

MICHAEL C. LENS

UCLA Luskin School of Public Affairs
Department of Urban Planning
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APPOINTMENTS AND AFFILIATIONS

UCLA Luskin School of Public Affairs, Departments of Urban Planning and Public Policy

Associate Professor (with tenure), 2017 to present

Assistant Professor, 2011 to 2017

UCLA Luskin School of Public Affairs, Lewis Center for Regional Policy Studies

Associate Faculty Director, 2013 to present

California Center for Population Research

Affiliated Faculty, 2013 to present

UCLA Ziman Center for Real Estate

Faculty Research Fellow, 2012 to present

New York University, Furman Center for Real Estate and Urban Policy

Affiliated Faculty, 2011 to present

EDUCATION

NYU Wagner Graduate School of Public Service

Doctor of Philosophy in Public Administration, 2011

Master of Philosophy in Public Administration, 2009

University of Michigan, Ford School of Public Policy

Master of Public Policy, 2003

Macalester College

Bachelor of Arts in Political Science, 2000

REFEREED JOURNAL ARTICLES

Kyle Nelson, Ashley Gromis, Yiwen Kuai, and **Michael C. Lens**. 2021. "Spatial Concentration and Spillover: Eviction Dynamics in Neighborhoods of Los Angeles, California, 2005–2015." *Housing Policy Debate* 31(3-5). DOI: 10.1080/10511482.2020.1847163

Lens, Michael C., Kyle Nelson, Ashley Gromis, and Yiwen Kuai. "The Neighborhood Context of Eviction in Southern California." *City & Community* Volume: 19 issue: 4, page(s): 912-932. <https://doi.org/10.1111/cico.12487>.

Lens, Michael C., Kirk McClure, and Brent D. Mast. 2019. "Does Jobs Proximity Matter in the Housing Choice Voucher Program?" *Cityscape* 21(1)" 143-162. <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch6.pdf>

- Lens, Michael C.** 2018. "Extremely Low-Income Households, Housing Affordability and the Great Recession." *Urban Studies* 55(8): 1615-1635. <http://dx.doi.org/10.1177/0042098016686511>
- Sugie, Naomi and **Michael C. Lens.** 2017. "Spatial Job Search, Residential Job Accessibility, and Employment Outcomes for Returning Parolees." *Demography* 54: 775-800. <http://dx.doi.org/10.1007/s13524-017-0549-3>
- Lens, Michael C.,** and C.J. Gabbe. 2017. "Employment Proximity and Outcomes for Moving to Opportunity Families." *Journal of Urban Affairs* 39(3): 547-562. <http://dx.doi.org/10.1080/07352166.2016.1255528>
- Lens, Michael C.** 2017. "Measuring the Geography of Opportunity." *Progress in Human Geography* 41(1): 3-25. <http://dx.doi.org/10.1177/0309132515618104>
- Lens, Michael C.,** and Rachel Meltzer. 2016. "Is Crime Bad for Business? New York City Neighborhoods 2004 to 2010." *Journal of Regional Science* 56(3): 442-470. <http://dx.doi.org/10.1111/jors.12254>
- Lens, Michael C.,** and Vincent Reina. 2016. "Preserving Neighborhood Opportunity: Where Federal Housing Subsidies Expire." *Housing Policy Debate* 26(4-5): 714-732. <http://dx.doi.org/10.1080/10511482.2016.1195422>
- Lens, Michael C.,** and Paavo Monkkonen. 2016. "Housing Market Regulation and Economic Segregation." *Journal of the American Planning Association*, 82(1): 6-21. <http://dx.doi.org/10.1080/01944363.2015.1111163>
Best Article of Volume 82, *Journal of the American Planning Association*.
- Lens, Michael C.** 2014. "Job Accessibility among Housing Subsidy Recipients." *Housing Policy Debate* 24(4): 671-691. <http://dx.doi.org/10.1080/10511482.2014.905966>
Best Article of 2013-14, *Housing Policy Debate*.
- Lens, Michael C.** 2014. "The Impact of Housing Vouchers on Crime in U.S. Cities and Suburbs." *Urban Studies* 51(6): 1274-1289. <https://doi.org/10.1177/0042098013497407>
- Lens, Michael C.** 2013. "The Limits of Housing Investment as a Revitalization Tool: Crime in New York City." *Journal of the American Planning Association* 79(3): 211-221. <http://dx.doi.org/10.1080/01944363.2014.893803>
Best Article of Volume 79, *Journal of the American Planning Association*.
- Lens, Michael C.** 2013. "Safe, but Could Be Safer: Why Do Voucher Households Live in Higher Crime Neighborhoods?" *Cityscape* 15(3): 131-152. https://www.huduser.gov/periodicals/cityscape/vol15num3/Cityscape_Nov2013.pdf#page=137
- Lens, Michael C.** 2013. "Subsidized Housing and Crime: Theory, Mechanisms, and Evidence." *Journal of Planning Literature* 28(4): 352-363. <https://doi.org/10.1177/0885412213500992>
- Ellen, Ingrid Gould, **Michael C. Lens,** and Katherine M. O'Regan. 2012. "American Murder Mystery Revisited: Do Housing Voucher Households Cause Crime?" *Housing Policy Debate*, 22(4): 551-572. <http://dx.doi.org/10.1080/10511482.2012.697913>
- Lens, Michael C.,** Ingrid Gould Ellen, and Katherine M. O'Regan. 2011. "Do Vouchers Help Low-Income Households Live in Safer Neighborhoods? Evidence on the Housing Choice Voucher Program." *Cityscape*, 13(3): 135-159. <http://www.jstor.org/stable/41426678>

BOOK CHAPTERS

Lens, Michael C. 2021. "AFFH and the Geography of Opportunity." In Steil, Justin P., Nicholas Kelly, Lawrence Vale, and Maia Woluchem (Eds.) *Furthering Fair Housing: Promises, Protests, and Prospects for Racial Justice in America's Neighborhoods*. Philadelphia: Temple University Press.

Lens, Michael C. 2017. "Moving from Inequality: Housing Vouchers and Escaping Neighborhood Crime." In Pontell, Henry (Ed.) *Oxford Research Encyclopedia of Criminology and Criminal Justice*. New York: Oxford University Press.
<https://doi.org/10.1093/acrefore/9780190264079.013.310>

MONOGRAPHS AND ESSAYS

Michael Manville, **Michael C. Lens**, and Paavo Monkkonen. 2020. "Zoning and Affordability: A Reply to Rodríguez-Pose and Storper." August 2020.
<https://journals.sagepub.com/doi/full/10.1177/0042098020910330>.

Manville, Michael, Paavo Monkkonen, and **Michael C. Lens**. 2019. "It's Time to End Single-Family Zoning." *Journal of the American Planning Association* 0 (0): 1-7.
<https://doi.org/10.1080/01944363.2019.1651216>.

Lens, Michael C. 2019. "Keep Concentrated Poverty at the Forefront." In Ellen, Ingrid Gould and Justin Peter Steil (eds.) *The Dream Revisited: Contemporary Debates About Housing, Segregation, and Opportunity*. New York: Columbia University Press

Lens, Michael C. 2019. "Bolster the Strength of States in Housing Policy." *Housing Policy Debate* 29(1): 232-234.

WORKING PAPERS

Manville, Michael, Paavo Monkkonen, Michael Lens, and Richard Green. 2020. "COVID-19 and Renter Distress: Evidence from Los Angeles," August.
<https://escholarship.org/uc/item/7sv4n7pr>.

Hicks, Brock and **Michael C. Lens**. "Incoming! Spatial Enrollment Competition between Charter Schools and Traditional Public Schools."

Monkkonen, Paavo, **Michael C. Lens**, and Rebecca Crane. "New Housing and Neighborhood Change: Evidence from Los Angeles County 1940 to 2010."

Gordon, Tracy, **Michael C. Lens**, Paavo Monkkonen, and Larry A. Rosenthal. "Irrational Exuberance at City Hall? How Cities React to Increases in Housing Wealth."

RESEARCH GRANTS

PI (with Paavo Monkkonen): Evaluating California's approach to Affirmatively Furthering Fair Housing policy in reducing segregation and fostering inclusive communities." Robert Wood Johnson Foundation (\$247,029).

PI (with Johanna Laco): "The Impact of Housing Vouchers on Social Service Usage, Health, and Well-Being." Russell Sage Foundation (\$173,690).

PI: "The Evolution of Black Neighborhoods: Fifty Years of Spatial and Economic Mobility." Russell Sage Foundation (\$35,528).

PI (with Paavo Monkkonen): "New housing and neighborhood change: Empirical evidence from several 20th century Los Angeles housing booms." UCLA Luskin Center for History and Policy (\$8,000).

PI (with Paavo Monkkonen and Michael Manville): "How do Cities in California Limit Housing Production? Do they know it?" UC Berkeley Turner Center for Housing Innovation, 2018 to present (\$8,500).

PI (with Michael Stoll): "Research Network on Misdemeanor Justice." Funded by the Laura and John Arnold Foundation, 2017 to present (\$191,497).

PI: "Who Gets Evicted? Collecting Data to Identify Eviction Disparities and Inform Policy." Funded by the UCLA Center for American Politics and Public Policy, 2016 to present (\$7,500).

PI: "Evidence of Expulsion: Documenting Eviction Rates for Research and Advocacy." Funded by the UCLA Institute for Inequality and Democracy, 2016 to present (\$10,350).

Co-PI (PI: Paul Ong; Co-PIs Paavo Monkkonen and Gian-Claudia Sciara): "Identifying, Evaluating, and Selecting Indicators, Indices, and Data for Future Monitoring System of the Importance of Sustainable Communities Strategies." Funded by the California Air Resources Board, 2015 to Present (\$149,485).

PI (with Tracy Gordon, Paavo Monkkonen, and Larry Rosenthal): "Irrational Exuberance at City Hall: Local Government Resilience during Housing Booms and Busts." Funded by The MacArthur Foundation, 2013 to Present (\$610,000).

PI: "Land-Use Regulation, Housing Market Dynamics, and Economic Segregation," Funded by UCLA Ziman Center for Real Estate, 2013 to 2015 (\$4,000).

PI: "Job Accessibility among Housing Subsidy Recipients." Funded by UCLA Faculty Senate Council on Research, 2013 to 2015 (\$9,681).

PI: "Land-Use Regulation, Housing Market Dynamics, and Economic Segregation," Funded by UCLA Office of Diversity and Faculty Development, 2013 to 2014 (\$7,500).

PI: "Is Crime Bad for Business?" Funded by UCLA Ziman Center for Real Estate, 2012 to 2013 (\$7,943).

INVITED LECTURES

"The Neighborhood Context of Eviction." University of Oregon School of Public Policy, Planning and Management. March 2019.

"Housing, Poverty, and Evidence: What Should We Do?" 20th Annual UCLA-Kaiser Permanente Health Equity Symposium, November 2018

"Housing, Poverty, and Evidence: What Should We Do?" Keynote Lecture: University of Oregon Housing Affordability Symposium, May 2018

"Bolster the Strength of States in Housing Policy." University of Pennsylvania Housing Policy Symposium, September 2017.

"The High Costs of High-Cost Housing" UC Center Sacramento, April 2016.

“Job Accessibility among Housing Subsidy Recipients.” University of Southern California Lusk Center Research Seminar, October 2013.

“Job Accessibility among Housing Subsidy Recipients.” University of Washington, West Coast Poverty Center Research Seminar, October 2013.

“Land-Use Regulation and Income Segregation.” Stanford University Center for Poverty and Inequality New Scholars Conference, September 2013.

“Affordable Housing Production and Neighborhood Crime: Evidence from New York City.” University of Southern California Lusk Center Research Seminar, October 2011.

“Affordable Housing Production and Neighborhood Crime: Evidence from New York City.” UCLA Luskin Department of Urban Planning, February 2011.

“Affordable Housing Production and Neighborhood Crime: Evidence from New York City.” MDRC, February 2011

“Affordable Housing Production and Neighborhood Crime: Evidence from New York City.” Wayne State Department of Urban Studies, January 2011.

“Affordable Housing Production and Neighborhood Crime: Evidence from New York City.” Cal Poly San Luis Obispo Department of Political Science, January 2011.

“Do Vouchers Help Low-Income Households Live in Safer Neighborhoods? Evidence on the Housing Choice Voucher Program.” Urban Institute, December 2010.

“Do Vouchers Help Low-Income Households Live in Safer Neighborhoods? Evidence on the Housing Choice Voucher Program.” Claremont Graduate University, December 2010.

“Do Vouchers Help Low-Income Households Live in Safer Neighborhoods? Evidence on the Housing Choice Voucher Program.” Kansas University Department of Public Administration, November 2010.

CONFERENCE PRESENTATIONS

Association for Public Policy and Management Fall Annual Conference, 2009 to 2016, 2018-2020

Urban Affairs Association Annual Conference, 2011, 2013 to 2019

Association for Collegiate Schools of Planning Annual Conference, 2010 to 2011, 2014 to 2017, 2019

American Real Estate and Urban Economics Association, 2012

North American Meetings of the Regional Science Association International, 2010

New York City Administration for Children’s Services, 2007

Coalition for Juvenile Justice Annual Meeting, 2007

New York State Juvenile Justice Symposium, 2007

UNIVERSITY TEACHING

UCLA Luskin School of Public Affairs, Department of Urban Planning

Introduction to Cities and Planning (UP 120 / PA M109 – undergraduate): Fall 2020 (117)

Community Development and Housing Policy (UP M275 – master’s): Fall 2017 (27); Fall 2019 (15)

Quantitative Analysis in Urban Planning II (UP 220B – core required, master’s): Winter 2014 (60); Winter 2015 (61); Winter 2016 (63); Winter 2017 (64); Winter 2018 (71); Winter 2019 (52); Winter 2020 (55)

Introduction to Research Design (UP 208B – core required, doctoral): Spring 2012 (10); Spring 2013 (9); Spring 2014 (12); Spring 2015 (7)

Community-Based Research in Planning (UP 185SL – core required, undergraduate): Spring 2013 (Enrollment: 12); Spring 2014 (15)

Housing Markets and Policy (UP 219 – master’s): Spring 2012 (15), Winter 2013 (19)

Poverty and Inequality (UP 242 – master’s): Spring 2016 (19); Spring 2017 (16); Spring 2019 (29)

NYU Wagner Graduate School of Public Service

Multiple Regression and Introduction to Econometrics (P11.2902 – core required, master’s): Summer 2007 (Enrollment: 29); Summer 2008 (15); Summer 2009 (23)

UNIVERSITY AND DEPARTMENTAL SERVICE

Chair, Faculty Executive Committee, UCLA Luskin School of Public Affairs, 2020-21

Equity Advisor to Luskin School of Public Affairs, UCLA Office of the Vice Chancellor for Equity, Diversity, and Inclusion, 2017 to present

Chair, UCLA Department of Urban Planning Master’s Admissions Committee, 2017 to present

Member, UCLA Ralph J. Bunche Center for African American Studies, Faculty Advisory Committee, 2019 to present

Chair, UCLA Undergraduate Minor in Community Engagement, Faculty Advisory Committee, 2013 to 2020

Director, UCLA Luskin Undergraduate Minor in Urban and Regional Studies, 2012 to 2013, 2015 to present

Committee Member, UCLA Luskin Undergraduate Major in Public Affairs

UCLA Department of Urban Planning, Curriculum Committee, 2014 to present

Chair, UCLA Department of Urban Planning Doctoral Admissions Committee, 2013 to 2014, 2016 to 2017

Chair, UCLA Department of Urban Planning Faculty Executive Committee, 2015 to 2016

UCLA Department of Urban Planning, Staffing Committee, 2011 to 2012, 2014 to 2015

DISSERTATION COMMITTEE SERVICE

Rebekah Israel Cross: “Gentrification, Residential Mobility, and Preterm Birth among Black Women: A Mixed-Methods Study of Racial Resegregation in Northern California.” In progress

Natalie J. Bradford: “Structural Racism, Medical Underservice and Inequities in Community Health Center Availability.” In progress.

Yiwen (Xavier) Kuai: “Flying Under the Radar: 4% Low-Income Housing Tax Credits and Neighborhood Outcomes.” In progress.

Catherine Moreno Branson: "The Impact of Civic Medical Marijuana Policies on Adolescent Marijuana Use." Filed June 2019

Blanca Martinez Navarro: "A Spatial Analysis of the Well-Being of Youth: The Influence of Civil Gang Injunctions in Los Angeles." UCLA Luskin School of Public Affairs, Department of Urban Planning. Filed September 2018.

Matthew Lawrence Mizel: "A Plea for Justice: Racial Disparities in Pretrial Decision-Making." UCLA Luskin School of Public Affairs, Department of Social Welfare. Filed May 2018.

Charles Gabbe: "Why Are Regulations Adopted and What Do They Do? An Analysis of Land Use Regulation near Major Transit in Los Angeles." UCLA Luskin School of Public Affairs, Department of Urban Planning. Filed May 2016

Susanna Curry: "The Flip Side of the Boomerang Generation: The Role of Childhood Adversity and Social Support on Housing Stress and Independent Living of Millennials in Young Adulthood." UCLA Luskin School of Public Affairs, Department of Social Welfare. Filed May 2016.

Karna Wong: "The Housing Crisis and the Third Sector." UCLA Luskin School of Public Affairs, Department of Urban Planning. Filed May 2015.

PROFESSIONAL SERVICE

National Science Foundation, Housing Justice in Unequal Cities, Academic Steering Committee, 2018 to present

Homelessness Research and Action Collaborative, Portland State University. National Research Advisory Board. August 2019 to present

Urban Affairs Association, 2019 Annual Research Conference, Local Host Committee

Association for Collegiate Schools of Planning, Planners of Color Interest Group: National Center for Faculty Development and Diversity Scholars, Junior Faculty of Color Mentoring Co-Leader, 2017 to present

Association for Collegiate Schools of Planning Governing Board, Western Regional Representative, 2016 to present

Urban Institute Moving to Work Program Evaluation Expert Panel, Member, 2016 to present

MacArthur Foundation Housing Research Network, Member, 2015 to present

Ad-Hoc Reviewer (number in parentheses if greater than one review): *City and Community* (2), *Cityscape*, *Crime and Delinquency*, *Environment and Planning A*, *Habitat International*, *Housing Policy Debate* (4), *Housing Studies* (4), *International Journal of Comparative and Applied Criminal Justice*, *International Journal of Housing Policy*, *Journal of the American Planning Association* (8), *Journal of Housing and the Built Environment*, *Journal of Planning Education and Research* (2), *Journal of Planning Literature*, *Journal of Policy Analysis and Management* (3), *Journal of Quantitative Criminology* (3), *Journal of Regional Science*, *Journal of Urban Affairs* (5), *Journal of Urban Economics* (2), *Publius*, *Social Science Research*, *Urban Affairs Review* (3), *Urban Studies* (4).

PROFESSIONAL ASSOCIATION MEMBERSHIPS

Association for Collegiate Schools of Planning, 2012 to present

Association for Public Policy and Management, 2008 to present

American Planning Association, 2011 to present

Urban Affairs Association, 2013 to present

AWARDS AND FELLOWSHIPS

Best Article of Volume 82 (2016), *Journal of the American Planning Association*

Best Article of 2013-14, *Housing Policy Debate*

Best Article of Volume 79 (2013), *Journal of the American Planning Association*

New York University Postdoctoral Transition Program for Academic Diversity Fellowship, 2010-2011

Doctoral Dissertation Research Grant, U.S. Department of Housing and Urban Development, 2009-2010

New York University, Doctoral Scholarship: Full Tuition

Distinction in Comprehensive Examination: Policy

University of Michigan, Rackham Masters Fellowship: Full Tuition and Stipend

Macalester College, St. Paul Companies Scholarship

COMMUNITY SERVICE AND BOARD MEMBERSHIPS

Homelessness Policy Research Institute, Race and Equity Workgroup, 2018 to present

Enterprise Community Partners Southern California Leadership Committee, 2017 to present

American Youth Soccer Organization Region 70 Board, 2016 to present

Streetsblog Los Angeles Advisory Board, 2018 to 2019

Abundant Housing LA Advisory Board, 2018 to 2019

Urban Land Institute-LA, Land Use Leadership Committee, 2017 to 2019

H.O.O.P. Foundation Board of Directors, 2015 to 2017

PRIOR EMPLOYMENT

Vera Institute of Justice

Research Associate, 2005 to 2008

Community Health Association of New York State

Director of Planning and Development, 2004 to 2005

Texas Department of Health

Research Associate, 2003 to 2004