BIOGRAPHICAL SKETCH

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NAME: Messamore, Andrew

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

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)	END DATE MM/YYYY	FIELD OF STUDY
University of Texas at Austin, Austin, Texas	AB	05/2015	Sociology
University of Chicago, Chicago, Illinois	MSSC	06/2016	
University of Texas at Austin, Austin, Texas	PHD	08/2024	Sociology

A. Personal Statement

I am an Assistant Professor of Sociology at the University of Washington. I am also a faculty affiliate of the eScience Institute and the Center for Studies in Demography and Ecology at the University of Washington. My research is broadly concerned with the dynamics of housing systems in the United States: how does landownership, housing investment, and property usage evolve over time, and what are the consequences of these dynamics for housing affordability, urban inequality, and the social reproduction of cities? In my research, I link administrative data and develop novel computational tools to longitudinally map the shifting landscape of landownership in the United States, and propose novel frameworks for understanding contemporary processes unfolding within U.S. housing systems. My current projects explore: the decline of sole proprietorship in rental landlording and the rising opacity of rental ownership; methods to identify landlords when rental owners use complex shell-holding structures to acquire properties; the relationship between market rate housing development and rental pricing in nearby low-income housing; mapping emerging housing movements across the United States; and the impact of tenant and community activism on landlords' decisions to file evictions.

a) Messamore A. Housing movement coalitions in the United States: Trends from big networks among urban civil society leaders. Urban Studies. 2024 January 06; 61(9):1645-1665. DOI: 10.1177/00420980231213204
b) Messamore A. The Effect of Community Organizing on Landlords' Use of Eviction Filing: Evidence from U.S. Cities. Social Problems. 2023 August 01; 70(3):809-830. DOI: 10.1093/socpro/spac061
c) Messamore A., 2023. The institutionalization of landlording: Assessing transformations in property ownership since the Great Recession. Available at SSRN 4480068. DOI: 10.2139/ssrn.4480068
d) Gomory H., Messamore A., Jang-Trettien C. and Garboden P. 2024. Beyond scale: Legal, organizational, and economic factors that shape landlord behaviors and tenant housing experiences. Journal of Urban Affairs, pp.1-24. DOI: 10.1080/07352166.2024.2427632

B. Positions, Scientific Appointments and Honors

Positions and Scientific Appointments

2024 - Assistant Professor, University of Washington
2024 - Member, Population Association of America
2023 - Member, Urban Affairs Association
2019 - Member, American Sociological Association

Honors

2022 Best Graduate Student Paper, Honorable Mention, American Sociological Association

2022	SASE/DIGIT Early Career Workshop Award, Society for the Advancement of Socio-Economics
2020	Department Excellence Award, Department of Sociology, University of Texas at Austin
2020	Problem Solving Dissertation Proposal Development Workshop, Participant, Northwestern University
2015	Deans Distinguished Graduate, Department of Sociology Nominee, University of Texas at Austin

C. Contribution to Science

1. **Comparative Landownership Studies:** The recent entry of private equity and real estate investment trusts (REITs) into single-family housing markets has prompted widespread concern from policy makers and the public about shifting dynamics in U.S. rental ownership. In this context, many federal and local regulators have proposed shifting rental regulations to target so-called “corporate landlords” under the pretext that such new investors are dominating housing markets and displacing traditional “mom-and-pop” landlords and homeowners. However, it is unclear whether this shift to “corporate ownership” is actually occurring, given the increasing popularity of investment vehicles like Limited Liability Corporations and trusts to manage properties, which make true estimates of ownership in housing markets difficult to ascertain among small owners. In my research, I develop new methods that use massive networks and graph theory to triangulate the true owner of rental properties through shell-holding structures from linked administrative data. In a working paper currently under review at the American Journal of Sociology, I show in Austin, Texas that despite generally declining sole proprietorship rates, the percentage of rental property held by small landlords is stable at 40 percent of the total rental market. At the same time, however, I show that processes of ownership consolidation, investor adaptation, and regulatory evasion among small owners are creating an increasingly opaque ownership environment in general. This research methodologically and theoretically contributes to the emerging field of comparative landownership studies in the United States, facilitating new research on housing systems. My ongoing research explores the implications of this shift for the difficulty of regulating housing systems and for housing insecurity.

    a) Messamore A., 2023. The institutionalization of landlording: Assessing transformations in property ownership since the Great Recession. Available at SSRN. DOI: 10.2139/ssrn.4480068
    b) Gomory H., Messamore A., Jang-Trettien C. and Garboden P. 2024. Beyond scale: Legal, organizational, and economic factors that shape landlord behaviors and tenant housing experiences. Journal of Urban Affairs, pp.1-24. DOI: 10.1080/07352166.2024.2427632

2. **Understanding the Role of Community Organizing in Addressing the Housing Crisis:** In the United States, upzoning and land reform are typically the signature policies recommended for staggering housing costs. However, low-income renters’ specific problems—such as displacement, gentrification, eviction, and exploitation by landlords—tend to be ignored in conversations about housing insecurity. Indeed, attention to zoning and housing development often focuses on the cost issues facing upwardly mobile middle-class families, which have been centered in recent zoning reform movements in state and local politics. In response, I have documented the spread of urban housing movements representing low-income renters across the United States, and evaluated their responses to the needs of working class and minoritized renter communities. In an article in Urban Studies, I leveraged administrative data to follow relationship networks among 11.8 million civic leaders in 148 U.S. cities. I show that coalitions of formal housing, civil rights and anti-poverty organizations now exist widely across U.S. cities, including in conservative states, and that growth in housing movement coalitions was associated with rising concentrated disadvantage and favorable political opportunities between 1998 and 2016. In an award-winning article published in Social Problems, I deployed a causal identification strategy to evaluate the effects of these same organizations on extreme housing insecurity, and show that growth in community organizing meaningfully reduced landlords’ propensity to file evictions in large cities after the global financial crisis. I conclude these articles by urging scholars to think more about the importance of empowering renters, and how empowering the urban poor most directly addresses tenant exploitation and insecurity.

    a. Messamore A. Housing movement coalitions in the United States: Trends from big networks among urban civil society leaders. Urban Studies. 2024 January 06; 61(9):1645-1665. DOI: 10.1177/00420980231213204

b. Messamore A. The Effect of Community Organizing on Landlords' Use of Eviction Filing: Evidence from U.S. Cities. Social Problems. 2023 August 01; 70(3):809-830. DOI: 10.1093/socpro/spac061

3. **Development and Application of New Research Methods:** I develop new and innovative approaches to research methodology to understand inequality, emerging social problems, and the impact of social policy. In particular, I have advanced multiple research projects that consider how network analysis, causal inference, and tools like web-scraping and OCR can be used to link new sources of administrative data and answer important social scientific questions. In an article published in Social Networks, I show how longitudinal networks of relationships among civic leaders can be constructed from administrative data on nonprofit boards of directors. With Faith Deckard and the LifeHD Lab at UT-Austin, I have developed psychometric network approaches to evaluate the simultaneous consequences of interpersonal racial discrimination for multiple dimensions of mental health, published in Social Psychology Quarterly. In my first-authored work in Administration & Society, I implement matched pair designs to develop causal estimates of the effect of national service programs on nonprofit anti-poverty work. Finally, in work published in Social Currents, I have led efforts to develop natural language processing tools to document how service and advocacy organizations confront trauma and problematize violence against women. In these projects I have been able to explore multiple computational methodologies such as OCR (optical character recognition) digitization, topic modeling and natural language processing, and ego-network analysis to understand new and important questions. I am continuing to work with collaborators on extensions of these projects, with several articles under review and planned for publication.

   a. Deckard F, Messamore A, Goosby B, Cheadle J. A Network Approach to Assessing the Relationship between Discrimination and Daily Emotion Dynamics. Social Psychology Quarterly. 2023 August 19; 86(3):334-356. DOI: 10.1177/01902725221123577
   b. Messamore A. The civic elite: A network perspective on elite consolidation among community-based organizations, 1998–2016. Social Networks. 2021 July; 66:146-160. DOI: 10.1016/j.socnet.2021.02.006
   c. Messamore A, Paxton P, Velasco K. Can Government Intervention Increase Volunteers and Donations? Analyzing the Influence of VISTA With a Matched Design. Administration & Society. 2021 May 05; 53(10):1547-1579. PMCID: PMC10857855.
   d. Messamore A, Paxton P. Surviving Victimization: How Service and Advocacy Organizations Describe Traumatic Experiences, 1998–2016. Social Currents. 2020 August 17; 8(1):3-24. PMCID: PMC10857855.