

## Contact Information

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## Education

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2020 **John Glenn College of Public Affairs, The Ohio State University,**  
Ph.D., Public Policy & Management  
*Dissertation:* [Investigating the Causes and Consequences of Eviction](#)  
*Committee:* Drs. Stephanie Moulton (chair); Robert Greenbaum; Lauren Jones

2006 **Georgetown University,** Master of Public Policy Studies (MPP)

2003 **Centre College,** B.S., Psychology, *Cum Laude*

## Academic Positions

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### University of Tennessee

2022–Present *Assistant Professor of Public Policy and Administration,* Department of Political Science  
*Faculty Affiliate,* Howard H. Baker Jr. Center for Public Policy

### The Ohio State University

2021–2022 *Postdoctoral Scholar,* Joint appointment, Kirwan Institute for the Study of Race and Ethnicity and the John Glenn College of Public Affairs

2020–2021 *Postdoctoral Scholar,* John Glenn College of Public Affairs

2020–2022 MAPS Instructor, John Glenn College of Public Affairs

2015–2020 *Graduate Research Associate* | AU 2015 – SU 2020

2016–2017 *Graduate Teaching Associate* | AU 2016 – SP 2018

## Professional Experience

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2010–2015 **Ohio Housing Finance Agency**  
*Strategic Planning and Policy Analyst* | 2014–2015

- Managed OHFA's annual planning process, led internal program evaluations, led evaluation of an OHFA-funded transitional housing program for homeless youth.

*Director, Office of Homeownership Preservation* | 2013–2014

*Housing Counseling Support and Grants Manager* | 2012–2013

*Consumer Advocacy Manager* | 2010–2011

- Served in various senior positions within the largest program office at OHFA, of which I eventually became Director. Managed a 70-person staff and administered the \$570.2 million Hardest Hit Fund (HHF) program.

2009–2010 *Outreach Director, Ohio Department of Commerce*

- Directed Save the Dream Ohio, a multi-agency foreclosure prevention initiative and coordinated outreach efforts for Commerce's seven divisions

2006–2009 *Senior Policy Analyst, Center for Best Practices, National Governors Association*

2004–2006 *Program Assistant, Institute for Youth, Education, & Families, National League of Cities*

2003–2004 *AmeriCorps\*VISTA, Corporation for National and Community Service*

2002 (summer) *Research Intern, Vanderbilt Institute for Public Policy Studies*

### Technical Skills

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Stata, RStudio, ArcMap, Octoparse, NVivo, LaTeX, SAS, SPSS

### Peer-Reviewed Publications

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Moulton, S., Chun, Y., **Pierce, S.C.**, Holtzen, H., Quercia, R., Riley, S. (2022). Does Temporary Mortgage Assistance for Unemployed Homeowners Reduce Longer Term Mortgage Default? An Analysis of the Hardest Hit Fund Program. *Journal of Policy Analysis & Management* 41(2), 515-551.

<https://doi.org/10.1002/pam.22346>

Chun, Y., **Pierce, S.C.**, & Van Leuven, A. (2021). Are Foreclosure Spillover Effects Universal? Variation over Space and Time. *Housing Policy Debate* 31(6), 924-946.

<https://doi.org/10.1080/10511482.2021.1882533>

**Pierce, S.C.**, Grady, B., & Holtzen, H. (2018). Daybreak in Dayton: Assessing characteristics and outcomes of previously homeless youth living in transitional housing. *Children and Youth Services Review*, 88: 249-256.

<https://doi.org/10.1016/j.childyouth.2018.03.021>

### Working Papers

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**Pierce, S.C.** & Moulton, S. The Effects of Administrative Burden on Program Equity and Performance: Evidence from a Natural Experiment in a Foreclosure Prevention Program (*Accepted for possible inclusion in special issue of RSF: The Russell Sage Foundation Journal of the Social Sciences*)

Moulton, S., **Pierce, S.C.**, Brown, J. Earnings and Employment Effects of Mortgage Assistance to Unemployed Homeowners.

**Pierce, S.C.** Analyzing the Influence Neighborhood-Level Incarcerations on Evictions

**Pierce, S.C.** Locked Out and Locked Up? Investigating the Relationship between Eviction and Recidivism

**Pierce, S.C.** Tenant Perceptions of the Causes of Eviction

### Scholarly Publications

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**Pierce, S.C.** (2006). "[Racial Disparities in Subprime Home Mortgage Lending: Can the Difference Be Explained by Economic Factors?](#)" Master's Thesis, Georgetown University.

**Pierce, S.C.** (2006). "[Legacy of a Mayor: Alice Rivlin in Conversation with Mayor Williams.](#)" *Georgetown Public Policy Review*, 2:2, 7-13.

### Policy Papers and Reports

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Moulton, S., Harlow, D., Kondratjeva, O., & **Pierce, S.C.** (2016). "[Implementation and Impact Evaluation of Local Interventions for Financial Empowerment through Utility Payments \(LIFT-UP\).](#)" Prepared for the National League of Cities. Center of Financial Security, University of Wisconsin.

**Pierce, S.C.**, Grady, B., & Holtzen, H. (2016). "[Daybreak, Inc. Impact Evaluation and Roadmap to Youth Housing Final Report.](#)" Ohio Housing Finance Agency.

**Pierce, S.C.**, Grady, B., & Holtzen, H. (2015). "[FY 2015 Annual Report.](#)" Ohio Housing Finance Agency.

Pierce, S.C. & Holtzen, H. (2015). "[FY 2016 Annual Plan](#)." Ohio Housing Finance Agency.

Pierce, S.C. & Holtzen, H. (2015). "2015 Congressional Report." Ohio Housing Finance Agency.

Pierce, S.C. & Holtzen, H. (2014). "FY 2014 Annual Report." Ohio Housing Finance Agency.

Pierce, S.C. (2010). "Ohio Mortgage Help Workbook." Ohio Department of Commerce.

Pierce, S.C. (2009). "Emerging Trends: State Actions to Tackle the Foreclosure Crisis." National Governors Association.

Hayter, C. & Pierce, S.C. (2009). "[Arts & the Economy: Using Arts and Culture to Stimulate State Economic Development](#)." National Governors Association.

Pierce, S.C. (2008). "[Promoting Film and Media to Enhance State Economic Development](#)." National Governors Association.

Pierce, S.C. (2008). "State Mortgage Assistance and Refinance Programs." National Governors Association.

Pierce, S.C. & Tan, K.M. (2007). "State Strategies to Address Foreclosures." National Governors Association.

#### Scholarly Conference Presentations

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"The Effects of Administrative Burden on Program Equity and Performance: Evidence from a Natural Experiment in a Foreclosure Prevention Program." Presented at the *Association for Public Policy Analysis & Management 2021 Fall Research Conference*. Austin, TX, Postponed to Mar 2022.

"The Effects of Administrative Burden on Program Equity and Performance: Evidence from a Natural Experiment in a Foreclosure Prevention Program." Presented at the *Russell Sage Foundation – Administrative Burdens as a Mechanism of Inequality in Policy Implementation* conference as part of a competitive submission process for upcoming special issue of *RSF: The Russell Sage Foundation Journal of the Social Sciences*. New York, NY. Feb 2022.

"The Effects of Administrative Burden on Program Equity and Performance: Evidence from a Natural Experiment in a Foreclosure Prevention Program." Presented at the *2021 Public Management Research Conference*. Honolulu, HI, Jun 2021 (*originally scheduled for 2020*).

"Employment and Earnings Effects of Mortgage Payment Subsidies for Unemployed Homeowners." Presented at the *Association for Public Policy Analysis & Management 2020 Fall Research Conference*. Virtual, Nov 2020.

"Locked Up and Locked Out? Investigating the Relationship Between Eviction and Incarceration." Poster presentation at the *OSU Edward F. Hayes Graduate Research Forum*. Columbus, OH, February 2020.

"Stabilizing Mortgage Payments during Income Shocks: Analyzing the Effects of the Hardest Hit Fund Program on Long-Term Loan Performance." Presented at the *Association for Public Policy Analysis & Management 2019 Fall Research Conference*. Denver, CO, Nov 2019.

"It's All Local: Using Spatial Analysis to Estimate Local Effects of Foreclosure on Neighboring Housing Prices." Poster presentation at the *Association for Public Policy Analysis & Management 2019 Fall Research Conference*. Denver, CO, Nov 2019.

“Does Temporary Mortgage Assistance for Unemployed Homeowners Reduce Longer-Term Mortgage Default? An Analysis of the Hardest Hit Fund Program.” Poster presentation at the *9<sup>th</sup> Annual FDIC Consumer Research Symposium*. Arlington, VA, Oct 2019.

“Locked out: Exploring Residential Evictions as a Pathway to Homelessness.” Presented at the *Association for Public Policy Analysis & Management 2018 Fall Research Conference*. Washington, DC. Nov 2018.

“Estimating the Effect of Residential Foreclosure on Neighborhood Housing Prices: A Spatial Analysis.” Presented at the *2018 Ph.D. Conference on Real Estate & Housing*. Columbus, OH: May 2018.

“Estimating the Effect of Residential Foreclosure on Neighborhood Housing Prices: A Spatial Analysis.” Presented at the *American Real Estate Society Annual Meeting*. Bonita Springs, FL: Apr 2018.

“Can Residential Mobility Predict Recidivism?” Presented at the *American Society of Criminology 72<sup>nd</sup> Annual Meeting*. New Orleans, LA: Nov 2016.

“Can Residential Mobility Predict Recidivism?” Presented at the *Criminal Justice Research Institute*. Columbus, OH: Nov 2016.

“Exploring Housing Instability and Recidivism Among Ohio Prisoners.” Presented at the *Midwestern Public Affairs Conference*. Columbus, OH: May 2016.

“Emerging Trends in State Policy to Prevent Foreclosures.” Presented at the *American Real Estate Society Annual Meeting*. Captiva Island, FL: Apr 2008.

“State Strategies to Address Foreclosures.” Presented at *Symposium: The Subprime Crisis, Weimer School Open Forum*, Homer Hoyt Institute and Weimer School of Advanced Studies in Real Estate and Land Economics. North Palm Beach, FL: Jan 2008.

“Comparative Analysis of Fat Aversion.” Presented at the *Southeastern Psychological Association (SEPA) Annual Conference*. New Orleans, LA: Mar 2003.

“Comparative Analysis of Fat Aversion.” Presented at the *Southeastern Eco-Community Conference*. Knoxville, TN: Oct 2002.

### Funded Projects

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April 2022-Present. “**Impact of Rental Assistance and Renter Education on Housing Stability**” J-PAL North America, Massachusetts Institute of Technology (MIT), in partnership with the Franklin County Department of Job and Family Services. Primary Investigator.

April 2022-Present. “**Opportunity Mapping and Policy Portal for Central Ohio**” *Ohio State Bar Association’s Racial Justice Initiative*. (\$54,000). Co-Investigator.

July 2021-Present. “**How Racial Inequities in Jail Duration Exacerbate Racial Inequities in Housing Evictions**” *Kirwan Institute for the Study of Race and Ethnicity. Underrepresented Racial and Ethnic Groups in Research Seed Grant*. (\$25,000). Primary Investigator.

April 2021-Present. “**Success Bridge: Housing Stability Evaluation**” *Columbus State Community College*. (\$60,000). Co-Investigator.

May 2020–Present. “**Locked Out and Locked Up? Investigating the Relationship Between Eviction and Incarceration,**” *Horowitz Foundation for Social Policy 2019 Dissertation Grant*. (\$7,500).

May 2019–March 2020. Principal Investigator. “**Understanding Tenants’ Perceived Short- and Long-Term Causes of Eviction,**” *John Glenn College Ph.D. Small Research Grant*. (\$390)

Nov 2017–Aug 2018. Co-Principal Investigator with Yung Chun. “**Estimating the Effect of Residential Foreclosure on Neighborhood Housing Prices: A Spatial Analysis,**” *OSU Center for Real Estate at the Fisher College of Business*. (\$4,500)

Aug 2015–Jun 2018. Key Personnel. “**A Multistate Study of Housing and Employment Impacts of Foreclosure Prevention Programs.**” The John D. & Catherine T. MacArthur Foundation. (\$460,000). Principal Investigator: Dr. Stephanie Moulton, The Ohio State University.

Aug 2015–Dec 2015. Key Personnel. “**Evaluation of Local Interventions for Financial Empowerment through Utility Payments (LIFT-UP).**” University of Wisconsin subcontract, Center for Financial Services Innovation (CFSI). (\$24,519). Principal Investigator: Dr. Stephanie Moulton, The Ohio State University.

## Teaching

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### *Instructor of Record:*

- **Contemporary Issues in American Public Policy (311, Undergraduate)** | AU 2022
- **Independent Study – Eviction Policy (4998, Undergraduate)** | SP 2021
- **Criminal Justice Policy (7507, Masters)** | AU 2020
- **Public Policy Formulation and Implementation (6000, Masters)** | AU 2020
- **Independent Study – Eviction Policy (2193, Undergraduate)** | AU 2018
- **Public Budgeting (4030, Undergraduate)** | SP 2018
- **Writing and Communications in Public Affairs (2367, Undergraduate)** | AU 2017

### *Management Advancement for Public Service (MAPS):*

- **Public Policy Analysis for Practitioners** | May 2022
- **Public Policy Analysis for Practitioners** | April 2021

### *Teaching Assistant:*

- **State and Local Government Finance (4310, Undergraduate)** | SP 2017
- **Writing and Communications in Public Affairs (2367, Undergraduate)** | AU 2016

### *Guest Lecturer:*

- **Urban Spaces in the Global Economy (Geog 5501, Masters), “Evictions”** | AU 2018
- **Planning for Housing (5400, Masters), “Evictions”** | SP 2018
- **Public Policy Formulation and Implementation (6000, Masters), “HHF Implementation”** | AU 2015

## Editorial Activities

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2005–2006. *Editor, Georgetown Public Policy Review*

## Academic Affiliations and Service

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### Member:

- Association for Public Policy Analysis and Management (APPAM)

## Stephanie Casey Pierce

CV, Updated Aug 2022

- American Real Estate and Urban Economics Association (AREUEA)
- Ohio State University Center for Real Estate
- Ohio State University Criminal Justice Research Center (CJRC)
- Public Management Research Association (PMRA)

### Reviewer:

- *Housing Policy Debate*
- *Journal of Health and Human Services Administration*
- *Journal of Public Administration Research and Theory*
- *Nonprofit and Voluntary Sector Quarterly*
- Academy of Management 2018 Annual Meeting

### Conference Service:

- *APPAM Communities Host and Organizer. 2021 APPAM Fall Research Conference.* Homelessness and Housing Instability. March 2022.
- *Panel Chair. 2021 APPAM Fall Research Conference.* Precarious Homeownership and Housing Inequity During the Covid-19 Pandemic. March 2022.
- *Discussant. 2021 APPAM Fall Research Conference.* “”. March 2022.
- *Panel Organizer. 2019 APPAM Fall Research Conference.* [“Homeownership and Loan Performance for Vulnerable and Low-Income Populations.”](#) 8:30 a.m., Nov 7, 2019.
- *Panel Organizer. 2018 APPAM Fall Research Conference.* [“Emerging Evidence on the Impact of Housing Instability on Individual and Family Well-Being.”](#) 1:30 p.m., Nov 10, 2018.
- *Co-Organizer. 2018 Real Estate and Housing Doctoral Student Conference* | Jun 2017–May 2018.
- *Discussant. 2017 APPAM Fall Research Conference.* “Federal Initiative to End Homelessness in the Era of Devolution” and “Discretion in Implementation of Rapid Re-housing for Single Adults.” Nov 2017.
- *Discussant. 2017 Real Estate and Housing Doctoral Student Conference.* “The Impact of Homeless Prevention on Residential Instability.” Apr 2017.
- *Panel Chair. Midwestern Public Affairs Conference.* “Homelessness and Housing Policy.” Jun 2016.
- *Co-Organizer. Starting at Home Conference. Panel Moderator.* “Financial Stability.” Apr 2015.
- *Panel Manager, Georgetown Public Policy Institute 2006 Policy Conference.* Apr 2006.

### University Service:

- *Inaugural Cohort, Research Pathway. OSU STEAM Factory Racial Justice Pathways* | 2021–2022
- *President. John Glenn College Doctoral Student Organization* | 2019–2020
- *Service Chair. John Glenn College Doctoral Student Organization* | 2017–2018
- *Board Member. Georgetown Public Policy Institute Alumni Board* | 2008–2010
- *Undergraduate Chair, Psychology Faculty Selection Committee. Centre College* | 2002

### Community Service:

- *Advisory Board. League of Women Voters Fair Districts Competition* | 2021
- *Co-Troop Leader. Girl Scouts of America, Troop 6701* | 2021–Present
- *Co-Leader. Building Welcoming Communities – Upper Arlington* | 2020–Present
- *Committee Member. Columbus Women’s Commission Eviction Committee* | 2019–Present
- *Data and Evaluation Lead. Franklin Co. Homeless Prevention System Collaborative* | 2018–2020
- *Building Committee Chair. Greensview Elementary School PTO* | 2019–Present

- *Den Leader. Boy Scouts of America, Cub Scout Pack 96.* | 2018–Present
- **Junior League of Columbus**
  - *Sustaining Member, Volunteer* | 2018–Present
  - *Moderator, Leadership & Lattes: Women’s Leadership Forum* | 2017 and 2018
  - *Senior Delegate ‘14, Vice Chair ‘15, Chair ‘16, Communications ‘17, State Public Affairs Committee* | 2014–2018
  - *Vice Chair ‘15 and Chair ‘16, Nominating Committee* | 2015–2017
  - *Grant Writer, Partnership Development Committee* | 2012–2013
  - *Vice Chair ‘10 and Chair ‘11, Community Impact Council* | 2010–2012
  - *Coordinator, Kids in the Kitchen Committee* | 2010–2011
  - *Member, Quick Impact Committee* | 2009–2010
- *Tutor. Maya Angelou Public Charter School* | 2006–2008.

### Selected Invited Presentations

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“Locked Up and Locked Out.” Presented at the **Kirwan Institute for the Study of Race and Ethnicity** Biweekly Forum. April 2022.

“Evictions in Central Ohio.” Keynote presentation at the **2021 PW Winter Gathering**. Presbyterian Women (PW) of the Presbytery of Scioto Valley. February 2021.

“Housing Instability and Eradicating Systemic Poverty.” Presented at the **Doing Justice and Loving Kindness** online Matthew 25 event. Presbytery of Scioto Valley. Feb 2021.

“Affordable Housing: What’s It All About?” Presented at the **Equal UA** Online Educational Series. Sept 2020.

“Eviction Trends & Data.” Presented at the **Regional Housing Strategy Speaker’s Series**. Mid-Ohio Regional Planning Commission (MORPC). Columbus, OH: April 2020.

“Locked Out: Causes and Consequences of Residential Evictions.” Keynote presentation at the **Covenant Presbyterian Women Lenten Breakfast**. Covenant Presbyterian Church. Columbus, OH: February 2019.

“Local Patterns of Evictions – Part II.” Presented at the **Columbus Women’s Commission – Eviction Committee Meeting**. City of Columbus. Columbus, OH: July 2019.

“Local Patterns of Evictions – Part I” Presented at the **Columbus Women’s Commission – Eviction Committee Meeting**. City of Columbus. Columbus, OH: May 2019.

“Incarceration and Homelessness in Franklin County.” Presented at the **National Minority Health Month Inaugural Lunch and Learn Lecture Series**, OSU College of Nursing Office of Diversity, Equity, and Inclusion. Columbus, OH: Apr 2019.

“Evictions in Franklin County.” Presented at the **Columbus Housing Dialogue** monthly meeting. Columbus, OH: Feb 2018.

“The Future of Housing Counseling in Ohio.” Presented at **Ohio Reinvestment Summit**, National Community Reinvestment Coalition. Cleveland, OH: Sep 2014.

Various presentations on Ohio's foreclosure prevention program, Save the Dream Ohio:

- Apr 2013, at the *Ohio Association of Magistrates Spring Conference*, The Supreme Court of Ohio Judicial College.
- Feb 2013, at the *Clinton County Bar Association Meeting*
- Apr 2012, at the *Coalition on Housing and Homelessness in Ohio Annual Conference*
- Jul 2011, at *Magistrate Practice: Topics in Foreclosure*, The Supreme Court of Ohio Judicial College.
- Jun 2011, at *Foreclosure Prevention Workshop*, U.S. Department of Housing and Urban Development
- Jun 2011, at the *Clinton County Court of Common Pleas*
- Mar 2011, with Cindy Flaherty, at the *OPLC Quarterly Meeting*, Ohio Poverty Law Center.
- Nov 2010, at the *Ohio Housing Conference*, Ohio Housing Finance Agency and Ohio Capital Corporation for Housing
- Oct 2010, at the *Ohio Conference of Community Development Quarterly Meeting*
- Oct 2010, at the *Financial Services Association Quarterly Meeting*
- Aug 2010, at *Save Our Homes Summit*, Office of Ohio Attorney General Richard Cordray
- Jun 2010, at *Ohio Bankers' Day 2010*, Ohio Bankers' League.
- Nov 2009, at the *Ohio Housing Conference*, Ohio Housing Finance Agency and Ohio Capital Corporation for Housing.

Invited testimony for **District of Columbia Committee on Public Services and Community Affairs** hearing on Bill 17-579, the "Fairness in Foreclosure Act of 2008." Washington, DC: Jun 2008.

"Emerging Trends in State Policy to Address Foreclosures." Presented at *Virginia Foreclosure Prevention Task Force Meeting*, State of Virginia. Richmond, VA: Feb 2008).

### Selected Media Appearances

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"Digging into Franklin County's Eviction Crisis." (Spring/Summer 2018) *Public Address: A Publication of the John Glenn College of Public Affairs at The Ohio State University*. Feature story by Deidre Woodward, p 4-7.

["Franklin County Struggles To Overcome High Number Of Evictions."](#) WOSU Public Media. Radio and print story by Nick Evans. Apr 11, 2018.

["Save the Dream Ohio."](#) Presented on *Focus: Foreclosure Prevention: Addressing the Suburban Poverty Phenomenon*, broadcast by CET Connect, Cincinnati's PBS Station. Sep 2013.

"Save the Dream Ohio." Broadcast on *Community Focus with Faith Daniels*, WDHT, WROU, WGTZ, WING, and WCLI radio stations in Dayton, OH: Jul 2013.

"Restoring Stability: A Save the Dream Ohio Initiative." Presented on *Focus: Foreclosure Prevention Phone-A-Thon*, broadcast by CET Connect, Cincinnati's PBS Station. Oct 2010.

["Save the Dream."](#) Presented on *Focus: Cincinnati Facing the Mortgage Crisis: Foreclosure Prevention Phone-A-Thon*, broadcast by CET Connect, Cincinnati's PBS Station. Oct 2009.

### Travel Grants and Other Awards

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- Glenn College Doctoral Student Travel Funds, Fall 2019 (\$810)
- Recipient of ArcPro license donation from ERSI, Fall 2018
- Glenn College Doctoral Student Travel Funds, Fall 2018 (\$750)



- Nominated for 2018 Presidential Fellowship from John Glenn College of Public Affairs, OSU
- 2016-2017 Junior League of Columbus Presidents' Award
- Glenn College Doctoral Student Travel Funds, Fall 2017 (\$400)
- Glenn College Doctoral Student Travel Funds, Fall 2016 (\$500)
- OSU Criminal Justice Research Institute Fall 2016 Travel Grant (\$500)
- Ohio Housing Finance Agency Summer 2013 Employee of the Quarter
- Winter 2008 National Governors Association Circle of Stars (Employee of the Quarter)
- AmeriCorps\*VISTA 2004-2005 Graduate Academic Scholarship
- Kappa Kappa Gamma 2004-2005 Academic Scholarship
- 2002 Centre Internship Plus Award (\$2,000)
- Psi Chi Psychology Honor Society, Centre College
- Four-Year Academic Centre Colonel Scholarship