

Eva Rosen

Georgetown University
McCourt School of Public Policy
37th and O St., Old North 414, Washington DC 20057
eva.rosen@georgetown.edu

ACADEMIC POSITIONS

- 2017- *Assistant Professor*, Georgetown University, McCourt School of Public Policy
Faculty Affiliate, Georgetown University, Department of Sociology
- 2015-17 *Postdoctoral Fellow*
Johns Hopkins University, Poverty & Inequality Research Lab, 21st Century Cities, Sociology
- 2014-15 *Postdoctoral Fellow*
Harvard University, Harvard College Fellows Program, Department of Sociology

EDUCATION

- 2014 Ph.D. in Sociology and Social Policy, Harvard University
Committee: Matthew Desmond, Kathryn Edin, Michèle Lamont, Mary Waters, William Julius Wilson
- 2011 A.M. in Sociology, Harvard University
- 2005 B.A. *summa cum laude*, Barnard College of Columbia University

RESEARCH INTERESTS

Poverty, inequality, urban sociology, race, ethnicity, immigration, social policy, qualitative methods, ethnography, culture, crime.

PUBLICATIONS

Books

- 2020 **Rosen, Eva.** *The Voucher Promise: "Section 8" and the Fate of an American Neighborhood.* Princeton, NJ: Princeton University Press.
– Media coverage in *Chicago Reader*, *Next City*
- McCabe, Brian and **Eva Rosen.** *The Sociology of Housing: An Edited Volume.* (Under contract with University of Chicago Press).
- Garboden, Philip and **Eva Rosen.** *American Landlord: Housing Suppliers in the Low-End Rental Market.* (Manuscript in progress).

Academic Articles

- 2020 **Rosen, Eva** and Philip Garboden. "Landlord Paternalism: Housing the Poor with a Velvet Glove." *Social Problems* (Forthcoming).
- 2019 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*
- 2019 Asad, Asad and **Eva Rosen**. "The Residential Decisions of Unauthorized Migrants: Hiding within American Racial Hierarchies." *Journal of Ethnic and 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 Sociological 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 Reviews, & Encyclopedia Articles

- 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*, PD&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

DeLuca, Stefanie and **Eva Rosen**. (forthcoming). "Housing Insecurity Among the Poor." *Annual Review of Sociology*.

Rosen, Eva, Philip Garboden, and Jennifer Cossyleon. "Discrimination without Discriminants: Racial Logics in Tenant Screening." (Revise & Resubmit at the *American Sociological Review*).

Fleming-Klink, Isaiah, Brian McCabe, and **Eva Rosen**. "Gimme the Eviction": The Punishing Disadvantages of Hidden Procedure in Landlord-Tenant Court." (Under Review).

Kyle Nelson, Philip Garboden, Brian McCabe, and **Eva Rosen**. "Evictions: The Comparative Analysis Problem." (Under Review).

Rosen, Eva. "The Stigma of a Voucher: Neighboring Behavior, Social Control, and Surveillance of Assisted Renters." (Under Review).

McCabe, Brian and **Eva Rosen**. "Equity and Eviction in Washington DC: A Report"

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

Rosen, Eva and Natasha Camhi. "How Landlords Mediate Housing Policies in Washington, DC."

Other Published Writing

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

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

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

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

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

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

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

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

AWARDS & DISTINCTIONS

2018 **40 for 40 Fellowship** for outstanding early career professionals, APPAM

2015 **Certificate of Teaching Excellence**, *Introduction to Sociology*, Harvard University

- 2013 **Candace Rogers Student Paper Award**, *Honorary Mention*, Eastern Sociological Society
- 2012 **Barnard College Alumnae Association Fellowship**, Barnard College
- 2009 **Graduate Student Research Fellowship**, *Honorable Mention*, National Science Foundation
- 2005 **Summa Cum Laude**, Barnard College
- 2004 **Honors**, *International Program Diploma*, Sciences-Po, Paris

GRANTS & FELLOWSHIPS

External

- 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 Kathryn Edin, Stefanie DeLuca, and 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,” With Kathryn Edin, Stefanie DeLuca, and Philip Garboden \$25,000
- 2011-14 *Department of Housing and Urban Development*, Dissertation Research Grant, \$25,000
- 2012 *Taubman Center for Urban Policy and Governance*, Dissertation Fellowship, \$10,000
- 2011 *Harvard Real Estate Academic Initiative*, Research Grant \$4000
- 2011 *Horowitz Foundation for Social Policy*, Research Grant, \$4000

Internal

- 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*, Summer Academic Grant, \$10,000 (also 2018, 2019)
- 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

SELECTED PRESENTATIONS & INVITED TALKS

(* = invited)

- “Equity and Eviction in Washington DC” (With Brian McCabe)
Junior Faculty Colloquium, Georgetown University McCourt School, Washington, DC. 2020.
Fair Budget Coalition, Washington DC. 2020.*
- “Not in My Front Yard: Section 8 Voucher Reception”
Sociology Colloquium, University of Pennsylvania, Department of Sociology, Pennsylvania, PA. 2019.*
- “Entries and Exits of Voucher Subsidized Stock: Modeling Unit Retention in the Housing Choice Voucher Program (Paper with Philip Garboden)
Association for Public Policy and Management (APPAM), Denver, CO. 2019.
- “Discrimination without Discriminants: Racial Logics in Tenant Screening.” (Paper with Philip Garboden and Jennifer Cossyleon)
American Sociological Association, San Francisco, CA (virtual). 2020.
Association for Public Policy and Management, Denver, CO. 2019.
Sociology of Housing Conference, Georgetown University, Washington DC. 2019.
Eastern Sociological Association Annual Meeting, Boston, MA. 2019.
Urban Affairs Association Conference, Los Angeles, CA. 2019.
Junior Faculty Colloquium, Georgetown University McCourt School, Washington, DC. 2019.
- “The Threat of Eviction: How Landlords Shape a Contingent Tenure” (Paper with Philip Garboden)
Sociology Colloquium, University of Maryland, College Park, Maryland. 2019.*
Colloquium on Issues in Landlord/Tenant Law, NYU School of Law, New York, NY. 2019.*
Metropolitan Policy Center Urban Speaker Series, American University, Washington, DC. 2018.*
Sociology Colloquium, Georgetown University, Department of Sociology, 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.”
Scholars Strategy Network National Leadership Convening, Washington, DC. 2019.*
Policy Day, Georgetown University McCourt School, Washington, DC. 2018.
Housing Mobility Conference, Washington DC. 2018.*
Landlord Participation in the HCV Program, HUD, Washington, DC. 2018.*
American Sociological Association, Philadelphia, PA. 2018.
Urban Affairs Association, Toronto, CA. 2018.
- “Landlords and the Geography of Opportunity.” (With Philip Garboden and Meredith Greif)
The Department of Housing and Urban Development, Washington, D.C. November 2016.
- “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. (With Asad Asad). 2015.
- “Neighborhood Effects on Choice and Churning.”
American Sociological Association, San Francisco, CA. 2014.
- “The Rules of the Game: Landlords and the Geographic Sorting of Voucher Holders.”
Eastern Sociological Society, Baltimore, MD. 2014.
Furman Center for Real Estate and Urban Policy, New York University. New York, NY. 2013.*
Urban Affairs Association, San Francisco, California. 2013.
- “Resilience and Relocation Decisions in the Aftermath of Hurricane Katrina.”
Eastern Sociological Society, New York, NY. 2012.
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 and Social Change in Britain and the U.S. 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

McCourt School of Public Policy, Georgetown University

Urban Inequality (PPOL 625)
 Qualitative Methods (PPOL 706)

Fall 2017, 2018, 2019
 Spring 2018, 2019, 2020

Department of Sociology, Harvard University

Lecturer / Instructor

Introduction to Sociology (*Awarded a *Certificate of Teaching Excellence*)
 Junior Tutorial: Urban Social Problems and Public Policy

Spring 2015
 Spring 2015

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| Introduction to Urban Sociology | Fall 2014 |
| Senior Thesis Writing Tutorial | 2011 - 2013 |

Teaching Fellow

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| Medicine and Disease in Social Context, Professor Nicholas Christakis | Spring 2011 |
| Models of Social Science Research Design (*Head TF), Professor Mary Waters | Fall 2010 |
| Urban Social Problems, Professor Kathryn Edin. | Spring 2010 |
| Models of Social Science Research Design, Professor Tim Nelson | Fall 2009 |

Senior Thesis Advising

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| Advised six senior theses, one won the Hoopes Prize for senior thesis excellence | 2010-2015 |
| Departmental Qualitative Research Advisor | 2010-2013 |

Institute for Quantitative Social Science (IQSS), Harvard University

Teaching Fellow, Qualitative Methods and Research Design, Professor Natasha Warikoo J-term 2011 & 2012

SERVICE

Internal Service

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| 2020-21 | Confronting Racism Teaching and Learning Committee, <i>McCourt School of Public Policy</i> |
| 2020 | Review Committee for MPM Director, Lynn Ross, <i>McCourt School of Public Policy</i> |
| 2018-20 | Racial Justice Search Committee, <i>McCourt School of Public Policy</i> |
| 2017-19 | Guest Lecturer, “Qualitative Research Methods,” <i>Policy Innovation Lab, McCourt School of Public Policy</i> |
| 2018-19 | Faculty Advisor, <i>Baker Center for Leadership and Governance, McCourt School of Public Policy</i> |
| 2018 | Thesis defense member, Nicole Weyandt, <i>MA in Development Management and Public Policy</i> |
| 2018 | Discussant for “Report: African American Employment, Population, and Housing Trends” by Maurice Jackson, <i>Georgetown University</i> |
| 2017-18 | Committee on Experiential Learning, <i>McCourt School of Public Policy</i> |
| 2017-present | Reviewer for the Georgetown Public Policy Review (GPPI), <i>McCourt School of Public Policy</i> |
| 2008-10 | Workshop Coordinator, <i>Migration and Immigrant Incorporation Workshop, Harvard University</i> |
| 2009-10 | Workshop Coordinator, <i>Inclusion and Exclusion in an Expanded Europe, Harvard University</i> |

External Service

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| 2020 | Member of the <i>Housing Security Group</i> , Maryland Attorney General's <i>COVID-19 Access to Justice Task Force</i> |
| 2019 | Conference Organizer, <i>Sociology of Housing Conference</i> , Georgetown University |

- 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 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, Regular Section on Community Sociology, *American Sociological Association*. Montreal, Canada

Reviewer

American Journal of Sociology; American Sociological Review; City & Community; Journal of Policy Analysis & Management; Journal of Urban History; Qualitative Sociology; Social Forces; Social Problems; Social Service Review; Urban Affairs Review

PROFESSIONS AFFILIATIONS

Professional Affiliations

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|---|----------------|
| 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

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|---|----------------|
| American Sociological Association (ASA) | 2006 - present |
| Eastern Sociological Association (ESS) | 2007 - present |
| Urban Affairs Association (UAA) | 2012 - present |
| Association for Public Policy Analysis and Management (APPAM) | 2015 - present |