Lance Freeman

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Penn Integrates Knowledge Professor of City and Regional Planning, and Sociology, University of Pennsylvania. Janaury 2022 – Present.

Professor, Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 2014-2021.

Distinguished Visiting Faculty Fellow. Department of City and Regional Planning, University of Pennsylvania. September 2020-May 2021.

Director, Doctoral Program in Urban Planning,Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 2017-June 2018.

Director, Urban Planning Program,Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 2010-June, 2015.

Associate Professor, Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 2006-2014.

Director, Doctoral Program in Urban Planning,Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 2004-June 2006.

Assistant Professor, Graduate School of Architecture, Planning and Preservation, Columbia University, New York, NY. July, 1999-June, 2006.

Assistant Professor, School of Public Policy and Urban Affairs, University of Delaware, Newark, DE. July, 1998 - June, 1999.

Researcher, Mathematica Policy Research, Washington, DC, June, 1997-July, 1998.

Institute Fellow, North Carolina Institute of Minority Economic Development, Raleigh, NC, August, 1995-June, 1997.

Research Associate, Center for Urban and Regional Studies. Chapel Hill, NC, June, 1995 – February, 1996.

Community Development Coordinator, North Carolina Institute of Minority Economic Development, Raleigh, NC, August, 1995-June, 1997.

City Planner, New York City Housing Authority, January, 1992-August, 1993.

Ph.D., City and Regional Planning, University of North Carolina at Chapel Hill, December 1997.

Master of Regional Planning, University of North Carolina at Chapel Hill, December 1991.

Bachelor of Science, Business Administration, State University of New York at Buffalo. December, 1987.

2020. *Planning and Control of Land Development: Cases and Materials*. University of North Carolina Press. With Daniel Mandelker, Carol Necole Brown, Stuart Meck, Dwight H. Merriam, Peter W. Salsich, Jr., and Edward J. Sullivan.

2019. *A Haven and a Hell: The Ghetto in Black America.* Columbia University Press.

2006. *There Goes the Hood: Views of Gentrification from Ground Up.* Temple University Press.

2021. Up-and-Coming or Down-and-Out? Social Media Popularity as an

Indicator of Neighborhood Change. *Journal of Planning Education and Research.* With Constantine E. Kontokosta and Yuan Lai. <https://doi.org/10.1177/0739456X21998445>

2021. Residential Segregation at the Dawn of the Great Migration: Evidence from the 1910 and 1920 Census. *Social Science History.* 45: 27-53. With Hyun Hye Bae.

2019. The Siting Dilemma: Race and the Location of Federal Housing Projects. In Molly Metzger and Henry S. Webber, (eds.), *Facing Segregation: Housing Policy Solutions for a Stronger Society*. London: Oxford University Press.

2016. Producing Affordable Housing in Rising Markets: What Works? *Cityscape*. With Jenny Schuetz. 19(1):217-236.

2015. Displacement and gentrification in England and Wales: A quasi-experimental approach. *Urban Studies.* With Maria Adele Cassola and Tiacheng Cai. 53(13):1-18.

2015. White Entry into Black Neighborhoods: Advent of a New Era? *The Annals of the American Academy of Political and Social Science.* Volume 660: 302-318. With Tiacheng Cai.

2014. Do Source of Income Anti-Discrimination Laws Facilitate Access to Less Disadvantaged Neighborhoods? *Housing Studies*. 29(1): 88-107. With Yunjing Li.

2012. Gentrification and Well-Being. In: Susan J. Smith, Marja Elsinga,

Lorna Fox O’Mahony, Ong Seow Eng, Susan Wachter, Chris Hamnett, editors.

International Encyclopedia of Housing and Home, Vol 2. Oxford: Elsevier; 2012. pp. 280–286.

2012. Neighborhood Walkability and Active Travel (Walking and Cycling) in New York City. *Journal of Urban Health.* September 2012. Ofira Schwartz-Soicher, James Quinn, Catherine Richards, Michael D. M. Bader, Gina Lovasi, Darby Jack, Christopher Weiss, Kevin Konty, Peter Arno, Deborah Viola, Bonnie Kerker, and Andrew G. Rundle.

2012. The Impact of Source of Income Laws on Voucher Utilization. *Housing Policy Debate.* 22(2):207-319.

2011. The Suburbanization of Housing Choice Voucher Recipients. Brookings Institution. With Kenya Covington and Michael Stoll.

2011. Planning for Evaluation: Using Regression Discontinuity to Evaluate Targeted Place-Based Programs. *Journal of Planning Education and Research.* 31(3): 308-318. With Lan Deng.

2011. Urban Planning and Health Equity. *Journal of Urban Health.* 88(3) 582-597. With Mary E. Northridge.

2010. African American Locational Attainment before the Civil Rights Era. *City and Community.* 9(3): 235-255

2009. Neighbourhood Diversity, Metropolitan Segregation, and Gentrification: What are the links in the US? *Urban Studies*. 46(10): 2079–2101.

2009. Neighborhood Food Environment and Walkability Predict Obesity in New York City. *Environmental Health Perspectives.* 117(3): 442-447. With Rundle, Andrew, Neckerman, Katherine M.

2009. "Cost-Benefit Analysis of Using Housing Assistance to Promote Human Capital: A Conceptualization and Review of the Evidence” In David L. Weimer and Aidan R. Vining, eds., *Investing in the Disadvantaged: What We Know, and What We Need to Know, about the Benefits of Social Policies.* Washington, D.C.: Georgetown University Press.

2008. Personal and neighborhood socioeconomic status and indices of neighborhood walk-ability predict body mass index in New York City. *Social Science and Medicine.*

With Andrew Rundle, Sam Field, Yoosun Park, Christopher C. Weiss, and Kathryn Neckerman. 67(12): 1951-1958

2008. “Is Class becoming a more important determinant of Locational Attainment amongst African Americans?” *Urban Affairs Review*. 44(1):3-26.

2008. “Comment on The Eviction of Critical Perspectives from Gentrification Research.” *International Journal of Urban and Regional Research*. 32(1).

2007. “The Urban Built Environment and Obesity in New York.” *American Journal of Health Promotion.* With Andrew Rundle, Ana V. Diez Roux, Douglas Miller, Kathryn M. Neckerman, and Christopher Weiss. 21(14):326-40.

2006. “Comment on The Low-Income Housing Tax Credit Goes Mainstream and Moves to the Suburbs.” *Housing Policy Debate* 17(3):447-59.

2006. “The Impact of Secondary Mortgage Market and GSE Purchases on Underserved Neighborhood Housing Markets: A Cleveland Case Study.” *Urban Affairs Review.* 42 (2):193-223With George Galster and Ronald Malega.

## 2006. “Household Composition and Housing Assistance: Examining the Link.” *CityScape.* 8(2):49-67.

## 2006. “Does Housing Assistance lead to Dependency? Evidence from HUD Administrative Data.” *CityScape.* 8(2):115-33.

2005. “Black Homeownership: The Role of Temporal Changes and Residential

Segregation at the End of the 20th Century” *Social Science Quarterly*. 86(2):403-27.

2005. “Displacement or Succession? Residential Mobility in Gentrifying

Neighborhoods.” *Urban Affairs Review.* 40(4):463-91.

2004. “The Changing Determinants of Inter-Racial Homeownership Disparities: New York City in the 1990's.” *Housing Studies*. 19(3):301–323. With Darrick Hamilton.

# 2004. “Siting Affordable Housing: Location and Neighborhood Trends of Low-Income Housing Tax Credit Developments in the 1990s.” *Living Cities Census Series*, Center on Urban and Metropolitan Studies. Washington, DC: The Brookings Institution.

2004. “Gentrification and Displacement in New York City.” *Journal of the American Planning Association*. 70(1):39-52. With Frank Braconi.

2003. “The Impact of Assisted Housing Developments on Concentrated Poverty.” *Housing Policy Debate.* 14(1/2):103-142.

2002. “Does Spatial Assimilation Work for Black Immigrants in the US?” *Urban Studies.* 39(11):1983-2002.

2002. “A Dream Deferred or Realized: The Impact of Public Policy on Fostering Black Homeownership in New York City” *American Economic Review Papers and Proceeding*. 92(2):320-324. With Darrick Hamilton.

2002. “America’s Affordable Housing Crisis: A contract Unfulfilled.” *American Journal of Public Health*. 92(5):709-712.

2002. “Subsidized Housing and Neighborhood Impacts: A Theoretical Discussion and Review of the Evidence.” *The Journal of Planning Literature*. 16(3)359-378. With Hilary Botein.

2001. “Assisted Housing and Residential Segregation.” *Journal of the American Planning Association.* 67(3):279-292. With William Rohe.

2001. “The Effect of Sprawl on Neighborhood Social Ties: An Exploratory Analysis.” *Journal of the American Planning Association*. 67(1):69-77.

2000. “Assisted Housing and Residential Segregation: The Role

of Race and Ethnicity in the Siting of Assisted Housing Developments” *Housing Policy Debate.* 11(1):67-90. With William Rohe.

2000. “Minority Housing Segregation: A Test of Three Perspectives.” *Journal of Urban Affairs,* 22(1):15-36*.*

1999. “A Note on the Influence of African Heritage on Segregation: The Case of Dominicans.” *Urban Affairs Review.* 35(1):137-46.

1998. “Interpreting the Dynamics of Public Housing Residence: Cultural and Structural Explanations.” *Housing Policy Debate.* 9:2:323-53.

2021. A historical framework for thinking about the rights of people with disabilities. In Nora Libertun et al. (eds.) *Cities as Spaces For opportunities For All: Building Public Spaces for People with Disabilities, Children, and Elders.* Washington, DC: Inter-American Bank.

2017. Producing Affordable Housing in Rising Markets: What Works? *Cityscape.* 19 (1):221-240. With Jenny Schuetz.

2013. A Count of Unaccompanied Homeless Youths in New York City. Prepared for the New York City Coalition on the Continuum of Care with Darrick Hamilton.

2013. Residential Satisfaction in Affordable Housing: A Survey of Residents in New York State. Prepared for New York State Homes and Community Renewal.

2010. Urban Planning and Health Equity. Prepared for the World Health Organization. With Mary E. Northridge.

2009. Gentrification. In Gary Hack, Eugenie Birch, Paul H. Sedway, Mitchell J. Silver (eds.) *Local Planning: Contemporary Principles and Practice.* Washington D.C.: International City/County Management Association

2008. A Count of Homeless Youth in New York City. Prepared for the Empire State Coalition of Homeless Youth and Family Services. With Darrick Hamilton.

2007. Subprime Lending: An Exploratory Analysis. Prepared for the Congressional Black Caucus Foundation.

2007. The Pine Forest Revitalization Story. Prepared for the Housing Partnership of Northeast Florida.

2006. Net Benefits of Public Investments in Individuals: What Do, and Could, We Know? Prepared for the MacArthur Foundation.

2006 “Black Homeownership at the Dawn of the 21st Century: A Dream no Longer Deferred?” In *the State of Black America*. Washington D.C.: National Urban League.

2006. “U.S. Poverty Policy in the Aftermath of Hurricane Katrina.” New York: Russell Sage Foundation. With Jared Bernstein, William Spriggs, Peter B. Edelman, Patricia Ruggles, Thomas M. Shapiro, and Michael Stoll.

2005. “W.E.B. DuBois” in Roger Caves (ed.): *Encyclopedia of the City.* London and New York: Routledge.

2003. “A Hazard Rate Analysis of Housing Assistance Receipt**.”** Report to the U.S. Department of Housing and Urban Development. Amended version published in *Cityscape* 8(2).

2003. “Housing Assistance and Household Composition.” Report to the U.S. Department of Housing and Urban Development. Amended version published in *Cityscape* 8(2).

2003. Commentary on the “Impacts of New Neighborhoods on Poor Families: Evaluating the Policy Implications of the Moving to Opportunity Demonstration.” *Economic Policy Review.* 9(2): 141-43.

2002. “Gentrification and Displacement.” *Urban Prospect*. New York: Citizens Housing and Planning Council.

2002. “The Impact of Secondary Mortgage Market and GSE purchases on Underserved Neighborhoods. Report to the U.S. Department of Housing and Urban Development. Co-authored with George Galster.

2001. “The Impact of Assisted Housing Developments on Concentrated Poverty”

Report Prepared for the Fannie Mae Foundation. Amended portions published in *Housing Policy Debate* 14(1/2).

2000. “Attaining Home Equity.” *Urban Prospect*. New York: Citizens Housing and Planning Council.

2000. “Fair Growth 2020: A Tale of Four Futures.” *Housing Facts & Findings* Washington, DC: Fannie Mae Foundation.

1998. *The Siting of Assisted Housing and its Impact on Neighborhood Racial Transition*. Report to the U.S. Department of Housing and Urban Development. Co-authored with William Rohe. Amended portions published in *Housing Policy Debate* 11(1) and *Journal of the American Planning Association* 67(3).

1998. *Assisting Unemployment Insurance Claimants: Impacts of the Job Search Assistance Demonstration*. Washington: DC Mathematica Policy Research. Co- authored with Paul T. Decker and Daniel Klepinger.

1997. “Is Pro-Integrative Housing Policy Justified?” *Critical Planning*, 4.

1997. *A Profile of Minority Entrepreneurs in North Carolina.* Durham, North Carolina: North Carolina Institute of Minority Economic Development.

1996. “Residential Segregation and the Options for a More Integrated Society.” *Carolina Planning*. 21:2.

1996. *A Study of Impediments to Fair Housing.* Chapel Hill, North Carolina. Center for Urban and Regional Studies. Co-authored with Victoria Basolo, Margrit Bergholz, and William Rohe.

1995. *A Study of Obstacles to Homeownership in Lexington, North Carolina*. Chapel Hill, North Carolina: Center for Urban and Regional Studies.

1995. *Residential Segregation in North Carolina: A Barrier to African American Opportunity*. Durham, North Carolina: North Carolina Institute of Minority Economic Development.

2017. Review of *The Roots of Urban Renaissance.* *Journal of Urban Affairs.* 40:7

# 2013. Review of The Invention of Brownstone Brooklyn: Gentrification and the Search for Authenticity in Postwar New York. Journal of Urban Affairs. 35:2.

2007. Review of *Jobs and Economic Development in Minority Communities. Journal of Planning and Education Research*. 26:4.

2006. Review of *Places of their Own: African American Suburbanization in the*

*Twentieth Century.* *Journal of the American Planning Association.* 72:2.

2000. Review of *No Shame in My Game* by Katherine S. Newman. *Urban Affairs Review* 35:3.

1998. Review of *Poverty and Place: Ghettos, Barrios, and the American City* by Paul Jargowsky. *Journal of Urban Affairs* 20:3.

Doctoral Colloquium. Columbia University, New York, NY.

Community Development Policy. Columbia University, New York, NY.

Advanced Quantitative Methods. Columbia University, New York, NY.

Race and Ethnicity in The City. Columbia University, New York, NY.

Measuring the Impacts of Your Neighborhood Revitalization Strategy. Neighborhood Reinvestment Institute.

Strategies for Affordable Housing in High Cost Areas. Neighborhood Reinvestment Institute.

Introduction to Housing Policy. Columbia University, New York, NY.

Planning Theory. Columbia University, New York, NY.

Planning Studio. Columbia University, New York, NY.

Quantitative Techniques for Planning. Columbia University, New York, NY.

Research Design for Planners. Columbia University, New York, NY.

Planning Methods. School of Public Policy and Urban Affairs, University of Delaware, Newark, DE.

Local Economic Development Policy. School of Public Policy and Urban Affairs, University of Delaware, Newark, DE.

Statistics for Public Management Decisions. School of Public Policy and Urban Affairs, University of Delaware, Newark, DE.

Public Policy Evaluation. Curriculum in Public Policy Analysis. University of North Carolina at Chapel Hill.

## 2020. Panelist. Racism in the US Housing System: A Conversation with experts on Root Causes. OpenDoor. November 18.

## 2020. *A Haven and a Hell: The Ghetto in Black America*. Wilder School Doctoral Lecture Series in Public Policy. Virginia Commonwealth University. Richmond, VA. February 10.

## 2019. From Gilding the Ghetto to Gentrification: African Americans and Dispersal of the Ghetto. Rappaport Center for Law and Public Policy, Boston College Law School. Boston, MA. November 11.

# 2019. There Goes the Hood. The Threat and Opportunity of Gentrification. Lecture given at the Memphis Housing Summit. Memphis, TN. October 29.

# 2019. There Goes the Hood. The Threat and Opportunity of Gentrification. Lecture given at the LINC-UP Annual Community Spirit Awards Ceremony. Grand Rapids, MI. October 10.

# 2019. *A Haven and a Hell: The Ghetto in Black America*. A Right to the City Talk Series. Woodbridge Library, Washington, DC. September 7.

# 2019. Gentrification: Blessing or Curse? Lecture given at the Quebec City Housing Forum. June 13.

# 2019. Fifty Years after the Fair Housing Act. The Causes and Consequences of Segregation, and the Bold Policy Agenda needed to Solve it. Panelist at the Annual Urban Affairs Association. April 26.

# 2019. *A Haven and a Hell: The Ghetto in Black America*.Department of City and Regional Planning, University of North Carolina, Chapel Hill. March 20.

# 2019. *A Haven and a Hell: The Ghetto in Black America*. Dean’s Distinguished Lecture Series. College of the Built Environment, University of Washington. January 16.

# 2018. Where do they go? The Destinations of Residents Moving from Gentrifying Neighborhoods. Paper presented at the Annual Association of Public Policy and Management Conference. Washington DC. November 8, 2018.

# 2018. Panelist on The Fiftieth Anniversary of the Fair Housing Act: Past, Present and Future. University of Richmond Law School. October 5, 2018.

# 2018. A Haven and a Hell: Planning for Marginalized Communities in the Face of Gentrification. Clemson Design Center, Charleston, SC. October 3, 2018

# 2018. Damages in Fair Housing/Lending Suits. Presented at Office of General Counsel, Fair Housing Enforcement, U.S. Department of Housing and Urban Development. August 23, 2018.

# 2018. Panelist. Perspectives on Fair Housing. Penn Institute for Urban Research. February 11, 2018.

2018. Gentrification and Residential Mobility; An Update. Paper presented at the Annual Urban Affairs Conference. Toronto, Canada. April 6, 2018.

2017. Residential Segregation at the Dawn of the Great Migration. Paper presented at the Annual Social Science History Association Conference. Montreal, Canada. November 2, 2018.

# 2017. The End of the Ghetto? The ghetto in historical context and the threat of gentrification. Dickinson College. April 25, 2017.

# 2017. The Impact of Gentrification on Long Term Residents and the Implications for Historic Preservation. Salve Regina University. October 13, 2018.

2016. A Haven and a Hell: The Evolving Role of the Ghetto in Black America. Cornell Universiity, Architecture, Art, Planning. October 27, 2016.

# 2016. Panelist. American Enterprise Institute/Annals of the American Academy of Political and Social Science seminar on residential segregation in the United States. Washington, DC. June 9, 2016.

2016. Displacement and Gentrification in England and Wales: A Quasi-Experimental Approach. Paper presented at Research Symposium on Gentrification and Neighborhood Change, Federal Reserve Bank of Philadelphia. May 25, 2016.

2016. Whites Moving into Black Neighborhoods and the Paradox of Gentrification. Grand Rapids Valley State University. March 14, 2016.

2016. Boston’s Changing Neighborhoods. Keynote Speaker. Boston Preservation Alliance. February 4, 2016.

## 2015. Displacement and Gentrification: Evidence from England. Paper presented at the annual conference of the Association of Public Policy Analysis and Management. November 13, 2015. Miami, FL.

2015. Preservation and Planning. Participant in a panel at the History in the Making:

The New York City Landmarks Law at 50 Symposium. October 26, 2015. New York, NY.

2015. Fixing Tax Breaks for Housing and Economic Development. Participant in a panel at the Inclusive Housing Public Forum for Policy Action in St. Louis. Washington University. October 22, 2016. St. Louis, MO.

2015. Whites Moving into Black Neighborhoods: Gentrification or Advent of an Integrationist Era? Presented at the Metropolitan Policy Center, American University. Washington, DC. October 6, 2015.

2015. Whites Moving into Black Neighborhoods: Gentrification or Advent of an Integrationist Era? Presented at the Knowlton School, Ohio State University. Columbus, OH. February 25, 2015.

2015. There Goes the Hood: Views of Gentrification from the Ground Up. Presented at Metropolitan Community College. January 22, 2015. Omaha, NE.

2014. White Entry into Black Neighborhoods: Advent of a New Era? Presented at the Annual Association of Collegiate Schools in Planning Conference. Philadelphia, PA October 30, 2014.

2014. White Entry into Black Neighborhoods: Advent of a New Era? Presented at the Penn State Stratification Conference. September 12-13, 2014.

2014. Gentrification: From Rhetoric to Reality. PennDesign. Philadelphia, PA. February 6, 2014.

2009. African American Locational Attainment before the Civil Rights Era. Presented at the annual meetings of the Social Science History Association, Long Beach, CA, November 13.

2009. Panelist. A Dream Deferred? The Future of Housing Opportunities for African Americans at the Annual Legislative Conference of the Congressional Black Caucus Foundation. September 22.

2009. Race, Poverty, and Spatial Accessibility in New York City. Presented at the annual meetings of the Urban Affairs Association. March 7.

2008. Panelist, Urban Gentrification. Thomas J. Anton/Frederick Lippitt Conference, Taubman Center, Brown University. Providence, RI, October 14.

2008. Neighborhood Diversity, Metropolitan Segregation, and Gentrification: What is the links in the US? Presented at the annual meetings of the Association of Collegiate Schools in Planning and the Association of European Schools of Planning, Chicago, IL July 11.

2008. The Impact of Gentrification on Indigenous Residents. Department of City and Regional Planning. University of Pennsylvania, April 22.

2008. The Impact of Gentrification on Indigenous Residents. Department of City and Regional Planning. University of North Carolina at Chapel Hill, February 8.

2007. The Impact of Subprime Lending on African Americans. Congressional Black Caucus Annual Legislative Conference, Washington, D.C. September 26.

2007. Panelist, Who Owns Brooklyn? From Farms to Brownstones. Brooklyn Historical Society, Brooklyn, NY, May 31.

2007. Panelist, Who Benefits from Gentrification in Brooklyn? Brooklyn Public Library, Brooklyn, NY, April, 5.

2007. Panelist, Policy and Poverty. District Level Forum sponsored by the Congressional Black Caucus. New York, February, 23.

2006. Panelist, Development or Gentrification? New York University Robert F. Wagner Graduate School of Public Service, November 8.

2006. Panelist, *What is the State of Black America?* National Urban League Annual Conference. Atlanta, July 28.

2006. Panelist, *Promoting Homeownership: How far can we go?* Citizens Housing and Planning Council, New York, June 21.

2006. Panelist, *Housing Displacement in Brooklyn*. Center for the Study of Brooklyn, Brooklyn College, June 9.

2006. Panelist, *Creating Positive Neighborhood Change without Displacement*. Reinvesting Older Communities: People, Places and Markets. Philadelphia Federal Reserve Bank. Philadelphia, April 6.

2006. Discussant. Consequences of Racial/Ethnic Residential Segregation. Annual meeting of the Population Association of America. Los Angeles, April 1.

2006. *Gentrification in Black Communities.* Guest Lecturer, Lifelong Learners, Columbia University. January 27.

2005. *Neighborhood effects in the context of gentrification*. Presented to the Center on Family Demography and Public Policy, School of Social Work, Columbia University. November 26.

2005. *Affordable Housing Strategies for Reducing Poverty*. Presented at the Poverty, Race and Policy Roundtable sponsored by the Congressional Black Caucus Foundation. Washington, DC November 17.

2005. *Does Gentrification bring Neighborhood Effects? Evidence from a Qualitative Inquiry.* Presented at the annual meeting of the American Sociological Association. Philadelphia, PA August 14.

2005. Panelist on the *When Gentrification comes Knocking* Neighborhood Reinvestment Corporation symposium. Minneapolis, MN April 20.

2005. *Deciphering Gentrification.* Presented at the Preservation Development Symposium. Washington, D.C. January 25.

2004. *Ghettoization and U.S. Housing Policy.* Lecture to the Housing Committee of the Danish Parliament. Columbia University, October 12.

2004. *Gentrification: The Double-Edged Sword.* Presented at the annual National Preservation Conference. Louisville, KY September 25.

2004. *Gentrification Trends in African American Neighborhoods.* Presented at the Annual Congressional Black Caucus Foundation Convention. Washington, D.C. September 8.

2004. *There the Goes the ‘Hood: The Meaning of Gentrification to Long-Term Residents*. Presented at the annual meetings of the Urban Affairs Association. Washington, D.C. April 3.

2004. Panelist on *What is Gentrification?* At the second Annual Symposium on Institution Building in Harlem. City College, New York. March 20.

2004. *The American Dream Deferred: Trends in African American Homeownership*. Presented at the annual meetings of the Allied Social Sciences Association. San Diego, CA January 5.

2003. *Displacement or Succession? Residential Mobility in Gentrifying Neighborhoods*. Presented at the annual meetings of the North American Regional Science Council. Philadelphia, PA November 22.

2003. *The American Dream Deferred: Trends in African American Homeownership.* Department of Public Administration, George Washington University. March 10, 2003.

2002. *Gentrification and Displacement in New York City.* Colloquium on Law, Economics, Politics and Urban Affairs. Wagner School of Public Service and New York University School of Law.

2002. *The Impact of Segregation on Homeownership Opportunities for African Americans.* Presented at the annual meetings of the Association of Collegiate Schools in Planning, Baltimore, MD November 23.

2002. *A Dream no Longer Deferred: African American Homeownership during the 1990s.* Center for Urban and Regional Studies, University of North Carolina at Chapel Hill. November 18.

2002. *Gentrification and Displacement: New York City during the 1990s.* Presented at the Urban Issues Workshop. School of International and Public Affairs. Columbia University. New York, NY, March 12.

2002. *Commentary on Moving to Opportunity Demonstration*. Presented at the Policies to Promote Affordable Housing Conference sponsored by the Federal Reserve Bank of New York and New York University Law School. New York, NY, February 7.

2001. *A Dream Deferred or Realized? The Impact of The Impact of Public Policy on Fostering Non-White Homeownership in New York City in the 1990s.* Presented at the annual meetings of the Association of Collegiate Schools in Planning, Cleveland, OH, November 1-4.

 2001. *Housing Trends in New York City during the 1990s.* Presented at the Annual Fannie Mae Foundation Conference, Cleveland, OH, October 31.

2001. *Does the Spatial Assimilation Model Work for Blacks Immigrants in the U.S.?* Presented at the annual meetings of the Urban Affairs Association, Detroit, MI, April 25-28.

 2000. *Immigrant Segregation: the New York Experience.*  Presented at the annual Fund for an Open Society conference. Philadelphia, PA. December 2.

 2000. *Fair Growth 2020: A Tale of Four Cities*. Presented at the annual Fannie Mae Foundation Conference, Atlanta, GA, November 1.

 2000. *The Impact of Assisted Housing on Concentrated Poverty.* Presented at the annual meetings of the Association of Collegiate Schools in Planning, Atlanta, GA, November 2-5.

 2000. *Moving Up and Moving Out of the ‘Hood: A Test of Three Perspectives.* Urban Issues Lecture Series, Institute of Architecture and Planning, Morgan State University, Baltimore, MD, March 14.

1999. *The Impact of Assisted Housing on “White Flight.”* Presented at the annual meetings of the Association of Collegiate Schools in Planning, Chicago, IL, October 21-24.

 1999. *Minority Proximity to Whites: A Test of Three Perspectives*. Presented at the annual meetings of the American Sociological Association, Chicago, IL, August 6-10.

 1998. *The Siting of Assisted Housing and its Impact on Neighborhood Racial Transition.* Presented at the annual meetings of the Urban Affairs Association, Fort Worth, TX, April 22-25.

Gentrification facts and myths: Let’s deal in reality, not manufactured fear. *New York Daily News.* November 9, 2020.

Guest on MPR News.What it would take to close the racial housing gap? June 23, 2020. https://www.mprnews.org/episode/2020/06/22/coming-up-what-it-would-take-to-close-the-racial-housing-gap

Guest on *Bob Herbert’s Op-Ed TV.* The Ghetto in Black America. June 3, 2019.

Guest on *MSNBC Live with Ali Velshi*. How to Increase Minority Homeownership in the US. July 19, 2019. https://www.msnbc.com/ali-velshi/watch/how-to-increase-minority-home-ownership-in-the-u-s-63487557513

Guest on *MSNBC Live with Ali Velshi*. A Closer Look at the Impact of Gentrification in America.April 29, 2019. https://www.msnbc.com/ali-velshi/watch/a-closer-look-at-the-impact-of-gentrification-in-america-1514508355815

# Guest on *Science vs.* Gentrification: What’s Really Happening. https://gimletmedia.com/shows/science-vs/39hzkk.

# Guest on *Can Gentrification be a Good Thing?* On Point, WBUR, Boston, MA. July 13, 2018.

# Guest on *Black and Highly Dangerous.* There Goes the Hood. April 4, 2018. https://www.blackandhighlydangerous.com/single-post/2018/04/04/episode-12-there-goes-the-hood-a-conversation-about-gentrification-w-dr-lance-freeman.

# Canadian expat’s Brooklyn bar is the worst kind of gentrification. *The Globe and Mail.* July 29, 2017. https://www.theglobeandmail.com/opinion/canadian-expats-bullet-hole-brooklyn-bar-is-the-worst-kind-of-gentrification/article35829689/

### Guest on *The Business of Life,* Viceland, May 30, 2017. https://www.vice.com/en/article/mb9w9v/business-of-life-ep-6-gentrification

### 2016. Five Myths about Gentrification. *Washington Post.* June 3, 2016. https://www.washingtonpost.com/opinions/five-myths-about-gentrification/2016/06/03/b6c80e56-1ba5-11e6-8c7b-6931e66333e7\_story.html

### Guest on *The Reid Report,* MSNBC, February 27, 2014. https://www.msnbc.com/the-reid-report/watch/spike-lee-rant-sparks-gentrification-dialogue-173619779954

Lance Freeman's Blog. *Planetizen.* https://www.planetizen.com/blog/7949.

### Guest on *The Brian Leher Show,* WNYC, New York City.July 28, 2008. https://www.wnyc.org/story/28235-culture-clash-in-metropolis/

### Guest on *Thinking Allowed,* BBC, June 18, 2008. https://www.bbc.co.uk/programmes/b00c1d1t

Guest on *In the Money*, CNN, November 18, 2006.

Guest on *Naomi’s New Morning,*Hallmark Channel, September 20, 2006.

Guest on *The Global Black Experience,* WBAI, New York City. August 30, 2006.

There Goes the Hood: Gentrification in New York City. *News and Notes*. National Public Radio. July 20, 2006.

The Gentrification Debate. *The Business Shrink.* Sirius Radio Channel 114. March 29, 2006.

Gentrification: Progress or False Promises? *The Tavis Smiley Show.* May 13, 2005.

Gentrification: Blessing or Blight? *Talk of the Nation.* National Public Radio. April 25, 2005.

Is Gentrification Good or Bad for San Diego? KPBS’ *These Days.* April 27, 2005.

Guest on Karamu, WURD, Voices of the City, Philadelphia. April 29, 2005.

Co-Principal Investigator. Inclusionary Zoning in New York and Paris: Trojan Horse or Antidote to Gentrification. Lincoln Institute for Land Policy. $49,800.

Principal Investigator. The Impact of Source of Income Anti-Discrimination Laws on Voucher Utilization and Spatial Segregation. $24,500.

Co-Principal Investigator. Race, Poverty, and Spatial Accessibility in New York City. National Science Foundation. $149,980.

Co-Principal Investigator. *Obesity, Physical Activity and Built Space in New York City.* U.S. Department of Health and Human Services. $1,666,777.

Principal Investigator. *Equitable Development and Gentrification.*  July 2004-December 2004. Center for Urban Research and Policy, Columbia University. $2,500.

Principal Investigator. *Gentrification and the Poor.* February 2003-December 2004. Institute for Social and Economic Research and Policy, Columbia University. $7,445.

Principal Investigator. *A Hazard Rate Analysis of Housing Assistance Receipt***.** July 2003-November 2003. U.S. Department of Housing and Urban Development. $12,000.

Principal Investigator. Housing Assistance and Household Composition. February 2003 – July 2003. U.S. Department of Housing and Urban Development. $10,000.

Principal Investigator. *The Siting of Federally Assisted Housing and Neighborhood Change during the 1990s.* July 2002. Brookings Institution. $9,500.

Co-Principal Investigator, *The Impact of GSE Mortgage Purchases on Undeserved Neighborhoods*. September 2001-June 2002. U.S. Department of Housing and Urban Development. $49,767.

Principal Investigator, *The Impact of Assisted Housing on Concentrated Poverty*. April 2000 to April 2001. Fannie Mae Foundation. $25,000.

Co-Principal Investigator, *The Siting of Assisted Housing and its Impact on Neighborhood Racial Transition.* September 1997 to August 1998. U.S. Department of Housing and Urban Development. $50,000

Columbia University Press Distinguished Book Award. For *A Haven and a Hell: The Ghetto in Black America.* 2020.

Nonresident Senior Fellow in the Governance Studies Program. Brookins Institution. August 2020-August 2021.

Senior Fellow in Residence. Rappaport Center for Law and Public Policy, Boston College. November 11-15, 2019.

Best Book in Urban Affairs. For *There Goes the Hood.* 2007.

One of 10 Best Books in Planning. Planetizen. For *There Goes the Hood.* 2006.

U.S. Department of Housing and Urban Development Urban Scholars Postdoctoral Fellowship. September 2001 to December 2002. $92,170.

Summer Fellow. Mathematica Policy Research. June 1997 to September 1997.

Minority Presence Fellow. University of North Carolina at Chapel Hill. August 1994 to May 1997.

Patricia Roberts Harris Fellow. University of North Carolina at Chapel Hill. August 1990 to December 1991.

University:

 Faculty Senator, 2000-2002

 Development Committee of the Faculty Senate, 2000-2002

 Faculty Affiliate, Robert Wood Johnson Health and Society Scholars Program

 Faculty Fellow, Institute for Social and Economic Policy Research

School/Program

 Director, Urban Planning Program

 Acting Director, Doctoral Program in Urban Planning

 Faculty Search Committee

Minority Recruitment Committee

 Curriculum Development

 Doctoral sub-committee in Urban Planning

 Joint Faculty Committee on Avery Library

Postgraduate William Kinne Fellows Traveling Prize Committee Best Thesis Award Committee

Co-organized *Race, Ethnicity and the City* conference held April 22, 2005, Graduate School of Architecture, Planning and Preservation, Columbia University

External:

Board Member, Township of South Orange Planning Board

Editor *City and Community*

Editorial Advisory Board *Cityscape*

Editorial Advisory Board *Housing Policy Debate*

Editorial Advisory Board *Housing Studies*

Editorial Advisory Board *Journal of the American Planning Association*

Editorial Advisory Board *Journal of Planning and Education Research*

Editorial Advisory Board *Planning Theory and Practice*

Editorial Advisory Board *Urban Affairs Review*

Referee *American Journal of Public Health*

Referee *American Sociological Review*

Referee *City and Community*

Referee *Economic Development Quarterly*

Referee *Housing Policy Debate*

External:

 Referee *Housing Studies*

Referee *International Journal of Urban and Regional Research*

Referee *Journal of Housing and the Built Environment*

 Referee *Journal of Planning Education and Research*

Referee *Journal of Planning Literature*

Referee *Journal of Policy Analysis and Management*

Referee *Journal of Regional Science*

Referee *Journal of the American Planning Association*

Referee *Journal of Urban Affairs*

Referee *Planning Theory and Practice*

Referee *Real Estate Economics*

Referee *Review of Black Political Economy*

Referee *Social Forces*

Referee *Social Science Quarterly*

Referee *Social Science Research*

Referee *Urban Affairs Review*

Referee *Urban Studies*

Reviewer University of Chicago Press

 Reviewer Harvard University Press

 Reviewer University of Minnesota Press

 Reviewer World Conference on Transport Research Society

 Reviewer Australian Housing and Urban Research Institute

Expert Panelist, Housing Discrimination on the Basis of Source of Income, the Urban Institute, April 23, 2014

Reviewer of proposed methodology by the U.S. General Accounting Office to evaluate the impacts of Empowerment Zone initiative, March 8, 2006

Annual Conference Selection Committee, Association of Public Policy Analysis and Management, 2005

Workshop participant, Workshop on Developing Research Methodologies

That Integrate Administrative Records with Summary Statistics from the American Community Survey, September 20, 2002 The Jacob France Institute, University of Baltimore.

Member, American Planning Association

Member, American Sociological Association

Member, Urban Affairs Association

Member Association of Collegiate Schools in Planning

Adriana Borum, et al. v. Brentwood Village, LLC, et al. Santos (Fair Housing with regard to family size), 2018.

Katrece Small v. Two Trees Management Co., LLC and Janet Santos (Fair Housing Disparate impact of tenant policy) 2018

Long Island Housing Services v. Suffolk Federal Credit Union (Mortgage Lending Discrimination), 2016-Present.

U.S. Department of Justice, v. Ruston City Housing Authority (Housing Discrimination), 2014-2015.

U.S. Department of Justice, Eastern District v. Town of Oyster Bay Housing Authority (Disparate impact of housing programs), 2012-Present.

\*Hartford, CT: Taika Bilbo, Jermaine Bilbo, Demechia Wilson, D.A. Wilson

v. Clifton Hylton, Merline Hylton, Hylton Real Estate Management, Inc. (Impact of Discrimination), 2012.

Jean Robert Saint-Jean and Edith Saint-Jean v. Emigrant Mortgage Company (Predatory Lending), 2013—2016

\*New York, NY: Fair Housing Justice Center v. Edgewater Park Owners cooperative (Disparate impact of recommendation requirements), 2011.

\*New York, NY: Broadway Triangle Community Coalition v. Michael Bloomberg (Disparate impact of neighborhood preferences and proposed housing unit configuration), 2010—Present.

U.S. Department of Justice, Eastern District v. Town of Oyster Bay (Disparate impact of housing programs), 2010-Present.

\*New York, NY: MLB Associates Corp v. City of New York (impact of night clubs on surrounding property values), 2002 – Present.

\*New York, NY: Juana Sierra v. City of New York (impact of residence in a SRO on surrounding child development), 2008.

Cleveland, OH: 84 Video/Newsstand, Inc. V. Thomas Sartini. (impact of night clubs on surrounding property values), 2005 – Present.