

Vincent J. Reina
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Primary Appointment

Associate Professor (with tenure), Department of City and Regional Planning, University of Pennsylvania	2021-Present
Assistant Professor, Department of City and Regional Planning, University of Pennsylvania	2016- 2021
Founder and Faculty Director, the Housing Initiative at Penn, University of Pennsylvania	2020- Present
Editor-in-Chief, Housing Policy Debate (on leave May 2022- Jan 2023)	2021- Present

Other Appointments and Affiliations

Senior Advisor for Housing and Urban Policy, White House Domestic Policy Council	2022- 2023
Social Science Advisory Council, Poverty Race & Research Action Committee	2020- 2022
Faculty Fellow, Penn Institute for Urban Research	2017- 2022
Steering Committee, National Academies of Sciences, Engineering, and Medicine, Committee on COVID-19, Housing, Foreclosure, and Eviction,	2020- 2021
Visiting Scholar, Federal Reserve Bank of Philadelphia	2017- 2021
Dean's Distinguished Visiting Professor, University of Pennsylvania School of Nursing	2019- 2020
Visiting Scholar, Furman Center for Real Estate and Urban Policy, NYU	2009- 2012

Education

PhD, Public Policy and Management, University of Southern California <i>Fields:</i> Urban Economics, Housing Policy <i>Dissertation:</i> The impact of mobility and government rental subsidies on the welfare of households and affordability of markets <i>Committee:</i> Raphael Bostic, Gary Painter, Richard Green, Marlon Boarnet <ul style="list-style-type: none"> • 2016 APPAM PhD Dissertation Award • 2017 USC Best Dissertation in Public Policy and Management 	2016
Master of Business Administration, New York University <i>Concentration:</i> Economics and Real Estate Finance	2012
Master of Science, Social Policy, University of Oxford <ul style="list-style-type: none"> • Selected by Green College for the Domus Merit Award 	2005
Bachelor of Science, Urban Studies, Cornell University, with honors <ul style="list-style-type: none"> • University Degree Marshall 	2002

Peer-Reviewed Books

Reina V., Pritchett, W., and S. Wachter (Eds.). 2020. *Perspectives on Fair Housing*, University of Pennsylvania Press.

Journal Articles

Reina, V.J. and Lee, Y., 2023. COVID-19 and Emergency Rental Assistance: Impact on Rent

Arrears, Debt, and the Well-Being of Renters in Philadelphia. *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 9(3), pp.208-229.

de la Campa, E.A. and **Reina, V.J.**, 2023. Landlords' rental businesses before and after the COVID-19 pandemic: Evidence from a National Cross-Site Survey. *Journal of Housing Economics*, 59, p.101904.

Aiken, C., Ellen, I.G. and **Reina, V.**, 2023. Administrative Burdens in Emergency Rental Assistance Programs. *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 9(5), pp.100-121.

Lee, Y., Kemp, P. A, **Reina, V.J.** 2022. Drivers of housing (un)affordability in the advanced economies: a review and new evidence. *Housing Studies*, 37(10), pp.1739-1752.

Ryerson, M. S., Davidson, J. H., Csere, M. C., Kennedy, E., & **Reina, V. J.** 2022. Toward equity-driven planning typologies: Using accessibility and individual constraints to guide transportation investments. *Transportation Research Part D: Transport and Environment*, 109, 103378.

Aiken, C., Ellen, I. G., Harner, I., Hauptert, T., **Reina, V.J.**, & Yae, R. 2022. Can Emergency Rental Assistance Be Designed to Prevent Homelessness? Learning from Emergency Rental Assistance Programs. *Housing Policy Debate*, 1-19.

Acolin, A. and **Reina, V.J.**, 2022. Housing cost burden and life satisfaction. *Journal of Housing and the Built Environment*, pp.1-27.

de Souza Briggs, X., Martín, C., **Reina, V.** and Steil, J., 2022. Seeing More, Learning More. *Cityscape*, 24(2), pp.117-138.

Landis, J. and **Reina, V.J.**, 2021. Do Restrictive Land Use Regulations Make Housing More Expensive Everywhere?. *Economic Development Quarterly*, 35(4), pp.305-324.

South, E.C, MacDonald, M., **Reina, V.J.** 2021. The association between structural housing repairs for low-income owners and neighborhood crime. *JAMA network open* 4.7: e2117067-e2117067.

Aiken, C., **Reina, V.J.** and Culhane, D.P., 2021. Understanding low-income Hispanic housing challenges and the use of housing and homelessness assistance. *Cityscape*, 23(2), pp.123-158.

Preston, G., & **Reina, V. J.** 2021. Sheltered From Eviction? A Framework for Understanding the Relationship Between Subsidized Housing Programs and Eviction. *Housing Policy Debate*, 1-33.

Reina, V., and C. Aiken. 2020. Moving to Opportunity, or Aging in Place? The Changing Profile of Hud-Subsidized Households, *Urban Affairs Review*, 58(2), pp.454-492

Reina, V., and C. Aiken. 2020. Fair Housing: Comparing Asian and Latinx Experiences, Perceptions, and Strategies. *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 7 (2), 201-223.

Kontokosta, C., **Reina, V.**, and B. Bonczak. 2020. Energy cost burdens for low-income and minority households: Evidence From Energy Benchmarking and Audit Data in Five U.S. Cities. *Journal of the American Planning Association*, 86(1), 89- 105.

Awarded 2020 best paper award by the Journal of the American Planning Association

Reina, V., and B. Winter. 2019. Safety net? The utility of vouchers when a place-based rental subsidy ends? *Urban Studies*, 56(10), 2092-2111.

Reina, V. 2019. Do Small Area Fair Market Rents Reduce Racial Disparities in the Voucher Program? *Housing Policy Debate*, 1-15.

Reina V., Guerra, E., and J. Wegmann, 2019. Location affordability and fair housing on a collision course? with E. Guerra and J. Wegman. *Cityscape*, 21(1), 125-142.

- Reina, V.**, Bostic, R., and A. Acolin. 2019. Section 8 vouchers and rent limits: Do small area fair market rent limits increase access to opportunity neighborhoods? *Housing Policy Debate*, 29(1), 44-61.
- Reina, V.** 2019. Affordable Housing, but for How Long? The Opportunity and Challenge of Mandating Permanently Affordable Subsidized Housing. *Fordham Urban Law Journal*, 46(5), 1267-1294.
- Landis, J., and **V. Reina**. 2019. Eleven ways demographics and economic change is reframing American housing policy. *Housing Policy Debate*, 29(1), 4-21.
- Reina, V.**, and C. Kontokosta. 2017. Low hanging fruit? Regulations and energy efficiency in subsidized multifamily housing. *Energy Policy*, 106, 505-513.
- Lens, M.C., and **V. Reina**. 2016. The impact of housing subsidy expirations on access to opportunity neighborhoods. *Housing Policy Debate*, 1-19.
- Reina, V.**, and J. Begley. 2014. Will they stay or will they go: Predicting subsidized housing opt-outs. *Journal of Housing Economics*, 23, 1-16.
- Dastrup, S., McDonnell, S., and **V. Reina**. 2012. Household energy bills and subsidized housing. *Cityscape*, 14(1), 127-147.
- Reina, V.**, and M. Williams. 2012. The importance of using layered data to analyze housing: The case of the Subsidized Housing Information Project. *Cityscape*, 14(1), 215–222.

Under Review

- Gentrification and neighborhood satisfaction: A case study of Philadelphia, with Yeonhwa Lee
- Did reducing burdens keep people housed? Efficiency and equity lessons from California’s Emergency Rental Assistance Program, with Kathryn Nelson and Cypress Marris
- The many forms of rent relief, with Rebecca Yae, Claudia Aiken, and Andrew Aurand

Working Papers

- Rent relief and household outcomes: A Multi-City Study with Robert Collinson, Anthony DeFusco, John Eric Humphries, Benjamin Keys, David Phillips, Patrick Turner, and Winnie van Dijk
- Procedural and Positional Burdens in Rental Assistance, with Kathryn Nelson and Cypress Marris
- Was there relief? California’s emergency rental assistance and household outcomes, with Kathryn Nelson and Cypress Marris
- Who falls out? Vouchers, from application to use, with Matthew Fowle
- Did they even apply? The spatial distribution of voucher applicants, with Matthew Fowle and Joshua Davidson
- Rental assistance, is there room for cash? with Matthew Fowle and Sara Jaffee

Research Reports

- Aiken, C., Harner, I., **Reina, V.**, Aurand, A. and Yae, R., 2022. Emergency Rental Assistance (ERA) during the pandemic: Implications for the design of permanent ERA programs. Philadelphia, Pa.: Housing Initiative at Penn, National Low Income Housing Coalition, and NYU Furman Center.
- Reina V.**, Goldstein S., 2021, Ongoing Challenges for Rental Business Owners in the City of Los Angeles

during the COVID-19 Pandemic. Housing Initiative at Penn

Reina V., Goldstein S., and C. Aiken. 2021, The Need for Rental Assistance in Los Angeles City and County. Housing Initiative at Penn

De la Campa, E., Herbert C. **V.J. Reina**. 2021. How Are Landlords Faring During the COVID-19 Pandemic? Joint Center for Housing Studies

Reina, V., Aiken, C., Harner, I., Verbrugge, J., Ellen, I.G., Hauptert, T., Aurand, A. and Yae, R., 2021. Treasury emergency rental assistance programs in 2021: analysis of a national survey. Research Brief. Philadelphia, Pa: The Housing Initiative at Penn, NYU Furman Center, and the National Low Income Housing Coalition.

Reina V., Goldstein S., 2021, An Early Analysis of the California COVID-19 Rental Relief Program, Housing Initiative at Penn

Reina, V., Goldstein, S., Dowdall, E., Goldstein, I. and DeYoung, E., 2021. Residential rental property owner perspectives and practices in Philadelphia: evaluating challenges during the COVID-19 pandemic. Housing Initiative at Penn.

Aiken, C., **Reina, V.**, Verbrugge, J., Aurand, A., Yae, R., Ellen, I.G. and Hauptert, T., 2021. Learning from emergency rental assistance programs: Lessons from Fifteen Case Studies. New York University Furman Center.

Reina V., Goldstein S., 2021, Housing Trends and the Impact of COVID-19 Rental Assistance in the City of Baltimore. Housing Initiative at Penn.

Reina V., Goldstein S., 2021, Housing Trends and the Impact of COVID-19 Rental Assistance in the City of Atlanta. Housing Initiative at Penn.

Co-authored with I. Aiken and others. 2021. Advancing Racial Equity in Emergency Rental Assistance Programs. Furman Center for Real Estate and Urban Policy

Reina V., Aiken C., Epstein J. 2021. Exploring a universal housing voucher. Housing Initiative at Penn.

Aiken, C., Christen, J., Schunkewitz, J. **Reina, V.J.** 2020. Pennsylvania Comprehensive Housing Study. Housing Initiative at Penn.

Reina, V. 2018. The preservation of subsidized housing, what we know and need to know. The Lincoln Institute for Land Policy.

Reina, V. 2017. Research on Affordable Housing and Subsidy Expirations. Cascade No. 95, Spring 2017.

Schwartz, H. L., Bostic, R. W., Green, R. K., **Reina, V. J.**, Davis, L. M., and C. H. Augustine. 2016. Preservation of affordable rental housing. The RAND Corporation.

Pazuniak, R., **Reina, V.**, and M. Willis. 2015. Utility costs and federally subsidized housing: Regulations and the incentives they create. NYU Furman Center for Real Estate and Urban Policy.

Green, R., **Reina, V.**, and S. Hepp. 2014. Casden real estate economics forecast. USC Lusk Center for Real Estate.

Co-Authored with V. Been and others. 2012. The state of New York City's housing and neighborhoods. NYU Furman Center for Real Estate and Urban Policy.

Begley, J., Brazil, C., **Reina, V.**, and M. Weselcouch. 2011. The state of New York City's subsidized housing. NYU Furman Center for Real Estate and Urban Policy.

Housing Plans

“Cleveland 2030: A Housing Equity Plan,” with C. Aiken and others 2021 (adopted by the City of Cleveland)

“Cincinnati Community-wide Housing Strategy,” with LISC and C. Aiken, 2019.

“Housing for Equity: An Action Plan for Philadelphia,” with LISC and C. Aiken for the City of Philadelphia, 2018. (adopted by the City of Philadelphia)

Other Awards and Honors

Stoneleigh Foundation Fellow	2019- 2025
Rising Scholar Award, the Association of Collegiate Schools of Planning	2019
40 for 40 Fellowship, Association of Public Policy and Management	2018
Lincoln Institute for Land Policy Scholar	2018
Teaching Fellowship, Office of the Provost, USC	2015
Academic Achievement Award, College of Architecture, Art, and Planning, Cornell University	2002

Grants

Research Grant: National Institute of Nursing Research R01, (\$1,828,125), PI w/ S. Jaffee	2023- 2028
Research Project: Randomized cash assistance pilot	
Research Grant: Russel Sage Foundation (\$200,000), PI w/ S. Jaffee	2023-2025
Research Project: Randomized cash assistance pilot	
Research Grant: Rita and Alex Hillman Foundation (\$600,000), Co-I (PI, S. Jacoby)	2022-2025
Research Project: Leveraging Housing Policy and Nursing to Achieve Health Outcomes	
Research Grant: Wells Fargo Foundation (\$500,000), PI	2021-2025
Research Project: Evaluating the California Emergency Rental Assistance Program	
Research Gant: Stoneleigh Foundation (\$870,000), PI	2019-2025
Research Project: Incorporating youth outcomes into local housing policies	
Research Grant: William Penn Foundation (\$315,000), PI	2021-2024
Research Project: Randomized cash assistance pilot	
Research Grant: Annie E. Casey Foundation (\$100,000), PI	2020-2022
Research project: The impact of rent relief on household outcomes: Atlanta and Baltimore	
Research Grant: California Community Foundation (\$25,000), PI	2020-2022
Research project: The impact of rent relief on household outcomes: Los Angeles	
Research Planning Grant, National Science Foundation (\$50,000) Co-I (PI M. Ryerson)	2019-2020
Research project: Developing research and methods to address spatial mismatch	

Symposia and Seminar Presentations

Federal Reserve Bank of Atlanta and Upjohn Institute Symposium on Housing Affordability and Economic Development, 2020

Paper: “Do Restrictive Land Use Regulations and Housing Production Shortages Result in Higher Housing Prices and Declining Affordability?”

- PolicyLab Research Seminar, Children’s Hospital of Philadelphia, 2019
 Paper: “Housing Instability and Youth Outcomes.”
- Fordham Urban Law Journal Symposium, 2019
 Paper: “Housing cost burden, housing condition, and subjective wellbeing.”
- Penn/Oxford International Housing Symposium, 2019
 Paper: “Affordable Housing, but for How Long? An Analysis of Mandating Permanently Affordable Subsidized Housing.”
- Federal Reserve Bank of Philadelphia Fair Housing Symposium, 2018
 Paper: “Vouchers, race, and opportunity neighborhoods: Can voucher rent limits close the gap?”
- Federal Reserve Bank of Philadelphia Visiting Scholar Symposium, 2018
 Paper: “Gentrification and neighborhood perception.”
- Lincoln Institute for Land Policy Scholars Symposium, 2018
 Paper: “The Implications of subsidy expirations.”
- Georgia Institute of Technology Urban Planning Seminar Series, 2018
 Paper: “Gentrification and neighborhood perception.”
- University of Pennsylvania Fair Housing Symposium, 2018
 Paper: “The Economic Importance of Fair Housing.” (Chapter in *Perspectives on Fair Housing*)
- University of Pennsylvania U.S. Housing Policy Symposium, 2017
 Paper: “Section 8 vouchers and rent limits: Do small area fair market rent limits increase access to opportunity neighborhoods?”
- Cornell University Urban and Regional Science and Economics Seminar Series, 2015
 Papers: “Will they stay or will they go: Predicting subsidized housing opt-outs.”

Academic Conference Presentation

- Association of Collegiate Schools of Planning Annual Conference
 Paper: “Housing Vouchers: A long road to an uncertain outcome,” 2020
 Panel: “Subsidized housing and outcomes,” 2017
 Paper: “Section 8 vouchers and rent limits: Do small area fair market rent limits increase access to opportunity neighborhoods?” 2016
 Paper: “The impact of mobility and rental subsidies on the academic outcomes of low- income youth,” 2015
 Paper: “Safety net? The utility of vouchers when a place-based rental subsidy ends?” 2014
 Paper: “Will they stay or will they go: Predicting subsidized housing opt-outs,” 2012
- American Real Estate and Urban Economics Association
 Paper: “Safety net? The utility of vouchers when a place-based rental subsidy ends?” 2015
- Association of Public Policy and Management Annual Conference
 Paper: “Administrative Burdens in Emergency Rental Assistance Programs, 2021
 Paper: “Housing Vouchers: A long road to an uncertain outcome,” 2020
 Panel: “Housing policy and administrative data,” 2018
 Paper: “Section 8 vouchers and rent limits: Do small area fair market rent limits increase access to opportunity neighborhoods?” 2017
 Paper: “The impact of mobility and rental subsidies on the academic outcomes of low- income youth,” 2016
 Paper: “Safety net? The utility of vouchers when a place-based rental subsidy ends?” 2015

Urban Affairs Association Annual Conference
Paper: “Perceptions of Neighborhood Change, and What That Means for Policy,” 2019 Paper:
“Safety net? The utility of vouchers when a place-based rental subsidy ends?” 2014
Paper: “Will they stay or will they go: Predicting subsidized housing opt-outs,” 2012

Urban Economics Association Conference

Paper: “Housing cost burden, housing condition, and subjective wellbeing,” 2019

Panels and Practitioner Presentations

Federal Reserve Bank of Atlanta and Philadelphia, 2021

Panelist: Federal Reserve System's Community Development Research Seminar

Federal Reserve Bank of New York, 2021

Panelist: Roundtable on COVID and Housing Needs

The National Academies of Sciences Medicine, and Engineering, 2021

Panelist: COVID and Eviction, NASEM Report Release

National Association of Counties, 2021

Panelist: Effectively Distributing Rental Assistance: Evidence for Local Governments.

National Low Income Housing Coalition, 2021

Panelist: Effectively Distributing Rental Assistance: Evidence for Local Governments.

The National League of Cities, 2020

Talk: Rent relief programs, what do they look like and what seems to be working?

The National Low Income Housing Coalition Annual Conference, 2020

Talk: Rent relief programs, what do they look like and what seems to be working?

University of Pennsylvania Law School Journal of Law & Public Affairs (JLPA) Symposium:
Housing crisis and residential segregation in America's cities, 2020

Talk: Housing affordability and racial equity

University of Pennsylvania Law School, Public Interest Law Clinic, 2020

Talk: Evictions and Race,

The National Low Income Housing Coalition Annual Conference, 2018

Talk: Voucher and locations outcomes

UN Habitat Housing Affordability Panel, 2018

Talk: Lessons on promoting housing affordability at the local level

Teaching

CPLN 501: Quantitative Methods for Planners, Penn

CPLN 540: Introduction to Property Development, Penn

CPLN 604: Techniques of Urban Economic Development, Penn

CPLN 644: Housing Policy, Penn

PPD 499: Tech & the City: Urban economics and governance (Instructor), USC, Spring 2016

PPD 501: Economics for Policy and Planning (Doctoral Teaching Assistant), USC, Spring 2014

PPD 599: Methods for Equity Analysis (Doctoral Teaching Assistant), USC, Fall 2013

Service

Search Committee Chair, Penn Masters of Urban Spatial Analytics, 2022
Faculty Advisor, Real Estate Design and Development Concentration, 2021- 2022, 2024- Present
Director, Real Estate Design and Development Certificate, 2021- 2022, 2024- Present
Contributor, University-wide web-based course on Racism, Reconciliation, and Engagement, 2021
Housing and Urban Policy Track Co-Chair, APPAM 2021
Housing and Urban Policy Review Committee, APPAM 2021
Housing Track Chair, Association of Collegiate Schools of Planning, 2019-2021
Organizer, Perspectives on Fair Housing Speaker series, 2020
Co-organizer, Fair Housing at 50 Symposium at Penn, 2018
Co-organizer, The Future of Housing Policy in the U.S. Symposium at Penn, 2017
Co-editor, Housing Affordability in the Advanced Economies, *Housing Studies*, 2022
Co-editor, Fair Housing at 50, *Cityscape*, 2020
Co-editor, The Future of Housing Policy in the U.S, *Housing Policy Debate*, 1999
Member, President of the ACSP transition committee, 2017
Panel Discussant, Association of Public Policy and Management, Annual Conference, 2015-2018, 2021
Panel Discussant, Association of Collegiate Schools of Planning, Annual Conference 2012-2017
Guest Speaker, Penn's Center for Teaching and Learning, 2017, 2018
Reviewer for: *Urban Studies*, *Housing Studies*, *Housing Policy Debate*, *the Journal of Housing Economics*, *the Journal of the American Planning Association*, *Energy Policy*