

GREGG COLBURN, PhD, MBA, MSW
Assistant Professor
Kennedy Associates Endowed Professorship in Real Estate Studies

University of Washington
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SECTION 1. EDUCATION, ACADEMIC, AND PROFESSIONAL EXPERIENCE

1.1 EDUCATIONAL HISTORY

PhD University of Minnesota, Humphrey School of Public Affairs
PhD in Public Affairs, 2017

Dissertation: *The Use of Markets in Social Policy: Welfare Recipients as Market Participants*
Committee: Ed Goetz (Chair), Ryan Allen, Angela Fertig, Jodi Sandfort, Joe Soss

MSW University of Minnesota
Master of Social Work, specialization in Community Practice, 2014

MBA Northwestern University, Kellogg School of Management
Master of Business Administration, *with distinction*, 2003

BA Albion College
Bachelor of Arts in Economics and Management, *summa cum laude*, 1995

1.2 ACADEMIC EXPERIENCE

2017 – Present University of Washington, College of Built Environments
Assistant Professor, Runstad Department of Real Estate (2017 – Present)

University of Washington, Evans School of Public Policy & Governance
Adjunct Assistant Professor (2022 - Present)

University of Washington West Coast Poverty Center (WCPC)
Faculty Affiliate (2018 – Present)

University of Washington Center for Studies in Demography and Ecology (CSDE)
Faculty Affiliate (2018 – Present)

University of Washington Urban@UW
Faculty Affiliate (2018 – Present)
Member of Executive Committee (2018 – 2021)
Co-Faculty Lead, Homelessness Research Initiative (2018 – Present)

1.3 PROFESSIONAL EXPERIENCE

2005 – 2012	Interlachen Capital Group Minneapolis, MN <i>Partner, Co-Founder</i>
1999 – 2004	Citadel Investment Group Chicago, IL <i>Vice President, Private Investments</i>
1998 – 1999	Frontenac Company Chicago, IL <i>Analyst</i>
1995 - 1998	Goldman, Sachs & Co. New York, NY and Chicago, IL <i>Analyst, Investment Banking Division</i>

1.3 HONORS AND AWARDS

2022	Finalist for the University of Washington Distinguished Teaching Award
2020	Nominated for the University of Washington Distinguished Teaching Award
2019	Nominated for the University of Washington Distinguished Teaching Award
2017	Nominated for the Midwest Association of Graduate Schools Excellence in Teaching Award
2013	Doctoral Student Engaged Scholarship Award, University of Minnesota
2003	Honors Graduate, Northwestern University, Kellogg School of Management
1995	Valedictorian, Albion College

SECTION 2. ACADEMIC RESEARCH

2.1A BOOKS - PEER REVIEWED

B1. Colburn, G. & Aldern, C. (2022). *Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns*. Oakland, CA: University of California Press.

2.1B BOOKS MANUSCRIPTS – IN PREPARATION

M1. Colburn, G. & Walter, R. J. *Affordable Housing in the U.S.* Under contract with Routledge.

2.2A JOURNAL PUBLICATIONS - PEER REVIEWED

- A12. **Colburn, G.**, Fyall, R., McHugh, C., Moraras, P., Thompson, S., Dean, T., Ewing, V., and Argodale, S. (2022). An Analysis of Investments in Non-Congregate Shelter in King County, WA During the COVID-19 Pandemic. *Housing Policy Debate*, 32(6), 853-875. DOI: 10.1080/10511482.2022.2075027
- A11. Acolin, A., **Colburn, G.**, and Walter, R.J. (2022). How Do Single-Family Homeowners Value Residential and Commercial Density? It Depends. *Land Use Policy*, 113. DOI: 10.1016/j.landusepol.2021.105898
- A10. Hess, C., **Colburn, G.**, Crowder, R. and Allen, R. (2021). Racial disparity in exposure to housing cost burden in the U.S.: 1980 – 2017. *Housing Studies*. DOI: 10.1080/02673037.2020.1807473
- A9. **Colburn, G.**, Walter, R.J. and Pfeiffer, D. (2021). Capitalizing on Collapse: An Analysis of Institutional Single-Family Rental Investors. *Urban Affairs Review*, 57(6), 1590-1625. DOI: 10.1177/1078087420922910
- A8. **Colburn, G.** (2021). The Use of Markets in Housing Policy: A Comparative Analysis of Housing Subsidy Programs. *Housing Studies*, 36(1), 46-79. DOI: 10.1080/02673037.2019.1686129
- A7. Walter, R.J., **Colburn, G.**, Yerena, A., Pederson, M., Fyall, R. and Crowder, K. (2020). Constraints and Opportunities for Innovation in the Moving to Work Demonstration. *Housing and Society*, 47(1), 1-21. DOI: 10.1080/08882746.2019.1706067
- A6. **Colburn, G.** (2019). The Effect of Market Conditions on the Housing Outcomes of Subsidized Households: The Case of the US Voucher Programme. *Housing Studies*, 34(9), 1465-1484. DOI: 10.1080/02673037.2019.1581145
- A5. **Colburn, G.** and Allen, R. (2018). Rent Burden and the Great Recession in the USA. *Urban Studies*, 55(1), 226-243. DOI: 10.1177/0042098016665953
- A4. **Colburn, G.** (2017). Seasonal Variation in Family Homeless Shelter Usage. *Housing Policy Debate*, 27(1), 80-97. DOI: 10.1080/10511482.2016.1158200
- A3. Lightfoot, E., Nienow, M., Moua, K., **Colburn, G.**, and Petri, A. (2016). Insights on Professional Identification and Licensure From Community Practice Social Workers. *Journal of Community Practice*, 24(2), 123-146. DOI: 10.1080/10705422.2016.1165328
- A2. Piescher, K. **Colburn, G.**, LaLiberte, T., and Hong, S. (2014). Child Protective Services and the Achievement Gap. *Children and Youth Services Review*, 47, 408-415. DOI: 10.1016/j.chilyouth.2014.11.004
- A1. **Colburn, G.** (2014). The Federal Commitment to Homelessness Prevention: A Silver Lining of the Economic Crisis. *Poverty & Public Policy*, 6(1), 33-45. DOI: 10.1002/pop4.57

2.2b MANUSCRIPTS – UNDER REVIEW

- R1. **Colburn, G.**, Hess, C., Allen, R., and Crowder, K. (revise and resubmit). The Dynamics of Housing Cost Burden in the U.S. *Urban Studies*.

2.2c MANUSCRIPTS - IN PREPARATION

M3. **Colburn, G.**, Acolin, A., Walter, R., and Foster, T.B. Quantifying Subsidy Overlaps in Federal Housing Policy.

M2. Walter, R., Acolin, A., Hess, C., Wang, R., **Colburn, G.**, Crowder, K, and Foster, T.B. Residential mobility out of necessity or choice? The association between life course events, changes in household composition, and residential mobility of U.S. subsidized households.

M1. Duncan, A. and **Colburn, G.** Traumatic Brain Injury and Homelessness.

2.3 BOOK REVIEWS- PEER REVIEWED

BR1. **Colburn, G.** (2022, advance online publication). Neoliberal Housing Policy: An International Perspective, by Keith Jacobs. *Journal of Urban Affairs*. DOI: 10.1080/07352166.2021.2020064

2.4 OP-EDS AND OTHER SHORT ESSAYS

O2. **Colburn, G.** & Mohler, R. (2022). Density is necessary but insufficient condition to ease housing crisis. *Seattle Times*, November 18, 2022. <https://www.seattletimes.com/opinion/density-is-necessary-but-insufficient-to-ease-the-housing-crisis/>

O1. **Colburn, G.** & Aldern, C. P. (2022). Homelessness is a Housing Problem: Why do some US cities struggle more with homelessness? A new book explores a key component of the issue: housing supply. *Sightline Institute*, March 16, 2022. <https://www.sightline.org/2022/03/16/homelessness-is-a-housing-problem/>

2.5 REPORTS

R1. **Colburn, G.**, Fyall, R., McHugh, C., Moraras, P., Thompson, S., Dean, T., Ewing, V., and Argodale, S. (2020). Impact of Hotels as Non-Congregate Emergency Shelters. https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study_Full-Report_Final-11302020.pdf

2.6 LONG-TERM RESEARCH ACTIVITIES

O7. Consulting Evaluation of Local Zoning and Land-Use Policy in Puget Sound
Urban Institute Metropolitan Housing and Communities Policy Center
Principal Investigator: Mary Cunningham, Urban Institute
Project Manager: Yonah Freemark, Urban Institute
Project Duration: 2022 – 2023

I provide consulting services and support to Urban Institute in connection with this project. Amazon provided funding for this initiative.

O6. Evaluation

Evaluation of Conflict Resolution Services intervention.

Principal Investigator: Gregg Colburn

Project Duration: April 2022 – Present

A partnership between the UW Mediation Clinic, the King County Dispute Resolution Center and Housing Connector will deliver mediation services for tenants who receive support from Seattle Housing Authority. This study will evaluate the effects of mediation services for a range of conflicts involving recipients of housing assistance from Seattle Housing Authority.

O5. Evaluation

Evaluation of State of California’s Project Roomkey homelessness initiative

Principal Investigator: Abt & Associates

Project Duration: June 2021 – Present

Grant Funding: California Health Care Foundation and Conrad N. Hilton Foundation

I am serving as a special advisor to Abt & Associates as they evaluate Project Roomkey in California.

O4. Evaluation

Jobs and Housing Program (King County, WA)

Principal Investigator: Gregg Colburn and Rachel Fyall

Project Duration: June 2022 – Present

Grant Funding: Program funding (including evaluation) from the federal Coronavirus Local Fiscal Recovery Funds

In this project we will evaluate the Jobs and Housing program implemented by King County. A key focus will be on lessons learned for future funding of this program and whether benefits of the intervention are sustainable for program participants.

O3. RDC Project

Housing Choice Voucher Program Outcomes (National)

Principal Investigator: Rebecca J. Walter

Co-Principal Investigators: Arthur Acolin, Gregg Colburn, Kyle Crowder, Christian Hess, Ruoniu (Vince) Wang, Alex Ramiller, and Philip Garboden.

Project Duration: August 2019 – Present (data access for a period of 5 years)

Grant Funding: May apply for funding in the future

This project analyzes the mobility patterns and locational/socioeconomic outcomes of Housing Choice Voucher households during their tenure in the program and pre/post voucher receipt using restricted HUD administrative data and restricted Census data. The proposal has been approved by the U.S. Census Bureau.

O2. Study

Impact of Hotels as Non-Congregate Emergency Shelters (King County, WA)

https://kcrha.org/wp-content/uploads/2020/11/Impact-of-Hotels-as-ES-Study_Full-Report_Final-11302020.pdf

Principal Investigator: Gregg Colburn and Rachel Fyall

Co-Principal Investigator: Christina McHugh, Pear Moraras, Samantha Thompson, Taquesha Dean, Victoria Ewing, and Sarah Argodale

Project Duration: April 2020 – June 2021

Grant Funding: Bill & Melinda Gates Foundation, UW Population Health Initiative, COVID-19 Economic Recovery Research Grant, Urban@UW

This study evaluated King County’s COVID-19 homelessness response in which people were moved out of congregate emergency shelters into hotel and motel rooms. The findings found that the intervention was successful at limiting the spread of COVID-19 among the shelter population—its primary goal—and it also provided a range of other health and well-being benefits.

O1. Copyright/
Software Application

Opportunity Housing Locator (National)

Principal Investigator: Ruoni Wang (Vince) Wang

Co-Principal Investigators: Rebecca J. Walter, Gregg Colburn, Arthur Acolin, and Kyle Crowder

Project Duration: November 2015 – June 2021

Grant Funding: San Antonio Area Foundation 2016, 2017 and Jessie Ball duPont Fund 2015 - 2017

The Opportunity Housing Locator is a software application for public housing authorities. It was developed as a joint partnership between researchers and public housing authorities to help households locate suitable affordable rental housing. The Locator customizes rental apartment searches based on user preferences. The application is specifically designed to help voucher households find housing. Users of the application enter information about places they want/need to live by, and neighborhood preferences based on factors such as the quality of schools or access to parks. The Locator provides a list of rental units available based on the requirements of the voucher, and a map that ranks neighborhoods on a scale from most suitable to least suitable based on user preferences.

2.7A CONFERENCE PRESENTATIONS

P14. **Colburn, G.**, Acolin, A., and Walter, R. (2023). Subsidy Overlaps in Federal Housing Policy. Annual Conference of the Urban Affairs Association (Nashville, TN).

P13. **Colburn, G.**, Hess, C., Crowder, K., and Allen, R. (2022). The Dynamics of Housing Cost Burden in the U.S. Annual Conference of the Urban Affairs Association (Washington, D.C.).

P12. **Colburn, G.**, Fyall, R., and McHugh, C. (2021). Impact of Hotels as Non-Congregate Emergency Shelters: An Analysis of Investments in Hotels as Emergency Shelter in King County During the COVID-19 Pandemic. National Human Services Data Consortium (virtual conference).

P11. **Colburn, G.**, Walter, R., and Pfeiffer, D. (2020, CANCELLED). Do Institutional Landlords Have Pricing Power in the U.S. Single-Family Rental Market. Annual Conference of the Urban Affairs Association.

- P10. Walter, R., **Colburn, G.**, and Pfeiffer, D. (2019). Market Density of Single-Family Rental Investors in Atlanta, Phoenix, and Tampa. ESRI User Conference (San Diego, CA.)
- P9. Hess, C., **Colburn, G.**, Crowder, K., and Allen, R. (2019). Racial Disparity in Exposure to Housing Cost Burden: 1970 – 2015. Penn/Oxford Symposium: Housing Affordability in the Advanced Economies (Oxford, UK).
- P8. **Colburn, G.**, Walter, R., and Pfeiffer, D. (2019). Wall Street Landlords: An Analysis of Single-Family Rental Investors. Annual Conference of the Urban Affairs Association (Los Angeles, CA).
- P7. **Colburn, G.**, Acolin, A. and Walter, R. (2019). Are single-family home values higher when surrounded by greater development density? Annual Meeting of the American Real Estate Society (Phoenix, AZ).
- P6. **Colburn, G.**, Acolin, A. and Walter, R. (2018). The local relationship between higher density and single-family home values. Association for Public Policy Analysis & Management, 2018 Fall Research Conference (Washington, DC).
- P5. **Colburn, G.** (2018). A Comparative Analysis of Housing Subsidy Programs: Market Positions and Housing Outcomes. XIX ISA World Congress of Sociology, Research Committee 43 (Toronto, Canada).
- P4. **Colburn, G.** (2018). Housing Market Conditions and the Housing Choice Voucher Program. Annual Conference of the Urban Affairs Association (Toronto, Canada).
- P3. **Colburn, G.** (2015). The Family Homeless Shelter Surge in Hennepin County: An Analysis of Causes and Potential Policy Responses. 2015 Minnesota Policy Conference (Minneapolis, MN).
- P2. **Colburn, G.** (2015). Rent Burden and the Great Recession. Housing in an Unequal World Conference. Hosted by the Housing and Built Environment Research Committee of the International Sociological Association, RC43 (Chicago, IL).
- P1. **Colburn, G.**, Piescher, K., Hong, S. and LaLiberte, T. (2014). Are the Kids Alright? Child Protection and the Achievement Gap. Minnesota Social Service Association, 121st Annual Training Conference and Expo (Minneapolis, MN).

2.7B INVITED PRESENTATIONS, PANELS, AND WORKSHOPS

- I75. **Colburn, G.** (April 2023). Homelessness is a Housing Problem. Boston University, Boston, MA.
- I74. **Colburn, G.** (March 2023). Keynote Speaker. Minnesota Housing Partnership. St. Paul, MN.
- I73. **Colburn, G.** (March 2023). Homelessness is a Housing Problem. United States Attorney's Office, Western District of Washington Speaker Series. Seattle, WA.
- I72. **Colburn, G.** (March 2023). Homelessness in Charlottesville is a Housing Problem. Book Talk for Livable Cville, Charlottesville, VA. <https://www.youtube.com/watch?v=eGgCPG5jfec>

171. **Colburn, G.** (February 2023). CHPC *Homelessness is a Housing Problem* Book Talk. New York, NY. <https://www.youtube.com/watch?v=eYtpHkTk4k4>
170. **Colburn, G.**, Nevarez Martinez, D., Rysman, M. (February 2023). Why We Have Homelessness and What To Do About It. UCLA Ziman Center for Real Estate, Housing, Equity and Community Series. <https://www.youtube.com/watch?v=B36YGf7iBnM>
169. Homelessness as a Housing Supply Problem (February 2023). Panelist. Bipartisan Policy Center, Washington, D.C. <https://www.youtube.com/watch?v=fVirA3Kgpqk>
168. King County Affordable Housing Symposium (January 2023). Invited Speaker. Bellevue, WA.
167. **Colburn, G.** & Malone, D. (January 2023). Presentation to the Seattle Architecture Foundation. Seattle, WA. <https://seattlearchitecture.org/homelessness-is-a-housing-problem-featuring-gregg-colburn-and-daniel-malone/>
166. Ten Across Summit: The Future is Here. (January 2023). Invited Speaker. Houston, TX. <https://10across.com/events/ten-across-summit-houston-tx/>
165. **Colburn, G.** (December 2022). Keynote address: San Diego Regional Task Force on Homelessness, Solutions for San Diego Conference. San Diego, CA. <https://www.youtube.com/watch?v=eyUbLppNhw8>
164. **Colburn, G.**, Hunter, G., Rabe, A., Roope, C. & Fry, V. (November 2022). City Club of Boise – Housing for Wellbeing and Economic Prosperity. Boise, ID. <https://www.boisestatepublicradio.org/show/city-club-of-boise/2022-11-14/city-club-of-boise-housing-for-wellbeing-and-economic-prosperity>
163. Western Insights (November 2022). Invited Panelist. Western Washington University.
162. **Colburn, G.** (November 2022). Homelessness is a Housing Problem. Horizon House, Seattle, WA.
161. **Colburn, G.** (November 2022). Homelessness is a Housing Problem. Urban Land Institute Los Angeles, Homelessness Initiative Council. Los Angeles, CA.
160. **Colburn, G.** (November 2022). Portland Emerging Trends Meeting, Urban Land Institute Northwest. Portland, OR.
159. **Colburn, G.** (October 2022). Keynote address, Council for the Homeless, Making Home Possible Fundraising Event, Vancouver, WA.
158. **Colburn, G.** (October 2022). Invited Presenter. California’s Housing Crossroads, The 32nd Annual UCLA Lake Arrowhead Symposium. Lake Arrowhead, CA.
157. **Colburn, G.** (October 2022). Presentation to the University District Rotary Club, Seattle, WA.
156. **Colburn, G.** and Master, L. (October 2022). The Housing Crisis: How we got here, what is currently being done, and strategies for the future. Appraisal Institute Conference, Seattle, WA.
155. **Colburn, G.** (September 2022). Keynote Address: Housing Washington Annual Conference.

- I54. **Colburn, G.** (September 2022). 2022 California Landlords' Summit on Homelessness. California Apartment Association.
- I53. **Colburn, G.**, Collier, C., and Penney, J. (September 2022). Coffee Chats: Homelessness is a Housing Problem. Economic Alliance of Snohomish County.
<https://www.economicalliancesc.org/events/p/event/20746/coffee-chats-homelessness-is-a-housing-problem?t=36262>
- I52. **Colburn, G.** (August 2022). Invited Presenter. National Low Income Housing Coalition and National Alliance to End Homelessness National Webinar on Homelessness and Housing First.
- I51. **Colburn, G.** (August 2022). Homelessness is a Housing Problem. Presentation to City of Seattle staff, Seattle, WA.
- I50. Lifari, P., **Colburn, G.**, Horak-Brown, J., O'Regan, K., and Brudage, S. (August 2022). NAHRO Summer Symposium: Housing Supply Challenges.
- I49. **Colburn, G.**, Cordes, K., Gordon, L., Sakumoto, J. (July 2022). ULI Health Leaders Network Mid-Year Forum.
- I48. **Colburn, G.** and Aldern, C. (July 2022). Hard Conversation Series: Who Deserves a Shot at the American Dream. Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns. Metro Dallas Homeless Alliance.
- I47. Poethig, E., Hornung, D., and **Colburn, G.** (June 2022). Renters and Rental Market Crisis Working Group, Urban Institute, Washington, D.C.
- I46. **Colburn, G.** and Aldern, C. (May 2022). Homelessness is a Housing Problem. University Book Store, Seattle, WA.
- I45. Shobe, A., Constantine, D., **Colburn, G.**, and Davidson, D. (May 2022). Perspectives on Affordable Housing. *Crosscut Festival*. <https://crosscut.brandlive.com/crosscut-festival/en/session/d60e368c-c0ef-11ec-8f86-bb2b4db1d200>
- I44. **Colburn, G.** (May 2022). Homelessness is a Housing Problem. Presentation to Urban Institute. Washington, D.C.
- I43. **Colburn, G.**, Malaba, P., Zahilay, G., and Mosqueda, T. (May 2022). Panelist, Affordable Housing Week Kick-Off.
- I42. **Colburn, G.** and Aldern, C. (April 2022). Homelessness is a Housing Problem. Presentation to We Are In. <https://vimeo.com/701476196>
- I41. **Colburn, G.** (April 2022). Homelessness is a Housing Problem. Presentation to South King Housing and Homelessness Partners.

- I40. **Colburn, G.** (April 2022). Homelessness is a Housing Problem. Presentation to External Partners Group (large philanthropists in Seattle).
- I39. **Colburn, G.** (March 2022). Homelessness is a Housing Problem. Presentation to Bellingham For Everyone Learning Series 2022, Whatcom Housing Alliance .
- I38. **Colburn, G.** (March 2022). New Research: How Housing Markets Predict Rates of Homelessness and Messaging to Dispel Conventional Beliefs. Presentation to Southern California Association of Non-Profit Housing.
- I37. **Colburn, G.** (February 2022). Panelist, More Money for Housing: Building the Case. 2022 National Conference on Ending Unsheltered Homelessness: Strategies & Policies That Work. National Alliance to End Homelessness.
- I36. **Colburn, G.** (January 2022). Homelessness is a Housing Problem. Magnolia UCC January Learning Series, Seattle, WA.
- I35. **Colburn, G.** (January 2022). An Evening with Gregg Colburn: Homelessness is a Housing Problem. Presentation to Bellwether Housing Investors and Stakeholders, Seattle, WA.
- I34. **Colburn, G.** (December, 2021). Homelessness is a Housing Problem. 14th Annual BMGI Speaker on Economics Lecture, Lakeside School, Seattle, WA.
- I33. **Colburn, G.,** Dantzler, P., Reina, V. and Rosen, E. (November 2021). Panelist/Speaker, Toward an Inclusive Recovery: Increasing the Housing Security of Vulnerable Renters through Rental Assistance, Federal Reserve Bank of Philadelphia and the Federal Reserve Bank of Atlanta.
<https://fedcommunities.org/community-development-research-seminar-series/2021-toward-inclusive-recovery/housing-security-rental-assistance/>
- I32. **Colburn, G.** (November 2021). Homelessness is a Housing Problem. Presentation to external funders and stakeholders of Compass Housing Alliance, Seattle, WA.
- I31. **Colburn, G.** (November 2021). Homelessness is a Housing Problem. Presentation to staff of Compass Housing Alliance, Seattle, WA.
- I30. **Colburn, G.** (October 2021). Science in Support of Local Decision Making for Covid-19: A Dialogue with Coastal Washington Communities. Panelist, Washington State Academy of Sciences Forum.
<https://washacad.org/covid-19-community-dialogues-coastal-washington-communities/>
- I29. **Colburn, G.** (October 2021). Homelessness is a Housing Problem. Chicago Title ACCESS: Regional HOT TOPICS, Transportation, Development, Growth, and Public Safety as it relates to the Real Estate Community.
- I28. **Colburn, G.** (September 2021). Homelessness is a Housing Problem. Sponsored by Share the Communities – Community Education, Transit Riders Union, Seattle for Everyone, Futurewise, Sightline Institute, Housing Development Consortium, The Urbanist.

- I27. **Colburn, G.** (August 2021). Housing Benefit Districts 2022 State Legislation. Housing Development Consortium Advocacy Agenda Summit, Seattle, WA.
- I26. **Colburn, G.** (August 2021). A Different Take on Homelessness. Presentation to the Rotary Club of Seattle. <https://www.youtube.com/watch?v=mFKPoboXaYY>
- I25. **Colburn, G.** (July 2021). Homelessness is a Housing Problem. Presentation to the National Apartment Association Government Affairs Roundtable national meeting. Atlanta, GA.
- I24. **Colburn, G.** (May 2021). Homelessness is a Housing Problem. Presentation to Allison+ Partners, Seattle, WA.
- I23. **Colburn, G.** (May 2021). Homelessness in Seattle. Presentation to Laird Norton Company, Enterprise Educational Session.
- I22. **Colburn, G.** (April 2021). Housing Choice on the Costly Cost. Episode 1: Too Few Roofs! Homelessness Decoded. Presentation to Urban Land Institute Northwest. <https://northwest.uli.org/events/detail/01759F40-365B-4EA8-B9AB-053AA369CB4D/>
- I21. **Colburn, G.** (April 2021). Homelessness is a Housing Problem.” Presentation to the Queen Anne Community Council, Seattle, WA. <https://www.youtube.com/watch?v=yo8QoMqyotU>
- I20. **Colburn, G.** (April 2021). Introduction to Affordable Housing. Presentation to the University of Washington Real Estate Club.
- I19. **Colburn, G.** & Boyd, S. (April 2021). Housing Finance 101. Presentation to the Board of Directors of Bellwether Housing.
- I18. **Colburn, G.** (March 2021). Homelessness is a Housing Problem. Presentation to the Urban Land Institute Multi-Family Product Council.
- I17. **Colburn, G.** (March 2021). Homelessness is a Housing Problem. Presentation to Our Path Home Campaign Leadership Team in Boise, Idaho.
- I16. **Colburn, G.** (February 2021). Homelessness is a Housing Problem. Presentation to employees of the Bill & Melinda Gates Foundation.
- I15. **Colburn, G.** (February 2021). Homelessness is a Housing Problem. A Decade of Innovation: Lessons Learned from the Puget Sound Family Homelessness Initiative National Convening, The Bill & Melinda Gates Foundation.
- I14. **Colburn, G.,** Fyall, R., Moraras, P., & McHugh, C. (January 2021). Impact of Hotels as Non-Congregate Emergency Shelters. University of Washington West Coast Poverty Center Housing Roundtable.
- I13. **Colburn, G.,** Fyall, R., & McHugh, C. (December 2020). Impact of Hotels as Non-Congregate Emergency Shelters. State of Washington Senate Housing Stability & Affordability Committee Meeting.

I12. **Colburn, G.** (November 2020). Guest Speaker, Hunger and Homelessness Awareness Week; Hunger and Homelessness Campaign at WashPIRG.

I11. **Colburn, G.** & McHugh, C. (November 2020). Impact of Hotels as Non-Congregate Emergency Shelters. Seattle Metropolitan Chamber of Commerce, Business Issues Forum.

I10. **Colburn, G.** (November 2020). Homelessness is a Housing Problem. Presentation to Forterra Board of Directors and Employees.

I09. **Colburn, G.**, Fyall, R., & McHugh, C. (October 2020). Impact of Hotels as Non-Congregate Emergency Shelters. Washington Low-Income Housing Alliance, Conference on Ending Homelessness.

I08. **Colburn, G.** (August 2020). Guest Speaker, Housing Development Consortium’s Policy Priorities Summit.

I07. **Colburn, G.** (May 2020). Homelessness is a Housing Problem. Presentation to the Runstad Department of Real Estate Advisory Board.

I06. **Colburn, G.** (May 2020). Housing After the Crisis: Where Will the Money Come From?” Gregg Colburn in conversation with Kollin Min, Senior Program Officer, Gates Foundation. CBE Online Lecture Series, College of Built Environments, University of Washington.

I05. **Colburn, G.** (November 2019). Homelessness is a Housing Problem. CSDE Seminar Series, Center for Studies in Demography and Ecology, University of Washington.

I04. **Colburn, G.** (August 2019). Housing Resilient Cities. Re-Envisioning Urban Infrastructure to Address Climate Change: A Comprehensive Regional Framework for Sustainability Conference, Boston University.

I03. **Colburn, G.** and Mohler, R. (November 2018). Transit and Affordable Housing. Highline College, Green Week 2018.

I02. **Colburn, G.**, Walter, R., Fyall, R., and Yerena, A. (January 2018). From Housing Research to Housing Policy. CSDE Seminar Series, Center for Studies in Demography and Ecology, University of Washington.

I01. **Colburn, G.** (September 2014). Seasonality of Family Shelter Usage in Hennepin County. Hennepin County Family Services Network.

2.7A GRANTS AND CONTRACTS AWARDED

University, Role and Collaborators	Project Name and Funding Source	Year and Amount Awarded
GA08. University of Washington, Principal Investigator Co-PI: Rebecca Walter	College of Built Environments Inspire Fund – Affordable Housing Book Project	2021-2022 \$5,000 \$5,000 match RE

University, Role and Collaborators	Project Name and Funding Source	Year and Amount Awarded
GA07. University of Washington, Principal Investigator Co-PI: Rachel Fyall	University of Washington, Population Health Initiative, COVID-19 Economic Recovery Research Grant An Analysis of Investments in Non-Congregate Emergency Shelter in King County During the COVID-19 Pandemic	2020 \$20,000 \$5,000 match Urban@UW
GA06. University of Washington, Principal Investigator Co-PI: Rachel Fyall	Bill & Melinda Gates Foundation An Analysis of Investments in Non-Congregate Emergency Shelter in King County During the COVID-19 Pandemic	2020 \$20,000
GA05. University of Washington, Co-Principal Investigator PI: Christian Hess Co-PIs: Kyle Crowder and Ryan Allen	Institute for Social Research, Survey Research Center, Panel Study of Income Dynamics, University of Washington Cumulative Effects of Housing Cost Burden on Child Health and Well-Being	2020 \$12,000
GA04. University of Washington, Principal Investigator	Center for Studies in Demography and Ecology Seed Grant, University of Washington Sound Communities Initiative	2019 \$5,000
GA03. University of Washington, Principal Investigator Co-PI: Rick Mohler	Department of Commerce, State of Washington Sound Communities Initiative	2019 \$150,000 \$18,000 CBE match
GA02. University of Washington, Co-Principal Investigator Co-PIs: Rebecca Walter, Arthur Acolin, Sofia Dermisi, and Simon Stevenson	UW Global Innovation Fund – Comparative Studies in North America and European Housing and Real Estate Markets	2019 \$5,000
GA01. University of Minnesota, Principal Investigator	Hennepin County, Minnesota Homeless Shelter Seasonality Study	2014-2015 \$30,000

2.7B GRANTS PENDING / NOT AWARDED

University, Role and Collaborators	Project Name and Funding Source	Status and Amount Requested
GN07: Advancing Federal Housing Policy, Co-Principal Investigator PI: Rebecca Walter Co-PIs: Arthur Acolin	UW Office of Federal Relations Federal Earmark Proposal	Not Awarded \$1,108,559
GN06. University of Washington, Co-Principal Investigator PI: Rebecca Walter Co-PIs: Arthur Acolin, Kyle Crowder, Thomas (Brad) Foster	HUD - Residential Trajectories, Life Events, and Household Outcomes of Former Residents of HUD-Assisted Housing	Not Awarded \$185,718
GN05. University of Washington, Co-Principal Investigator PI: Arthur Acolin Co-PIs: Rebecca Walter and Christian Hess	Robert Wood Johnson Foundation - The Role of Locational Context in Housing Outcomes: Evidence from Moving to Opportunity	Not Awarded \$75,000
GN04. University of Washington, Co-Principal Investigator PI: Arthur Acolin Co-PI: Rebecca Walter	Russell Sage Foundation – The Role of Locational Context in Housing Outcomes: Evidence from Moving to Opportunity	Not Awarded \$175,000
GN03. University of Washington, Co-Principal Investigator PI: Rebecca Walter Co-PIs: Arthur Acolin and Kyle Crowder	Russell Sage Foundation – The Economic, Social, and Locational Outcomes of Housing Choice Voucher Recipients	Not Awarded \$175,000
GN02. University of Washington, Co-Principal Investigator PI: Rebecca Walter Co-PIs: Arthur Acolin, Kyle Crowder, Chris Hess, Erin Carll, and Ruoniu Wang	Washington Center for Equitable Growth – The Life and Locational Outcomes of Housing Choice Voucher Recipients	Not Awarded \$100,000
GN01. University of Washington, Principal Investigator PI: Rebecca Walter Co-PIs: Arthur Acolin, Kyle Crowder, and Ruoniu Wang	Innovative Community Development Activity under the Community Reinvestment Act from Banks – Better Information, Better Housing	Not Awarded \$1,650,000

2.8 MEDIA INTERVIEWS / MEDIA SUMMARIES OF RESEARCH

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- M109. Ellis, K. (2023). Danger for Democrats (Opinion). *Vermont Business Magazine*, January 8, 2023. <https://vermontbiz.com/news/2023/january/08/kevin-ellis-danger-democrats>
- M108. In Denver, homelessness is a housing problem for the next mayor to solve (opinion), *The Denver Post*, January 6, 2023. <https://www.denverpost.com/2023/01/05/denver-mayor-homelessness-affordable-housing/>
- M107. How the housing market contributes to homelessness, Interview with **Gregg Colburn**. *Wisconsin Public Radio*, January 3, 2023. <https://www.wpr.org/listen/2049851>
- M106. Litman, H. (2022). 1-on-1 with **Gregg Colburn**. *Talking Feds Podcast*, December 31, 2022. <https://www.patreon.com/posts/76515290>
- M105. Cole, R. & Waite, R. (2022). Op-Ed: The morning after declaring a state of emergency – confronting the realities of homelessness. *Urbanize – Los Angeles*, December 21, 2022. <https://la.urbanize.city/post/op-ed-morning-after-declaring-state-emergency-confronting-realities-homelessness>
- M104. Demsas, J. (2022). The obvious answer to homelessness: And why everyone’s ignoring it. *The Atlantic*, December 12, 2022. <https://www.theatlantic.com/magazine/archive/2023/01/homelessness-affordable-housing-crisis-democrats-causes/672224/>
- M103. Sosin, A. (2022). Commentary: Homelessness is a crisis of housing, not unhousable Vermonters. *VTDigger*, December 8, 2022. <https://vtdigger.org/2022/12/08/anne-sosin-homelessness-is-a-crisis-of-housing-not-unhousable-vermonters/>
- M102. Cho, R. (2022). To solve homelessness, we must increase the supply of housing. U.S. Department of Housing and Urban Development. *Our Way Home Blog*, December 6, 2022. https://www.hud.gov/ourwayhome/blog/blog_12_06_22
- M101. Carroll, J. (2022). Two day conference underway in San Diego with an ambitious goal of solving homelessness. *KPBS, San Diego Public Radio*, November 30, 2022. <https://www.kpbs.org/news/local/2022/11/30/two-day-conference-underway-in-san-diego-with-an-ambitious-goal-of-solving-homelessness>
- M100. Luchetta, J. (2022). ‘Build, build, build.’ Experts say more housing is key to ending homelessness in Idaho. *Boise State Public Radio*, November 30, 2022. <https://www.boisestatepublicradio.org/news/2022-11-30/idaho-experts-say-more-housing-ending-homelessness>
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M95. Duffy, L. (2022). Myth Busting: Five misconceptions about homelessness we need to retire. *South Seattle Emerald*, November 14, 2022. <https://southseattleemerald.com/2022/11/14/myth-busting-five-misconceptions-about-homelessness-we-need-to-retire/>

M94. Safstrom, F. (2022). Comment: Lack of housing supply is what’s behind homelessness. *The Herald*, November 13, 2022. <https://www.heraldnet.com/opinion/comment-lack-of-housing-supply-is-whats-behind-homelessness/>

M93. Fennie-Jones, S. (2022). Letter: Prioritize affordable housing. *The Columbian*, November 12, 2022. <https://www.columbian.com/news/2022/nov/12/letter-prioritize-affordable-housing/>

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M91. Levitt, M. (2022). Featured interview with **Gregg Colburn**. The Breakfast Leadership Show. October 9, 2022.

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M90. Angela, G. & Firzsimons, E. (2022). Opinion: Don’t give up. Every San Diegan can play a constructive role in addressing homelessness. *The San Diego Union-Tribune*, October 26, 2022.

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- M83. Krieg, H. (2022). One easy fix could shave years of Seattle’s affordable housing developments. *The Stranger*, August 19, 2022. <https://www.thestranger.com/news/2022/08/19/78002437/one-easy-fix-could-shave-years-off-seattles-affordable-housing-developments>
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M04. Patterson, J. J. (2018). Minneapolis argues over denser development. *U.S. News and World Report*, December 5, 2018. <https://www.usnews.com/news/cities/articles/2018-12-05/in-minneapolis-comprehensive-plan-2040-divides-the-city>

M03. Archibald, A. (2018). Coming in from the cold. *Real Change*, November 14, 2018. <https://www.realchangenews.org/2018/11/14/coming-cold>

M02. After the Great Recession, many low and middle income households struggle to pay the rent. London School of Economics, US Centre's daily blog on American Policy and Politics, January 3, 2017. <http://blogs.lse.ac.uk/usappblog/2017/01/03/after-the-great-recession-many-low-and-middle-income-households-are-struggling-to-pay-the-rent/>

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SECTION 3. TEACHING

3.1 COURSES

University of Washington, College of Built Environments
Runstad Department of Real Estate (Autumn Quarter 2017 – Present)

<i>Course</i>	<i>Title</i>
RE 416	Real Estate Economics and Market Analysis
RE 508	Financial Modeling for Real Estate I
RE 466/565	Advanced Housing Studies
RE 551	Real Estate Development Studio

University of Minnesota, *Humphrey School of Public Affairs* (2015 - 2017)

<i>Course</i>	<i>Title</i>
PA 5053	Policy Analysis I
PA 5056	Research Analytics II
PA 8081	Captstone Workshop

3.2 POST-DOCTORAL OVERSIGHT, DISSERTATION, THESIS, AND SENIOR PROJECT SUPERVISION

Student	Faculty Role	University and Department/Program	Title/Topic	Year of Graduation
Ph.D. Student Dissertation and Advisory Committees				
Matthew Fowle	Member	UW Evans School Dissertation Committee	The Color of Homelessness	2022
Master's Student Thesis Committees				
Quintin Dalbec	Member	UW Urban Design & Planning, Evans School of Public Policy and Governance	Missing Middle Housing: HB 1110 and Zoning Reform in Seattle	2023
Charlotte Hevly	Member	UW Urban Design & Planning	Locating and Preserving Naturally Occurring Affordable Housing in Seattle Streetcar Suburbs	2023
Courtney Ross	Member	UW Urban Design & Planning	Incremental Housing Models for Disaster Preparedness: A Case Study in Westport, WA	2021
Coo Bariami	Member	UW Urban Design & Planning	23 rd and Union: Land Value Patterns in an Upzoned Urban Village	2019
Lisa Johnson	Member	UW Urban Design & Planning	Visualizing Housing Policy & Affordability in King County	2019

3.3 STUDY ABROAD PROGRAMS

Program Name	Role	Location	Term/Year	Student Enrollment
Comparative Studies in Housing and Real Estate Markets	Teaching Faculty	Rome, Italy	Early Fall 2020	Program was canceled due to COVID-19

SECTION 4. SERVICE

4.1 ACADEMIC

UNIVERSITY OF WASHINGTON

College of Built Environments, LEADS leadership training program
Participant (2023)

College of Built Environments, BE Commons Committee
Committee Member (2021 – 2023)

College of Built Environments, Cohort Hire Faculty Search Committee
Member (2021 – 2022)

Urban@UW, Faculty Director Search Committee
Chair (2021)

College of Built Environments, Runstad Department of Real Estate Chair Search Committee
Member (2019 – 2020)

Urban@UW, Executive Committee
Member (2018 – 2021)

Urban@UW, Homelessness Research Initiative
Co-Faculty Lead (2018 – 2023)

Bank of America Merrill Lynch Low Income Housing Challenge
Faculty Adviser (2018 – 2019)

Cascadia Urban Analytics Cooperative
Faculty Affiliate (2017 – 2019)

4.2 PROFESSIONAL

PROFESSIONAL ORGANIZATION SERVICE

International Editorial Advisory Board, *Housing Studies*
Member (2022 – present)

National Alliance to End Homelessness Research Council
Member (2021 – present)

The Center for Evidence-Based Solutions to Homelessness
Discussion of Emergency Housing Vouchers in the American Rescue Plan (2021)

PROFESSIONAL ASSOCIATIONS

Association for Public Policy Analysis & Management (*Member 2015 - 2020*)

Urban Affairs Association (*Member since 2017*)

International Sociological Association (*Member 2018 – 2020*)

ISA Research Committee 43, Housing and the Built Environment (*Member 2018 – 2020*)

PEER-REVIEWED AD HOC REVIEWER OF JOURNAL MANUSCRIPT AND BOOK SUBMISSIONS

Annals of the American Association of Geographers
Applied Economics
Children and Youth Services Review
Demography
Health Affairs
Housing and Society
Housing Policy Debate
Housing Studies
Journal of Planning Literature
Journal of Urban Affairs
Poverty and Public Policy
Public Performance and Management Review
Routledge
University of Chicago Press
Urban Studies

4.3 COMMUNITY

City of Seattle, Office of Housing, Technical Advisory Committee for the 2023 Housing Levy
Member (2022)

Deloitte Greenhouse Virtual Experience, King County Affordable Housing Lab
Participant (2021)

Bellwether Housing, Board of Directors
Member (2020 – present)

Urban Land Institute Northwest Affordable and Workforce Product Council
Member (2020 – 2021)

McKinsey & Company, Homelessness Research Steering Committee
Member (2019)

Sound Communities, Steering Committee
Founder, Member (2018 – 2022)

Puget Sound Family Homelessness Initiative Evaluation Advisory Committee (Gates Foundation)
Member (2018 – 2021)

Hennepin County CoC McKinney-Vento Funding Committee, Minneapolis, MN
Member (2015-2017)

Bhutanese Community Organization of Minnesota, Board of Directors, St. Paul, MN

Member and Treasurer (2013 – 2016)