

KEREN MERTENS HORN
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CURRENT APPOINTMENTS

University of Massachusetts, Boston, College of Liberal Arts, Department of Economics
Associate Professor, 2019 to present; Assistant Professor, 2012 to 2019

University of Massachusetts, Boston, Sustainable Solutions Lab
Affiliated Faculty, 2021 to present

University of Massachusetts, Boston, Center for Social Policy
Affiliated Faculty, 2014 to present

New York University, Furman Center for Real Estate and Urban Policy
Affiliated Faculty, 2012 to present

EDUCATION

PhD in Public Policy, NYU, 2012
Dissertation: Essays on Housing Policy, Schools and Neighborhood Change
Committee: Ingrid Gould Ellen (chair), Katherine O'Regan, and Amy Ellen Schwartz

MUP, New York University Robert F. Wagner Graduate School of Public Service, 2007

BA Psychology (with honors), University of Pennsylvania, *summa cum laude*, 2003

RESEARCH

Journal Articles

"Stable School Integration?" Co-authored with Dania Francis. *Race and Social Problems*, 2023, 15: 215–228.

"Do Housing Vouchers Improve Academic Performance? Evidence from New York City." Co-authored with Amy Schwartz, Ingrid Ellen and Sarah Cordes. *Journal of Policy Analysis and Management*, 2020, 39(1): 131-158.

"Has Falling Crime Invited Gentrification?" Co-authored with Ingrid Ellen and Davin Reed. *Journal of Housing Economics*, 2019, 46: 101636.

"Points for Place: Can State Governments Shape Siting Patterns for Low-Income Housing Tax Credit Developments?" Co-authored with Ingrid Ellen. *Housing Policy Debate*, 2018, 28(5): 727-745.

"Gateway to Opportunity? Disparities in Neighborhood Conditions Among Low-Income Housing Tax Credit Residents." Co-authored with Ingrid Ellen and Yiwen Kuai. *Housing Policy Debate*, 2018, 28(4): 572-591.

"Is Home Sharing Driving up Rents? Evidence from Airbnb in Boston." Co-authored with Mark Merante. *Journal of Housing Economics*, 2017, 38: 14-24.

"The What, Where and When of Place-Based Housing Policy's Neighborhood Effects." Co-authored with Keri-Nicole Dillman and Ann Verrilli. *Housing Policy Debate*, 2017, 27(2): 282-305.

"Why Don't Housing Choice Voucher Recipients Live Near Better Schools? Insights from Big Data." Co-authored with Ingrid Ellen and Amy Schwartz. *Journal of Policy Analysis and Management*, 2016, 35(4): 884-905.

"Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition." Co-authored with Katherine O'Regan and Ingrid Ellen. *Journal of Housing Economics*, 2016, 34: 49-59.

"Can Improvements in Schools Spur Neighborhood Revitalization? Evidence from Building Investments." *Regional Science and Urban Economics*, 2015, 52: 108-118.

"Do Choice Schools Break the Link Between Public Schools and Property Values? Evidence from Housing Prices in New York City." Co-authored with Amy Schwartz and Ioan Voicu. *Regional Science and Urban Economics*, 2014, 49: 1-10.

"Do Housing Choice Voucher Holders Live Near Good Schools?" Co-authored with Ingrid Ellen and Amy Schwartz. *Journal of Housing Economics*, 2014, 23(1): 28-40.

"What Can We Learn About the Low Income Housing Tax Credit Program by Looking at the Tenants." Co-authored with Katherine O'Regan. *Housing Policy Debate*, 2013, 23(3): 597-613.

"Why Do Higher-Income Households Choose Low-Income Neighbourhoods? Pioneering or Thrift?" Co-authored with Ingrid Ellen and Katherine O'Regan. *Urban Studies*, 2013, 50(12): 2478-2495.

"Pathways to Integration: Examining Changes in the Prevalence of Racially Integrated Neighborhoods." Co-authored with Ingrid Ellen and Katherine O'Regan. *Cityscape*, 2012, 14(3): 33-54.

"The Low Income Housing Tax Credit and Racial Segregation." Co-authored with Katherine O'Regan. *Housing Policy Debate*, 2011, 21(3): 443-473.

Submitted/Working Papers

“Understanding the Congestion Child Penalty: A Look at Labor Force Participation, Time Use and Work from Home” with Ilaria D'Angelis.

“Restaurant Advertising Expenditure Trends in US Counties by Race, Ethnicity and Income” with Briana Joy K. Stephenson, Sarah N. Bleich and Dania V. Francis.

“Displaced Workers During the Great Recession: Understanding the Role of Local Labor Markets and Outside Options.” with Jeffrey Zabel, Henry Pollakowski and Joseph Chance.

Book Chapters and Reports

“Schools and Neighborhoods.” with Amy Schwartz (Forthcoming)

“Impacts of Climate Hazards on Employment and Earnings by Hazard Type, Industry, Race and Ethnicity” with Dania Francis (Forthcoming)

“Are we in a bubble? Understanding house price trends in Massachusetts during COVID-19” 2022. Co-authored with Charlotte Burlingame. *MassBenchmarks*, 24(1): 24-32.

“What the Next Mayor of Boston Needs to Do about the Affordable Housing Crisis in Boston.” 2021. Co-authored with Meghan Kallman. A report sponsored by the Boston Area Research Initiative.

“Housing and Educational Opportunity: Characteristics of Local Schools Near Families with Federal Housing Assistance.” 2018. Co-authored with Ingrid Ellen. A report by the Poverty and Race Research Action Council.

“Effect of QAP Incentives on the Location of LIHTC Properties.” 2015. Co-authored with Ingrid Ellen, Yiwen Kuai, Roman Pazuniak, and Michael Williams. Paper prepared for the Department of Housing and Urban Development.

“Comment on ‘Residential Histories, Geography of Opportunities, and Educational Achievement in the City of Santiago’.” In Gregory Ingram and Daphne Kenyon, eds. *Education, Land, and Location*. Cambridge, MA: Lincoln Institute for Land Policy, 2014.

“Do Federally Assisted Households Have Access to High Performing Public Schools?” 2012. Co-authored with Ingrid Ellen. A Report by the Poverty and Race Research Action Council.

“Do Households with Housing Assistance Have Access to High Quality Public Schools? Evidence from New York City.” 2011. Co-authored with Ingrid Ellen. *Coordinating Housing and Education Policy to Support Racial and Economic Integration* a report by the Poverty and Race Research Action Council.

INVITED LECTURES AND SEMINARS

Russell Sage Foundation, Climate Meeting, 2024 “Impacts of climate hazards on employment and earnings.”

Federal Reserve Bank of Boston, New England Study Group, 2022 “The Geography of Worker Adaptation to Unanticipated Job Losses.”

Northeast Economics of Education Meeting, 2019 “Stable School Integration?”

The Hoyt Group: Advanced Studies in Real Estate and Land Economics, 2018 “School Accountability and Residential Location Patterns: Evaluating the Unintended Consequences of No Child Left Behind.”

MIT Department of Urban Studies and Planning, 2017 “Housing, Schools and Opportunity.”

Federal Reserve Bank of Boston, New England Study Group, 2017 “Has Falling Crime Invited Gentrification?”

Lincoln Institute of Land Policy, Public Finance and Urban Economics Seminar, 2016 “Do Housing Vouchers Improve Academic Performance? Evidence from New York City.”

University of Massachusetts Amherst, Applied Microeconomics Seminar, 2016 “Do Housing Vouchers Improve Academic Performance? Evidence from New York City.”

Northeast Economics of Education Meeting, 2015 “Do Housing Vouchers Improve Academic Performance? Evidence from New York City.”

The Hoyt Group: Advanced Studies in Real Estate and Land Economics, 2015 “Do Choice Schools Break the Link Between Public Schools and Property Values?”

University of Connecticut Department of Public Policy Seminar, 2014 “Why Don’t Housing Choice Voucher Recipients Live Near Better Schools?”

Greater Boston Area Urban and Real Estate Economics Seminar, 2013 “Do Choice Schools Break the Link Between Public Schools and Property Values?”

CONFERENCE PRESENTATIONS

American Housing Survey Users Conference, HUD, 2011

American Law and Economics Association, Annual Meeting, 2011

American Real Estate and Urban Economics Association, Annual Meeting, 2010, 2011, 2016, 2022

American Real Estate and Urban Economics Association, International Conference, 2013

American Real Estate and Urban Economics Association, National Conference, 2010, 2011, 2014

Association for Education and Finance Policy, 2014, 2017, 2019

Association for Public Policy Analysis and Management, 2009, 2010, 2011, 2012, 2015, 2016, 2019, 2022

Association of Collegiate Schools of Planning, 2010, 2011, 2014, 2015

Census Bureau Research Data Center Conference, 2010

Conference on Housing Affordability, UCLA Ziman Center for Real Estate, 2016, 2017

Conference on Poverty and Inequality, Harvard John F. Kennedy School of Government, 2018

Eastern Economics Association, 2018

North American Regional Science Council, Urban Economics, 2010, 2014, 2016, 2023

Northeast Economics of Education Meeting, 2014, 2018

Penn State Census Bureau Research Data Center Opening Conference, 2014

Policy Summit on Housing, Human Capital and Inequality, Federal Reserve Bank of Cleveland, 2017
University of Massachusetts System Economics Conference, 2018
Urban Affairs Association, 2009

HONORS AND FELLOWSHIPS

University Conference on Teaching, Learning and Technology Innovation in Teaching Award, University of Massachusetts Boston, 2018
Homer Hoyt Post-Doctoral Honoree, Homer Hoyt Institute, 2017-2018
Lincoln Institute Scholar, Lincoln Institute of Land Policy, 2015
Pre-doctoral Interdisciplinary Research Training Program Fellow, Institute for Education and Social Policy, 2011-2012
Doctoral Dissertation Research Grant, Department of Housing and Urban Development, 2010-2011
Furman Center for Real Estate and Urban Policy, Doctoral Fellowship, 2007-2010
Spero Prize for Writing, NYU, 2009
Robert F. Wagner Graduate School of Public Service Dean's Scholar, 2005-2007
Gregory Pascal Scholarship, NYU, 2005-2007
Phi Beta Kappa, University of Pennsylvania, 2003

GRANTS

Dean's Research Grant, Congestion and Child Penalties. Co-Principal Investigator with Ilaria D'Angelis, \$5,000 September 2024-August 2026
Russell Sage Foundation, Hurricanes, Floods and Fires: Understanding the Disparate Employment Impacts of Climate Hazards, Co-Principal Investigator with Dania Francis, RSF2305-43425, \$75,000, June 2024-May 2026
National Institute of Health/U54 UMass Boston – Dana Farber Harvard Cancer Partnership, Impact of Changing Restaurant Advertising on Weight Gain and Disparities. Co-Principal Investigator with Dania Francis and Sarah Bleich, \$150,000 September 2021-August 2023
Sustainable Solutions Lab Climate Justice Seed Grant, Hurricanes Floods and Fires: What are the Employment Impacts of Climate Change? Co-Principal Investigator with Dania Francis, \$7,500 September 2021-August 2023
Dean's Research Grant, Hurricanes Floods and Fires: What are the Employment Impacts of Climate Change? Co-Principal Investigator with Dania Francis, \$1,500 September 2021-August 2023
Smith Richardson Foundation, Major Economic Shocks: Variation in Future Employment and Earnings for Low-and Middle-Skill Displaced Workers, Co-Principal Investigator with Henry Pollakowski and Jeffrey Zabel, SRF2020-2355, \$200,000, January 2021-December 2023
Dean's Research Grant, Does gentrification shape labor market attachment in marginalized communities?, \$5,000 September 2019-May 2021
Russell Sage Foundation, The Geography of Worker Adaptation: Industry, Skills, Mobility, and Housing Costs, Co-Principal Investigator with Henry Pollakowski and Jeffrey Zabel, RSF1811-10303, \$149,997, June 2019-May 2021
Poverty and Race Research Action Council Research Grant, The Quality of Schools Attended by HUD-Assisted Households, Co-Principal Investigator with Ingrid Ellen, \$28,000, September 2017-June 2018

Open Society Institute, Siting and Segregation: Exploring the Low Income Housing Tax Credit Program, Co-Principal Investigator with Ingrid Ellen, OR2014-16543, \$100,000, September 2014-August 2015

U.S. Department of Housing and Urban Development, Effect of QAP Incentives on the Location of LIHTC Properties, Co-Principal Investigator with Ingrid Ellen, NYU-14-DU205NC-14-Q-0097, \$80,326, September 2014-March 2015

MacArthur Foundation, Do Housing Vouchers Improve Educational Outcomes for Low-Income Children? Co-Principal Investigator with Ingrid Ellen and Amy Schwartz, 11-98622-00-USP, \$202,000, January 2013-December 2014

Poverty and Race Research Action Council Research Grant, Examining Access of HUD Assisted Households to High Performance Public Schools, Co-Principal Investigator with Ingrid Ellen, \$25,000, March 2012-October 2012

U.S. Department of Housing and Urban Development/The QED Group, LLC. Research on Assisted Housing: Metric to Establish Indicators of Educational Opportunity for Children in Assisted Housing, HUD-C-CHI-00767, \$63,652, October 2010-February 2011

TEACHING

Undergraduate

Introduction to Microeconomics (Econ 101)
 Economics of the Metropolitan Area (Econ 212G)
 The Economics of Inequality (Econ 396)
 Advanced Topics in Urban Economics (Econ 413)

Graduate

Urban Economic Environment (Econ 613)
 Capstone (Econ 697)

REVIEWING EXPERIENCE

Child Development, City and Community, Health Economics, Housing Policy Debate, Housing Studies, International Journal of Urban Sciences, Israel Science Foundation, Journal of Community Practice, Journal of the American Planning Association, Journal of Housing Economics, Journal of Labour Economics, Journal of Policy Analysis and Management, Journal of Public Economics, Journal of Regional Science, Journal of School Violence, Journal of Urban Affairs, Journal of Urban Economics, National Science Foundation, National Tax Journal, Real Estate Economics, Regional Science and Urban Economics, Regional Studies, Review of Social Economy, Russell Sage Foundation, Social Forces, Social Science Research, Sustainability, Urban Affairs Review, Urban Education, Urban Research and Practice, Urban Studies

ADDITIONAL INFORMATION

Board Member, Mass Benchmarks, 2021 - present
 Member of Policy Advisory Board for *Moving to Opportunity Fund*, 2017 - present
 US. Census Bureau, Secret Sworn Status Researcher, 2008-present
 Bilingual Hebrew/English, Fluent Spanish
 UMB Hillel Faculty Advisor, Fall 2025