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 Honors

Academic Positions

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

Other Positions

<u>Other Positions</u>			
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		
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- 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.)

DEGREE (if applicable)	Completion Date MM/YYYY	FIELD OF STUDY
B.A.	05/03	Psychology
B.S.	05/04	Economics
MURP	05/08	Urban and Regional Planning
Ph.D.	05/12	Geosciences – Urban Geography
	(if applicable) B.A. B.S. MURP	(if applicable) Date MM/YYYY B.A. 05/03 B.S. 05/04 MURP 05/08

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

C. Contributions to Science

1. Policy Innovation in Public Housing Authorities. I focus on evaluating the policies and outcomes of public housing authorities and one of the largest federal assisted housing rental programs in the United States – the Housing Choice Voucher program. Most of my work is applied as it involves direct engagement with public housing authorities and non-profit housing providers. I have structured my research to address relevant policy and programmatic issues for such agencies while framing rigorous research questions and methods that produce results that have been accepted for publication in the most prominent housing and urban studies academic journals.

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

- a. Hess, C., Walter, R.J., Acolin, A. and Chasins, S. (2019). Shaping Small Area Fair Market Rent Implementation to Respond to Diverse Housing Markets. *Cityscape: A Journal of Policy Development and Research*, *21*(3), 159-186.
- b. Walter, R.J., Colburn, G., Yerena, A., Pederson, M., Fyall, R. and Crowder, K. (2019). Constraints and Opportunities for Innovation in the Moving to Work Demonstration. *Housing and Society, 47*(1), 1-21. DOI: 10.1080/08882746.2019.1706067
- c. Wang, R., Walter, R.J., Arafat, A. and Song, J. (2018). Understanding the Role of Life Events on Residential Mobility for Low-Income, Subsidized Households. *Urban Studies*, *56*(8), 1628-1646. DOI: 10.1177/0042098018771795
- d. Wang, R. and Walter, R.J. (2018). Tracking Mobility in the Housing Choice Voucher Program: A Household Level Examination in the State of Florida, USA. *Housing Studies*, *33*(3), 455-475. DOI: 10.1080/02673037.2017.1347608
- 2. Online Rental Housing Market Platforms. Online platforms have become a dominant part of the housing search process. These platforms often overrepresent some neighborhoods while excluding other neighborhoods. This body of research uncovers patterns of stratified information systems available for online housing searches.

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

- a. Hess, C., Walter, R.J., Kennedy, I., Acolin, A., Ramiller, A., and Crowder, K. (2022). Segmented Information, Segregated Outcomes: Housing Affordability and Neighborhood Representation on a Voucher-Focused Online Housing Platform and Three Mainstream Alternatives. *Housing Policy Debate*. DOI: 10.1080/10511482.2022.2133548
- b. Hess, C., Acolin, A., Walter, R.J., Kennedy, I., Chasins, S. and Crowder, K. (2021). Searching for Housing in the Digital Age: Neighborhood Representation on Internet Rental Housing Platforms Across Space, Platform and Metropolitan Segregation. *Environment and Planning A: Economy and Space*. DOI: 10.1177/0308518X211034177
- c. Costa, A., Sass, V., Hess, C., Kennedy, I., Ramiller, A., Roy, R., Chasins, S., Walter, R.J., Acolin, A. and Crowder, K. (2021). Toward a cross-platform framework: Assessing the representativeness of online rental listings. *Cityscape: A Journal of Policy Development and Research*, 23(2), 327-339.

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

National Science Foundation Bodik (PI) 2019-2020

Convergence Accelerator (C-Accel) Phase 1 (RAISE) – Linking the Open Knowledge Network to the Web with End-User Programming

The goal of this project is to apply an open-source scraping tool to applied social science research; one application was specifically focused on rental market data.

Role: SKP

3. Shared-Equity Homeownership Outcomes. Alternative homeownership models such as shared-equity homeownership have grown due to rising housing costs. This body of research assesses the ability for alternative models to improve locational and wealth outcomes for low- and moderate-income households.

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., Lacoe, 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