “Landlords and the Housing Choice Voucher Program: A Research Report.” *Department of Housing and Urban Development, PDE&R*.
 - Media coverage in *CityLab*, *Vox*
- 2016 **Rosen, Eva**. Review of *Code of the Suburb: Inside the World of Young Middle-Class Drug Dealers*, by Scott Jacques and Richard Wright. *City & Community* 15(2): 187-189.
- 2015 Bell, Monica, Nathan Fosse, Michèle Lamont and **Eva Rosen**. “Beyond the Culture of Poverty: Meaning-Making among Low-Income Populations around Family, Neighborhood, and Work.” *Blackwell Encyclopedia of Race, Ethnicity and Nationalism*, Ed. John Stone, Rutledge Dennis, Polly Rizova, and Anthony Smith. Wiley.

2010 **Rosen, Eva.** 2010. "Gans, Herbert." *Sage Encyclopedia of Urban Studies*. 1. Ed. Ray Hutchinson. Sage Publications, 285-287.

Articles in Progress:

Rosen, Eva. "The Stigma of a Voucher: Neighboring Behavior, Social Control, and Surveillance of Assisted Renters." (Revise & Resubmit at *American Journal of Sociology*).

Garboden, Philip and **Eva Rosen.** "Entries and Exits of Voucher Subsidized Stock: Modeling Unit Retention in the Housing Choice Voucher Program." (In Progress)

Rosen, Eva, Natasha Camhi⁺, and Philip Garboden. "Evasion, Ignorance, & Technicalities: The Limits of Landlord Compliance with Housing Voucher Reform." (In Progress)

Op-eds & Other Published Writing:

Rosen, Eva. February 17, 2021. "If 'Housing is a Right,' How Do We Make It Happen?" *The New York Times*.

DeLuca, Stefanie, Kathryn Edin, Philip Garboden, Meredith Greif, and **Eva Rosen.** February 3, 2021. "Renters and landlords alike need more federal assistance to survive the pandemic." *Baltimore Sun*.

Rosen, Eva and Brian McCabe. November 6, 2020. "D.C. Makes Eviction Filings Too Easy." *The Washington Post*.

Rosen, Eva. July 14, 2020. "8 Books about Housing Inequality in America: How Social Disparity Is Tied to Where We Live." *Electric Literature*.

DeLuca, Stefanie, Kathryn Edin, Philip Garboden, Meredith Greif, and **Eva Rosen.** November 7, 2019. "Section 8 Needs Updating." *The Baltimore Sun*.

Rosen, Eva and Philip Garboden. February 21, 2019. "The Federal Shutdown Damaged Housing Voucher Programs." *The American Prospect*.

Garboden, Philip and **Eva Rosen.** March 2017. "The True "American Carnage:" Trump's HUD Budget." *21st Century Cities Initiative Policy Blog*.

Garboden, Philip and **Eva Rosen.** May 17, 2016. "When Landlords Discriminate." *Talk Poverty*.

Rosen, Eva. March 15, 2016. "How Housing Vouchers Can Fight Residential Segregation." *The Nation*.

Rosen, Eva. March 14, 2016. "Segregation in the Era of Housing Choice." *Talk Poverty*.

Rosen, Eva. June 9, 2015. "The Power of Landlords." *The Atlantic*.

Rosen, Eva. 2015. "The Real Baltimore Crisis." *The Scholar Strategy Network*, Basic Facts Brief.

Rosen, Eva. 2015. "Reverse Selection: Landlords and the Sorting of HCV Renters." *Poverty and Race Research Action Council* 24(1): 3-7.

MEDIA, TV, RADIO, & PODCASTS

NPR All Thing Considered. March 14, 2024. "Affordable Housing and the Biden Campaign." Interview with Windsor Johnston.

UCLA Housing Voice Podcast, UCLA Lewis Center. June 2022. "Landlords and the Low Cost Rental Market." Interview with Michael Lens and Shane Phillips.

Opportunity Starts at Home (OSAH) Fair Housing Podcast. May 2022. "Racial Discrimination in Housing."

KQED Soldout Podcast: Rethinking Housing in America. March 14, 2022. "Reknitting the Safety Net: Help Pay the Rent."

American Sociological Review Podcast. October 2021 – 86(5). "Racial Discrimination in Housing: How Landlords Use Algorithms and Home Visits to Screen Tenants."

Freddie Mac Multifamily Podcast. September 1, 2021. "Housing Choice Vouchers." Interview with Corey Aber and Steve Guggenmos.

SCInline. American Association for the Advancement of Science (AAAS). August 5, 2021. "Dr. Eva Rosen: Evictions."

New Books Network. June 2, 2021. Podcast interview with Richard Ocejo about *The Voucher Promise*.

NPR Morning Edition. May 11, 2021. "Government Housing Vouchers Are Hard To Get, And Hard To Use." Interview with Pam Fessler.

ABC7 WJLA. November 19, 2020. "Eviction crisis looms as moratorium protecting renters ends."

The Koyo Nnamdi Show. October 15, 2020. "What Happens When the Eviction Moratoriums End?" A conversation with Ally Schweitzer.

On the Media. June 6, 2019. "The Scarlet E: Unmasking America's Eviction Crisis."

Sky News. March 16, 2017. "Donald Trump's Budget: The stakes for people in Baltimore."

The Koyo Nnamdi Show. July 20, 2016. "Changing Rent Subsidies." A conversation with Adrienne Todman, Executive Director of the D.C. Housing Authority.

WYPR Maryland Morning. October 2015. "A Visit to Sandtown's Gilmore Homes." Interview with Tom Hall.

WYPR. May 2015. “After 80 years of Public Housing, The State of Low Income Housing in Baltimore.” Interview with Jonna McKone.

GRANTS & FELLOWSHIPS

External:

- 2022-23 *Russell Sage Foundation*, Visiting Scholar Fellowship
- 2019-20 *Meyer Foundation*, “Racial Equity, Poverty, and the Process of Eviction in Washington, DC,” with Brian McCabe, \$25,000
- 2019-20 *Institute for Research on Poverty*, Extramural Small Grants Program, “Landlords, Housing Vouchers, and Neighborhood Rise and Decline: Using Administrative Data to Understand Urban Housing Markets,” With Philip Garboden, \$25,000
- 2013-17 *Department of Housing and Urban Development*, “Landlords and the Geography of Opportunity,” with PIs Kathryn Edin, Stefanie DeLuca, and Co-PI Philip Garboden, \$401,000
- 2013-14 *National Science Foundation*, Dissertation Improvement Grant, \$6920
- 2013-14 *Joint Center for Housing Studies*, John Meyer Fellowship, \$5000
- 2013 *Furman Center for Urban Governance & Policy*, “Landlords and the Geography of Opportunity,” PIs Kathryn Edin, Stefanie DeLuca, and Co-PI Philip Garboden \$25,000
- 2011-14 *Department of Housing and Urban Development*, Dissertation Research Grant, \$25,000
- 2011 *Horowitz Foundation for Social Policy*, Fellowship, \$4000
- 2012 *Taubman Center for Urban Policy and Governance*, Dissertation Fellowship, \$10,000
- 2011 *Harvard Real Estate Academic Initiative*, Research Grant, \$4000

Internal:

- 2023 *Georgetown University*, Summer Academic Grant, \$10,000 (also 2018, 2019, 2020, 2021)
- 2020-22 *Georgetown University*, Annual Research Grant, \$10,000
- 2019-20 *Georgetown University Provost’s Office*, “Racial Equity, Poverty, and the Process of Eviction in Washington, DC,” With Brian McCabe, \$25,000
- 2020 *Georgetown University*, Spring Competitive Research Grant in Aid, \$2000 (also 2018, 2019)

- 2019 *Georgetown University*, Fall Competitive Research Grant in Aid, \$2000 (also 2017, 2018)
- 2018-20 *Massive Data Institute*, Research Seed Grant, Georgetown University, \$40,000
- 2018-19 *Georgetown University Global Cities Initiative*, “The Sociology of Housing” Conference, \$20,000
- 2018-19 *Georgetown University Provost’s Office*, “The Sociology of Housing” Conference, \$15,000
- 2017 *Johns Hopkins University*, Research Grant, \$10,000
- 2013 *Harvard Graduate School of Arts and Sciences* Dissertation Completion Fellowship, \$30,982
- 2012 *Harvard Kennedy School Malcolm Weiner Center*, Research Grant with Kathryn Edin, \$7000
- 2011 *Harvard Multidisciplinary Program in Inequality & Social Policy*, NSF-IGERT Grant, \$5000
- 2011 *Harvard University Merit/ Graduate Society*, Term-time Research Fellowship, \$11,845
- 2008-11 *Perry Family Fellowship* for Sociology and Social Policy, Graduate Fellowship
- 2008 *Harvard University Center for American Politics (CAPS)*, Seed Grant, \$1000

PRESENTATIONS

Keynote Addresses:

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *Justice Center, Council of State Governments*. September 2023.

“Housing Vouchers and American Housing Policy.” *Maryland Department of Disabilities Annual Conference*, Keynote Address. October 2022.

“Racial Discrimination in Housing.” *Gordon S. Bodek Lecture*. Urban Studies Program, University of Pennsylvania, Philadelphia, PA. April 4, 2022.

Invited Talks:

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon). *American Bar Foundation*, Speaker Series, December 2023.

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon). *New York University Furman Center*, New York, NY. April 2023.

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon). *Duke University, Sociology Colloquium*, Department of Sociology, Durham, NC. February 2023.

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon). *Princeton University, Joint Degree Program in Social Policy*, Princeton, NJ. October 2022.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *NYU Urban Research Seminar*, New York University. New York, NY. September 2022.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *Author Meets Critic Book Forum*, with Discussant Mary Pattillo, Douglas Massey, Jacob Faber. *American Sociological Association Annual Meeting*, Los Angeles, California. August 2022.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *Fannie Mae, Enterprise Research & Insights In-depths Meeting*. May 2022.

“Landlords and Screening Algorithms.” *Beyond Fairness: Big Data, Racial Justice & Housing Symposium*. MIT, Cambridge, MA. April 27, 2022.

“Racial Discrimination in Housing.” With Jennifer Cossyleon and Philip Garboden, for the *Information, Misinformation, and Disinformation in Global Affairs*, University Lecture Series. Loyola University, Chicago, IL. February 2022.

“The Stigma of a Voucher: Not in My Front Yard.” *Ethnography Workshop & Urban Community Workshop*, Northwestern, Evanston, IL. February 2022.

“Housing Vouchers: Landlords and Tenants.” Toward an Inclusive Recovery: Increasing the Housing Security of Vulnerable Renters Through Rental Assistance. Federal Reserve Community Development Research Seminar. *Federal Reserve Banks of Philadelphia and Atlanta*. Nov. 17, 2021.

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon). *George Mason University, Department of Sociology*, Fairfax, Virginia. September 2021.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability” (Report with Brian McCabe). *Scholars Strategy Network: Eviction Research within and beyond Academia*. May 2021.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability” (Report with Brian McCabe). *“Housing Is” Summit, Counsel on Large Public Housing Authorities (CLPHA)*. May 2021.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *Center on Poverty and Social Policy, Columbia University*. April 2021.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *National Apartment and Housing and Redevelopment Officials* (NAHRO). April 2021.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *University of Wisconsin, Institute for Poverty Research*, Madison, WI. March 2021.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability.” (Report with Brian McCabe). *Saving DC’s Rental Housing Strike Force*, Washington, DC. February 2021.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability.” (Report with Brian McCabe). *DC Superior Court, Civil Division*. Washington, DC. February 2021.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *The Department of Housing and Urban Development* (HUD), Washington, DC. October 2020.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability.” (Report with Brian McCabe). *Fair Budget Coalition*, Washington DC. 2020.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *The Lewis Center*, University of California, Los Angeles. September 2020.*

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *The Ivy Bookshop*, Book Launch, with Lawrence Lanahan. July 2020.

“The Voucher Promise: ‘Section 8’ and the Fate of an American Neighborhood.” *Book Talk*, with Jacob Faber, Ann Owens, Esther Sullivan, and Brian McCabe. July 2020.

“The Stigma of a Voucher: Not in My Front Yard.” *Sociology Colloquium*, University of Pennsylvania, Sociology, Philadelphia, PA. December 2019.

“Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program.” (Paper with Philip Garboden, Stefanie DeLuca, and Kathryn Edin). *Scholars Strategy Network National Leadership Convening*, Washington, DC. 2019.

“The Threat of Eviction: How Landlords Shape a Contingent Tenure” (Paper with Phil Garboden). *NYU School of Law, Colloquium on Issues in Landlord/Tenant Law*. New York, NY. February 2019.

“The Threat of Eviction: How Landlords Shape a Contingent Tenure” (Paper with Phil Garboden). *University of Maryland, Sociology Colloquium*. College Park, Maryland. 2019.

“The Threat of Eviction: How Landlords Shape a Contingent Tenure” (Paper with Phil Garboden). *American University, Metropolitan Policy Center Urban Speaker Series*. Washington, DC. 2018.

“What Drives Landlord Participation in the Housing Choice Voucher Program.” (Paper with Philip Garboden, Stefanie DeLuca, and Kathryn Edin). *Landlord Participation in the HCV Program*, Department of Housing and Urban Development (HUD), Washington, DC. 2018.

“Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program.” (Paper with Philip Garboden, Stefanie DeLuca, and Kathryn Edin). *Housing Mobility Conference*. Washington, DC. 2018.

“Landlords and the Geography of Opportunity.” (With Philip Garboden and Meredith Greif). *The Department of Housing and Urban Development (HUD)*, Washington, DC. November 2016.

“The Rules of the Game: Landlords and the Geographic Sorting of Voucher Holders.” *Furman Center for Real Estate and Urban Policy*, New York University. New York, NY. 2013.

Selected Conference Presentations:

“Racial Discrimination in Housing: How Landlords use Algorithms and Home Visits to Screen Tenants.” (Paper with Philip Garboden and Jennifer Cossyleon)

American Sociological Association, San Francisco, CA (virtual). August 2020.

Association for Public Policy and Management, Denver, CO. November 2019.

Georgetown University, Sociology of Housing Conference, Washington DC. October 2019.

Eastern Sociological Association Annual Meeting, Boston, MA. February 2019.

Urban Affairs Association Conference, Los Angeles, CA. April 2019.

Georgetown University McCourt School, Junior Faculty Colloquium, Washington, DC. 2019.

“Pandemic Housing: The Role of Landlords, Social Networks, and Social Policy in Mitigating Housing Insecurity during the COVID-19 Pandemic.” (Paper with Besbris, Max, Dempsey, Sadie, Brian McCabe). *Russell Sage Foundation*, “Building an Open Qualitative Social Science” New York, NY. December 2022.

“Evasion, Ignorance, & Technicalities: The Limits of Landlord Compliance with Housing Voucher Reform.” With Natasha Camhi and Philip Garboden. *Association for Public Policy and Management (APPAM)*, Washington, DC. November 2022.

“The Challenges of Serial Eviction in Washington, DC.” With Philip Garboden, Brian McCabe, and Henry Watson. *Association for Public Policy and Management (APPAM)*, Austin, Texas. March 28, 2022.

“Gimme’ The Eviction: The Punishing Disadvantages of Hidden Procedure in Landlord-Tenant Court” (Paper with Brian McCabe and Isaiah Fleming-Klink). *Association for Public Policy and Management (APPAM)*, Washington, DC. November 2020.

“Eviction in Washington, DC: Racial & Geographic Disparities in Housing Instability” (Report with With Brian McCabe)

Georgetown University McCourt School & DC Public Policy Institute, Washington, DC. 2020.

Georgetown University McCourt School Junior Faculty Colloquium, Washington, DC. 2020.

“Entries and Exits of Voucher Subsidized Stock: Modeling Unit Retention in the Housing Voucher Program” (Paper with Philip Garboden). *Association for Public Policy and Management (APPAM)*, Denver, CO. 2019.

“The Threat of Eviction: How Landlords Shape a Contingent Tenure” (Paper with Philip Garboden).

Georgetown University, Department of Sociology Colloquium. Washington, D.C. 2018.

- Junior Faculty Colloquium*, Georgetown University, McCourt School, Washington, DC. 2018.
American Sociological Association, Montreal, Canada. 2017.
Urban Affairs Association, Milwaukee, WI. 2017.
- “Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program.”
(Paper with Philip Garboden, Stefanie DeLuca, and Kathryn Edin)
Georgetown University McCourt School, Policy Day. Washington, DC. 2018.
American Sociological Association, Philadelphia, PA. 2018.
Urban Affairs Association, Toronto, CA. 2018.
- “Privatization of Conflict: How Public Policy Shapes Landlord-Tenant Interactions.”
(With Philip Garboden). *Eastern Sociological Society*, Boston, MA. 2016.
- “‘This is How We Behave:’ Landlord-Tenant Relations and the New Paternalism.”
(With Philip Garboden). *American Sociological Association*, Chicago, IL. 2015.
- “Social Isolation, Spatial Proximity, and the Durability of Neighborhood Attainment after Katrina.”
Eastern Sociological Society, New York, NY. 2015. (With Asad Asad)
- “Neighborhood Effects on Choice and Churning.” *American Sociological Association*, San Francisco, CA. August 2014.
- “The Rules of the Game: Landlords and the Geographic Sorting of Voucher Holders.”
Eastern Sociological Society, Baltimore, MD. 2014.
Urban Affairs Association, San Francisco, California. 2013.
- “Social Isolation, Spatial Proximity, and the Durability of Neighborhood Attainment after Katrina.”
Returning to Katrina, The University of Mississippi, Gulf Port. 2010.
- “Perceptions of Disorder and Crime in a Multi-ethnic Neighborhood.”
Geographic Information Systems (GIS) Institute, Center for Geographic Analysis, Harvard. 2009.
Summer Workshop on Immigration & Social Change. Manchester, England. 2008.
Race and Inequality Workshop, Harvard University. 2007.
- “Sex Work Offers Just Enough in Chicago’s Urban Ghetto.”
Sex Work Matters: Beyond Divides, New School and CUNY Graduate Center, New York. 2006.
Eastern Sociological Association, Boston, MA. 2006.

TEACHING & ADVISING

Graduate Courses:

Assistant Professor, McCourt School of Public Policy, Georgetown University
Qualitative Methods, PPOL 706 Spring 2018, 2019, 2020, 2021, 2022

Urban Inequality, PPOL 625

Fall 2017, 2018, 2019, 2021, Spring 2021, 2022

Assistant Professor, Exec Ed Program, McCourt School of Public Policy, Georgetown University

Qualitative Research Methods

Fall 2020

Undergraduate Courses:

Associate Professor, McCourt School of Public Policy, Georgetown University

How Public Policy Works, PPOL 2000 with Nora Gordon (41 students)

Spring 2024

How Public Policy Works, PPOL 2000 with Nora Gordon (66 students)

Fall 2023

Lecturer, Department of Sociology, Harvard University

Intro to Sociology (*Awarded a *Certificate of Teaching Excellence*)

Spring 2015

Junior Tutorial: Urban Social Problems and Public Policy

Spring 2015

Introduction to Urban Sociology

Fall 2014

Senior Thesis Writing Tutorial

2011 - 2013

Teaching Fellow, Institute for Quantitative Social Science (IQSS), Harvard University

Qualitative Methods and Research Design, Prof. Natasha Warikoo

J-term 2011 & 2012

Teaching Fellow, Department of Sociology, Harvard University

Medicine and Disease in Social Context, Prof. Nicholas Christakis (120 students) Spring 2011

Social Science Research Design (*Head TF), Prof. Mary Waters (120 students) Fall 2010

Urban Social Problems, Professor Kathryn Edin (80 students) Spring 2010

Models of Social Science Research Design, Professor Tim Nelson (90 students) Fall 2009

Advising

Student Advising and Mentoring, Georgetown University

PhD Committee Member, Henry Watson, Department of Government

2022 - present

MA Thesis Defense Committee Member, Nicole Weyandt

2018

Advising students on Capstones and Thesis on urban issues and housing

2017 - present

Advising students on Capstones and Thesis using qualitative methods

2017 - present

Senior Thesis Advising, Department of Sociology, Harvard University

Advised six senior theses

2010 - 2015

Senior thesis advisee won *Hoopes Prize for Senior Thesis Excellence*

2015

Departmental Qualitative Research Advisor

2010 - 2013

SERVICE

Departmental Service, McCourt School of Public Policy, Georgetown University

2024 *Public Policy Challenge*, Judge

2024 *Qualitative Research Methods Training & Advising*, Policy Innovation Lab

2023 - 24 *Undergraduate Committee*
 2023 - 24 *Main Campus Core Curriculum Committee, Member*
 2023 - 24 *Third Year Review Committee for Krista Ruffini, Chair*
 2023 *Sample Class for Prospective Student Day*
 2023 *Public Policy Challenge, Judge*
 2022 *Public Policy Challenge, Judge*
 2021 - 22 *Faculty Productivity Committee, Member*
 2021 - 22 *Racial Justice Search Committee, Member*
 2021 - 22 *Qualitative Research Methods Training & Advising, Policy Innovation Lab*
 2021 *Enhance & Advance Workshop on “Critical Policy Analysis” with Dean Maria Cancian and Karen Huang*
 2020 - 21 *Racial Justice Search Committee, Member*
 2020 - 21 *Confronting Racism Teaching and Learning Committee, Member*
 2020 - 21 *Qualitative Research Methods Training & Advising*
 2020 - 21 *Thesis Prize Committee*
 2020 *Review Committee for MPM Director, Member*
 2019 - 20 *Racial Justice Search Committee, Member*
 2019 - 20 *Qualitative Research Methods Training & Advising, Policy Innovation Lab*
 2018 - 19 *Racial Justice Search Committee, Member*
 2018 - 19 *Qualitative Research Methods Training & Advising, Policy Innovation Lab*
 2017 - 18 *Committee on Experiential Learning, Member*
 2017 - 18 *Georgetown Public Policy Review, Reviewer*
 2017 - 18 *Qualitative Research Methods Training & Advising, Policy Innovation Lab*
 2008 - 10 *Migration and Immigrant Incorporation Workshop, Coordinator, Harvard University*

University Service, Georgetown University

2021 *M.I.L.E. Makers Partnership, The Red House Baker Trust, Georgetown University*
 2021 *Speaker at the Red House Baker Trust Dinner Series, Georgetown University*
 2018 - 21 *Faculty Affiliate, Department of Sociology, Georgetown University*
 2018 - 21 *Faculty Affiliate, Global Cities Initiative, Georgetown University*
 2018 - 19 *Faculty Advisor, Baker Center, McCourt School of Public Policy*
 2018 *Discussant for “Report: African American Employment, Population, and Housing Trends” by Maurice Jackson, Georgetown University*

Professional Service

2024 *Mentor for the Sociology of Law Section of the American Sociological Association*
 2023 *APPAM Program Committee Co-Chair, Housing, Community Development, and Urban Policy sub-committee, APPAM Annual Meeting, Atlanta, GA*
 2023 *Mentor, Inequality, Poverty, Mobility Mentoring Workshop, American Sociological Association, Philadelphia, PA*
 2023 *Inequality, Poverty, and Mobility Outstanding Book Award Committee member, American Sociological Association*

- 2022 *Session Organizer*, Regular Session on “Housing/Housing Policy: Housing Insecurity, Displacement, and Gentrification,” *American Sociological Association*, Los Angeles, CA
- 2022 *Session Organizer*, Regular Session on “Housing/Housing Policy: Race, Poverty, and Urban Space,” *American Sociological Association*, Los Angeles, CA
- 2022 *Session Organizer*, Regular Session on “Housing/Housing Policy: Landlord, Tenant, and Community Dynamics,” *American Sociological Association*, Los Angeles, CA
- 2022 *Inequality, Poverty, and Mobility* Section committee member, Graduate Student Paper Award, *American Sociological Association*
- 2022 *Discussant*, “The Consequences of Housing Disadvantage and Racial Inequality in the United States.” *Association for Public Policy and Management*, Austin, TX
- 2019 *Conference Organizer*, “The Sociology of Housing” Conference, Georgetown University, Washington, DC
- 2019 *Sociology Mentor*, Mentoring Workshop, *American Sociological Association*, New York, NY
- 2018 *Discussant*, “Sociological Perspectives on the Affordable Housing Crisis.” *American Sociological Association*, Philadelphia, PA
- 2018 *Session Organizer and Presider*, “The Housing Affordability Crisis in Charm City: A Conversation Between Research and Practitioners.” *Eastern Sociological Association*. Baltimore, MD
- 2017 *Discussant*, “Reforming the Housing Choice Voucher Program,” *Association for Public Policy and Management*. Chicago, IL
- 2017 *Session Organizer*, “A Place to Call Home,” Regular Section on Community Sociology, *American Sociological Association*. Montreal, Canada

Public Service

- 2024 Member of the [National Low Income Housing Coalition \(NLIHC\)](#) *Renter Survey Advisory Committee*
- 2024 Advisor to the *Right to Counsel Study*, funded by the *Robert Wood Johnson Foundation*, with PIs Danya Keene (Yale School of Public Health), Jamila Michener (Cornell School of Public Policy) and Peter Hepburn (Rutgers-Newark)
- 2023 - 24 Advisor to the [American Law Institute’s Principles of Law, High-Volume Civil Adjudication](#) project
- 2022 - 23 Member of the “Research Cohort” of the *Local Solutions Support Center (LSSC)*

- 2021 Member of *Saving D.C.'s Rental Housing Market Strike Force*, Appointed by Mayor Muriel Bowser
- 2020 - 21 Member of the *Advisory Committee* for the congressionally mandated study of eviction in the United States by the *Legal Services Corporation*
- 2020 - 21 Member of the *Housing Security Group*, Maryland Attorney General's *COVID-19 Access to Justice Task Force*

Public Testimony

Testimony to the *Maryland General Assembly*, Landlord and Tenant – Eviction Actions – Filing Surcharge and Prohibited Lease Provisions, SB-223. February 3, 2022.

Testimony to the *DC City Council*, Special Committee on Covid-19 Pandemic Recovery Oversight Hearing. March 21, 2021.

Testimony to the *Maryland General Assembly*, Filing Surcharge and Prohibited Lease Provisions, SB-530. February 24, 2021.

Testimony to the *Maryland General Assembly*, Filing Surcharge and Prohibited Lease Provisions, HB-729. February 17, 2021.

Testimony to the *DC City Council*, Eviction Filing Moratorium. February 4, 2021.

Testimony to the *DC City Council*, Eviction Record Sealing Authority Act B23-0338. Oct. 30, 2020.

Reviewer

American Journal of Sociology; American Sociological Review; City & Community; Du Bois Review; Housing Policy Debate; Journal of Policy Analysis & Management; Journal of Urban Affairs; Journal of Urban History; Qualitative Sociology; Russell Sage Foundation; Sociological Compass; Social Forces; Social Problems; Social Psychological Quarterly; Sociological Forum; Social Service Review; Socius; William T. Grant Foundation, Urban Affairs Review.

CONSULTING RESEARCH & WORK

Code for America. Eric Gianella.

Opportunity Consulting. Etai Mizrav and Iris Bond Gill.

District of Columbia Public Defender's Office. Robert Hornstein.

The Urban Institute. Susan Popkin and Diane Levy.

Creating Moves to Opportunity. Landlord Component. Raj Chetty and Stefanie DeLuca.

PROFESSIONAL AFFILIATIONS

Professional Affiliations

Massive Data Institute, Georgetown University, <i>Faculty Affiliate</i>	2022 - present
Department of Sociology, Georgetown University, <i>Faculty Affiliate</i>	2018 - present
Global Cities Initiative, Georgetown University, <i>Faculty Affiliate</i>	2018 - present
Baker Center for Leadership and Governance, Georgetown University, <i>Faculty Advisor</i>	2018 - 2019

Professional Memberships

<i>American Sociological Association (ASA)</i>	2006 - present
<i>Eastern Sociological Association (ESS)</i>	2007 - present
<i>Urban Affairs Association (UAA)</i>	2012 - present
<i>Association for Public Policy Analysis and Management (APPAM)</i>	2015 - present
<i>Scholar Strategy Network (SSN)</i> , DC Chapter Founding Member from 2023	2015 - present