

Elora Lee Raymond
Assistant Professor
School of City and Regional Planning
Georgia Institute of Technology

EDUCATION

Georgia Institute of Technology, Atlanta, GA PhD, 2017

Dissertation: A Comparison of Housing Wealth Inequality between Urban Regions During the Recovery: the Impact of Racial Segregation, Income Sorting and Risk-Based Mortgage Pricing

London School of Economics, London, UK Year Abroad, 2001
Brown University, Providence, RI B.A. History, 2002

PROFESSIONAL APPOINTMENTS

Assistant Professor 2019 - Present
School of City Planning and Regional Development
Georgia Institute of Technology, Georgia

Assistant Professor 2017 –2018
City Planning and Real Estate Development
Clemson University, Clemson, South Carolina

AWARDS AND RECOGNITION

Urban Affairs Association Best Conference Paper Award, 2017
College of Architecture ADVANCE Woman of Excellence Award, 2014
Georgia Institute of Technology President's Fellowship, 2011-2015

SCHOLARSHIP AND RESEARCH

Peer Reviewed Publications

Raymond, E. L., Duckworth, R., Miller, B., Lucas, M., & Pokharel, S. (2018). From Foreclosure to Eviction: Housing Insecurity in Corporate-Owned Single-Family Rentals. *Cityscape*, 20(3), 159-188.

Raymond, E. L., Dill, J., & Lee, Y. (2018). Millennial First-Time Homebuyers and Location Choice. *Journal of Planning Education and Research*, 0739456X18807751.

Peer Reviewed Publications, continued

Raymond, E. (2018) Uneven Recovery and Persistent Negative Equity in the Southeast. *Journal of Urban Affairs*. 1-14.

- Winner of 2016 Best Conference Paper Award from the Urban Affairs Association

Raymond, E. (2017). Wholesale Funding and the Increase in Construction Bank-Owned Real Estate in the US Financial Crisis. *Urban Geography*, 38(9), 1374-1392.

Raymond, E. (2017). The Ongoing Housing Crisis and the Rust Belt Revolt for the GOP. *Metropolitiques*. [link](#)

Raymond, E. Duckworth, R. Miller, B. Lucas, M. Pokharel, S. (2016) New Corporate Landlords and Displacement: Evictions in Single Family Rentals in Atlanta, Georgia. *Community and Economic Development Discussion Paper Series*, 2016-4. Federal Reserve Bank of Atlanta Research Department

Raymond, E. (2016). Negative Equity in the Sixth Federal Reserve District. *Community and Economic Development Discussion Paper Series*, 2016-1. Federal Reserve Bank of Atlanta Research Department

Raymond, E. & Zaro-Moore, J. (2016). Financial Innovation, Single Family Rentals, and the Uneven Housing Market Recovery in Atlanta. *Atlanta Studies Journal*. [link](#)

Raymond, E., Wang, K., & Immergluck, D. (2015). Race and Uneven Recovery: Neighborhood Home Value Trajectories in Atlanta Before and After the Housing Crisis. *Housing Studies*, 31(3), 1-16.

Manuscripts Under Review

Revised and Resubmitted: Raymond, E., Dill, J. Millennial First Time Homebuyers: An Examination of the Impact of Credit Profile on Tenure and Location Choice among Millennials Before and After the Crisis. *JPER*

Revise and Resubmit: Raymond, E. The Impact of Risk Based Mortgage Pricing on Housing Wealth Inequality: A Comparison between Urban Regions in the United States *Environment & Planning A*

Abstract accepted and full paper requested for special issue: Raymond, E. Mortgaging the Commons: Leasehold Mortgages and Customary Land in Samoa.

Manuscripts in Preparation

Raymond, E. Spatial inequality and homeownership: Pacific Islanders in Los Angeles and Honolulu during the uneven housing market recovery of the 2010s.

Nelson, K.; Raymond, E.; Newman, K. Geography of Speculative Finance: The Production of Liquidity and Urbanization.

Manuscripts in Preparation, continued

Durham, J.; Raymond, E. Linking GSE Post-Foreclosure Policy to Housing and Neighborhood Instability.

Raymond, E.; Whaley, K. The effect of Landlord Tenant Law on Eviction Rates: A Boundary Discontinuity Analysis.

Grants Awarded

Elora Raymond. Legal frameworks, policy responses and displacement: foreign investment in residential real estate, affordability and evictions in Vancouver, Auckland, Los Angeles and Honolulu. *Clemson University's Pennell Center Research Grant*. \$23,895

Grants under review and in preparation

Under Review: Jim Spencer (PI), Sez Atamturktur (Co-PI), D. Matthew Boyer (Co-PI), Ilya Safro (Co-PI), Elora Raymond (Co-PI). Empowering People and Places through Dynamic, Community-Based Real Estate Valuation. *NSF's Smart and Connected Communities solicitation*.

Under Review: Barbara Minsker (PI), Janille Smith-Colin (Co-PI), Elora Raymond (Co-PI). Collaborative Research: Resilient Watershed Urbanism: Disrupting the Flood Cycle through Inclusive Infrastructure. *NSF's Critical Resilient Interdependent Infrastructure Systems and Processes solicitation*.

Under Review: Promoting Stable, Low-Cost Rental Housing: Understanding Low-Eviction Multifamily Properties through Examining Owner/Manager Practices and Tenant Experiences. Dan Immergluck, Elora Raymond, Lauren Sudeall Lucas, Dan Pasciuti. *Gates Foundation, Community Foundation of Greater Atlanta*.

Book Reviews

Raymond, Elora. Review of Geopolitics of Real Estate by Dallas Rogers. *Journal of Planning, Education and Research*. (forthcoming).

Academic Blog Posts

Raymond, E. Evicted in Atlanta. February 6, 2018. *Atlanta Studies* [link](#)

Raymond, E. & Dill, J. Are Millennials Responsible for the Decline in First-Time Home Purchases? Part 2. July 1, 2015. *Federal Reserve Bank of Atlanta, Real Estate Research* [link](#)

Raymond, E. & Dill, J. Are Millennials Responsible for the Decline in First-Time Home Purchases? May 20, 2015. *Federal Reserve Bank of Atlanta, Real Estate Research*. [link](#)

Academic Blog Posts, continued.

Raymond, E. Many Banks, Many Builders: Concentration in the Construction Industry. December 16, 2013. *Federal Reserve Bank of Atlanta, Real Estate Research.* [link](#)

Raymond, E. When Will the Housing Market Recovery Boost Retail Consumption? October 23, 2013. *Federal Reserve Bank of Atlanta, Real Estate Research.* [link](#)

Raymond, E. Does Sprawl Really Cause Segregation? August 23, 2013. *Federal Reserve Bank of Atlanta, Real Estate Research.* [link](#)

Raymond, E. Does the Mortgage Interest Tax Deduction Really Support Upward Mobility? September 20, 2013. *Federal Reserve Bank of Atlanta, Real Estate Research.* [link](#)

Raymond, E. The Shape of the Housing Recovery in Atlanta. July 24, 2013. *Federal Reserve Bank of Atlanta, Real Estate Research.* [link](#)

Conference Presentations

[Durham, J.](#); Raymond, E. "Linking GSE Post-Foreclosure Policy to Housing and Neighborhood Instability". Atlanta Studies Symposium. April, 2018.

"Spatial inequality and homeownership: Pacific Islanders in Los Angeles and Honolulu during the uneven housing market recovery of the 2000-2010s." American Association of Geographers. New Orleans, LA. April, 2018.

"New Corporate Landlords, Institutional Investors and Displacement: Evictions in Single Family Rentals." RC21: Research Committee on Sociology of Urban and Regional Development of the International Sociological Association. Leeds, Great Britain. September, 2017.

"A Comparison of Housing Wealth Inequality Between Urban Regions During the Recovery: the Impact of Racial Segregation, Income Sorting and Risk Based Mortgage Pricing." Urban Affairs Association. Minneapolis, MN. April, 2017

"A Comparison of Housing Wealth Inequality Between Urban Regions During the Recovery: the Impact of Racial Segregation, Income Sorting and Risk Based Mortgage Pricing." American Association of Geographers. Boston, MA. April, 2017.

"A Comparison of Housing Wealth Inequality Between Urban Regions During the Recovery: the Impact of Racial Segregation, Income Sorting and Risk Based Mortgage Pricing." Association of Collegiate Schools of Planning. Portland, OR. November, 2016.

"Race and Uneven Recovery: Neighborhood Home Value Trajectories in Atlanta before and after the Housing Crisis." Urban Affairs Association. San Diego, CA. March, 2016.

Conference Presentations, continued

"Race and Uneven Recovery: Neighborhood Home Value Trajectories in Atlanta before and after the Housing Crisis." Association of Collegiate Schools of Planning. Houston, TX. October, 2015.

Mortgaging the Commons: Financialization, the Asian Development Bank and Land Tenure Reform in Samoa. Association of European Schools of Planning. Utrecht, Netherlands. July 7, 2014.

Neighborhoods, Asset Prices or Free Markets? Atlanta's Vacant Homes and Fannie Mae's 2012 REO-to-Rental Pilot. Atlanta Studies Symposium, April 4, 2014.

Hot Money, Small Banks and the Makings of a Collapse: Wholesale Funding and the Increase in Bank-Owned Real Estate in the U.S. Financial Crisis. Urban Affairs Conference. San Antonio, TX. March 21, 2014.

Community Bank Failures, Atlanta Sprawl, and Bank Owned Real Estate in the 2007 Financial Crisis. Atlanta Studies Symposium. Atlanta, GA. April 26, 2013.

An Empirical Test of the Secondary Circuit of Capital: Hot Money and Real Estate Development in the 2007-2012 Financial Crisis. Association of Collegiate Schools of Planning. Cincinnati, OH. November, 2013.

Instants of Community: Bicycling, Risk, and Social Trust. Association of American Geographers, New York, NY, February, 2012.

Invited Talks

"A Comparison of Housing Wealth Inequality Between Urban Regions During the Recovery: the Impact of Racial Segregation, Income Sorting and Risk Based Mortgage Pricing." Minnesota Political Methodology Colloquium, Political Science Department, University of Minnesota. Minneapolis, MN. April, 2017.

New Corporate Landlords and Displacement: Evictions in Single Family Rentals in Atlanta, Georgia. Housing Forum, Atlanta Regional Commission. March 14, 2017.

New Corporate Landlords and Displacement: Evictions in Single Family Rentals in Atlanta, Georgia. Enterprise Community Partners, the Georgia Department of Community Affairs, and Georgia ACT's Affordable Housing Preservation Challenge, Federal Reserve Bank of Atlanta. February 7, 2017.

Wholesale Funding and the Increase in Construction Bank-Owned Real Estate in the U.S. Planning, Design and the Built Environment Colloquium, Clemson University. April 15, 2016.

Hot Money, Small Banks and the Makings of a Collapse: Wholesale Funding and the Increase in Bank-Owned Real Estate in the U.S. Financial Crisis. Financialization Working Group, University of Leuven. June 23, 2014.

Teaching: Courses

Instructor, Community Development Finance, Clemson University. Spring 2018. A graduate course on the mechanics of real estate finance with a focus on programs and institutions that promote affordable housing, equity and sustainability.

Teaching: Courses, continued

Instructor, Housing Issues, City Planning and Real Estate Development, Clemson University. Fall 2017. A graduate course on residential inequality and affordable housing policy.

Co-teacher, Principles of Real Estate Finance and Development, School of City and Regional Planning, Georgia Institute of Technology. Spring 2016. A graduate course in real estate finance, affordable housing finance and community development finance.

Teaching: Guest Lectures

Real Estate Finance and the Commercialization of Customary Land in Samoa. Modernization & Development, School of City and Regional Planning, Georgia Institute of Technology, October 2, 2017.

Teaching: Guest Lectures, continued

Political Economy of Mortgage Finance. Conflict and Cooperation, Department of Political Science, Emory University, February 10 & 12, 2015.

Mortgaging the Commons: Financialization, the Asian Development Bank and Land Tenure Reform in Samoa. Masters in Sustainable Development Studio Course, Emory University. March 22, 2014

The Impact of Wholesale Funding on Zombie Subdivisions, Masters in Sustainable Development Studio Course, Emory University. April 2, 2013.

Analyzing Healthcare Data for Planning. Becoming Digital, Massachusetts Institute of Technology. February, 2010.

Selected Press/Media Coverage

Frankel, T.; Keating, D. (2018, December 25). Eviction Filings and Code Complaints: What Happened When a Private Equity Firm Became One City's Biggest Homeowner.' *Washington Post*. Retrieved from https://www.washingtonpost.com/business/economy/eviction-filings-and-code-complaints-what-happened-when-a-private-equity-firm-became-one-citys-biggest-homeowner/2018/12/25/995678d4-02f3-11e9-b6a9-0aa5c2fcc9e4_story.html

Selected Press/Media Coverage, continued

Hurley, A. (2018, November 18.) 'Millennials are more likely to buy their first homes in cities.' *Citylab*. Retrieved from <https://www.citylab.com/life/2018/11/millennials-buy-homes-cities-generation-x-suburbs/575755/>

Badger, E. and Bui, Q. (2018, April 7). 'In 83 Million Eviction Records, a Sweeping and Intimate New Look at Housing in America.' *New York Times*. Retrieved from <https://www.nytimes.com/interactive/2018/04/07/upshot/millions-of-eviction-records-a-sweeping-new-look-at-housing-in-america.html>

Ross, B; Galli, C; Park, C; Madden, P. (2017, November 16). 'Billion Dollar Landlords: Rental home giant once led by Trump ally is under fire from some tenants, critics.' *ABC Good Morning America; ABC Nightline; ABC World News Report*. Retrieved from <http://abcnews.go.com/US/billion-dollar-landlords-tenants-rental-home-giant-slow/story?id=51190693>

Glantz, A. (2017, June 10). 'After the Bubble Burst.' *Reveal News for the Center for Investigative Journalism*. Syndicated on NPR radio stations nationwide and other outlets. Retrieved from <https://www.revealnews.org/episodes/after-the-bubble-burst/>

Scott, R. (2017, July 10). 'A Closer Look: Latino Voter Impact; Taste of Atlanta; And More' *WABE 90.1*. Retrieved from <http://news.wabe.org/post/closer-look-latino-voter-impact-taste-aglanta-and-more>

Gopal, P. (2017, January 3). 'Wall Street, America's New Landlord, Kicks Tenants to the Curb.' *Bloomberg Businessweek*. Retrieved 2017, from <https://www.bloomberg.com/news/articles/2017-01-03/wall-street-america-s-new-landlord-kicks-tenants-to-the-curb>

Stokes, S. (2017, January 11). 'Study: Investor Landlords More Likely To File Eviction Notices.' *WABE 90.1*. Retrieved from <http://news.wabe.org/post/study-investor-landlords-more-likely-file-eviction-notices>

Badger, E. (2016, May 2). 'This Can't Happen by Accident.' *The Washington Post*, pp. A1, A4. Retrieved 2016, from <https://www.washingtonpost.com/graphics/business/wonk/housing/atlanta/>

Boden, S. (2015, October 13). Why Are Millennials Buying So Many Houses In Des Moines? *National Public Radio, Morning Edition*. Retrieved May 2016, from <http://www.npr.org/2015/10/13/448182581/why-are-millennials-buying-so-many-houses-in-des-moines>

Selected Press/Media Coverage, continued

Momoisea, L. (2015, May 1). Fear new plans could alienate Samoans from land. *Radio New Zealand*. Retrieved May 2016, from <http://www.radionz.co.nz/international/programmes/datelinepacific/audio/201752558/fear-new-plans-could-alienate-samoans-from-land>

Research also mentioned in National Public Radio's *Marketplace*, the *Wall Street Journal*, the *Atlanta Journal Constitution*, *Investor's Business Daily*, the *Nation*, the *Texas Tribune*, *Univision*, *Real Estate Today Radio*, the *Samoa Journal*, and *Builder Magazine*.

EMPLOYMENT

Federal Reserve Bank of AtlantaSummer 2011-Summer 2017

Graduate Researcher, Center for Real Estate Analytics

- Authored peer-reviewed Community and Economic Development discussion papers on evictions, negative equity and housing wealth inequality.
- Regular contributor to Real Estate Research blog which is edited and reviewed by Fed economists. Analyzed urban housing and mortgage markets with a focus on the uneven recovery during the great recession.
- Assist research economists; perform ad hoc data analytics using individual level longitudinal datasets including Lender Processing Services mortgage data, Equifax Credit Reports, and FFEIC Call Reports.

Shimberg Center for HousingFall 2010-Summer 2011

- Literature Review for Robert Wood Johnson Foundation grant application.
- Conducted survey on sustainable affordability in Low Income Housing Tax Credit projects.

Wampanoag Tribe, Mashpee, MA

Health Center Consultant.....Summer 2009– Summer 2010

- Developed pro forma and incidence projections for planned health care facility.

Partners HealthCare Systems, Boston, MA

Research Project Manager, Business Planning and Market Development.....Spring 2008 – Summer 2010

- Oversaw large survey projects of physicians and patients from start to finish. Managed teams of internal staff and consultants to design and conduct large survey research projects and to interpret and report results to Harvard Medical School teaching hospital CEOs including Mass General and Brigham and Women's Hospital.
- Maintained large utilization and demographic datasets on a SQL server for use by analysts across the system.

Analyst, Business Planning and Market DevelopmentSummer 2007 – Spring 2008

- Assisted with site planning and market evaluations for new facilities.

- Performed yearly routine reporting projecting incidence of illnesses in the region and health care utilization across the system of Harvard Medical School teaching hospitals.

Goizueta Business School, Atlanta, GA Fall 2003 – Spring 2007
Analyst, Research Computing

- Assisted faculty research on the design and conduct of survey and experimental research. Used SAS and SPSS to tabulate and analyze results.

SERVICE

- Peer Reviewer, *Housing Studies*, 2019
- Outstanding Reviewer for *Housing Policy Debate*, 2018
- Peer Reviewer, *Environment and Planning A*, 2018
- Peer Reviewer, *Journal of Urban Affairs*, 2018
- Committee Member, Jermaine Durham, PhD, Fall 2017-present
- Thesis Advisor, Ellen Duane, MA, Fall 2017-present
- Thesis Advisor, Providence Adu, Fall 2017-present
- Thesis Advisor, Jordan Lloyd, Fall 2017-present
- Peer Reviewer, *Housing Policy Debate*, 2018
- Peer Reviewer, *Journal of Urban Affairs*, 2018
- Peer Reviewer, *Housing Policy Debate*, 2018
- Peer Reviewer, *Housing Studies*, 2017
- Faculty Search Committee, Clemson University, 2017-2018
- Admissions Committee, Clemson University, 2017-2018
- Curriculum Committee, Clemson University, 2017-2018
- Bylaws Committee, Clemson University, 2017-2018
- Peer Reviewer, Federal Reserve Bank of San Francisco Community and Economic Development Discussion Paper Series, 2015.
- Peer Reviewer, *Journal of Planning Education and Research*, 2015.
- Coordinated Atlanta Studies Conference, Georgia Institute of Technology, 2014-2016.
- Coordinated Urban Planning PhD Lecture Series, Georgia Institute of Technology, 2011-2012.