

Peter Hepburn

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Academic Appointments

2020– **Rutgers University-Newark**
2020– Assistant Professor of Sociology
2020– Affiliated Faculty, Global Urban Studies/Urban Systems
2023– Affiliated Faculty, Center on Law, Inequality and Metropolitan Equity (CLiME)
2018– **The Eviction Lab, Princeton University**
Associate Director

Visiting Positions

2024 (spring) Visiting Researcher, **Institut National D'études Démographiques (INED)**
2024 (spring) Visiting Researcher, **Centre de Recherche sur les Inégalités Sociales (CRIS), Sciences Po**
2024-2025 Visiting Fellow, **Federal Reserve Bank of Boston**

Education

2018 Ph.D. Sociology and Demography, University of California at Berkeley
2012 M.A. Demography, University of California at Berkeley
2008 M.A. Latin American Studies, University of Chicago
2007 B.S.F.S. International Politics, Georgetown University, *cum laude*

Publications

1. Haas, Jacob and **Peter Hepburn**. 2025. "Eviction from Manufactured Home Parks." *Urban Studies*.
2. **Hepburn, Peter**, Danny Grubbs-Donovan, Nick Graetz, Olivia Jin, and Matthew Desmond. 2025. "Consequences of Eviction-Led Forced Mobility for School-Age Children in Houston." *Sociology of Education*.
3. Hagan, Margaret, **Peter Hepburn**, Justin Steil, and Brandon Weiss. 2025. "Ensuring Housing Stability and Protections for the Nation's Renters: Avenues for Federal Action." *Housing Policy Debate*.
4. Benfer, Emily, **Peter Hepburn**, Valerie Nazarro, Leah Robinson, Jamila Michener, and Danya Keene. 2025. "A Descriptive Analysis of Tenant Right to Counsel Law and Praxis 2017-2024." *Housing Policy Debate*.
5. Graetz, Nick, **Peter Hepburn**, Carl Gershenson, Emily Lemmerman, Danielle H. Sandler, Sonya R. Porter, and Matthew Desmond. 2024. "Excess Mortality Associated with the COVID-19 Pandemic for Renters Threatened with Eviction." *Journal of the American Medical Association* 331(7):592-600.
6. **Hepburn, Peter**, Renee Louis, and Matthew Desmond. 2024. "Beyond Gentrification: Housing Loss, Poverty, and the Geography of Displacement." *Social Forces* 102(3):880-901.
7. Graetz, Nick, Carl Gershenson, **Peter Hepburn**, Sonya R. Porter, Danielle H. Sandler, and Matthew Desmond. 2023. "A Comprehensive Demographic Profile of the US Evicted Population." *Proceedings of the National Academy of Sciences*.
 - The New York Times: [The Americans Most Threatened by Eviction: Young Children](#)
8. Leung, Lillian, **Peter Hepburn**, James Hendrickson, and Matthew Desmond. 2023. "No Safe Harbor: Eviction Filing in Public Housing." *Social Service Review* 97(3):456-497.
9. Keene, Danya, Whitney Denary, Annie Harper, Anna Kapolka, Emily Benfer, and **Peter Hepburn**. 2023. "A little bit of a security blanket': Renter experiences with COVID-19 era eviction moratoria." *Social Service Review* 97(3):423-455.
10. **Hepburn, Peter**, Jacob Haas, Nick Graetz, Renee Louis, Devin Q. Rutan, Anne Kat Alexander, Jasmine Rangel, Olivia Jin, Emily Benfer, and Matthew Desmond. 2023. "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.
11. Rutan, Devin Q., **Peter Hepburn**, and Matthew Desmond. 2023. “The Suburbanization of Eviction: Increasing Displacement and Inequality within American Suburbs.” *RSF: The Russell Sage Foundation Journal of the Social Sciences* 9(1):104-125.
 - USA Today: [“Groundbreaking study shows suburban tenants are facing more evictions across the US”](#)
 12. **Hepburn, Peter**, Devin Q. Rutan, and Matthew Desmond. 2023. “Beyond Urban Displacement: Suburban Poverty and Eviction.” *Urban Affairs Review* 59(3):759-792.
 13. Benfer, Emily, Robert Koehler, Alyx Mark, Valerie Nazzaro, Anne Kat Alexander, **Peter Hepburn**, Danya E. Keene, and Matthew Desmond. 2023. “COVID-19 Housing Policy: State and Federal Eviction Moratoria and Supportive Measures in the United States During the Pandemic.” *Housing Policy Debate* 33(6):1390-1414.
 14. Leung, Lillian, **Peter Hepburn**, and Matthew Desmond. 2021. “Serial Evictions: Property Managers, Tenants, and Civil Court Sanctions.” *Social Forces* 100(1):316-344.
 15. Jin, Olivia, Emily Lemmerman, **Peter Hepburn**, and Matthew Desmond. 2021. “Neighborhoods with Highest Eviction Filing Rates Have Lowest Levels of COVID-19 Vaccination.” *Socius* 7:1-3.
 16. **Hepburn, Peter**, Renee Louis, Joe Fish, Emily Lemmerman, Anne Kat Alexander, Timothy A. Thomas, Robert Koehler, Emily Benfer, and Matthew Desmond. 2021. “U.S. Eviction Filing Pattern in 2020.” *Socius* 7:1-18.
 17. **Hepburn, Peter**, Renee Louis, and Matthew Desmond. 2020. “Racial and Gender Disparities among Evicted Americans.” *Sociological Science* 7:649-662.
 - ACLU News & Commentary: [Clearing the Record: How Eviction Sealing Laws Can Advance Housing Access for Women of Color](#)
 18. **Hepburn, Peter**. 2020. “Work Scheduling for American Mothers, 1990 and 2012.” *Social Problems* 67(4):741-762.
 - Nominee for the 2021 Rosabeth Moss Kanter International Award for Research Excellence in Work and Family
 19. Harrati, Amal, **Peter Hepburn**, Valerie Meausoone, and Mark R. Cullen. 2019. “Characterizing Trajectories of Work, Disability, and Health: A Multi-State Analysis.” *Journal of Occupational and Environmental Medicine* 61(11):936-943.
 20. **Hepburn, Peter**, Issa Kohler-Hausmann, and Angela Zorro Medina. 2019. “Cumulative Risks of Multiple Criminal Justice Outcomes in New York City.” *Demography* 56:1161-1171.
 21. **Hepburn, Peter**. 2018. “Parental Work Schedules and Child-Care Arrangements in Low-Income Families.” *Journal of Marriage and Family* 80:1187-1209.
 22. Chung, Pil H. and **Peter Hepburn**. 2018. “Mass Imprisonment and the Extended Family.” *Sociological Science* 5:335-360.
 23. Harding, David J. and **Peter Hepburn**. 2014. “Cultural Mechanisms in Neighborhood Effects Research in the United States.” *Sociologia Urbana e Rurale* 103:37-73.

Manuscripts in Progress or Under Review

- Peter Hepburn and Jacob Haas. “Targeting Housing Aid: Lessons Learned from the Distribution of Emergency Rental Assistance across New England.” (R&R)
- Peter Hepburn, Jacob Haas, Emily Lemmerman, and Matthew Desmond. “Pandemic Arrears: Understanding Rental Debt in U.S. Eviction Filings during the COVID-19 Pandemic.” (Forthcoming)
- Peter Hepburn, Adam Chapnik, Renee Louis, and Matthew Desmond. “The Price of Displacement: Money Judgments in Eviction Cases.”
 - The New York Times: [Many Renters Who Face Eviction Owe Less than \\$600.](#)

- Elizabeth Lochhead, Peter Hepburn, and Ingrid Gould Ellen. “The Effects of RAD Conversion on Eviction Filing Patterns.”

Fellowships & Grants

2025-2026	Principal Investigator (with Nicole Summer and Emily Benfer) “Shadow Courts: Settlements, Civil Probation, and the Lived Experience of Landlord-Tenant Law” The Pew Charitable Trusts (\$331,000)
2024-2025	Visiting Fellow “Assessing the Distribution of Emergency Rental Assistance across New England” Federal Reserve Bank of Boston (\$15,000)
2023-2024	Principal Investigator (with Emily Benfer, Jamila Michener, and Danya Keene) “Tenant Right to Counsel Descriptive Analysis & Research Framework” Robert Wood Johnson Foundation (\$338,101)
2022-2026	Principal Investigator (with Danya Keene) “Examining the Impact of Pandemic Eviction Prevention Policies on Racial Inequalities in Mortality” National Institutes of Health R01 (\$1,900,000)
2022-2024	Principal Investigator (with Matthew Desmond) “Assistance and Eviction: Evaluating the Impact of ERA on Housing Stability” U.S. Department of Housing and Urban Development (\$540,000)
2022-2023	Early Career Faculty Fellow Rutgers University Institute for the Study of Global Racial Justice
2021-2022	Principal Investigator (with Matthew Desmond) “Eviction in the Aftermath of COVID-19” The Russell Sage Foundation (\$124,811)
2020-2022	Principal Investigator (with Emily Benfer, Danya Keene, and Matthew Desmond) “Analysis of COVID-19 Eviction and Rental Housing Policy” The Pew Charitable Trusts (\$250,000)
2020-2021	Senior Investigator “Housing Precarity, Eviction and Inequality in the Wake of COVID-19” C3.ai Digital Transformation Institute (\$375,000) PIs: Karen Chapple, Joshua Blumenstock, and Matthew Desmond
2016–2018	Child Care Research Scholar Office of Planning, Research & Evaluation Administration for Children and Families Department of Health and Human Services
2017	Dissertation Completion Fellowship, University of California at Berkeley
2016	Lowenthal Fellowship, University of California at Berkeley
2014	Dissertation Proposal Development Fellowship Social Science Research Council

Teaching

Rutgers University-Newark	Social Research I (Undergraduate) Social Research II (Undergraduate) The Sociology of Housing (Undergraduate)
Berkeley	Methods of Sociological Research - Statistics I and II (GSI) Social Consequences of Population Dynamics (GSI)

Academic Presentations (last five years)

2025—Feb.	“The Effects of RAD Conversion on Eviction Filing Patterns” at the Bloustein Research Seminar in New Brunswick, NJ
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- 2025—Feb. “Changes in Household Size: A New Approach to Estimating Housing Supply” at the HOME conference in St. Paul, MN
- 2024—Nov. “Assistance and Eviction: Evaluating the Impact of ERA on Housing Stability” at the APPAM Annual Meeting in National Harbor, MD
- 2024—Nov. “Eviction as a Risk of Death: Lessons from the COVID-19 Pandemic” at the APPAM Annual Meeting in National Harbor, MD
- 2024—Nov. “Eviction in America: Prevalence and Socio-Demographic Disparities in Risk” at the CFPB State of Household Financial Stability in the United States Convening in Washington, DC
- 2024—Nov. “Eviction in America: Understanding and Addressing the Eviction Crisis” at County College of Morris in Randolph, NJ
- 2024—Oct. “Evictions During the Pandemic: Prevalence, Policy Impacts, and Consequences” at the REACH Housing Research Conference in New Brunswick, NJ
- 2024—Oct. “Losing Your Apartment, Losing Your School: Consequences of Eviction-Led Forced Mobility for School-Age Children in Houston” at Department of Sociology, Queens College CUNY in Queens, NY
- 2024—Oct. “Three ideas to ensure housing stability and protections for the nation’s renters” at the HUD Next Generation of Housing Roundtable in Washington, DC
- 2024—Mar. “Beyond Gentrification: Housing Loss, Poverty, and the Geography of Displacement” at Stockholm University Department of Sociology in Stockholm, Sweden
- 2024—Mar. “Losing Your Apartment, Losing Your School: Prevalence and Consequences of Eviction-Led Forced Mobility for School-Age Children in Houston” at the Centre de Recherche sur les Inégalités Sociales (CRIS) in Paris, France
- 2023—Dec. “The Suburbanization of Poverty and the Geography of Eviction in America” at the Institut National D’études Démographiques (INED) in Paris, France
- 2023—May “The Socioeconomic Impacts of the COVID-19 Pandemic: A Panel Discussion” at the Harvard Kennedy School Stone Program in Wealth Distribution, Inequality, and Social Policy in Cambridge, MA
- 2023—Apr. “Protecting the Most Vulnerable: Policy Response and Eviction Filing Patterns during the COVID-19 Pandemic” at the PAA Annual Meeting in New Orleans, LA
- 2023—Jan. “Eviction in America: Understanding Eviction Prior to and During the Pandemic” invited presentation for the Federal Housing Finance Agency
- 2022—Oct. “Beyond Gentrification: Housing Loss, Poverty, and the Geography of Displacement” at the University of Wisconsin Milwaukee Graduate Student Sociology Association Colloquium
- 2022—Jun. “Pandemic Arrears: Understanding Rental Debt in U.S. Eviction Filings during the COVID-19 Pandemic” at the CRASSH Debt and COVID Conference in Cambridge, UK
- 2022—Jun. “Work Scheduling for American Mothers, 1990 and 2012” at the Work and Family Research Network Biennial Conference in New York, NY
- 2022—Jan. “Tracking Eviction Filings during the Pandemic” at the LSC Innovation in Technology Conference (2022 Virtual Edition)
- 2020—Aug. “Eviction, Data Journalism, and Public Sociology” at the ASA Annual Meeting (2020 Virtual Edition)
- 2020—Apr. “Racial and Gender Disparities among Evicted Americans” at the PAA Annual Meeting (2020 Virtual Edition)

Professional Membership & Service

- Member, Population Association of America (PAA), 2012–Present
- Member, American Sociological Association (ASA), 2012–Present
 - 2021 Annual Meeting: Roundtable Session Organizer for the IPM Section
- Member, Association for Public Policy Analysis & Management (APPAM), 2019–Present

- American Bar Association (ABA) Task Force on Eviction, Housing Stability, and Equity, 2021–2023
- Legal Services Corporation Civil Court Data Initiative Advisory Group, 2022–Present
- *Cityscape* Advisory Board, 2023–Present
- Rutgers-Newark Faculty Caregivers Working Group

Journal Reviewer for *Acta Sociologica*, *American Journal of Public Health*, *American Journal of Sociology*, *American Sociological Review*, *Applied Economics*, *Cities*, *City & Community*, *Demographic Research*, *Demography*, *Early Childhood Research Quarterly*, *Health Affairs*, *Housing and Society*, *Housing Policy Debate*, *Housing Studies*, *Journal of Family Issues*, *International Journal of Housing Policy*, *Journal of Marriage and Family*, *Journal of Planning Education and Research*, *Journal of Public Policy*, *Journal of Urban Affairs*, *Law & Society*, *Mental Health & Prevention*, *Northwestern University Law Review*, *Preventative Medicine*, *Science Advances*, *Scientific Data*, *Social Forces*, *Social Problems*, *Social Science & Medicine*, *Social Science Research*, *Social Service Review*, *Sociology of Education*, *Socius*, *Urban Affairs Review*

Occasional grant reviewer for the Office of Planning, Research & Evaluation (ACF), Russell Sage Foundation

Book Reviews/Commentaries/Etc.

- **Hepburn, Peter.** 2024. “Commentary: Using Eviction Court Records to Inform Local Policy.” *Cityscape* 26(1):287-294.
- **Hepburn, Peter.** 2022. “Upsold: Real Estate Agents, Prices, and Neighborhood Inequality by Max Besbris.” *American Journal of Sociology* 128(1):287-289.

Op-Eds

- The Hill. “[More renters are getting lawyers during evictions, and that’s a good thing.](#)” Co-authored with Emily Benfer. 5/20/2025.
- Slate. “[You Can’t Stop Evictions If You Don’t Pay People’s Rent.](#)” Co-authored with Erika Martinez. 9/14/2021.
- The Guardian. “[The eviction moratorium is about to expire – and the situation is dire.](#)” Co-authored with Emily Benfer. 7/29/2021.
- The New York Times. “[The End of the C.D.C. Eviction Moratorium Means Trouble.](#)” 6/2/2021.
- Slate. “[America Can’t Just Build Its Way Out of an Eviction Crisis.](#)” Co-authored with Devin Q. Rutan. 5/6/2021.
- The Washington Post. “[Federal rent relief isn’t going where the renters are.](#)” 2/1/2021.
- The New York Times. “[The Black Hole at the Heart of the Eviction Crisis.](#)” Co-authored with Yuliya Panfil. 1/28/2021.

Selected Media Appearances & Press

- The Baffler: [Advantage: Landlords.](#) 4/1/2025.
- The Brian Lehrer Show (WNYC): [Record high homelessness.](#) 1/6/2025.
- NBC News: [Rapidly rising rents squeeze millions in the middle class.](#) 10/31/2024.
- WABE: [Princeton’s Eviction Lab report reveals evictions are more than 50% higher than pre-pandemic average.](#) 4/1/2024.
- Vox: [The fight to make it harder for landlords to evict their tenants.](#) 5/1/2023.
- Defector: [Evicted, Homeless, and Working Full-Time.](#) 4/28/2023.
- The Nation: [The Long-Feared Eviction Tsunami is Here.](#) 4/20/2023.
- Seattle Times: [Rising rents push Seattle residents farther into suburbs.](#) 3/28/2023.
- PBS NewsHour: [How homebuyers of color are disproportionately impacted by rising mortgage rates.](#) 8/30/2022.

- The Guardian: [Four corporate US landlords deceived and evicted thousands during Covid, report reveals](#). 8/4/2022.
- The New Republic: [After the Eviction Moratorium](#). 7/5/2022.
- USA Today: [Exclusive: HUD unveils plan to help people with a criminal record find a place to live](#). 4/12/2022.
- ABC News: [How an eviction prevention program emerged after the moratorium ended](#). 4/8/2022.
- The Atlantic: [Why So Many COVID Predictions Were Wrong](#). 4/7/2022.
- USA Today: [Eviction inequality: Staggering numbers show Black women targeted most](#). 4/4/2022.
- The New York Times: [New York's Ban on Evictions Is Expiring. What Happens Now?](#) 1/14/2022.
- Weekend Edition (NPR): [Federal rent money finally got to renters, and eviction filings haven't gone up](#). 12/26/2021.
- Searchlight New Mexico: [Helped out: Landlords tried to evict nearly 200 households with pending rental assistance applications](#). 12/22/2021.
- Univision: [On the Verge of Eviction](#). 12/19/2021.
- Marketplace (NPR): [Renters and landlords face challenges as federal rent assistance money begins to dry up](#). 12/6/2021.
- Morning Edition (NPR): [Evictions rising even as rental help from Congress reaches millions of people](#). 11/11/2021.
- The New York Times: [With Cases Piling Up, an Eviction Crisis Unfolds Step by Step](#). 11/7/2021.
- The Washington Post: [The feared eviction 'tsunami' has not yet happened. Experts are conflicted on why](#). 9/28/2021.
- Law360: [NY Says More Funds Needed As Rent Aid Speeds Up](#). 9/22/2021.
- The Atlantic: [The Coming Wave of Evictions Is More Than a Housing Crisis](#). 9/3/2021.
- The Takeaway: [The Supreme Court Ended Biden Administration's Eviction Moratorium](#). 8/30/2021.
- Bloomberg CityLab: [Where Will the Eviction Wave Hit? Follow the Big Landlords](#). 8/28/2021.
- Morning Edition (NPR): [Why The Delay For Those Needing Federal Rental Assistance?](#) 8/26/2021.
- The New York Times: [Why Do We Make Things So Hard for Renters?](#) 8/7/2021.
- Checks and Balances (The Economist): [Could the pandemic provide the momentum needed to fix homelessness?](#) 8/6/2021.
- All Things Considered (NPR): [Millions Of Tenants Will Be At Risk Of Eviction When The Moratorium Ends This Weekend](#). 7/30/2021.
- The Takeaway: [The COVID-19 Eviction Moratorium Is Set to Expire This Month](#). 7/26/2021.
- Consider This (NPR): [Millions Of Americans Could Be Facing Eviction](#). 6/23/2021.
- The Guardian: [Millions in US 'race against the clock' to pay the rent and stave off eviction](#). 6/17/2021.
- All Things Considered (NPR): [With The Eviction Moratorium's End Looming, Black Renters Likely To Be Hit Hard](#). 6/17/2021.
- Morning Edition (NPR): [Corporate Landlord Evicts Black Renters At Far Higher Rates Than Whites, Report Finds](#). 6/3/2021.
- CNBC: [Millions of Americans could face eviction as housing protection expires in June](#). 5/31/2021.
- Morning Edition (NPR): [Landlords Struggling to stay afloat see Lifeline in COVID-19 Relief for Renters](#). 3/17/2021.
- Morning Edition (NPR): [For Black Families, Evictions are still at a Crisis Point—Despite Moratorium](#). 2/24/2021.
- USA Today: [How much rent relief will I get? You're more likely to get help if you're white and live in rural America](#). 2/10/2021.
- The Washington Post: [Struggling renters face avalanche of evictions without federal aid](#). 12/25/2020.

- The Texas Observer: [The Blacklist](#). 12/9/2020.
- National Public Radio: [Millions Face Bitter Winter If Congress Fails To Extend Relief Programs](#). 12/2/2020.
- TIME: [‘How Am I Going To Make It?’ Months of Eviction Uncertainty Are Taking a Toll on Millions of Families](#). 9/21/2020.
- Bloomberg: [Eviction Filings by Big Landlords Surged After Trump Issued Ban](#). 9/14/2020.
- CNN: [Laid off and now evicted amid Covid-19, a Houston father contemplates homelessness in a pandemic](#). 9/2/2020.
- Slate: [What Next: When America Can’t Pay the Rent](#). 7/31/2020.
- Huffpost: [Millions Of Americans Are About To Be Homeless, And It’s Totally Preventable](#). 7/29/2020.
- Marketplace (NPR): [An eviction filing could lead to spiraling poverty](#). 7/24/2020.
- All Things Considered (NPR): [Federal Moratorium On Evictions Expires On Friday. What’s Next?](#) 7/24/2020.
- The Washington Post: [Evictions are likely to skyrocket this summer as jobs remain scarce. Black renters will be hard hit](#). 7/6/2020.
- Reuters: [As U.S. lockdowns lift, evictions loom for poorest city dwellers](#). 6/19/2020.