

BRIAN Y. AN

yan74@gatech.edu || brian.an@pubpolicy.gatech.edu

APPOINTMENTS

Director of Master of Science in Public Policy (MSPP) (since Jan 2023)

Assistant Professor of Public Policy and Finance (since Aug 2020)

School of Public Policy

Adjunct Assistant Professor, School of City and Regional Planning

Georgia Institute of Technology (Georgia Tech)

Research Advisory Committee, Southeast Energy Efficiency Alliance (SEEA) (since Sep 2023)

Lincoln Institute of Land Policy & Association of Collegiate Schools of Planning (ACSP) Award Task Force (2023-2024)

Assistant Professor of Public Policy and Public Administration (2019-2020)

Department of Political Science || Master of Public Policy and Administration Program

University of Tennessee, Knoxville

EDUCATION

University of Southern California, Price School of Public Policy

Ph.D. in Public Policy and Management, May 2019

Henry Reining Award, the best dissertation written in public policy and management awarded by USC Price School of Public Policy

Georgetown University, Walsh School of Foreign Service

M.S. in Foreign Service, 2014

Yonsei University, College of Social Sciences

B.A. in Political Science and International Studies, 2009

RESEARCH FOCUS

Public Policy: Urban, Housing, Community & Economic Development, Public Finance,
Clean Energy & Sustainable Environment

Public Management: Collaborative Governance, Social Equity & Race, Technology & AI

PUBLICATIONS

Refereed Journal Articles (* indicates a corresponding author and + denotes a student co-author)

*An, B., Porcher, S., and Tang, S.Y. 2023. "Global Diffusion of COVID-19 Policies: The Role of Geographic, Institutional, and Cultural Cues." *Policy Studies Journal*. <https://doi.org/10.1111/psj.12514>

*An, B. 2023. "The Influence of Institutional Single-Family Rental Investors on Homeownership: Who Gets Targeted and Pushed Out of the Local Market?" *Journal of Planning Education and Research*. <https://doi.org/10.1177/0739456X231176072>

An, B., *Porcher, S., Tang, S.Y., and +Maille-Lefranc, O. 2023. "COVID-19 Emergency Policies, Financial Security, and Social Equity: Worldwide Evidence." *Public Administration Review*. <https://doi.org/10.1111/puar.13652>

- *An, B., +Cha, M.K, Butz, A., and Mitchell, J. 2023. “Following Neighbors or Regional Leaders? Unpacking the Effect of Geographic Proximity in Local Climate Policy Diffusion.” *Policy Sciences*. <https://doi.org/10.1007/s11077-023-09499-1>
- An, B., Jakabovics, A., Liu, J., *Orlando, A., Rodnyansky, S., Voith, R., Zielenbach, S., and Bostic, R. 2023. “Factors Affecting Spillover Impacts of LIHTC Developments: An Analysis of Los Angeles.” *Cityscape: A Journal of Policy Development and Research*. <https://www.huduser.gov/portal/periodicals/cityscape/vol25num2/ch13.pdf>
- *An, B., and Tang, S.Y. 2023. “When Agency Priorities Matter: Risk Aversion for Autonomy and Turf Protection in Mandated Collaboration.” *Journal of Public Administration Research and Theory* 33(1): 106-121. <https://doi.org/10.1093/jopart/muac014>
- An, B., Bostic, R.W., Jakabovics, A., *Orlando, A.W., and Rodnyansky, S. 2022. “Small and Medium Multifamily Housing: Affordability and Availability.” *Housing Studies* 37(7):1274-1297. <https://doi.org/10.1080/02673037.2020.1842339>
- Richard, V., Liu, J., Zielenbach, S., Jakabovics, A., An, B., Rodnyansky, S., *Orlando, A.W., and Bostic, R.W. 2022. “Effects of Concentrated Low-Income Housing Tax Credit (LIHTC) Development on Surrounding House Prices.” *Journal of Housing Economics* 56:101838. Open Access: <https://doi.org/10.1016/j.jhe.2022.101838>
- *An, B. 2022 (forthcoming). “Self-Organizing Special Districts: A Tool for Community Change and Development.” *Journal of Planning Education and Research*. <https://doi.org/10.1177%2F0739456X211065496>
- *An, B., Butz, A., and Mitchell, J. 2022. “A Contingent Diffusion Model of Local Climate Change Policy Adoption: Evidence from Southern California Cities.” *Cities: The International Journal of Urban Policy and Planning* 120:103418. <https://doi.org/10.1016/j.cities.2021.103418>
- *An, B., Porcher, S., Tang, S.Y., and +Kim, E. 2021. “Policy Design for COVID-19: Worldwide Evidence on the Efficacies of Early Mask Mandates and Other Policy Interventions.” *Public Administration Review* 81(6): 1157-1182. <https://doi.org/10.1111/puar.13426>
- *An, B., Tang, S.Y., and Leach, W. 2021. “Managing Environmental Change through Inter-agency Collaboration: Protective Governance in Mandated Sustainability Planning.” *Environmental Science & Policy* 125: 146-156. <https://doi.org/10.1016/j.envsci.2021.08.024>
- Leach, W., *An, B., and Tang, S.Y. 2021. “Evaluating California’s Sustainable Groundwater Management Act: The First Five Years of Governance and Planning.” *JAWRA Journal of the American Water Resources Association* 57(6): 972-989. <http://doi.org/10.1111/1752-1688.12967>
- *An, B., and Bostic, R.W. 2021. “What Determines Where Public Investment Goes? Regional Governance and the Role of Institutional Rules and Power.” *Public Administration Review* 81(1): 64-80. <https://doi.org/10.1111/puar.13220>
- *An, B. 2021. “Bottom-up or Top-down Local Service Delivery? Assessing the Impacts of Special Districts as Community Governance Model.” *American Review of Public Administration* 51(1): 40-56. <https://doi.org/10.1177/0275074020933968>
- *An, B., Bostic, R.W., Jakabovics, A., Orlando, A.W., and Rodnyansky, S. 2021. “Why Are Small and Medium Multifamily Properties So Inexpensive?” *Journal of Real Estate Finance and Economics* 62(3): 402–422. <https://doi.org/10.1007/s11146-019-09729-5>
- *An, B. Y., & Tang, S. Y. 2020. “Lessons from COVID-19 Responses in East Asia: Institutional Infrastructure and Enduring Policy Instruments.” *American Review of Public Administration*, 50(6-7): 790-800. <https://doi.org/10.1177/0275074020943707>

- ***An, B.**, Levy, E. M. and Hero, E. R. 2018. “It’s Not Just Welfare: Racial Inequality and the Local Provision of Public Goods in the United States.” *Urban Affairs Review* 54(5): 833-865.
<https://doi.org/10.1177/1078087417752476> (*Urban Affairs Review Best Paper*: Winner of the 2018 Best Paper Award in Urban and Local Politics, *American Political Science Association*)
- *Thom, M., and **An, B.** 2017. “Fade to Black? Exploring Policy Termination through the Rise and Fall of State Tax Incentives for the Motion Picture Industry.” *American Politics Research* (45)1: 85-108.
<https://doi.org/10.1177/1532673X16661819>

Invited Articles

- ***An, B.** 2021. Review of Book “Hometown Inequality: Race, Class, and Representation in American Local Politics.” By Brian F. Schaffner, Jesse H. Rhodes, and Raymond J. La Raja. New York: Cambridge University Press, 2020. *Perspectives on Politics* 19(4): 1331-1333.
<https://doi.org/10.1017/S1537592721002334>

Manuscripts Under Initial Peer-Review

- An, B.** and *Chung, J. “Who Bears the Brunt of Disruptive Innovation? The Effect of Grocery E-Commerce on Local Retail Competitors.” <https://ssrn.com/abstract=4254788>. *Journal of Regional Science*

Manuscripts with Revisions Requested

- ***An, B.**, Jakabovics, A., Orlando, A.W., Rodnyansky, S., and +Son, E. “Who Owns America? A Methodology for Identifying Landlords’ Ownership Scale and the Implications for Targeted Code Enforcement.” <https://hdl.handle.net/1853/72116>. *Journal of the American Planning Association*.

Conditionally Accepted.

- ***An, B.**, +Barboza-Wilkes, C., and Resh, W. “Applying an Intersectional Understanding of Extra Work Behavior and Emotional Exhaustion in Local Public Service.” <https://ssrn.com/abstract=3695702>. *Public Administration*. **Revision Submitted.**

Policy Briefs/Reports

- Martin, C., Drew, R., Orlando, A., Moody, J., Rodnyansky, S., **An, B.**, Jakabovics, A., Patton, N., and Donoghoe, M. (2023). “Disasters and the rental housing community: Setting a research and policy agenda.” *Brookings Institution*. https://www.brookings.edu/wp-content/uploads/2023/09/Disasters-and-the-Rental-Housing_final.pdf.

- An, B.**, Bostic, R.W., Jakabovics, A., Orlando, A.W., and Rodnyansky, S. (2017) “Understanding the Small and Medium Multifamily Housing Stock.” *Enterprise Community Partners*.
<https://www.enterprisecommunity.org/sites/default/files/2021-12/understanding-smmf-housing-stock-white-paper.pdf>.

Published Work in Professional Magazines & Blogs

- ***An, B.** October 26, 2023. “I studied 1 million home sales in metro Atlanta and found that Black families are being squeezed out of homeownership by corporate investors.” *The Conversation*
<https://tinyurl.com/4dhk79u5>
- ***An, B.**, and Tang, S.Y. June 24, 2022. “Designers of collaboration mandates for sustainable natural resource management must address public agencies’ concerns about losing autonomy and influence.” *The London School of Economics’ USAPP-American Politics and Policy* <https://bit.ly/3A9CA3M>
- ***An, B.**, Porcher, S., Tang, S.Y., and +Kim, E. November 18, 2021. “In the Early Global Fight against COVID-19, Quick Mask Mandates Were Most Effective.” *The London School of Economics’ USAPP-*

American Politics and Policy <https://bit.ly/3Dw2uxN>

Tang, S.Y., and *An, B. July 7, 2020. “Responses to COVID-19 in China and the United States: How Governance Matters.” *The National Interest* <http://ow.ly/xKCm50AsaPn>

POLICY & SOCIETAL IMPACTS

Invited Presenter and Panelist, “Keys to Opportunity in the Housing Market: How Financial Models Advance and Constrain Low-Income Communities: Investor-Owned Single-Family Homes panel,” hosted by *Federal Reserve Community Development Research Seminar Series*, October 2, 2023

Invited Presenter, “Commercial Property Tax Appeals Legislative Request,” jointly hosted by *Fulton County Department of External Affairs* and *Atlanta City Mayor’s Office* and *Office of Housing & Community Development*: Presented to chief appraisers of Fulton, DeKalb, Cobb, and Cherokee County, ACCG-Georgia’s County Association and Metropolitan Atlanta Rapid Transit Authority (MARTA), January 19, 2023

Invited Speaker, Policy Research Seminar hosted by *Mortgage Bankers Association*, November 4, 2022

Invited panelist, “Gwinnett County Housing Innovation Forum” hosted by *Congresswoman Carolyn Bourdeaux* (GA 7th District), November 2, 2022

Member of advisory expert panel on property tax assessment for *the City of Atlanta* (*Mayor’s Office* and *Office of Housing and Community Development*), 2022 September—present

Member of *Atlanta Thriving Neighborhood Index Governance Team*, 2022 April—present

Invited Speaker, Atlanta Regional Housing Forum hosted by *Atlanta Regional Commission* and *Atlanta Neighborhood Development Partnership*, June 1, 2022

Media coverage, *Fortune* “I studied 1 million home sales in metro Atlanta and found that Black families are being squeezed out of homeownership by corporate investors.” October 26, 2023.

<https://fortune.com/2023/10/26/metro-atlanta-black-homeownership-corporate-investors/>

Media coverage, *Yahoo News* “I studied 1 million home sales in metro Atlanta and found that Black families are being squeezed out of homeownership by corporate investors.” October 26, 2023.

<https://news.yahoo.com/studied-1-million-home-sales-123245360.html>

Media coverage, *FloridaRealtors* “Study: Affordable Homes Don’t Hurt Home Values.” September 1, 2023. <https://www.floridarealtors.org/news-media/news-articles/2023/09/study-affordable-homes-dont-hurt-home-values>

Media coverage, *The Journal of Blacks in Higher Education* “How Investors Have Thwarted Black Home Ownership and Widened the Racial Wealth Gap.” August 8, 2023. <https://jbhe.com/2023/08/how-investors-have-thwarted-black-home-ownership-and-widened-the-racial-wealth-gap/>

Media coverage, *The News & Observer* “Corporate landlords caused billions in lost wealth, study says.” June 7, 2023. <https://www.newsobserver.com/news/business/real-estate-news/article275982381.html>

Media coverage, *The Registry* “Study Finds Wall Street-Backed Residential Landlords Caused Removal of Billions in Wealth From Some Metro Areas.” June 7, 2023. <https://news.theregistryps.com/study-finds-wall-street-backed-residential-landlords-caused-removal-of-billions-in-wealth-from-some-metro-areas/>

Media coverage, *Atlanta Journal-Constitution* “American Dream For Rent: Investors elbow out individual home buyers.” February 9, 2023. <https://www.ajc.com/american-dream/investor-owned-houses-atlanta/>

Media coverage, *Atlanta Journal-Constitution* “American Dream For Rent: Investors zero in on Black neighborhoods” February 9, 2023. <https://www.ajc.com/american-dream/race-homeownership/>

Media coverage, *Pew Charitable Trusts* “Investors Bought a Quarter of Homes Sold Last Year, Driving Up Rents.” July 22, 2022. <https://stateline.org/2022/07/22/investors-bought-a-quarter-of-homes-sold-last-year-driving-up-rents/>

Media coverage, *Route Fifty* “Governments Begin Pushing Back on Investors Snatching Up Homes.” July

4, 2022. <https://www.route-fifty.com/infrastructure/2022/07/while-investors-are-snatching-homes-governments-fight-save-properties-residents/368927/>

Media coverage, *Atlanta Journal-Constitution* “Investor-owned housing emerging as key issue for metro Atlanta officials.” June 1, 2022. <https://www.ajc.com/neighborhoods/cobb/investor-owned-housing-emerging-as-key-issue-for-metro-atlanta-officials/VWL3XP45DNDGRE50F3X4HN53BQ/>

Media coverage, *CBS46* “Corporate investors flooding Atlanta’s housing market.” June 2, 2022. <https://www.cbs46.com/2022/06/03/its-an-everyday-occurrence-now-corporate-investors-flooding-atlantahousing-market/>

Media coverage, *Axios Atlanta* “Metro Atlanta becomes hotbed for real estate investors.” June 2, 2022. <https://www.axios.com/local/atlanta/2022/06/02/metro-atlanta-real-estate-investors/>

GRANTS, CONTRACTS, & AWARDS

Institutional Research Contract, *Department of Energy and Oak Ridge National Laboratory*, Principal Investigator (PI) for “ORNL-GT Weatherization Assistance Program (Wx) Evaluation” (\$200,000; Co-PI: Marilyn Brown at Georgia Tech School of Public Policy), 2023 June 8 – 2024 May 31

Independent Research Contract, *Focused Community Strategies*, “Uncovering Corporate Investment in the Single-Family Rental Housing Market in South Atlanta Neighborhoods and Estimating Communities’ Equity Loss” (\$30,000), 2023 June 1 – 2023 August 31 *\$15,000 was awarded as research gift

Independent Research Contract, *Brookings Institution and Enterprise Community Partners*, “Natural Disasters, Renters, and Disaster Policy Reform” (\$25,000), 2023 *Sponsor: *Walmart Foundation*

Independent Research Contract, *Enterprise Community Partners* (\$106,000), 2015-2020; (\$58,500) 2022-2023 *Sponsor: *JPMorgan Chase Foundation*

Short-term Opportunity for Professional Development and Scholarly Activities, “Proprietary Power Outage Data Purchase for Targeted Research Initiative,” *Strategic Energy Institute, Georgia Tech* (\$5,400), 2023

2022 Faculty Excellence in Research Award, *Ivan Allen College, Georgia Tech* (\$10,000), 2022 Spring COVID-19 Faculty Relief Research Fund, *Office of the Provost, Georgia Tech* (\$10,000), 2022-2023

“Redlining and Digital Neighborhood Tour: A Story of Racialized Urban Development in Atlanta 1930-2020,” *Digital Integrative Liberal Arts Center, Ivan Allen College, Georgia Tech* (\$21,345), 2021-2022

*Notes: The grant additionally covered tuition for two graduate students for a year, equivalent to \$40,000
Small Grants for White Papers at the Intersection of Science, Technology, and Public Policy, “Neither by Hierarchy nor by Market: Federal Incentives and Technology-driven Collaborative Approaches in Climate Change Policy among State and Local Governments,” *Strategic Plan Advisory Group and the Strategic Energy Institute, Georgia Tech* (\$7,000), 2021

Special Opportunity for Faculty Development Activities, “Acquiring National Establishment Time-Series Database for 2.6 million business establishments’ longitudinal records in Georgia,” *Ivan Allen College, Georgia Tech* (\$15,000), 2021

Small Grant for Research, “A New Governance Index: Culture, Institutions, and Regulations in the Era of COVID-19 Pandemic Crisis Management,” *Ivan Allen College, Georgia Tech* (\$7,000), 2021

Donald C. Stone Best Paper Award: Best Paper on Federalism and Intergovernmental Relations written in 2019, *American Society for Public Administration*, 2020

Major Research Grant, Co-PI for “Institutional Collective-Action Dilemmas and Collaborative Governance: State Mandates and Sustainable Groundwater Management in California,” *John Randolph Haynes Foundation* (\$132,000, PI: Shui-Yan Tang at USC, the Co-PI portion: \$56,167), 2019-2021
Reining Award: Best Dissertation in Public Policy and Management, *Price School of Public Policy*, 2019
Best Urban and Local Politics Paper presented in 2017, *American Political Science Association*, 2018
Equity and Inclusion Fellowship, *Association for Public Policy Analysis and Management*, 2018-2019
Dissertation Fellowship, *Lusk Center for Real Estate, USC* (\$32,000 plus tuition and fees), 2019
Summer Research Grant, *Graduate School Office of the Provost, USC* (\$7,500), 2017
Research Grant, *International Yonsei Foundation* (\$1,500), 2016
Scholarship, Bou Family Foundation, *Georgetown University* (\$2,500), 2013-2014
Merit Scholarship Award, *Georgetown University* (\$40,000), 2012-2014

TEACHING: COURSE OFFERINGS

Georgia Institute of Technology, School of Public Policy

Instructor, PUBP 6108 Capstone Project in the Master of Sustainable Energy and Environmental Management (MSEEM) Program

Instructor, PUBP 3130 Research Methods

Instructor, PUBP 6112 Research Design in Policy Science

Instructor, PUBP 6118 Public Finance and Policy

University of Tennessee, Knoxville, Department of Political Science

Instructor, POLS 301 Research Methods

University of Southern California, Price School of Public Policy

Assistant Lecturer (Instructor), PPD 303 Statistics for Policy, Planning, and Development

Teaching Assistant, PPD 373 Public Policy and Planning Analysis

Teaching Assistant, PPD 571 International Public Policy & Management Seminar

Teaching Assistant, PPD 542 Policy and Program Evaluation

Teaching Assistant, PPDE 661 Methods for Equity Analysis

Georgetown University, Department of Economics and School of Foreign Service

Teaching Assistant, ECON 543 Advanced International Finance

Teaching Assistant, ECON 544 Advanced International Trade

CONFERENCE ACTIVITIES

Panel Organizer

“Who Owns Urban Places? Understanding Ownership and Management of Urban America Through the Lens of Multifamily Housing” *Urban Affairs Association (UAA)* 2022

“Collaborative Governance in Complex Water Resources Management: Studies from California and the Great Lakes” *Midwest Political Science Association (MPSA)* 2022

“Design, Governance, and Impact of Environmental and Climate Policy” *Association for Public Policy Analysis and Management (APPAM)* 2020

“Preserving Affordable Housing Through Big Data” *American Planning Association (APA)* National Conference 2019

“Innovation in Local Environmental Policy: Climate Change and Sustainability Actions” *APPAM* 2018

“People Come and Go, but Places Don’t: The Mechanism behind the Long-Term Effect of Redlining on Built Environment” *APPAM 2018 Innovation Lounge*

“Data and Local Environmental Policy Decisions: The Influence of Institutional Factors” *APPAM 2017*

“Dynamics of Housing Price Change: Institutional and Government Regulation Forces” *APPAM 2017*

Panel Chair

“COVID-19 and the Policy Process: Political, Psychological, and Managerial Aspects of State and Local Policymaking” *APPAM 2022*

“Challenges with Home Ownership in Local Markets” *UAA 2022*

“Who Owns Urban Places? Understanding Ownership and Management of Urban America Through the Lens of Multifamily Housing” *UAA 2022*

“Entrepreneurship: Ethnicity, Race and Class I” *UAA 2022* * Special Track on Urban Entrepreneurship (Sponsored by Kauffman Foundation)

“Identities, Representation, and Local Experiences of Inequality” Southern Political Science Association (*SPSA*) 2021

“The Low-Income Housing Tax Credit Program: Costs and Consequences” *APPAM 2020*

“The Impact of Governance Contexts on Participation and Equity in Environmental Policy” *APPAM 2020*

“Using Big Data to Identify, Build, and Preserve Affordable Housing” *APPAM 2019*

“Engaging Diverse Communities in Designing and Delivering Public Services” *APPAM 2019*

“New Research on Residential Segregation, Racial Segregation, and Racial Inequality” *APPAM 2015*

Panel Discussant

“The Urban Housing Affordability Crisis: New Policies and Their Impacts” *APPAM 2022*

“COVID-19 and the Policy Process: Political, Psychological, and Managerial Aspects of State and Local Policymaking” *APPAM 2022*

“Hometown Inequality: Race, Class, and Representation in American Local Politics” Book roundtable. *SPSA 2021*

“What Does It Take to Turn Around a Struggling Neighborhood?” *APPAM 2020*

“Intersectionality” *Public Administration Review Symposium on Race, Gender, and Social Equity 2020*

Roundtable Speaker

“Addressing Energy and Housing Insecurity in Georgia and the Southeast Region” (Moderator) *Southeast Energy Summit 2023*

“Equity and Inclusion Session: The Choice is Yours: Practice vs. Academia?” *APPAM 2019*

“Exploring the Challenges of and Opportunities for Diversity and Representation in Collaborative Governance” *APPAM 2019*

Panel Paper Presentation

“COVID-19 Emergency Policies, Financial Security, and Social Equity: Worldwide Evidence” *APPAM 2022*

“Concentrated Home Purchasing By Institutional Investors: Who Gets Pushed out of the Market?” *APPAM 2022*

“Mapping of Institutional Decision Making that Perpetuated Discriminatory Place-Based Planning:

An Archival Review of Urban Development in Atlanta, 1930-2000” *Atlanta Studies Symposium* 2022

“Concentrated Home Purchasing in Atlanta: Who Gets Pushed Out of the Market?” *UAA* 2022

“Unpacking the Intersectional Dimension of Business Opportunities in Historically Redlined Neighborhoods” *UAA* 2022

“When Other Conditions Matter More: The Limitations of Government Mandates on Collaboration for Sustainability Planning.” *MPSA* 2022; *Public Management Research Conference (PMRC)* 2022

“Diffusion of COVID-19 Policy Adoption and Termination as Global Governance: The Role of Geography, Culture, and Institutions” *COVID-19 Public Health and Social Measures (PHSMs) Research Outcome Conference* 2021

“Non-pharmaceutical Interventions, Fiscal Stimuli and Households’ Economic Worries during COVID-19” *COVID-19 Public Health and Social Measures (PHSMs) Research Outcome Conference* 2021

“Applying an Intersectional Understanding of Extra Work Behavior and Emotional Exhaustion in Local Public Service” *PMRC* 2021

“The Racial Structure of Inequality and Economic Policy Mood” *SPSA* 2021

“The Effect of Immigration from Mexico on U.S. Local Government Fiscal Health” *SPSA* 2021; *APPAM* 2019

“The Physical Legacy of Racism: How Redlining Cemented the Modern Built Environment” *Southern Economic Association (SEA)* 2020; *American Real Estate and Urban Economics Association (AREUEA)* 2019; *Western Regional Science Association (WRSA)* 2019

“Rental Affordability in the Wake of Natural Disasters” *Urban Economics Association (UEA)* 2020

“Agency-Level Incentives and Risk Management in Mandated Collaboration” *APPAM* 2020

“The Role of LIHTC-Financed Developments in the Urban Affordability Crisis: Lessons from Los Angeles” *APPAM* 2020

“Preserving Affordable Housing Through Big Data Analysis” *UAA* 2020 (cancelled due to COVID-19); *APPAM* 2019

“Preservation of Affordable Rural Rental Properties by Understanding Market Competitiveness” *UAA* 2020 (cancelled due to COVID-19)

“Protective Governing Rules and Institutional Collective Action: Modeling Anticipated Success in Sustainable Groundwater Management” *APPAM* 2019

“Agency-level Incentives and Collaborative Governance: State Mandates and Sustainable Groundwater Management in California” *PMRC* 2019; *Consortium on Collaborative Governance (CCG)* 2019 Workshop at the University of Arizona, School of Government and Public Policy * by invitation only

“Capitalizing on Collective Action: Special Districts as Community’s Institutional Choice for Governance Redesign” *SPSA* 2019

“Political Homophily and Intergovernmental Strategy: Municipal Investment in Joint Infrastructure Development.” *UAA* 2019; *SPSA* 2018

“Examining a Non-Stationary Approach to Policy Diffusion: Exploring the Municipal Spread of Climate Action Policies within Southern California” *Western Political Science Association (WPSA)* 2019; *SPSA* 2019; *APPAM* 2018; *California Council on Science and Technology (CCST)* 2018 Climate Science Translators Showcase

“Does Local Control Bring More Benefits to Communities? Evidence from Special Districts and Housing Prices.” *WRSA* 2018; *APPAM* 2017

“What Determines Where Public Goods Funding Goes? Regional Governance and The Role of Institutional Rules and Power” *PMRC* 2019; *APPAM* 2017; *MPSA* 2017

“Racial Inequality and the Local Provision of Public Goods” *APSA* 2017; *MPSA* 2016; *APPAM* 2015

“Why are Small and Medium Multifamily Housing So Affordable?” *AREUEA* 2017

INVITED PRESENTATIONS

Yonsei University Department of Global Public Administration “Local to Global Perspectives in Policy Diffusion Scholarship: New Ideas, Data, and Theories.” August 2023

Atlanta Regional Housing Forum on “Extreme Market Conditions Impacting Metro Atlanta Affordable Housing.” June 2022. “Concentrated Home Purchasing by Institutional Investors: Who Gets Pushed Out of the Market?”

Public Administration Review (PAR) Symposium on “The Nexus Between Emergency Management, Public Health, and Equity: Responding to Crisis, and Mitigating Future Hazards” February 2022. “COVID-19 Policies, Economic Security, and Social Equity: Worldwide Evidence”

Central Police University, Taiwan. Public Administration Review (PAR) Symposium on “Redefining Public Administration: New Paradigms for the Post Pandemic Era.” November 2021. “Diffusion of COVID-19 Policy Adoption and Termination as Global Governance: The Role of Geography, Culture, and Institutions”

Georgia State University, Department of Public Management and Policy. November 2021
“Who Bears the Brunt of Disruptive Innovation? The Effect of E-commerce on Local Retail Business Competitors”

Cal Poly Pomona, California Center for Ethnic and Policy. Securing Housing Justice Seminar. May 2021
“The Physical Legacy of Racism: How Redlining Cemented the Modern Built Environment”

University of Southern California, Lusk Center for Real Estate. Annual Symposium for the Lusk Research Award, November 2020. “Community Development through Special District: Measuring the Effect of Community-based Governance Reform on Housing Prices”

George Washington University, Trachtenberg School of Public Policy and Public Administration. Public Administration Review (PAR) Symposium on Race, Gender, and Social Equity in Governance. September 2020. “Applying an Intersectional Understanding of Extra Work Behavior and Emotional Burnout in Local Public Service”

WORK EXPERIENCE IN PUBLIC & INTERNATIONAL AFFAIRS

International Finance Corporation, World Bank Group Washington, DC 2014
Consultant, Global Knowledge Office

United Nations Headquarters New York, New York 2013
Intern, Security Sector Reform Unit, Department of Peacekeeping Operations

ROK-US Combined Air Force Operations Command South Korea 2009-2012
Public Affairs Planning and Education Officer (1st lieutenant)

Good News Corps Overseas Volunteer South Africa, Zimbabwe, Zambia 2005-2006
Community Teaching Fellow

COMMUNITY SERVICE

Georgetown University School of Foreign Service Washington, DC 2013-2014
President, Asia-Pacific Forum

International Youth Fellowship (non-profit) Los Angeles, CA 2014-2019
Organizer, World Youth Camp and Culture Fair in Los Angeles County

English Camp Teacher for middle-school students in Mexico Mexico 2013-2019

Lighthouse Mind Education Institute (community services organization) Atlanta, GA 2020-present
Senior Mind Education Specialist

PROFESSIONAL AND REVIEWER SERVICE

Editorial Board

2021-2022: Editorial Board & Associate Editor for Nature: Humanities & Social Sciences Communications

Reviewer service

2023: Policy & Politics; Environment and Planning A: Economy and Space;

Proceedings of the National Academy of Sciences (PNAS); American Journal of Political Science;

Journal of Public Administration Research and Theory; Public Administration Review (x3);

Housing Policy Debate; National Science Foundation (\$850k-3 years Grant Proposal);

Journal of the American Planning Association; Environment and Planning A: Economy and Space

2022: Public Administration Review (x3); Journal of Planning Education and Research;

Journal of Public Administration Research and Theory (x2);

Pacific Affairs; Journal of East Asian Studies; American Political Science Review

2021: Journal of Public Administration Research and Theory; Public Administration Review (x2);

Journal of Public Policy; Territory, Politics, Governance; Public Performance & Management Review;

Nature: Humanities & Social Sciences Communications; Korean Journal of Policy Studies;

International Journal of Public Sector Management; International Review of Public Administration

2020: Nature: Humanities & Social Sciences Communications;

Journal of Politics; World Development, Public Administration Review (x2);

Public Performance & Management Review; Public Administration Quarterly (x2)

2019: Public Administration Review (x2); Journal of Policy Analysis and Management;

Housing Policy Debate; Administrative Sciences

2018: Journal of Policy Analysis and Management

Professional service

2022-present: Inaugural Scientific Committee for Center for Urban Research, Georgia Tech

2022-present: Graduate Committee, School of Public Policy, Georgia Tech

2022-2023: Search Committee for an assistant professor tenure-track position in Health Policy, School of Public Policy, Georgia Tech

2022: Award Committee, School of Public Policy, Georgia Tech

2021: Search Committee for an assistant professor tenure-track position in Public Management or Organizational Behavior, School of Public Policy, Georgia Tech

2020 Nov-present: Director of the *Urban Research Lab*, Georgia Tech

2020-present: Faculty Advisor for the Georgia Tech Student Club *International Youth Fellowship*

2020-2021: Equity and Inclusion Fellowship Committee for *APPAM*

2016: Program Committee for *APPAM* Annual Fall Research Conference