

**Contact Information**

John Glenn College of Public Affairs  
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**Education**

2015–Present **John Glenn College of Public Affairs, The Ohio State University**  
Doctoral candidate, Public Policy & Management. Expected Completion: 2020  
**Dissertation:** Exploring Residential Eviction as a Pathway to Homelessness and Recidivism, three papers  
**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*

**Professional Experience**

2015–Present **The Ohio State University, John Glenn College of Public Affairs**  
*Graduate Teaching Assistant* | AU 2016–Present  
*Graduate Research Associate* | AU 2015–Present

2010–2015 **Ohio Housing Finance Agency**  
*Strategic Planning and Policy Analyst* | 2014–2015  
*Director, Office of Homeownership Preservation* | 2013–2014  
*Housing Counseling Support and Grants Manager* | 2012–2013  
*Consumer Advocacy Manager* | 2010–2011

2009–2010 *Outreach Coordinator, 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**

Stata, R, SAS, SPSS, ArcGIS, data scraping, NVivo, LaTeX

**Peer-Reviewed Publications**

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

### Manuscripts Under Development

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Pierce, S.C., Chun, Y., & Van Leuven, A. A Spatial Analysis of the Effect of Residential Foreclosure on Neighborhood Housing Prices.

Moulton, S., Chun, Y., Pierce, S.C. Holtzen, H., Quercia, R.G., & Riley, S. Mortgage Assistance and Loan Performance: A Cross-State Analysis of the Hardest Hit Fund Program.

Moulton, S., Pierce, S.C., Chun, Y., Brown, J., Holtzen, H., & Kondratjeva, O. Earnings and Employment Effects of Mortgage Assistance to Unemployed Homeowners.

Bellair, P., Pierce, S.C., Lindsay, S., LaPlant, E., Kowalski, B.R., & Martin, B. Race Difference in Post-Prison Job Starts and Recidivism.

### Scholarly Publications

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

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

### Policy Briefs and Technical 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.](#)" *Save the Dream Ohio Technical 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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“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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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.

### Editorial Activities

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2005–2006 *Editor, Georgetown Public Policy Review*

## Teaching

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### *Instructor of Record:*

- **Public Budgeting (4030, BA) | SP 2018**
- **Writing and Communications in Public Affairs (2367, BA) | AU 2017**

### *Teaching Assistant:*

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

### *Guest Lecturer*

- **Urban Spaces in the Global Economy (Geog 5501), “Evictions” | AU 2018**
- **Planning for Housing (5400, MPA), “Evictions” | SP 2018**
- **Writing and Communications in Public Affairs (2367, BA), “Legislative Research” | AU 2016**
- **Public Policy Formulation and Implementation (6000, MPA), “Hardest-Hit Fund Implementation in Ohio” | AU 2015**

## Academic Affiliations and Service

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### *Member:*

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

### *Reviewer:*

- *Journal of Public Administration Research and Theory*
- *Nonprofit and Voluntary Sector Quarterly*
- Academy of Management 2018 Annual Meeting

### *Conference Service:*

- *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:*

- *Service Chair. John Glenn College Doctoral Student Organization | 2017–2018.*
- *Communication Committee Member. Georgetown Public Policy Institute Alumni Board | 2008–2010.*
- *Undergraduate Chair, Psychology Faculty Selection Committee. Centre College | 2002.*

Community Service:

- *Data and Evaluation Lead. Franklin County Prevent Family Homelessness Collaborative* | 2018–Present
- *Building Committee Lead. Greensview Elementary School PTO.* | 2019–Present
- *Tiger Den Leader. Boy Scouts of America, Pack 96.* | 2018–Present
- **Junior League of Columbus**
  - *Sustaining Member, Volunteer* | 2018–Present
  - *Moderator, Leadership & Lattes: Women’s Leadership Forum* | 2018
  - *Communications Chair, State Public Affairs Committee* | 2017–2018
  - *Moderator, Leadership & Lattes: Women’s Leadership Forum* | 2017
  - *Chair, Nominating Committee* | 2016–2017
  - *Chair, State Public Affairs Committee* | 2016–2017
  - *Vice Chair, Nominating Committee* | 2015–2016
  - *Vice Chair, State Public Affairs Committee* | 2015–2016
  - *Senior Delegate, State Public Affairs Committee* | 2014–2015
  - *Grant Writer, Partnership Development Committee* | 2012–2013
  - *Chair, Community Impact Council* | 2011–2012
  - *Vice Chair, Community Impact Council* | 2010–2011
  - *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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“Local Patterns of Evictions.” To be 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.

"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.

### Grants and Awards

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- 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
- Psi Chi Psychology Honor Society, Centre College
- Four-Year Academic Centre Colonel Scholarship