

## PETER HEPBURN

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## EMPLOYMENT

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- 2020– *Assistant Professor of Sociology*  
Department of Sociology & Anthropology  
Rutgers University-Newark
- 2018–2020 *Postdoctoral Fellow*  
The Eviction Lab  
Department of Sociology  
Princeton University

## EDUCATION

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- 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

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- Rutan, Devin Q., **Peter Hepburn**, and Matthew Desmond. *forth.* “The Suburbanization of Eviction: Increasing Displacement and Inequality within American Suburbs.” *RSF: The Russell Sage Foundation Journal of the Social Sciences*.
- Benfer, Emily, Robert Koehler, Alyx Mark, Valerie Nazzaro, Anne Kat Alexander, **Peter Hepburn**, Danya E. Keene, and Matthew Desmond. 2022. “COVID-19 Housing Policy: State and Federal Eviction Moratoria and Supportive Measures in the United States During the Pandemic.” *Housing Policy Debate*. 1-26
- *Eviction Lab*: [Assessing State Eviction Prevention Policies in Response to COVID-19](#)
- Hepburn, Peter**, Devin Q. Rutan, and Matthew Desmond. 2022. “Beyond Urban Displacement: Suburban Poverty and Eviction.” *Urban Affairs Review*. 1-34
- *Eviction Lab*: [Uncovering the Suburban Eviction Crisis](#)
- Leung, Lillian, **Peter Hepburn**, and Matthew Desmond. 2021. “Serial Evictions: Property Managers, Tenants, and Civil Court Sanctions.” *Social Forces*. 100(1):316-344

- *Eviction Lab*: [Serial Eviction Filings: How Landlords Use the Courts to Collect Rent](#)

Olivia Jin, 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.

- *Eviction Lab*: [Neighborhoods with Highest Eviction Filing Rates Have Lowest Levels of COVID-19 Vaccination](#)

**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.

- *Eviction Lab*: [U.S. Eviction Filing Patterns in 2020](#)

**Hepburn, Peter**, Renee Louis, and Matthew Desmond. 2020. “Racial and Gender Disparities among Evicted Americans” *Sociological Science*. 7:649-662.

- *Eviction Lab*: [Racial and Gender Disparities among Evicted Americans](#).
- *ACLU News & Commentary*: [Clearing the Record: How Eviction Sealing Laws Can Advance Housing Access for Women of Color](#).

**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

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.

**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.

**Hepburn, Peter**. 2018. “Parental Work Schedules and Child-Care Arrangements in Low-Income Families.” *Journal of Marriage and Family*. 80:1187-1209.

Chung, Pil H. and **Peter Hepburn**. 2018. “Mass Imprisonment and the Extended Family.” *Sociological Science* 5:335-360.

Harding, David J. and **Peter Hepburn**. 2014. “Cultural Mechanisms in Neighborhood Effects Research in the United States.” *Sociologia Urbana e Rurale* 103:37-73.

## IN PROGRESS OR UNDER REVIEW

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**Hepburn, Peter**, Renee Louis, and Matthew Desmond. “Gentrification and Eviction.”

**Hepburn, Peter**, Issa Kohler-Hausmann, and Angela Zorro Medina. “Beyond Mass Incarceration: Understanding Misdemeanor Justice.”

**Hepburn, Peter**, 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](#).

Leung, Lillian, **Peter Hepburn**, James Hendrickson, and Matthew Desmond. “Serial Evictions in Public Housing.”

**Hepburn, Peter**, Naomi Shifrin, Olivia Jin, and Matthew Desmond. “The Effects of Eviction on Educational Trajectories.”

**Hepburn, Peter**. “Scheduling Inequality: Variations in Dual-Earner Couple Work Schedule Coordination.”

Harrati, Amal and **Peter Hepburn**. “Life Course Effects of Unemployment on the Onset of Health Conditions at Older Ages.”

## FELLOWSHIPS & GRANTS

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- 2022-2026 National Institutes of Health R01 (\$1,900,000)  
*Principal Investigator*: “Examining the Impact of Pandemic Eviction Prevention Policies on Racial Inequalities in Mortality ”  
 Co-PIs: Danya Keene (Yale)
- 2022-2023 Early Career Faculty Fellow  
 Rutgers University Institute for the Study of Global Racial Justice
- 2021-2022 The Russell Sage Foundation (\$124,811)  
*Principal Investigator*: “Eviction in the Aftermath of COVID-19 ”  
 Co-PIs: Matthew Desmond (Princeton)
- 2020-2022 The Pew Charitable Trusts (\$250,000)  
*Principal Investigator*: “Analysis of COVID-19 Eviction and Rental Housing Policy ”  
 Co-PIs: Emily Benfer (George Washington University), Matthew Desmond (Princeton), and Danya Keene (Yale)
- 2020-2021 C3.ai Digital Transformation Institute (\$375,000)  
*Senior Investigator*: “Housing Precarity, Eviction and Inequality in the Wake of COVID-19”  
 PIs: Karen Chapple (UC Berkeley), Joshua Blumenstock (UC Berkeley), and Matthew Desmond (Princeton)
- 2016–2018 *Child Care Research Scholar* (\$50,000)  
 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

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

## ACADEMIC PRESENTATIONS (LAST FIVE YEARS)

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- 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 *American Sociological Association Annual Meeting* (2020 Virtual Edition)
- 2020—Apr.    “Racial and Gender Disparities among Evicted Americans” at the *Population Association of America Annual Meeting* (2020 Virtual Edition)
- 2019—Nov.    “Poverty, Suburbia, and the Geography of Eviction” at the *Association for Public Policy Analysis & Management Annual Meeting* in Denver, CO
- 2019—Aug.    “Serial Evictions: Property Managers, Tenants, and Civil Court Sanctions” at the *American Sociological Association Annual Meeting* in New York, NY
- 2019—Apr.    “Scheduling Inequality: Variations in Dual-Earner Couple Work Schedule Coordination” at the *Population Association of America Annual Meeting* in Austin, TX
- 2019—Apr.    “The Stable Poor Neighborhood: Myth or Reality?” at the *Population Association of America Annual Meeting* in Austin, TX
- 2019—Apr.    “Arrears Burden for Evicted Renters” at the *Population Association of America Annual Meeting* in Austin, TX
- 2019—Feb.    “Serial Evictions: Property Managers, Tenants, and Civil Court Sanctions” at the *NYU Colloquium on The Law, Economics and Politics of Urban Affairs*
- 2018—May.    “Nonstandard Parental Work and Subsidized Child Care” at the *Research and Evaluation on Self-Sufficiency Conference* in Washington, DC
- 2017—Sept.    “Costs to Work: Effects of Parental Work Scheduling on Childcare Arrangements” at the *Brown Bag Seminar Series* in the Department of Demography at UC Berkeley

- 2017—Apr. “Scheduling Complexity: Changes in Work Scheduling for American Parents, 1990-2012” at the *Population Association of America Annual Meeting* in Chicago, IL
- 2017—Apr. “Characterizing Trajectories of Work, Disability, and Health” (with Amal Harrati) at the *Population Association of America Annual Meeting* in Chicago, IL

## PROFESSIONAL MEMBERSHIP & SERVICE

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- 2012–Present Member, Population Association of America (PAA)
- 2012–Present Member, American Sociological Association (ASA)  
2021 Annual Meeting: Roundtable Session Organizer for the IPM Section
- 2017–Present Member, Sociologist for Women in Society (SWS)
- 2019–Present Member, Association for Public Policy Analysis & Management (APPAM)
- Member, American Bar Association Task Force on Eviction, Housing Stability, and Equity (2021-2022)
  - Member, Rutgers-Newark Faculty Caregivers Working Group
  - Journal Reviewer for *Acta Sociologica*, *American Journal of Public Health*, *American Journal of Sociology*, *American Sociological Review*, *City & Community*, *Demographic Research*, *Demography*, *Housing Policy Debate*, *Journal of Family Issues*, *Journal of Marriage and Family*, *Journal of Planning Education and Research*, *Journal of Public Policy*, *Preventative Medicine*, *Science Advances*, *Scientific Data*, *Social Forces*, *Social Problems*, *Social Science Research*, *Social Service Review*, *Sociology of Education*, *Socius*, *Urban Affairs Review*
  - Grant Reviewer for *Office of Planning, Research & Evaluation* (ACF), *Russell Sage Foundation*

## BOOK REVIEWS

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- *Upsold: Real Estate Agents, Prices, and Neighborhood Inequality* by Max Besbris. 2022. *American Journal of Sociology* 128(1):287-289.

## OP-EDS

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- *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

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- *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.