Dr. Kimberly Libman joined the New York Academy of Medicine's Division of Health Policy in May 2014. In this role she conducts research on obesity, chronic disease prevention, and the community development potential of implementing the Affordable Care Act. She also co-facilitates a statewide food policy work group and serves on the Farm to Institution New York State Leadership Committee. She also supports the New York State Prevention Agenda by facilitating a learning collaborative on implementing nutrition standards in hospitals.

Her research has examined how urban governance and intersectoral collaboration shape food environments and health inequality in New York City, London, and Cape Town. She led two World Health Organization-funded case studies investigating the determinants of intersectoral action for the prevention and treatment of diet-related non-communicable diseases in these cities. In 2010, she was a Policy Fellow with the New York State Assembly and helped enact legislation restricting specialty-tiers in prescription drug formularies. She has also conducted research on the health impacts of the mortgage foreclosure crisis. Dr. Libman has published in the Journal of Urban Health, Housing Policy Debate, Housing, Theory & Society, Environmental Education & Communication, and the Journal of Urban Affairs. With Susan Saegert, and Desiree Fields, she is the 2009 recipient of the Journal of Urban Affairs Best Article of the Year Award. Kimberly holds a doctorate in Environmental Psychology from the CUNY Graduate Center, MPH in Community Health education from Hunter College, and a BA in Science, Technology and Society from Eugene Lange College. Her early career focused on urban environmental and garden-based education.
Gregg G. Van Ryzin, PhD, is a full professor in the School of Public Affairs and Administration, Rutgers University, Newark, New Jersey, where he also serves as director of the PhD program in public administration. He has interests in both survey research and experimental methods and conducts empirical studies on a range of topics, including citizen satisfaction with urban services, coproduction, performance measurement, nonprofit organizations, housing and neighborhood issues, and comparative public opinion about government policy and institutions. Prof. Van Ryzin is widely published in scholarly journals in public administration, policy analysis, and urban affairs and is author (with Dahlia K. Remler) of *Research Methods in Practice* (SAGE 2011/2014).

Prior to joining the Rutgers faculty, Prof. Van Ryzin was at the School of Public Affairs, Baruch College / CUNY, where he served for eight years as the faculty director of the Baruch Survey Research Unit. In that role, he helped develop and direct the New York City Community Health Survey, a large-scale behavioral health survey for the city’s health department, and also played a key role in shaping and conducting New York City’s survey of satisfaction with government services. Prior to becoming an academic, he had a post-doctoral professional career in evaluation and survey research in Washington, DC. Prof. Van Ryzin received his PhD in environmental psychology from the City University of New York in 1991 and his BA in geography from Columbia University in 1985.

Rutgers SPAA webpage: https://spaa.newark.rutgers.edu/gregg-vanryzin

Google Scholar page: http://scholar.google.com/citations?user=LMZsS60AAAAJ&hl=en
Efrat Eizenberg is an environmental psychologist and an assistant professor at the Faculty of Architecture and Town Planning, The Technion, Israel. Her research topics include urban nature and landscape perception, planning with communities, urban regeneration, urban struggles and the politics of space. Among her publications are articles at the International Journal of Urban and Regional Research, Antipode, and Cities. Efrat is the Author of “From the Ground Up: Community Gardens in New York City and the Politics of Spatial Transformation”, published in 2013 by Ashgate. She completed her PhD in the Department of Environmental Psychology at the Graduate Center of the City University of New York in 2008 and her Post Doctorate at the Planning for the Environment with Communities research lab (PECLAB), in the Department of Geography and Human Environment, Tel Aviv University in 2011.
THE RISE OF THE CORPORATE LANDLORD

The institutionalization of the single-family rental market and its potential impacts on renters

by Desiree Fields, Ph.D.

Since 2017, millions of American families have lost their homes and the equity they built up to their landlords.

In the wake of the 2008-2009 financial crisis, large institutions have entered the single-family rental market seeking to diversify their investments and capitalize on the limited inventory of single-family homes. With the rise of microlenders and the increased availability of single-family homes, private equity funds have created an opportunity for high-yield investments, generating profits and increasing the cost of rent for tenants.

The rise of the corporate landlord has led to a shift in the dynamics of the rental market, with institutional investors playing a significant role. This shift has implications for renters, who may face increased costs and reduced mobility as landlords seek to maximize their profits through strategic investments and operational efficiencies.

1. Pension funds, universities, and other institutional investors provide equity financing.
2. Capitalize private equity funds purchase single-family homes while prices are low.
3. Purchase single-family homes, then
   - 4. Buy non-performing mortgages foreclosure on homes and take ownership.
   - 5. Use cloud computing and proprietary software to manage thousands of rental properties across the country.
   - 6. Get solid credit ratings on rental securities so that investors can repay creditors.
   - 7. Use rent to create new asset classes and sell to investors to generate more liquidity.
   - 8. Rebuild housing market and sell homes at a profit.
After graduating in 2013, Desiree Fields held a one-year Visiting Assistant Professor position in the department of urban studies at Queens College, where she taught courses in urban poverty and affluence, community organizing, and the future of New York City. While at Queens College Desiree became a research ally for the Right to the City Alliance, through which she produced “The Rise of the Corporate Landlord” a report on the role of private equity funds purchasing foreclosed properties, converting them to rental use, and securitizing the rental income. This exemplifies how Desiree’s research has developed synergistically through partnerships and collaborations with activists and community-based organizations.

In 2014 Fields moved to the UK to take a position as lecturer in the Department of Geography at the University of Sheffield. In addition to teaching on globalization and qualitative research at Sheffield, she continues to research the rise of financial markets, actors and imperatives as a process of contemporary urban change, with an emphasis on post-crisis geographies of financialization in the US and Spain. Her work explores how financialization is contingent on and reproduces uneven urban development, how it transforms the uses and meanings of home, and how it inspires contestation by grassroots organizations and city residents. In keeping with her training in environmental psychology, Desiree’s approach to research is transdisciplinary, synthesizing urban and economic geography, social and cultural theories of finance, and critical perspectives on community organizing and development. Her work has been published in the Journal of Urban Affairs; Urban Studies; Housing Policy Debate; Journal of Urban Health; Housing, Theory and Society; and Emotion, Space and Society.

Lorraine E. Maxwell

Lorraine E. Maxwell, Ph.D. is an environmental psychologist and associate professor in the department of Design and Environmental Analysis at Cornell University. Her research has
focused on the effects of noise and density in the home and school on children’s cognitive development and behavior. She currently investigates attributes of the physical environment of school, home and neighborhood related to children’s and adolescents’ development of self-identity, self-efficacy, and competency and possible connections with academic achievement. Dr. Maxwell teaches the Programming Methods in Design course for the department as well as a course examining how gender, culture, stage in the life cycle and disability are reflected in the design of residential environments, public places, healthcare settings and the workplace. She also teaches a graduate seminar on studies in human environment relations. She is the Director of Graduate Studies for her department.

She received her doctoral degree in psychology (the Environmental Psychology subprogram) from the Graduate Center of the City University of New York and holds a Master’s degree in City and Regional Planning from Rutgers University. Prior to her appointment at Cornell Dr. Maxwell was an associate in a New York City architectural firm. In this position she was responsible for developing facility design programs for a wide range of building types including hospitals, schools and offices. Dr. Maxwell was also a city planner for Newark, New Jersey and an education planner in the Commissioner’s office of the State Department of New Jersey.

Chihsin Chiu
Chihsin Chiu got his Ph. D. in Environmental Psychology from The Graduate Center of the City University of New York in 2010 under the supervision of Professor Setha Low. His inside committee members include Professor David Chapin and Professor Cindi Katz. He is Assistant Professor of Department of Landscape Architecture in Fu Jen Catholic University in New Taipei City, Taiwan since 2011. He is also the affiliated Assistant Professor of Bachelor Degree Program of Art and Cultural Creation in Fu Jen Catholic University. His research areas include public space, urban management/governance, city-remaking processes in Taiwan, and urban political ecology. His work has been published on International journals, such as Space and Culture (2009), International Development Planning Review (2013), Journal of Urban Management (2014). His article, "Informal management, interactive performance: Street vendors and police in a Taipei Night Market" won Best Article of the Year in 2013 from International Development Planning Review (Liverpool University Press). His research is regularly funded by National Sciences Council in Taiwan, R.O.C.

His latest book entitled "Remaking Public Space: Everyday Behavior, Urban Governance, and Environmental Context" (in Chinese) is a collection of his recent studies of public space in Taiwan. He is also working on another book project comparing public space and urban culture between New York and Taipei. Being trained as both an architect and environmental psychologist, Chiu also works with design firms in Taiwan for consultation and design research for Parks and Recreation Department among other public sectors. Chiu welcomes anyone to write him for collaboration on book chapters or articles dealing with urban issues in Asian or comparative context. He can be reached at 083946@mail.fju.edu.tw

Karen A. Franck
Karen A. Franck received her PhD in Environmental Psychology in 1979. After working on research projects with architect and planner Oscar Newman, she joined the architecture faculty at the New Jersey Institute of Technology (NJIT). Currently a professor there, she directs the PhD Program in Urban Systems sponsored by NJIT and Rutgers-Newark. Her academic appointment has given her the opportunity to explore a variety of research topics related to the design and use of the built environment, resulting primarily in books. She received the 2010 Career Award from the Environmental Design Research Association.

Karen’s first book was *New Households, New Housing* (1989), co-edited with Sherry Ahrentzen. Subsequent works concern the uses and meanings of building and other place types (*Ordering Space* co-edited with Lynda Schneekloth, 1994) and how designers can be more responsive to the body, the site and the community (*Architecture from the Inside Out*, with Bianca Lepori, 2007) and to the needs and desires of clients (*Design through Dialogue*, with Teresa Howard, 2010). Several of these books have been translated into Chinese or Korean. Karen’s interest in people’s appropriation of urban public space led to *Loose Space* (co-edited with Quentin Stevens, 2007) and to the upcoming *Memorials as Spaces of Engagement* (also with Quentin Stevens, 2015). Her concern with how designers make decisions continues with *Architecture Timed: Designing with Time in Mind* (2016), an issue of *AD (Architectural Design)* she is guest editing.
Dr. Sharon Egretta Sutton, FAIA is an activist architecture educator and scholar at the University of Washington who promotes inclusivity in the cultural makeup of her profession and in the populations it serves, and also advocates the use of participatory design strategies in low-income and minority communities. Seamlessly blending teaching, scholarship, and service, she frequently draws upon projects encountered during her civic engagement commitments as the
basis for university teaching, and then cycles the tenets of that teaching full circle through scholarship. In addition to the professional students in architecture who are at the center of her career, she has taught professional students in urban planning, landscape architecture, and interior design, and has supervised doctoral students in architecture, urban planning, social welfare, and education. In her fortieth year as an architecture educator, she previously held positions at Pratt Institute, Columbia University, the University of Cincinnati, and the University of Michigan where she became the first African American woman in the United States to be promoted to full professor of architecture.

Dr. Sutton's scholarship explores America's continuing struggle for spatial and educational equity. An upcoming book entitled *When Ivory Towers Were Black* portrays what was undoubtedly the nation's most audacious effort to recruit African American and Hispanic students to Columbia University's School of Architecture, while offering design services to the nearby Harlem community during the Civil Rights Movement. Earlier publications include chapters in *Space Unveiled* (2015) advocating a community-based approach to teaching architecture, a co-edited book, *The Paradox of Urban Space* (2011) on the irony of marginalization and transformation in low-income communities, a co-authored monograph, *Urban Youth in America* (2006) documenting research funded by the Ford Foundation, and *Weaving a Tapestry of Resistance* (1996) documenting research funded by the W.K. Kellogg Foundation and the National Endowment for the Arts. She has lectured at colleges and universities internationally, and has keynoted professional conferences in art, architecture, interior design, landscape architecture, planning, and psychology.

Dr. Sutton holds five academic degrees—in music, architecture, philosophy, and psychology—and has studied in independent graphic art studios internationally. She is a registered architect, certified by the National Council of Architectural Registration Boards, and was once a member of the musician’s union in New York City. Her fine art is in the Library of Congress and has been exhibited in and collected by galleries and museums, business enterprises, and colleges and universities. She previously practiced architecture in New York City and, as a freelance orchestral musician, performed in Radio City Music Hall, for the Bolshoi and other ballet companies, and in such Broadway hits as *Man of La Mancha*, *Fiddler on the Roof*, and *A Funny Thing Happened on the Way to the Forum*.

In addition to being a fellow in the American Institute of Architects, recipient of the AIA Whitney M. Young Jr. Award, and recipient of the AIA Seattle Medal of Honor, Dr. Sutton is a distinguished professor of the Association of Collegiate Schools of Architecture, and an inductee into the Michigan Women’s Hall of Fame. Formerly, she was a Kellogg National Fellow, a Danforth Fellow, and president of the National Architectural Accrediting Board. She is currently professor of architecture and urban design, adjunct professor of social work, and director of the Center for Environment Education and Design Studies at the University of Washington.
Lynne Manzo

Lynne Manzo Associate Professor has taught in the College of Built Environments at the University of Washington, Seattle since 2001. She is also an Adjunct Associate Professor in the UW School of Social Work. She received her PhD in Environmental Psychology from the CUNY Graduate Center in 1993. Dr. Manzo’s work focuses on place attachment, place meaning, identity, and social justice as applied to affordable housing, cultural landscapes and
community participation. In particular, her research has examined the experience of place and displacement among public housing residents who are forced to move as a result of urban regeneration programs.

Her latest book, *Place Attachment, Advances in Theory, Methods and Research*, with Patrick Devine-Wright, was published by Routledge in 2014. It won the Environmental Design Research Association, Achievement Award that same year. She has published numerous book chapters including “Recognizing the Lived Experience of Place: Challenges to Genuine Participation in Redeveloping Public Housing Communities” in Sutton and Kemp ‘s 2011 book, *The Paradox of Urban Space: Inequity and Transformation in Marginalized Communities*. Another chapter entitled, “‘We are the Fruit Bowl:’ Place, Cultural Identity and Social Ties among Immigrant Residents in Public Housing” appears in *Transcultural Cities: Border Crossing and Placemaking*, edited by Jeff Hou. Dr. Manzo has also published in various refereed journals including the *Journal of Environmental Psychology*, *International Journal of Housing Policy*, *Journal of Planning Literature*, *Urban Affairs*, *The Journal of Architecture and Planning Research* and *Housing Policy Debate*.

Dr. Manzo teaches an array of courses from undergraduate lecture classes, such as *The Human Experience of Place*, to graduate seminars like *the Politics of Public Space*. In Spring 2014, she won the UW’s College of Built Environments Lionel Pries Award for Excellence in Teaching, which is voted on exclusively by students.

Since moving to Seattle Lynne has become an outdoor enthusiast – hiking, kayaking, even glacier climbing! It’s a good antidote to sitting at the computer.

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**Jason Douglas**

Dr. Jason Douglas is an Environmental Psychologist who conducts research with underserved communities to develop an understanding of social and environmental inequities at the local, state, national, and international levels. As a postdoctoral research fellow in the Psychology Applied Research Center at Loyola Marymount University, Jason is currently conducting community-based participatory research (CBPR) concerning systemic inequities that manifest in poor health outcomes in low-income communities of color. In addition, as Director of Restorative Justice, also at Loyola Marymount University, Jason develops and implements youth participatory action research (YPAR) programs concerning inequitable access to greenspace in Los Angeles.

Jason recently accepted a tenure-track assistant professor position in the Department of Environmental Studies at San José State University, where he is looking forward using his teaching and research to educate and empower individuals and communities exposed to social, economic, and environmental disparities. He brings a depth and breadth of knowledge and practice to this position in the areas of participatory forest conservation in Jamaica, racial and ethic approaches to community health, environmental justice and education in underserved urban communities, public policy and advocacy efforts to address root causes of childhood obesity, and hospital systems improvements related to homeless populations. Jason is also on the Board of Directors of Communities for a Better Environment, a community-based environmental justice organization based in Los Angeles and Oakland, California.
Caitlin Cahill, PhD is an Assistant Professor of Urban Geography & Politics, Pratt Institute. Caitlin joined the Critical & Environmental Psychology faculty at the Graduate Center, CUNY in 2011, and is now an affiliate faculty member. A community-based urban studies & youth studies scholar, for over fifteen years Caitlin has conducted participatory action research projects with young people in cities investigating the everyday intimate experiences of global urban restructuring, specifically as it concerns gentrification, immigration, education, and zero tolerance policies. Caitlin is interested in co-creating collective spaces for dialogue, creativity, knowledge production, critical research and action. Previously, Caitlin taught at the University of Utah (2005-2010). In Salt Lake City, Caitlin co-founded the Mestizo Arts & Activism Collective (with Matt Bradley & David Quijada), an intergenerational social justice think tank that engages young people as catalysts of change. Before that Caitlin worked with the wonderful Fed Up Honeys on the Lower East Side of NYC.

Caitlin’s work has been published widely in interdisciplinary journals including: Area; Environment & Planning A; City & Society; Gender, Space & Culture; ACME Journal of Radical Geography; Journal of Youth Studies, and The International Journal of Qualitative Studies in Education, among others, and edited collections such as the Gentrification Reader, A Companion to Social Geography, and Revolutionizing Education: Youth Participatory Action
Research in Motion. Committed to interdisciplinary, engaged scholarship, she has received several awards for her research, teaching and public service including most recently the Taconic Fellowship from the Pratt Center for Community Development, and a special recognition from the ACLU for her work with young people on educational rights & immigration.

Currently, Caitlin is and editor at Metro Politics, and on the editorial boards of Community Development, Children’s Geographies, and Children, Youth, and Environments. Caitlin is a principal of the Public Science Project at the Graduate Center, CUNY and also on the advisory board of the Centre for Social Justice and Community Action at Durham University, UK.

Gretchen Susi
Gretchen Susi holds a Ph.D. in Environmental Psychology from
the Graduate Center of The City University of New York. She is the Director of The Aspen Institute Roundtable on Community Change where she has led the Roundtable’s efforts to implement place-based equity-promoting strategies with partners from across the country. Her work has focused on community development policy and practice, the effects of stress on human development and well-being, social movements, resident activism in public housing, cross-sector alliances, and methods for identifying and dismantling structural racism. She recently designed and facilitated the 2014 Forum on Journalism, Race & Society, a convening of news executives and journalists from major news outlets including NBC, PBS, NPR, The New York Times, and The Chicago Tribune among others to harness the power of journalism to better inform public information and citizen action in the wake of high-profile shootings, record incarceration rates, and unprecedented inequality. Early outcomes from the forum included editorials, interviews, and radio broadcasts across the country inspired by the forum’s content. Gretchen has served on the adjunct faculty of the Graduate School of Architecture, Planning & Preservation at Columbia University, and volunteers for Big Brothers/Big Sisters of New York City.
Jen Jack Gieseking
Jen Jack Gieseking is a sociocultural geographer, feminist and queer theorist, and urban environmental psychologist. S/he is engaged in research on co-productions of space and identity in digital and material environments, with a focus on sexual and gender identities. Dr. Gieseking’s work pays special attention to how such productions support or inhibit social, spatial, and economic justice. S/he is working on her second book project, *Queer New York:*
Geographies of Lesbians, Dykes, and Queer Women, 1983-2008, which will be the first lesbian history of New York City and a contribution to studies of the gendered and sexualized production of urban space and political economy. Since 2013, s/he has been New Media & Data Visualization Postdoctoral Fellow at Bowdoin College where s/he helped to found the entirely new interdisciplinary program of Digital and Computational Studies. In the fall of 2015, Dr. Gieseking will join the faculty of Trinity College in Hartford, Connecticut, as Assistant Professor of Public Humanities in the American Studies program.

Dr. Gieseking’s first book is The People, Place, and Space Reader, co-edited with GC student William Mangold, and GC faculty Cindi Katz, Setha Low, and Susan Saegert, which is recently out with Routledge. S/he has held the prestigious German Chancellor Fellowship of the Alexander von Humboldt Foundation; as well as fellowships with The Center for Place, Culture, and Politics; The Center for Lesbian and Gay Studies; and the Woodrow Wilson Women’s Studies Dissertation Fellows Program. Dr. Gieseking has published in the Journal of Urban Affairs, Qualitative Inquiry, Journal of Interactive Technology & Pedagogy, Antipode, and Radical History Review, and has contributed to HASTAC, as well. S/he also writes about her research as a blogger with the Huffington Post. Dr. Gieseking holds a doctorate with distinction in Environmental Psychology from the CUNY Graduate Center, MA with honors in Psychiatry and Religion from Union Theological Seminary at Columbia University, and a BA in Geography and Urban Studies from Mount Holyoke College. You can find Dr. Gieseking at jgieseking.org or on Twitter at @jgieseking.