

NICK GRAETZ

[Email](#) | [Website](#) | [Google Scholar](#)

RESEARCH INTERESTS

Social Demography • Housing • Population Health • Structural Racism
Political Economy • Environmental Sociology • Climate Change • Social Policy

ACADEMIC APPOINTMENTS

- Assistant Professor, University of Minnesota** 2024-
Department of Sociology,
Minnesota Population Center / Institute for Social Research and Data Innovation
- Post-Doctoral Research Associate, Princeton University** 2021-2024
Department of Sociology

EDUCATION

- Ph.D., University of Pennsylvania** 2021
Demography and Sociology
- M.P.H., University of Washington** 2016
Health Metrics and Evaluation
- B.S., University of Wisconsin-Madison** 2013
Psychology and Political Science

PUBLICATIONS

Peer-Reviewed Publications:

- 2025** Hepburn, Peter, Danny Grubbs-Donovan, **Nick Graetz**, Olivia Jin, and Matthew Desmond. “Losing your apartment and losing your school: Prevalence and consequences of eviction-led forced mobility for school-age children in Houston.” *Sociology of Education* (forthcoming).
- 2024** Boen, Courtney, Rebecca Schut, **Nick Graetz**. “The painful and chilling effects of legal violence: Immigration enforcement and racialized legal status inequities in worker well-being.” *Population Research and Policy Review*, 43(20). [[PDF](#)]
- 2024** **Graetz, Nick**, Peter Hepburn, Carl Gershenson, Sonya R. Porter, Danielle H. Sandler, Emily Lemmerman, Matthew Desmond. “Excess mortality associated with COVID-19 for renters threatened with eviction.” *JAMA*, 331(7): 592-600. [[PDF](#)]
- Covered by [PBS NewsHour](#), [CNN](#).
 - Selected as *JAMA* featured article: [podcast](#) and [editorial](#).

- 2024 Ummel, Kevin, Miguel Poblete-Cazenave, Karthik Akkiraju, **Nick Graetz**, et al. “Multidimensional well-being of US households at a fine spatial scale using fused household surveys: fusionACS.” *Scientific Data*, 11(142). [\[PDF\]](#)
- 2024 **Graetz, Nick**, Carl Gershenson, Sonya R. Porter, Danielle H. Sandler, Emily Lemmerman, Matthew Desmond. “The impacts of rent burden and eviction on all-cause mortality in the United States.” *Social Science & Medicine*, 340. [\[PDF\]](#)
- Covered by [USA Today](#), [CNBC](#), [Boston Globe](#).
- 2023 **Graetz, Nick**, Carl Gershenson, Peter Hepburn, Sonya R. Porter, Danielle H. Sandler, Matthew Desmond. “A comprehensive demographic profile of the United States evicted population.” *PNAS: Proceedings of the National Academy of Sciences*, 120(41). [\[PDF\]](#)
- Covered by [The New York Times](#), [CNN](#).
 - Cited in [The 2024 Economic Report of the President](#).
 - Cited in the [Eviction Prevention Act](#) introduced by DeLauro (CT-03) and Casey (D-PA).
 - Basis of [letter to HUD signed by 48 members of Congress](#).
- 2023 **Graetz, Nick** & Michael Esposito. “Historical redlining and contemporary racial disparities in neighborhood life expectancy.” *Social Forces*, 102(1): 1-22. [\[PDF\]](#)
- 2023 Cohen, Daniel Aldana, J. Mijin Cha, **Nick Graetz**, Aaryaman Singhal, Raka Sen. “Securing climate justice federally: A political economy approach to targeted investments.” *Environmental Justice*, 16(5): 351-359. [\[PDF\]](#)
- 2023 Hepburn, Peter, Jacob Haas, **Nick Graetz**, et al. “Protecting the most vulnerable: Policy response and eviction filing patterns during the COVID-19 pandemic.” *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 9(3): 186–207. [\[PDF\]](#)
- 2022 **Graetz, Nick**, Courtney Boen, Michael Esposito. “Structural racism and quantitative causal inference: A life-course mediation framework for decomposing racial health disparities.” *Journal of Health and Social Behavior*, 63(2): 232-249. [\[PDF\]](#)
- 2022 **Graetz, Nick**, Kevin Ummel, Daniel Aldana Cohen. “Small-area analyses using public American Community Survey data: A tree-based spatial microsimulation technique.” *Sociological Methodology*, 52(1): 53–74. [\[PDF\]](#)
- 2022 Boen, Courtney, **Nick Graetz**, et al. “Early life patterns of criminal justice involvement: Inequalities by race-ethnicity, gender, and socioeconomic status.” *Demographic Research*, 46(5): 131-146. [\[PDF\]](#)
- 2022 Bollyky, Thomas J., **Nick Graetz**, et al. “Growing up and moving out: Migration and the demographic transition in low-income nations.” *Population Studies*, 76(1): 63-80. [\[PDF\]](#)
- 2022 **Graetz, Nick**, Irma Elo. “Decomposing county-level working-age mortality trends in the United States between 2000 and 2017.” *Spatial Demography*, 10: 33-74. [\[PDF\]](#)

- 2021 Boen, Courtney, Lisa Keister, **Nick Graetz**. “Household wealth and child body mass index: Patterns and mechanisms.” *RSF: The Russell Sage Foundation Journal of the Social Sciences*, 7(3): 80–100. [\[PDF\]](#)
- 2020 **Graetz, Nick**, et al. “Mapping disparities in education across low- and middle-income countries.” *Nature*, 577: 235-238. [\[PDF\]](#)
- 2020 **Graetz, Nick**, Sam Preston, Morgan Peele, Irma Elo. “Ecological factors associated with suicide mortality among non-Hispanic whites.” *BMC Public Health*, 20(1339). [\[PDF\]](#)
- 2020 Friedman, J., York, H., **Graetz, Nick**, et al. “Measuring and forecasting progress towards the education-related SDG targets.” *Nature*, 580: 636-639. [\[PDF\]](#)
- 2019 Friedman, Joseph, George Karandinos, Laurie Kain Hart, Fernando Montero Castrillo, **Nick Graetz**, Philippe Bourgois. “Structural vulnerability to narcotics-driven firearm violence: An ethnographic and epidemiological study of Philadelphia’s Puerto Rican inner-city.” *PLoS ONE*, 14(11). [\[PDF\]](#)
- 2019 Jonathan Mosser, William Gagne-Maynard, Puja Rao, Aaron Osgood-Zimmerman, Nancy Fullman, **Nick Graetz**, et al. “Mapping diphtheria-pertussis-tetanus vaccine coverage in Africa, 2000-2017: A spatial and temporal modelling study.” *The Lancet*, 393: 1843-1855. [\[PDF\]](#)
- 2018 **Graetz, Nick**, et al. “Mapping local variation in educational attainment across Africa.” *Nature*, 555: 48-53. [\[PDF\]](#)
- 2018 Robert Reiner, **Nick Graetz**, et al. “Variation in childhood diarrheal morbidity and mortality in Africa, 2000-2015.” *New England Journal of Medicine*, 379: 1128-1138. [\[PDF\]](#)
- 2018 Joseph Friedman, **Nick Graetz**, Emmanuela Gakidou. “Improving the estimation of educational attainment: New methods for assessing average years of schooling from binned data.” *PLoS ONE*, 13(11). [\[PDF\]](#)
- 2018 Osgood-Zimmerman, Aaron, Anoushka I. Millea, Rebecca W. Stubbs, Chloe Shields, Brandon V. Pickering, Lucas Earl, **Nick Graetz**, et al. “Mapping child growth failure in Africa between 2000 and 2015.” *Nature*, 555: 41-47. [\[PDF\]](#)
- 2015 Juanita Haagsma, **Nick Graetz**, et al. “The global burden of injury: Incidence, mortality, disability-adjusted life years and time trends from the Global Burden of Disease Study 2013.” *Injury Prevention*, 22(1): 3-18. [\[PDF\]](#)
- 2015 Forscher, Patrick, William T. Cox, **Nick Graetz**, Patricia Devine. “The motivation to express prejudice.” *Journal of Personality and Social Psychology*, 109: 791-812. [\[PDF\]](#)
- 2014 Murray, Christopher, Katrina Ortblad, Caterina Guinovart, Steven Lim, Timothy Wolock, Allen Roberts, Emily Dansereau, **Nick Graetz**, et al. “Global, regional, and national incidence and mortality for HIV, tuberculosis, and malaria during 1990-2013: A systematic analysis for the Global Burden of Disease Study 2013.” *The Lancet*, 384: 1005-1070. [\[PDF\]](#)

- 2014 Ng, Marie, Thomas Fleming, Margot Robinson, Blake Thomson, **Nick Graetz**, et al. (2014). “Global, regional, and national prevalence of overweight and obesity in children and adults during 1980-2013: A systematic analysis for the Global Burden of Disease Study 2013.” *The Lancet*, 384: 766-781. [\[PDF\]](#)

Manuscripts Under Review:

Cohen, Daniel Aldana, **Nick Graetz**, Seth Prins, Michael Esposito. “American Eco-Apartheid: Mapping the links between racial disparities in longevity with political economy, state violence, and environmental exposure.” Revise & Resubmit, *Nature Human Behavior*.

Boen, C., **Graetz, N.**, Venkataramani, A., Peele, M., Ortiz, R. “The scars of legal violence: Immigration enforcement, policy, and population health inequality.” Revise & Resubmit, *Social Forces*.

Graetz, Nick, Adam Chapnik, Jacob Udell, Ruthy Gourevitch. “Federal financing of eviction.” Under Review, *Housing Policy Debate*.

Working Papers:

Graetz, Nick, Danielle Sandler, and Sonya Porter. “Eviction among college students.”

Graetz, Nick. “Individualizing climate risk: Credit penalties in the home insurance market.”

Graetz, Nick, Adam Chapnik, Danielle Sandler, Sonya Porter, Carl Gershenson, and Matthew Desmond. “Eviction, displacement, and racial segregation.”

Graetz, Nick, Matt Mleczko, Adam Chapnik, and Carl Gershenson. “Determinants of county-level racial disparities in eviction, 2000-2018.”

Ambrose, Brent, Xudong An, **Nick Graetz**, and Luis Lopez. “Credit market spillover effects to the real economy: Evidence from rental housing evictions.”

Graetz, Nick, Sonya Porter, and Danielle Sandler. “Lives linked by eviction: The life course impacts of parental eviction during early adulthood.”

Gershenson, Carl, **Nick Graetz**, Ashley Erceg, Sonya Porter, Danielle Sandler, and Matthew Desmond. “The impact of eviction on disenrollment from SNAP.”

Erceg, Ashley, Nicole Perales, **Nick Graetz**, and Carl Gershenson. “Effect of evictions on children’s later life wellbeing.”

Erceg, Ashley, Danielle Sandler, **Nick Graetz**, Sonya Porter, Carl Gershenson, and Adam Chapnik. “Living in America: Understanding the interplay between earnings and eviction filings in the U.S.”

Reports and Policy Briefs:

- 2025 **Nick Graetz**, Moira Birss, Michael Esposito, Lucy Block. “Shared Fates: Rising Insurance Costs in Louisiana.” *Climate and Community Institute*. [\[PDF\]](#)

- 2024 Moira Birss, Alex Casey, Michael Esposito, **Nick Graetz**, Sarah Knuth, C.S. Ponder, Zac J. Taylor. “Shared Fates: A Housing Resilience Policy Vision for the Home Insurance Crisis.” *Climate and Community Institute*. [\[PDF\]](#)
- 2023 Michael Esposito, **Nick Graetz**, Margaret Hicken, Hedwig Lee. “The past, present, and future of racial health disparities in the U.S.” *Uncovering Inequality at the Columbia Journalism School’s Ira A. Lipman Center*. [\[PDF\]](#)
- 2021 Johanna Bozuwa, Thea Riofrancos, Sarah Knuth, Patrick Robbins, Suzy Baker, A.L. McCullough, Kira McDonald, Chelsea Mackin, Daniel Aldana Cohen, Billy Fleming, **Nick Graetz**, and Neilay Shah. “A New Era of Public Power: A vision for New York Power Authority in pursuit of climate justice.” *Climate and Community Institute*. [\[PDF\]](#)
- 2021 Daniel Aldana Cohen, Rachel Mulbry, A.L. McCullough, Kira McDonald, **Nick Graetz**, Billy Fleming. “A Green New Deal for public housing to deliver racial, economic, and climate justice.” *Climate and Community Institute*. [\[PDF\]](#)
- 2021 Akira Drake Rodriguez, Daniel Aldana Cohen, Kira McDonald, **Nick Graetz**, Erika Kitzmiller, Billy Fleming. “Green Stimulus for K-12 Schools.” *Climate and Community Institute (prepared for the Office of Congressman Jamaal Bowman)*. [\[PDF\]](#)
- 2021 Daniel Aldana Cohen, J. Mijin Cha, **Nick Graetz**, and Raka Sen. “Securing Climate Justice Investments in New York’s Climate Leadership and Community Protection Act.” *Socio-Spatial Climate Collaborative (prepared for the New York State Energy Research and Development Authority)*. [\[PDF\]](#)
- 2020 **Nick Graetz** (2020). “COVID-19 in Philadelphia.” *Socio-Spatial Climate Collaborative (prepared for the Office of Senator Nikil Saval)*.
- 2020 Steven Highside, Billy Fleming, Hayley Richardson, Emily Mangan, Scott Goldstein, Ben Fried, Ashley Pryce, Natalee Rivera, Daniel Aldana Cohen, Xan Lillehei, Katie Lample, **Nick Graetz**, Julian Brave NoiseCat. “A Green New Deal for City and Suburban Transportation.” *Data for Progress*. [\[PDF\]](#)
- 2019 Billy Fleming, Daniel Aldana Cohen, **Nick Graetz**, Katie Lample, Alexandra Lillehei, Kira McDonald, Julian Brave NoiseCat, Mark Paul. “Public Housing at Risk: Adaptation through a Green New Deal.” *Data for Progress*. [\[PDF\]](#)
- 2019 Daniel Aldana Cohen, Billy Fleming, Kira McDonald, Julian Brave NoiseCat, **Nick Graetz**, Katie Lample, Alexandra Lillehei, Mark Paul, Anunya Bahanda (2019). “A Green New Deal for American Public Housing Communities.” *Data for Progress*. [\[PDF\]](#)
- 2019 Daniel Aldana Cohen, Billy Fleming, Kira McDonald, **Nick Graetz**, Mark Paul, Alexandra Lillehei, Katie Lample, Julian Brave NoiseCat. “A Green New Deal for New York City Housing Authority (NYCHA) Communities.” *Data for Progress*. [\[PDF\]](#)

GRANTS - FUNDED

New America — \$50,000

2024-2025

“Risk of eviction among college students with children”

PI: Nick Graetz
Role: **Primary Investigator.**

National Institutes of Health R01-NR020748 — \$1,205,296 2022-2026
“Examining the Impact of Pandemic Eviction Prevention Policies on Racial Inequalities in Mortality”
PI: Peter Hepburn and Danya Keene.
Role: **Co-Investigator.**

U.S. Department of Housing and Urban Development — \$499,949 2023-2024
“Assistance and Eviction: Evaluating the Impact of ERA on Housing Stability”
PI: Matthew Desmond and Peter Hepburn.
Role: **Co-Investigator.**

RWJF Healthy Eating Research Program — \$249,996 2022-2023
“Is the Housing Crisis Preventing Families with Children from Receiving Food Assistance?”
PI: Matthew Desmond.
Role: **Key Staff.**

Environmental Protection Agency via the Research Triangle Institute — \$234,000 2021-2022
“Fusing and Downscaling U.S. Survey Data: Using fusionACS to Support Fine-Scale Analysis and Policymaking”
PI: Daniel Aldana Cohen and Narasimha Rao.
Role: **Co-Investigator.**

New York State Energy Research and Development Authority — \$50,000 2020-2021
“Conceptualizing Climate Justice in New York State”
PI: Daniel Aldana Cohen.
Role: **Research Assistant.**

National Institute on Aging R01-AG060115 — \$1,884,012 2018-2022
“Causes of Geographic Divergence in American Mortality Between 1990 and 2015: Health Behaviors, Health Care Access, and Migration”
PI: Irma Elo.
Role: **Research Assistant.**

Penn Institute on Aging Pilot Awards — \$50,000 2018-2021
“Psychosocial Stress Exposure, Biological Functioning, and Cognitive Change across the Life Course”
PIs: Irma Elo and Courtney Boen.
Role: **Research Assistant.**

University of Pennsylvania Quartet Pilot Research Project — \$20,000 2019-2020
“Whole Community Climate Mapping”
PI: Daniel Aldana Cohen.
Role: **Research Assistant.**

INVITED TALKS

- 2025 “Individualizing climate risk: Credit penalties in the home insurance market.” Visiting Scholar at the Stone Center for Inequality Dynamics (CID), University of Michigan.
- 2024 “Eviction, social policy, and health during the COVID-19 Pandemic.” National Institute on Aging (NIA) Workshop: *The Unwinding: The Impact of Public Health Emergency Policies on Labor, Housing, and Health*.
- 2023 “Demographics of Eviction.” Centre for Homelessness Impact Research Network Meeting.
- 2023 “Housing Precarity Across the Life Course.” Columbia Journalism School and Columbia Aging Center.
- 2023 “The Role of History and Political Economy in Explaining Racial Health Disparities.” Leonard Davis Institute, University of Pennsylvania.
- 2023 “Eviction in the United States: Lessons from Linked Administrative Data” Center for Economic Studies, U.S. Census Bureau.
- 2022 “The Impacts of Rent Burden and Eviction on All-Cause Mortality in the United States.” Federal Committee on Statistical Methodology Research & Planning Conference.
- 2022 “Rent Burden, Eviction, and the Production of Premature Death in the United States: Linking Eviction Court Records to Administrative Mortality Data.” CenSoc Record Linkage and Administrative Data Workshop, UC Berkeley.
- 2022 “Structural Racism and Quantitative Causal Inference.” Michigan IHPI Clinician Scholars Program Seminar.
- 2022 “American Eco-Apartheid: Mapping Racial Disparities in Longevity Driven by Political Economy, State Violence, and Environmental Exposure.” Demography Seminar, UC Berkeley.
- 2022 “Structural Racism and Quantitative Causal Inference.” Race and Ethnicity Workshop and Demography Training Seminar, UW Madison.
- 2020 “Comments on Entwisle (2007): Putting People into Place.” Population Association of America Webinar.
- 2019 “Identifying Early-Life Leverage Points for Change: A Longitudinal Decomposition of Black-White Adult Health Disparities using the Parametric G-Formula.” Population Health Sciences Workshop, University of Pennsylvania.

INVITED WORKSHOPS & PANELS

- 2024 “Decarbonizing US Affordable Housing Workshop.” RMI & Wells Fargo Foundation. Washington DC.
- 2023 “Sociology and Political Economy Summer Institute.” UC Berkeley. Berkeley, CA.
- 2022 “Closing the Racial Wealth and Health Gaps – Where to Start?” The New York Fed Community Development Unit and the New York City Department of Health and Mental Hygiene Virtual

SELECT CONFERENCE PRESENTATIONS

- 2023 “The role of housing tenure in maintaining the Black-White mortality gap.” (with Sonya Porter, Danielle Sandler, and Matthew Desmond).
Annual Meeting of the Population Association of America, 2023.
Annual Meeting of the American Sociological Association, 2023.
Annual Meeting of the Interdisciplinary Association of Population Health Science, 2023.
- 2023 “Excess mortality associated with COVID-19 for renters threatened with eviction.” (with Peter Hepburn, Carl Gershenson, Sonya Porter, Danielle Sandler, Emily Lemmerman, Matthew Desmond).
Annual Meeting of the Population Association of America, 2023.
- 2023 “Demographics of eviction in the United States.” (with Carl Gershenson, Peter Hepburn, Sonya Porter, Danielle Sandler, Matthew Desmond).
Population Association of America Applied Demography Conference, 2023.
- 2023 “The impacts of rent burden and eviction on all-cause mortality.” (with Carl Gershenson, Sonya Porter, Danielle Sandler, Emily Lemmerman, Matthew Desmond).
Annual Meeting of the American Sociological Association, 2023.
Annual Meeting of the Population Association of America, 2022.
- 2022 “Historical redlining and contemporary racial disparities in neighborhood life expectancy.” (with Michael Esposito).
Annual Meeting of the Population Association of America, 2022.
Annual Meeting of the Interdisciplinary Association of Population Health Science, 2021.
- 2021 “Historical mechanisms connecting home values over three generations to contemporary Black-white disparities in wealth and health.”
Annual Meeting of the Population Association of America, 2021.
- 2021 “G-computation for decomposing population health disparities: 3-way effect decomposition with a new R package multmed.” (with Xi Song).
Annual Meeting of the Population Association of America, 2021.
- 2021 “Cohort variation in the life course mechanisms producing Black-white wealth gaps, 1968-2017.”
Annual Meeting of the American Sociological Association, 2021.
- 2020 “Racism and causal inference: Identifying the life course determinants of racial disparities in adult cardiometabolic risk.” (with Courtney Boen and Michael Esposito).
Annual Meeting of the American Sociological Association, 2020.
- 2019 “The direct and indirect psychosocial consequences of neighborhood disadvantage on cognitive development: A novel application of the parametric g-formula.”
Annual Meeting of the Population Association of America, 2019.
- 2019 “The role of changing socioeconomic conditions, healthcare, and health behaviors in U.S. county-

level mortality trends, 2000-2015.” (with Irma Elo).

Annual Meeting of the Population Association of America, 2019.

Annual Meeting of the American Sociological Association, 2019.

2017 “Measuring the geographic distribution of maternal education in Africa.”

Annual Meeting of the Population Association of America, 2017.

TEACHING

Undergraduate Courses:

- “Sociology of the American Housing Crisis.” University of Minnesota (Fall 2024).

Graduate Courses:

- “Applied Causal Inference.” University of Minnesota (Fall 2024).

Graduate Workshops:

- Causal Mediation Analysis. University of Pennsylvania (Spring 2023).
- G-Methods for Observational Causal Inference. University of Pennsylvania (Spring 2020).
- Introduction to R. University of Pennsylvania (Summer 2019).
- Data Visualization in R. University of Pennsylvania (Summer 2019).

UNIVERSITY SERVICE

2025 “Population Dynamics Barnraising: Housing,” University of Minnesota. **Organizer.**

2024 Communications & Events Committee. **Committee Member.**

PROFESSIONAL SERVICE

2025 “Social Policy and Population Health,” Annual Meeting of the Population Association of America (PAA). **Organizer.**

2025 “Policy Contexts and Later-Life Health,” Annual Meeting of the Population Association of America (PAA). **Organizer.**

2025 “Medicaid and Population Health,” Annual Meeting of the Population Association of America (PAA). **Organizer.**

2025 “Historical Policies and Health,” Annual Meeting of the Population Association of America (PAA). **Organizer.**

2024 “Science, Causal Inference & the People’s Health: Implications for Trustworthy Public Health Research, Practice, and Activism for Health Justice,” Annual Meeting of the American Public Health Association (APHA). **Discussant.**

2024 “Economic Policies and Health,” Annual Meeting of the Population Association of America (PAA). **Discussant.**

2024 “Housing Tenure and Instability,” Annual Meeting of the Population Association of America (PAA). **Discussant.**

Reviewer:

American Sociological Review, Demography, Social Forces, Journal of Health and Social Behavior, Sociological Methodology, City & Community, Housing Policy Debate, Population and Environment, Research on Social Stratification and Mobility, Population Research and Policy Review, Social Science & Medicine: Population Health, Epidemiologic Methods, BioMed Central: Public Health, Humanities and Social Sciences Communications, Journal of Racial and Ethnic Health Disparities

Member:

Special Sworn Status, US Census Bureau
Population Association of America (PAA)
American Sociological Association (ASA)
Interdisciplinary Association of Population Health Science (IAPHS)

PROFESSIONAL POSITIONS & AFFILIATIONS

Health and Power Organizing Project Member, Madison, WI.	2023-
Lipman Inequality Project Fellow, New York, NY.	2021-
Penn Population Studies Center Research Affiliate, Philadelphia, PA.	2021-
Climate and Community Institute Fellow, Philadelphia, PA.	2020-
Whole Community Climate Mapping Co-Principal Investigator, Berkeley, CA.	2018-
Data for Progress Junior Research Fellow, New York City, NY.	2019-2021
Council on Foreign Relations Technical Consultant, Washington, D.C.	2018-2021
Institute for Health Metrics and Evaluation Researcher, Seattle, WA.	2016-2019
University of Zambia Visiting Research Fellow, Lusaka, Zambia.	2015-2015
Institute for Health Metrics and Evaluation Post-Bachelor Fellow, Seattle, WA.	2013-2016