

# PHILIP M.E. GARBODEN

## CURRICULUM VITAE

Department of Urban and Regional Planning  
University of Hawai'i Economic Research Organization

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### EMPLOYMENT

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- Fall 2018- Assistant Professor  
HCRC Professor in Affordable Housing Economics, Policy, and Planning  
University of Hawai'i at Manoa  
Department of Urban and Regional Planning (DURP)  
University of Hawai'i Economic Research Organization (UHERO)
- Summer 2019- Adjunct Assistant Research Scholar  
Johns Hopkins University  
Department of Sociology

### EDUCATION

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- 2018 PhD in Sociology, Johns Hopkins University, MD. (M.A. granted 2014)  
Advisor: Stefanie DeLuca, Ph.D.  
  
Dissertation: "Dear Landlord: How the Ownership and Management of Rental Properties Matter for Tenants, Neighborhoods, and the Cities" (approved December 2014)  
Committee: Stefanie DeLuca, Kathryn Edin, Robert Lieberman, Nicholas Papageorge, Lindsay Thompson, and Stephen L. Morgan.
- 2018 M.S.E. in Applied Math and Statistics, Johns Hopkins University, MD  
Advisor: Tamas Budavari, Ph.D.
- 2011 M.A. in Public Policy, Johns Hopkins University, MD.  
Thesis: "Preserving Affordable Housing in Baltimore: Addressing Small Low-End Rental Properties"  
Advisor: Sandra Newman, Ph.D.
- 2002 B.A. in Classical Greek and English Literature, Swarthmore College, PA.  
Fall 2000: The Intercollegiate Center for Classical Studies in Rome

### ACADEMIC PUBLICATIONS

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Rosen, Eva and **Philip ME Garboden**. "Landlord Paternalism: Housing the Poor with a Velvet Glove"  
Conditional accept, *Social Problems*.

**Garboden, Philip ME**. "Sources and Types of Big Data for Macroeconomic Forecasting." in *Macroeconomic Forecasting in the Era of Big Data* (Peter Fuleky, Ed.).  
Forthcoming.

**Garboden, Philip ME** and Eva Rosen. (2019). "The Threat of Eviction: How Landlords Shape a Contingent Tenure." *City and Community*, 18(2), 638-661.

**Garboden, Philip ME** and Prentiss Dantzer. (2019). "A Methodological Critique of Wassmer and Wahid." *Housing Policy Debate*, 29:2, 359-362.

**Garboden, Philip ME**, Rosen, E., DeLuca, S., & Edin, K. (2018). "Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program." *Housing Policy Debate*, 28(6), 979-1003.

**Garboden, Philip ME** and Eva Rosen. (2018). "Talking to Landlords." *Cityscape: A Journal of Policy Development and Research*. 20(3), 281-291.

**Garboden, Philip ME** and Christine Jang. (2018) "There's Money to Be Made in Community: Real Estate Developers, Community Organizing, and Profit-making in Shrinking Cities" *Journal of Urban Affairs*. Online early access.

**Garboden, Philip ME**, Sandra Newman, and Tama Leventhal. (2017). "Estimating the Effects of Residential Mobility: A Methodological Note." *Journal of Social Service Research*. Vol. 43, No. 2, pp. 246-261

DeLuca, Stefanie, **Philip ME Garboden**, and Peter Rosenblatt. (2013). "Segregating Shelter: How Housing Policies Shape the Residential Locations of Low Income Minority Families." *Annals of the American Academy of Political and Social Science*. Special Volume, "Rethinking Urban Disadvantage: The Role of Systems, Institutions, and Organizations" (Mario Small and Scott Allard, Eds.) Vol. 647, May, pp. 268-299.

Newman, Sandra and **Philip ME Garboden**. (2013). "Psychometrics of Housing Quality Measurement in the American Housing Survey." *Cityscape: A Journal of Policy Development and Research*. Vol. 15, No. 1, pp. 293-306.

**Garboden, Philip ME** and Sandra Newman. (2012). "Is Preserving Small, Low-end Rental Housing Feasible?" *Housing Policy Debate*. Vol. 22, No. 4, pp. 507-526.

## PAPERS UNDER REVIEW

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**Garboden, Philip ME**. "The Culture of Amateur Real Estate Investing"  
Manuscript under review.

Rita, Nathalie, Jennifer Darrah, Rachel Engel, **Philip ME Garboden**. "Contesting the Right to the City Under Scarcity: The Case of Micronesians in Hawai'i's Public Housing"  
Manuscript under review.

**Garboden, Philip ME**, Fan, Lenny, Amitabh Basu, Tamas Budavari, and John David Evans "Combinatorial Optimization for Urban Planning: Strategic Demolition of Vacant Houses"  
Manuscript under review.

## WORKING PAPERS (available upon request)

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**Garboden, Philip ME**, Eva Rosen, and Rangrang Zheng. "Entries and Exits of Voucher Subsidized Stock: Modeling Unit Retention in the Housing Choice Voucher Program"

**Garboden, Philip ME** and Stefanie DeLuca. "*I came straight here*: How Poor Families Search for Housing."

DeLuca, Stefanie, Anna Rhodes, **Philip ME Garboden**, Xiao Yu. "Expanding the Geography of Educational Opportunity: Can Housing Policy Improve the Achievement of Minority Youth?"

**Garboden, Philip ME** "Voucher Sub-Markets, Jurisdictional Form, and Administrative Balkanization"

**Garboden, Philip ME** and Tamas Budavari, “Assessing the Effects of Abandoned Properties on Real Estate Values”

**Garboden, Philip ME** and Tamara Edwards. “The Not New Sharing Economy of Housing”

## OTHER PUBLICATIONS

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Rosen, Eva and **Philip ME Garboden**. (2019). “The Federal Shutdown Damaged Housing Voucher Programs” *The American Prospect*.

**Garboden, Philip ME**, Eva Rosen, Meredith Greif, Stefanie DeLuca, Kathryn Edin. (2018). “A Research Report: Urban Landlords and the Geography of Opportunity.” Department of Housing and Urban Development: Washington, DC.

Rosen, Eva and **Philip ME Garboden**. (2017). “The True ‘American Carnage:’ Trump’s HUD Budget.” *21st Century Cities Initiative Policy Blog*.

**Garboden, Philip ME** and Eva Rosen. (2016). “When Landlords Discriminate.” *Talk Poverty*.

**Garboden, Philip ME**. (2016). “The Double Crisis: A Statistical Report on Rental Housing Costs and Affordability in Baltimore City, 2000-2013” Abell Foundation Report: Baltimore, MD.

Media coverage in *The Baltimore Sun* (“Baltimore faces 'double crisis' with increasing rents and low incomes, report says.”), *City Lab* (“‘Affordable’ Housing Remains Out of Reach for Full-Time Working Families”), *Baltimore Business Journal* (“Balancing City’s Housing Needs”), and *The Daily Record* (“Report: Baltimore faces affordable housing crisis”)

DeLuca, Stefanie, Eva Rosen, and **Philip ME Garboden**, (2016). “Interim Report: Landlord Practices and the Housing Choice Voucher Program” Department of Housing and Urban Development: Washington, DC.

**Garboden, Philip ME**, Timothy Nelson, and Kathryn Edin. (2016). “J. Van Story Branch Building Needs Assessment” Johns Hopkins University, Office of the President, Baltimore, MD.

DeLuca, Stefanie, Anna Rhodes, and **Philip ME Garboden**. (2016). “The Power of Place: How Housing Policy Can Boost Educational Opportunity.” Abell Foundation Report: Baltimore, MD.

**Garboden, Philip ME** and Sandra Newman. (2015). “Small Rental Properties in Baltimore.” in *Maintenance and Investment in Small Rental Properties: Findings from New York City and Baltimore*. The Furman Center: New York, NY.

DeLuca, Stefanie, **Philip ME Garboden**, and Peter Rosenblatt. (2012). “Why Don’t Vouchers Do a Better Job of Deconcentrating Poverty? Insights from Fieldwork with Poor Families.” *Poverty & Race Research Action Council (PRRAC) Newsletter*. Vol. 21 No. 5.

## RESEARCH FUNDING

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2019-present. The Institute for Research on Poverty (IRP)’s Extramural Small Grants Program. “Landlords, Housing Vouchers, and Neighborhood Rise and Decline: Using Administrative Data to Understand Urban Housing Markets” (\$25,000).

2018-present. Hawai‘i Public Housing Authority. “Public Housing Authorities and the Affordable Housing Crisis” (\$37,747).

2018-present. Ulupono Foundation. Drivers of well-being in Hawaii: Quantifying individual and community impacts. (Co-PI with Inessa Love) (\$98,266)

2018-present. Hawai'i Public Housing Authority. "Public Housing in Hawai'i: Strengths and Opportunities" (PI with Jennifer Darrah) (sub-award \$73,267)  
Full award to University of Hawai'i Community Design Center, "Hawai'i Housing Authority: Re-envisioning Public Housing Phase-1" (\$477,017).

2018-present. Massive Data Institute Seed Grant, Georgetown University. "Landlords, Housing Vouchers, and Neighborhood Rise and Decline: Using Administrative Data to Understand Urban Housing Markets." (PI with Eva Rosen) (\$40,000)

2018-present. Annie E. Casey Foundation via The Poverty & Race Research Action Council (PRRAC). "Tempting the Opportunity Landlord." (PI with Stefanie DeLuca) (\$20,000)

2017-present. JHU Bloomberg Funds. "Vouchers in the Cappuccino City: How Landlords Shape the Geography of Opportunity in Washington, DC" (\$9,275)

2017-present. Horowitz Foundation for Social Policy. "The Geography of Profit: How Landlord Decisions Impact the Supply and Location of Subsidized Housing." (\$7,500)

2017-present. JHU Development Gift from Stanley Sugarman. "Housing Abandonment in Baltimore." (\$5,000)

2016-present. Annie E. Casey Foundation & JHU Office of the President. "Who Is Moving In? Repopulation, Reinvestment, and Pathways to Revitalization in East Baltimore and Greater Homewood" (Co-Pi with Kathryn Edin, Stefanie DeLuca, and Christine Jang). (\$839,429)

2014-2018. United States Department of Housing and Urban Development. "Brokering the Geography of Opportunity: How Landlords Affect Access to Housing and Neighborhood Quality Among HUD Assisted Renters." (Co-Pi with Stefanie DeLuca, Kathryn Edin, and Eva Rosen). (\$401,104)

2015-2016. Hearing Their Voices: How Baltimore's Young People Understand the Freddie Gray Uprising. (Co-PI with Monica Bell, Kathryn Edin, and Stefanie DeLuca). (\$249,991)

2015-2016. The Abell Foundation. "Affordability Trends in Baltimore: An Overview." (\$5,000)

Summer 2015. Johns Hopkins Department of Sociology. Summer research grant. "Home Making: Real Estate Investment in the Financial Insecurity of Unmarried Women." (\$3,000)

2014-2016. Annie E. Casey Foundation. "Divestment and Abandonment in Baltimore, MD." (Co-PI with Kathryn Edin, and Stefanie DeLuca). (\$99,000)

2013-2014. Furman Center for Real Estate and Urban Policy, New York University. "The Gatekeepers of Geography, How Landlords Affect Access to Housing and Neighborhood Opportunity Among Moderate- to Low- Income Renters." (Co-Pi with Stefanie DeLuca, Kathryn Edin, and Eva Rosen). (\$25,000)

## **TALKS AND PRESENTATIONS (\* = invited)**

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[\*] "Combinatorial Optimization for Urban Planning: Strategic Demolition of Vacant Houses." Urban Spaces in Baltimore: Data Science in the City, Baltimore, MD, 2019.

"Entries and Exits of Voucher Subsidized Stock: Modeling Unit Retention in the Housing Choice Voucher Program." Penn-Oxford Symposium on Housing Affordability in Advanced Economies, Oxford, UK, 2019.

"Discrimination Without Discriminants Racial Logics in Tenant Screening." Urban Affairs Association, Los Angeles, CA, 2019.

[\*] “You Can’t Get There from Here: Mobility Networks and Administrative Balkanization in the Housing Choice Voucher Program” Center on the Family, Honolulu, HI 2019.

[\*] “Housing Vouchers and Opportunity: What Drives Landlords’ Willingness to Participate in the Housing Choice Voucher Program” Pacific Rim International Conference on Disability and Diversity. Honolulu, HI, 2019 (with Minda Golez).

[\*] “Housing Supply and Affordability: A Research Summary” Hawaii Senate & House Joint Committee on Housing. Honolulu, HI, 2019.

[\*] “Inclusionary Housing Requirements: The Debate” Federalist Society of Hawaii. Honolulu, HI, 2019.

“Panel: The Impact of Subsidized Housing on Family Outcomes” *Discussant*. Association for Public Policy and Management, Fall Research Conference, Washington, DC, 2018.

“That’s like my pension, the passive income:’ What Drives Amateurs to Speculate In the Low-End Rental Market.” ACSP 58<sup>th</sup> Annual Conference. Buffalo, NY, 2018.

[\*] “Landlord Participation in the Housing Choice Voucher Program” HUD Landlord Forum, Salt Lake City, UT, 2018.

[\*] “Tempting the Opportunity Landlord” The Seventh National Conference on Housing Mobility, Washington, DC, 2018. (with Eva Rosen and Jennifer Cossyleon)

[\*] Panel Participant, Palolo Housing Roundtable, Honolulu, HI, 2018.

[\*] “Talking to Landlords.” American Planning Association of Hawaii, Honolulu, HI, 2018.

[\*] “Contingent Tenure: How Landlords Use the Threat of Eviction.” University of Hawai‘i at Manoa Department of Sociology, Honolulu, HI, 2018.

[\*] “Adventures in Big Data Analysis: Using Astronomy Methods to Understand Urban Housing Complexities in Baltimore.” Philosophical Society of Washington (PSW), Washington, DC, 2018. (with Tamas Budaveri)

[\*] “Re-Negotiating Community: Divergent Pathways of Neighborhood Change in Baltimore, MD.” Eastern Sociology Society, Regular Session, Baltimore, MD, 2018.

“Family Landlords: Kin Ties, Real Estate Investment, and Survival in High Poverty Neighborhoods.” Eastern Sociology Society, Regular Session, Baltimore, MD, 2018.

“Sorting the Poor: How Landlord Participation in the Housing Voucher Program Impacts Neighborhood Attainment.” Urban Affairs Association, 48<sup>th</sup> Conference, Toronto, Canada. 2018.

[\*] “City-University Neighborhood Revitalization Partnerships” Panelist. 21<sup>st</sup> Century Cities 2017 Symposium, Baltimore, MD.

“New Neighborhoods, New Schools: The Impact of Housing Mobility on Academic Achievement.” Association for Public Policy and Management, Fall Research Conference, Chicago, IL, 2017.

“Housing Measurement Matters: Examining, Constructing, and Testing New Housing Security Measures” *Discussant*. Association for Public Policy and Management, Fall Research Conference, Chicago, IL, 2017.

“Contingent Tenure: How Landlords Use the Threat of Eviction.” American Sociological Association, Annual Meeting, Regular Session, Montreal, Canada, 2017 (with Eva Rosen).

“The Culture of Amateur Real Estate Investing” American Sociological Association, Annual Meeting, Economic Sociology Roundtable, Montreal, Canada, 2017.

“Contingent Tenure: How Landlords Use the Threat of Eviction.” Urban Affairs Association, 47<sup>th</sup> Conference, Minneapolis, MN, 2017 (with Eva Rosen).

[\*] Landlords and the Geography of Opportunity. Department of Housing and Urban Development: Policy Development and Research Division. 2016. (with Stefanie DeLuca, Kathryn Edin, Eva Rosen, & Meredith Greif)

[\*] “The Double Crisis: A Conversation.” St. Ambrose Housing Aid Center, Baltimore, MD 2016.

“*There’s Money to Be Made in Community: Real Estate Developers as Brokers of Social Connections*” American Sociological Association, Annual Meeting, Regular Session, Seattle, WA, 2016 (with Christine Jang).

“The Privatization of Conflict: How Public Policy Shapes Landlord-Tenant Interactions.” Urban Affairs Association, 46<sup>th</sup> Annual Conference, San Diego, CA, 2016 (with Stefanie Deluca and Eva Rosen).

“*This is How We Behave: Landlord-Tenant Relations and the New Paternalism.*” American Sociological Association, Annual Meeting, Regular Session, Chicago, IL, 2015 (with Eva Rosen).

“*I’m Going for It. It Is What It Is: How Poor Families Search For Housing*” American Sociological Association, Annual Meeting, Regular Session, San Francisco, CA, 2014.

“Expanding the Geography of Educational Opportunity: Can Housing Policy Improve the Achievement of Minority Youth?” American Sociological Association, Annual Meeting, Regular Session, San Francisco, CA, 2014 (with Stefanie Deluca and Anna Rhodes).

[\*] “Research in Baltimore, Research for Baltimore: The Poverty and Inequality Research Lab.” Johns Hopkins Development Office Professional Development Workshop, Baltimore, MD 2014.

“Expanding the Geography of Educational Opportunity: Can Housing Policy Improve the Educational Achievement of Minority Youth?” Eastern Sociological Society, Annual Meeting, Baltimore, MD, 2014 (with Anna Rhodes).

[\*] “Brokering the Geography of Opportunity: How Landlords Affect Access to Housing and Neighborhood Quality Among HUD Assisted Renters” The U.S. Department of Housing and Urban Development’s Office of Policy Development and Research, Washington, DC, 2014 (with Stefanie DeLuca, Kathryn Edin, and Eva Rosen).

[\*] “Learning from Voucher Families: Barriers and Opportunities to Mobility.” Moving to Higher Opportunity Summit: Exploring Options and Opportunities for Housing Mobility, Blue Bell, PA, 2014.

“How Poor Renters Search For Housing: Insights from Baltimore.” Association of Public Policy and Management, Fall Research Conference, Washington, DC, 2013.

“*I came straight here: The Housing Searches of Low-Income Families.*” Urban Affairs Association, 43<sup>rd</sup> Conference, San Francisco, CA, 2013.

“Is Preserving Small, Low-End Rental Housing Feasible?” Mid-Year Meeting of the American Real Estate and Urban Economics Association, Washington, DC, 2011 (with Sandra Newman).

[\*] “Marketing City Owned Properties.” Baltimore City Office Of Mayor Stephanie Rawlings-Blake, Baltimore, MD, 2010.

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## FELLOWSHIPS AND HONORS

Association for Public Policy and Management, 40 for 40 Fellow, awarded to 40 outstanding early career research professionals in honor of the Association's 40<sup>th</sup> Annual Meeting, 2018.

Horowitz Foundation for Social Policy, awarded to emerging scholars to promote scholarship with a social policy application, 2017.

Miripol-Pfeffer Award in Urban Community Development, awarded to the graduating public policy student who has demonstrated excellence in academic coursework and the energetic pursuit of 'on the ground' skills in urban community development and sustainability, 2011.

Baltimore City Mayoral Fellowship (Baltimore Housing), awarded for summer policy research embedded in a Baltimore City agency, 2010.

Final Report: "Returning City-Owned Properties to Productive Use: Recommendations for Marketing Mayor and City Council Owned Properties to Developers, Residents, and Community Groups"

Lang Opportunity Grant, awarded as seed money for the establishment of a non-profit community development organization in North Philadelphia focused on job creation and urban revitalization (with Joshua Hurwitz and Ruben Juarez), 2002.

Swarthmore Foundation Grant Recipient, 1998. Tuition assistance.

## **TEACHING & MENTORSHIP**

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Qualitative Methods, Fall 2019

Department of Urban and Regional Planning, University of Hawai'i at Manoa

Urban Economics, Spring 2019

Department of Urban and Regional Planning, University of Hawai'i at Manoa

Housing Policy in the United States, Fall 2018

Department of Urban and Regional Planning, University of Hawai'i at Manoa

Policy Analysis in Practice (Instructor of Record), Spring 2017-Spring 2018

Appointment as Associate in the Department of Health Policy and Management, Bloomberg School of Public Health, 2016-2018

Senior Thesis Mentor, Hana Clemens. Spring 2018

Thesis Title: Estimating Housing Occupancy in Real Time

Research Practicum in J. Van Story Branch Building (Coordinator), Spring 2016

With Timothy Nelson

Senior Thesis Mentor, Ben Schwartz. Spring 2016

Thesis Title: The Public Health Impact of Block Captains in East Baltimore

Baltimore as an Urban Laboratory (Co-Instructor), Spring 2015

With Stefanie DeLuca

Senior Thesis Mentor, Stephen Wong. Fall 2014

Thesis Title: Transportation Logistics of Low-Income Families

Introduction to Sociology (Teaching Assistant), Spring 2014

Professor: Timothy Nelson

Policy Analysis for the Real World (Teaching Assistant), Fall 2011

Professor: Sandra Newman

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## **SELECTED RESEARCH EXPERIENCE**

*Projects on which I served as PI or Co-PI are listed under "Research Funding" above.*

2015-present. Smart Blight Remediation: Predicting Vacancy & Optimizing Revitalization

*Project Manager* with PI Tamas Budavari.

2012-present. How Neighborhoods Affect Educational Opportunities and Outcomes: A Longitudinal Study of the Thompson Housing Mobility Program.

*Research Assistant* with PI Stefanie DeLuca.

2013 – 2014. How Parents House Kids, MacArthur Network on Children and Families

*Research Assistant* with PI's Kathryn Edin and Stefanie DeLuca.

2010 – 2011. Center on Housing, Neighborhoods and Communities.

*Research Assistant* with PI Sandra Newman.

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## **PROFESSIONAL ACTIVITIES**

### **Service & Leadership**

Curriculum Committee, Department of Urban and Regional Planning, University of Hawai'i at Manoa, 2018-

Communications Committee, Department of Urban and Regional Planning, University of Hawai'i at Manoa, 2018-

Urban Affairs Association, Best Book in Urban Affairs Award Committee, 2018-

Program on Social Inequality Student Coordinator, Johns Hopkins University, Department of Sociology, 2012-2017

Focus Group Moderator, Connecticut Fair Housing Center, "Does place matter?" Planning Process (with Stefanie Deluca and Jennifer Darrah) (New Haven, CT), 2013

Energy Saving Pilot Advisory Team (Baltimore, MD), 2011-2012

Institute for Policy Studies Student Association, Executive Board Member and Treasurer, 2010-2011

### **Reviewer**

American Journal of Sociology

American Sociological Review

Antipode

City & Community

Cityscape: A Journal of Policy Development and Research

Housing Policy Debate

Housing and Society

Journal of Urban Affairs

Journal of the American Planning Association

Longitudinal and Life Course Studies

Social Science Quarterly

### **Memberships**

American Sociological Association



Association for Public Policy Analysis and Management  
Urban Affairs Association  
Association of Collegiate Schools of Planning  
Eastern Sociological Society (*lapsed*)

## **WORK HISTORY**

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Transportation Intern, Citizens Planning and Housing Authority (Baltimore, MD), 2010

Program Director, I Do Foundation (Washington, DC), 2005-2009

Development Associate, The Center for Progressive Leadership (Washington, DC), 2005-2009

Fundraising and Development Director, The Empowerment Group (Philadelphia, PA), 2004-2005

projectBUILD Director, The Empowerment Group (Philadelphia, PA), 2002-2004