



## PHILIP M.E. GARBODEN

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### EMPLOYMENT

#### **(current) Assistant Professor**

HCRC Professor in Affordable Housing Economics, Policy, and Planning at the University of Hawai'i at Manoa  
 Department of Urban and Regional Planning (DURP)  
 University of Hawai'i Economic Research Organization (UIHERO)

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### EDUCATION

#### **(2018) Ph.D. in Sociology, Johns Hopkins University, MD.**

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.**

Advisor: Sandra Newman

#### **(2002) B.A. in Classical Greek and English Literature, Swarthmore College, PA.**

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### ACADEMIC PUBLICATIONS

Garboden, Philip ME and Eva Rosen. "Contingent Tenure: How Landlords Use the Threat of Eviction." Forthcoming, *City and Community*.

Garboden, Philip ME and Prentiss Dantzer. Forthcoming. "Response to Wassmer and Wahid: Some Methodological Concerns." *Housing Policy Debate*.

Garboden, Philip ME, Eva Rosen, Stefanie DeLuca, Kathryn Edin. "Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program." (2018). *Housing Policy Debate* 28(6), 979-1003. [\[link\]](#)

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

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

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. [\[link\]](#)

Newman, Sandra and Philip ME Garboden. (2013). "Psychometrics of housing quality measurement in the American Housing Survey." *Cityscape*. Vol. 15, No. 1, pp. 293-306. [\[link\]](#)

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. [\[link\]](#)

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. [\[link\]](#)

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### PAPERS UNDER REVIEW

Garboden, Philip ME and Tamara Edwards "The Not New Sharing Economy of Housing"

Garboden, Philip ME "I had to go a different path: The Culture of Amateur Real Estate Investing"

Rosen, Eva and Philip ME Garboden. "Housing the Poor: Paternalism and Profit in Urban Landlording."

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#### OTHER PUBLICATIONS

Garboden, Philip ME, Eva Rosen, Meredith Greif, Stefanie DeLuca, and Kathryn Edin. (2018). "A Research Report: Urban Landlords and the Housing Choice Voucher Program: A Research Report." Department of Housing and Urban Development: Washington, DC. HUD User. [\[link\]](#)

Rosen, Eva and Philip Garboden. (2017). "The True American Carnage: Trump's HUD Budget." 21st Century Cities Initiative Policy Blog. [\[link\]](#)

Garboden, Philip ME and Eva Rosen. (2016). "When Landlords Discriminate." Talk Poverty. [\[link\]](#)

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. [\[link\]](#)

DeLuca, Stefanie, Eva Rosen, and Philip ME Garboden, (2016). "Research 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, Philip ME Garboden. (2016). "The Power of Place: How Housing Policy Can Boost Educational Opportunity." Abell Foundation Report: Baltimore, MD. [\[link\]](#)

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. [\[link\]](#)

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. [\[link\]](#)