

BIOGRAPHICAL SKETCH

Provide the following information for the Senior/key personnel and other significant contributors.
Follow this format for each person. **DO NOT EXCEED FIVE PAGES.**

NAME: Gregg Colburn

eRA COMMONS USER NAME (credential, e.g., agency login): n/a

POSITION TITLE: Assistant Professor

EDUCATION/TRAINING (*Begin with baccalaureate or other initial professional education, such as nursing, include postdoctoral training and residency training if applicable. Add/delete rows as necessary.*)

| INSTITUTION AND LOCATION | DEGREE (if applicable) | Completion Date MM/YYYY | FIELD OF STUDY |
|---------------------------------------|---------------------------|----------------------------|--------------------------|
| Albion College, Albion, MI | B.A. | 05/1995 | Economics and Management |
| Northwestern University, Evanston, IL | M.B.A. | 06/2003 | Finance and Strategy |
| University of Minnesota | M.S.W. | 05/2014 | Community Practice |
| University of Minnesota | Ph.D. | 08/2017 | Public Affairs |

A. Personal Statement

In my research, I analyze the housing outcomes and experiences of households with limited financial resources. I have published 12 peer-reviewed articles (1 additional under review and 4 in preparation) and my book, *Homelessness is a Housing Problem* (University of California Press), was released in March 2022. I have another book under contract that in development. This focus has provided me with the opportunity to interact with faculty colleagues, students, and community leaders from a variety of fields and disciplines. This diversity enhances and enriches the research enterprise, but it also provides a great opportunity for learning and mentoring. I have also been deeply involved in various efforts within our community to address the severe housing crisis in the Puget Sound region. This includes sitting on a range of boards, working with public, private and non-profit sector leaders, and presenting my research to community groups. This community focus is a key component of my identity as a scholar.

B. Positions and HonorsAcademic Positions

2017 – Assistant Professor, University of Washington, Seattle, WA

Other Positions

2021 – Member, National Alliance to End Homelessness Research Council, Washington, D.C.

2020 – Member, Board of Directors, Bellwether Housing

2018 – Co-Faculty Lead, Urban@UW Homelessness Research Initiative

2018 – 2021 Member Executive Committee, Urban@UW

2018 – Member, Steering Committee, Sound Communities

2018 – 2021 Member, Puget Sound Family Homelessness Initiative Evaluation Advisory Committee

2018 – 2020 Faculty Adviser, Bank of America Merrill Lynch Low-Income Housing Challenge

2015 – 2017 Member, Hennepin County CoC McKinney-Vento Funding Committee

2005 – 2012 Partner, Interlachen Capital Group

1999 – 2004 Vice President, Citadel Investment Group

1998 – 1999 Analyst, Frontenac Company

1995 – 1998 Investment Banking Analyst, Goldman, Sachs & Co.

Honors

Distinguished Teaching Award Nominee, Finalist, University of Washington, 2021

Distinguished Teaching Award Nominee, University of Washington, 2018

Distinguished Teaching Award Nominee, University of Washington, 2017

Excellence in Teaching Award Nominee, Midwest Association of Graduate Schools, 2016

Doctoral Dissertation Fellowship Winner, University of Minnesota, 2015

C. Contributions to Science

1. Housing affordability and rental markets. In this area of research, I focus on housing affordability, disparities in access to affordable housing, and public policy responses to address unaffordable housing.

Colburn, G., Hess, C., Crowder, K., & Allen, R. (advanced online publication). *Housing Studies*. Racial disparity in exposure to housing cost burden in the U.S.: 1980 – 2017.

Colburn, G. (2021). The use of markets in housing policy: A comparative analysis of housing subsidy programs. *Housing Studies*, 36(1), 1465-1484.

Colburn, G. (2019). The effect of market conditions on the housing outcomes of subsidized households. *Housing Studies*.

Colburn, G. & Allen, R. (2018). Rent burden and the Great Recession. *Urban Studies*, 55(1), 226-243.

2. Homelessness causes and responses. A second thrust of my research agenda is a focus on homelessness. In this work I analyze policy and programmatic responses to homelessness as well as to explain the fundamental drivers of this phenomenon.

Colburn, G. & Aldern, C. (2022). *Homelessness is a Housing Problem*. Oakland, CA: University of California Press.

Colburn, G., Fyall, R., McHugh, C., Moraras, P., Thompson, S., Dean, T., Ewing, V., and Argodale, S. (2022). An Analysis of Investments in Non-Congregate Shelter in King County, WA During the COVID-19 Pandemic. *Housing Policy Debate*, 32(6), 853-875.

Colburn, G. (2017). Seasonal variation in family homeless shelter usage. *Housing Policy Debate*, 27(1), 80-97.

Colburn, G. (2014). The federal commitment to homelessness prevention: A silver lining of the economic crisis. *Poverty & Public Policy*, 6(1), 33-45.

3. Housing market dynamics. In this research, I analyze factors that influence the price of housing in the private market.

Acolin, A., **Colburn, G.**, & Walter, R. J. (2022). How do single-family homeowners value residential and commercial density? It depends. *Land Use Policy*.

Colburn, G., Walter, R.J., & Pfeiffer, D. (2021). Capitalizing on collapse: An analysis of institutional single-family rental investors. *Urban Affairs Review*, 57(6), 1590-2020.

BIOGRAPHICAL SKETCH

Provide the following information for the Senior/key personnel and other significant contributors.
Follow this format for each person. **DO NOT EXCEED FIVE PAGES.**

NAME: Walter, Rebecca J.

eRA COMMONS USER NAME (credential, e.g., agency login): rjwalter

POSITION TITLE: Associate Professor

EDUCATION/TRAINING *(Begin with baccalaureate or other initial professional education, such as nursing, include postdoctoral training and residency training if applicable. Add/delete rows as necessary.)*

| INSTITUTION AND LOCATION | DEGREE (if applicable) | Completion Date MM/YYYY | FIELD OF STUDY |
|--|---------------------------|----------------------------|-------------------------------|
| University of Nevada – Reno (Reno, NV) | B.A. | 05/03 | Psychology |
| University of New Hampshire (Durham, NH) | B.S. | 05/04 | Economics |
| Florida Atlantic University (Boca Raton, FL) | MURP | 05/08 | Urban and Regional Planning |
| Florida Atlantic University (Boca Raton, FL) | Ph.D. | 05/12 | Geosciences – Urban Geography |

A. Personal Statement

My primary area of research focuses on expanding affordable housing opportunities for low-income households and building safer communities. This research agenda aligns with the University of Washington's Center for Studies in Demography and Ecology's (CSDE) research area of Wellbeing of Families and Households. I evaluate the policies and outcomes of the two largest federal assisted housing rental programs in the United States (the Low-Income Housing Tax Credit and the Housing Choice Voucher program). My research also aims to bridge the gap between housing and criminal justice to understand the spatial distribution of crime across various types of housing developments, commercial real estate, and land uses.

B. Positions and Honors

2009-2012 Graduate Teaching Assistant, Florida Atlantic University, Boca Raton, FL
 2012-2014 Adjunct Professor, Broward College, Ft. Lauderdale, FL
 2014-2017 Assistant Professor, The University of Texas at San Antonio, San Antonio, TX
 2017-2020 Assistant Professor, University of Washington, Seattle, WA
 2020-Present Assistant Professor, University of Washington, Seattle, WA

Honors:

Exceptional Leadership and Dedication Award, Housing Authority of the City of Fort Lauderdale, 2014
 Social Sciences Award, History and Political Science Department, Broward College, 2014
 Outstanding Research/Scholarship Award, College of Architecture, Construction, and Planning, The University of Texas at San Antonio, 2016
 Affordable Housing and Community Land Trust White Paper Competition, South Florida Community Land Trust, 2017

Examples of academic publications from the last five years that have resulted from this work include:

- a. Ramiller, A., Acolin, A., Walter, R., and Wang, R. (2022). Moving to Shared Equity: Measuring Locational Outcomes for Households in Shared Equity Homeownership Programs. *Housing Studies*.
- b. Acolin, A., Ramiller, A., Walter, R.J., Thompson, S. and Wang, R. (2021). Transitioning to Homeownership: Asset Building for Low- and Moderate-Income Households. *Housing Policy Debate*, 31(6), 1032-1049. DOI: 10.1080/10511482.2021.1949372
- c. Wang, R., Cahen, C., Acolin, A., and Walter, R.J. (2019). *Tracking Growth and Evaluating Performance of Shared Equity Homeownership Programs during Housing Market Fluctuations*. Portland, OR: Grounded Solutions Network and Lincoln Institute of Land Policy.

External grants in the last five years that have supported this work include:

West Coast Poverty Center

Acolin (PI)

2020-2021

The goal of this project was to measure asset building and assess locational outcomes for low- and moderate-income individuals transitioning to homeownership.

Role: Co-PI

4. Built Environment and Crime. I collaborate with criminologists to study spatial-temporal crime patterns across various types of land uses, housing developments, and commercial real estate. I examine the impact of non-policing interventions on crime such as real estate and urban planning variables (e.g., private investment, community and economic development initiatives, vacant lots, business activity) and changes in crime over time at the micro-scale (properties and street segments) to help inform policies that support the greatest violent and property crime reduction benefits.

Examples of academic publications from the last five years that have resulted from this work include:

- a. Tillyer, M., Acolin, A., and Walter, R. (2022). Place-Based Improvements for Public Safety: Private Investment, Public Code Enforcement, and Changes in Crime at Micro-places Across 6 U.S. Cities. *Justice Quarterly*. DOI: 10.1080/07418825.2022.2127843
- b. Walter, R.J., Tillyer, M.S., and Acolin, A. (2022). Spatiotemporal Crime Patterns Across Six U.S. Cities: Analyzing Stability and Change in Clusters and Outliers. *Journal of Quantitative Criminology*. DOI: 10.1007/s10940-022-09556-7
- c. Acolin, A., Walter, R.J., Tillyer, M.S., Lacoé, J. and Bostic, R. (2021). Spatial Spillover Effects of Crime on Private Investment at Nearby Micro-Places. *Urban Studies*, 59(4), 834-850. DOI: 10.1177/00420980211029761
- d. Tillyer, M.S., Wilcox, P. and Walter, R.J. (2020). Crime Generators in Context: Examining 'Place in Neighborhood' Propositions. *Journal of Quantitative Criminology*, 37, 517-546. DOI: 10.1007/s10940-019-09446-5

External grants from the last five years that have supported this work include:

CINA

Tillyer (PI)

2019-2024

Criminal Investigations and Network Analysis (CINA) – Innovative Spatiotemporal Pattern Detection: Examining Changes in Crime Hot Spots Across 6 U.S. Cities

The goal of this project is to examine how crime varies in relationship to private investment and land use factors.

Role: Co-PI