

CARL E. GERSHENSON

The Eviction Lab
Princeton University
Princeton, NJ 08544

Email: carleg@princeton.edu | **Website:** gershenson.scholar.princeton.edu

Academic Appointments

Managing Director, The Eviction Lab, Princeton University, 2023 – present

Project Director, The Eviction Lab, Princeton University, 2020 - 2023

Postdoctoral Fellow, Department of Sociology, Washington University in Saint Louis, 2018 –2020

Education

Ph.D., Sociology, Harvard University, 2018

A.B. with Honors, Sociology, The University of Chicago, 2007
Minor in Slavic Languages and Literature

Academic Publications

Gershenson, Carl. 2025. “Review of *The Sociology of Housing: How Homes Shape Our Social Lives.*” *Contemporary Sociology* 54(1): 60-62.

Gershenson, Carl and Matthew Desmond. 2024. “Race, Inequality, and Evictions in Rural America.” *Rural Sociology.* (89):1: 86-105.

Graetz, Nicholas, Peter Hepburn, Carl Gershenson, Sonya R. Porter, Danielle H. Sandler, Emily Lemmerman, and Matthew Desmond. 2024. “Excess Mortality Among Renters Filed Against for Eviction During the COVID-19 Pandemic.” *Journal of the American Medical Association* 331(7): 592-600.

Gershenson, Carl, Olivia Jin, Jacob Haas, and Matthew Desmond. 2024. “Fracking Evictions: Housing Insecurity in a North Dakota Boom Town.” *Society and Natural Resources* 37(3): 347-364.

Graetz, Nicholas, Carl Gershenson, Peter Hepburn, Sonya R. Porter, Danielle H. Sandler, and Matthew Desmond. 2023. “A Comprehensive Demographic Profile of the United States Evicted Population.” *Proceedings of the National Academy of Sciences* 120(41):1-6.

Gershenson, Carl. 2020. “The Creation of Class Politics in 19th Century Massachusetts.” *Social Science History* 44(4): 697-723.

Gershenson, Carl. 2019. “Reputation as Organizational Resource: The SEC’s Failed Regulatory Revolution.” *Sociological Forum* 34(3).

Bartley, Tim, Matthew Soener, and Carl Gershenson. 2019. “Power at a Distance: Organizational Power Across Boundaries.” *Sociology Compass.*

- Gershenson, Carl. 2019. "Review of *Organizations, Civil Society, and the Roots of Development*." *Contemporary Sociology* 48(3): 324-326.
- Levine, Jeremy, Theo Leenman, Carl Gershenson, and David Hureau. 2018. "Political Places: Neighborhood Social Organization and The Ecology of Political Behaviors." *Social Science Quarterly* 99(1): 201-215.
- Desmond, Matthew and Carl Gershenson. 2017. "Who Gets Evicted? Assessing Individual, Neighborhood, and Network Factors." *Social Science Research* 62: 362-377.
- Desmond, Matthew and Carl Gershenson. 2016. "Housing and Employment Insecurity Among the Working Poor." *Social Problems* 63(1):46-67.
- Greenberg, Deena, Carl Gershenson, and Matthew Desmond. 2016. "The Disparate Impact of Eviction," *Harvard Civil Rights-Civil Liberties Law Review* 51(1):115-158.
- Gershenson, Carl. 2015. "Protecting Markets from Society: Non-Pecuniary Claims in American Corporate Democracy." *Politics & Society* 43(1):33-60.
- Gershenson, Carl and Frank Dobbin. 2015. "Institutions and the Economy," in *Emerging Trends in the Social and Behavioral Sciences*. Edited by Robert Scott and Stephen Kosslyn. Hoboken, NJ: John Wiley and Sons.
- Desmond, Matthew, Carl Gershenson, and Barbara Kiviat. 2015. "Forced Mobility and Residential Instability among Urban Renters." *Social Service Review* 89(2):227-262. *Semifinalist for the 2016 Frank R. Breul Memorial Prize*
- Levine, Jeremy and Carl Gershenson. 2014. "From Political to Material Inequality: Race, Immigration, and Requests for Public Goods." *Sociological Forum* 29(3): 607-627.
- Kim, Jibum, Carl Gershenson, Patrick Glaser, Tom W. Smith. 2011. "Trends in Surveys on Surveys." *Public Opinion Quarterly*. 75(1): 165-191.
- Kim, Jibum, Carl Gershenson, Jaeki Jeong, and Tom W. Smith. 2008. "How Americans Think about North Korea: 2000-2007." *Public Opinion Quarterly* 72(4): 804-821.

Other Publications

- Alieza Durana and Carl Gershenson. 2021. "Struggling Renters Need More Federal Aid." *The American Prospect*.
- Gershenson, Carl. 2020. "Children of the Pandemic Need Stable Housing." *The Lost Generation C Project*. <http://www.lostgenc.org/2020/11/04/children-of-the-pandemic-need-stable-housing/>
- Gershenson, Carl. 2016. "Why is the Stock Market Amoral? *Work in Progress Blog*.
- Gershenson, Carl. 2013. "Journal Profile: Socio-Economic Review." *States, Power, and Societies* 18(2):18-19.

Grants, Scholarly Awards, and Recognition

- 2025 Oak Foundation, New Approaches to Homelessness Prevention in the US (\$950,000; Co-PI)

- 2025 Chan Zuckerberg Initiative, Modernizing Homelessness Data (\$1.5M; Co-PI)
- 2024 Gates Foundation Grant for the Eviction Lab (\$5M; Co-PI)
- 2024 Bloomberg Philanthropies Grant for Children, Housing, and Education (\$200,000; Co-PI)
- 2023 Tepper Foundation Gift (\$200,000)
- 2023 Robert Wood Johnson Foundation *Data Visualization of Structural Racism and Place* (Co-PI, \$250,000)
- 2022 Healthy Eating Research Grant, Robert Wood Johnson Foundation (Co-PI, \$250,000)
- 2016 Frank R. Breul Memorial Prize (Semifinalist)
- 2015 Jeremy R. Knowles Graduate Student Fellowship
- 2012 Fellow at the Tobin Society Project on Democracy and Markets. Awarded research grant.
- 2011 Awarded *Society for the Advancement of Socio-Economics* graduate student paper award for “What’s Wrong with International Bribery? The Effect of Economic Theory on Cognition and Policy”
- 2010 National Science Foundation Graduate Research Fellowship (2010 - 2013)
- 2010 Certificate of Distinction for Teaching, Sociology 203a: Advanced Quant. Methods
- 2010 Department Travel Grant Award (2010 - 2015)
- 2007 Winner of DC-AAPOR Student Paper Competition for honor’s thesis, “The Scientific American: A Casualty of the Culture Wars?”
- 2005 Awarded Foreign Language Acquisition Grant for study in St. Petersburg, Russia

Presentations (Selected)

- Invited Panelist, Villanova’s Albert LePage Center Annual Series, “The Crisis of Housing,” Villanova, PA, November 11, 2025.
- Invited Panelist, Housing Assistance Council’s National Rural Housing Conference, Washington D.C., November 6, 2025.
- Invited Speaker, Hearing on Civil Legal Services, New York State Permanent Commission on Access to Justice, New York State Court of Appeals, Albany, NY, September 18, 2025.
- Panelist, Putting Children and Families First in the Fight for Affordable Housing, YIMBYTown, New Haven, CT, September 15, 2025.
- Invited Speaker, Public Interest Law Center, Philadelphia, PA, June 25, 2025
- Invited Panelist, Goodnation Roundtable on Ending Poverty in America, June 4, 2025
- Invited Speaker, Charleston Pro Bono Legal Center and Charleston Public Library, May 2025
- Invited Speaker, Toronto Metropolitan University, School of Design Housed/Unhoused Conference, May 2025

Invited Speaker, New American Foundation's Eviction Data Research Network Cohort Meeting, April 2025

Invited Speaker, NJ DCF Ground Rounds "Housing Support", April 14 2025

Invited Speaker, United Black Agenda's Martin Luther King's Final Speech Event, April 3, 2025.

Invited Panelist, Columbia Law School, Columbia Real Estate Law Society Event on Housing Insecurity, April 1, 2025

Invited Testimony, Rental Assistance Hearings, New York State Senate, February 18, 2025.

Invited Speaker, National Center for State Courts, Webinar, January 31, 2025.

Invited Speaker, Bipartisan Policy Center and Opportunity Starts at Home Congressional Briefing, Capitol Hill, Washington, D.C., December 3, 2024.

Invited Speaker, Paving the Way to Education Success Conference, "Children and the Eviction Crisis," King of Prussia, PA, October 18, 2024.

Invited Testimony, New Jersey Assembly Housing Subcommittee; Hearing on Housing Affordability in New Jersey. Trenton, NJ, September 2024

Invited Speaker, Stamford Public Library, hosted by Connecticut Public Radio, August 13, 2024.

Invited Speaker, Council of State Governments Eastern Regional Conference, Panel on State-funded Rental Assistance and Eviction Diversion Programs, Baltimore, July 2024

Invited Speaker, United States Council of Mayors, Kansas City, June 2024

Invited Speaker, Local Progress, Eviction Data Deep Dive Webinar, May 2024

Invited Speaker, Stewards of Affordable Housing Retreat, Panel on Meeting Tenant Needs with Data. Washington, D.C., May 2024.

Invited Speaker, New Jersey Community Action Partners, Keynote Address, Princeton, NJ, April 2024

Invited Speaker, Feeding America Annual Conference, Panel on Housing and Food Insecurity. Las Vegas, April 2024.

Invited Speaker, SchoolHouse Connection, *Evicting Children: How Babies Bear the Brunt of the Nation's Housing Crisis and What We Can Do About It*. Webinar, January 2024.

Invited Panelist, University of Pennsylvania's Anti-Racism, Diversity, Equity, and Inclusion Housing Panel, January 2024.

Invited Panelist, "Overcoming Housing Barriers After Incarceration." Princeton Library, October 2023.

Invited Speaker, New America and Rockefeller Foundation Convening: Towards a National Housing Loss Rate. Washington, DC, October 16, 2023.

Invited Panelist, Housing Justice Changemaker Panel. Center for Justice Innovation. Brooklyn, NY, September 12, 2023.

"Is the Housing Crisis Preventing Families from Receiving Food Assistance?"

- National Collaborative on Childhood Obesity Research, OPUS Presentation, June 2024
- Food Research and Action Center, November 2023 (Invited presentation; virtual)

- American Sociological Association, August 2023, Philadelphia.
- *NOPREN UCSF*, July 2023 (Invited presentation; virtual)
- *Healthy Eating Research*, March 2023, Durham, N.C.

Invited Panelist, Innovations in Housing Affordability Summit, University of Utah David Eccles School of Business, October 2022.

“Race, Inequality, and Evictions in Rural America” presented at *Rural Sociology Society*, August 2022, Denver, CO

“Stable Poverty: The Myth of Stable, Low-Income Neighborhoods” presented at *Urban Affairs Association*, March 2022, Washington D.C.

“Why We Urgently Need Solutions to the Housing Crisis,” Ivory Innovations Hack-a-House Bootcamp at the University of Utah David Eccles School of Business, January 2022

Keynote Speaker, National Housing and Rehabilitation Association, December 2021 (virtual)

“A Data-Driven Look at Evictions During the Covid-19 Pandemic,” presented at the Pennsylvania Housing Alliance *Homes Within Reach* Conference, December 2021, Hershey, PA.

“Fracking Evictions!” presented at *Social Science History Association*, November 2021, Philadelphia, PA.

Keynote Speaker, Providence Preservation Society, November 2021, Providence, RI

“Economic Equity and Eviction,” *Community Action Association of Pennsylvania*, May 2021

Panelist, “Big Data for Community Impact.” *New Jersey Big Data Alliance*, April 2021.

Panelist, “The Future of Affordable Housing in the U.S.,” Richman Center for Law and Policy, Columbia University, April 2021.

Presentation to the Kreisman Fellows at the University of Chicago’s Mansueto Institute for Urban Innovation. January 2021.

“Addressing Systematic Poverty and Inequality in Cities,” presented at United Nations-Habitat. December 2020. Virtual.

“Protecting Ohioans from Eviction,” presented at *Ohio Housing Conference*. December 2020. Virtual.

Presented at *Cities and Counties for Fines and Fees Justice Network*. September 2020. Virtual.

“Americans’ Attitudes about Offshoring and Eviction.” Presented at the American Sociological Association (virtual), August 2020.

“The Social Consequences of Eviction.” Presented at the Iowa Finance Authority’s Housing Iowa Conference. September 2017, Cedar Rapids, IA. *Invited*.

“Explaining Variation in the Social Bases of 19th Century American Party Systems: Party in Civil Society.” Presented at the Eastern Sociological Association, February 2017, Philadelphia.

“The Corporation as Early Social Policy: Institutional Politics and Corporate Transformation, 1787-1860.” Presented at the Economic Sociology Seminar, September 2016, MIT.

“Class, Interest, and Occupation in 19th Century American Party Systems.” Presented at Mini-Conference on Comparative-Historical Sociology, August 2015, Northwestern University.

“Forced Mobility and Residential Instability among Urban Renters.” Presented at panel on Residential, School, and Neighborhood Instability, Biennial Meeting of the Society for Research on Child Development, March 2015, Philadelphia.

“The American Corporation: Anti-Corporate Thought, Party Politics, and Corporate Chartering.”

- Presented at ASA Panel on the New Politics of the Corporation, August 2014, San Francisco
- Presented at SSHA Panel on the Politics of the Business Corporation, November 2014, Toronto

“Origins of the Business Corporation,” Presented at Harvard’s Quantitative Methods in Sociology Workshop, September 2013, Cambridge, MA.

“Protecting Markets from Society,” Presented at Political/Comparative Historical Sociology Mini-Conference, August 2013, New York, NY.

“Protecting Markets from Society,” Presented at Harvard’s History, Culture, and Society Workshop, April 2013, Cambridge, MA.

“A Field-Theoretic Explanation of the SEC’s Failed Corporate Governance Revolution,” Presented at SSHA, November 2011, Cambridge, MA.

“Gravity or Institutions? How Political Institutionalization Relates to International Trade,” Presented at ASA, August 2011, Las Vegas. (w/ Jason Beckfield)

“What’s Wrong with International Bribery? The Effect of Economic Theory on Cognition and Policy.” Presented at SASE, May 2011, Madrid.

“The Scientific American: A Casualty of the Culture Wars?” Presented at AAPOR, May 2008, New Orleans.

Other Work and Research Experience

U.S. Census Bureau – Center for Economic Studies *October 2024 – April 2025*
Survey Statistician (Research; Part Time)

N.O.R.C. at the University of Chicago *June 2006 – August 2008*
Research Assistant for the General Social Survey

Media Interest and Non-Academic Presentations (Selected)

Guest on Institute for Research on Poverty podcast *July 2024*

Interview on *Scripps News* network *July 2024*

Interview on *CBS News* ([link](#)) *July 2024*

Interview on *Local News Live* network ([link](#)) *December 2023*

Guest on *Matter of Fact with Soledad O'Brien* ([link](#)) *October 2023*

Interview with Kai Ryssdal of <i>Marketplace</i> (link)	July 2022
Interview with Ari Shapiro of NPR's <i>Consider This</i> (link)	June 2022
Interview with Niala Boodhoo of <i>Axios Today</i> (link)	June 2022
Guest and Panelist on WURD Radio's <i>Reality Check</i>	April 2022
Interview with Tiffany Cross of MSNBC's <i>Cross Connection</i> (link)	January 2022

Professional

Reviewer: *American Journal of Sociology*, *American Sociological Review*, *Applied Economics*, *City & Community*, *Contemporary Sociology*, *European Sociological Review*, *Gerontologist*, *Health and Place*, *Housing Policy Debate*, *Housing Studies*, *International Journal of Comparative Sociology*, *International Journal of Housing Policy*, *International Journal of Urban and Regional Research*, *International Sociology*, *Journal of Planning Education and Research*, *Journal of Policy Analysis and Management*, *Journal of Rural Social Sciences*, *Journal of Transport and Land Use*, *Journal of Urban Affairs*, *Law and Society Review*, *National Science Foundation*, *Northwestern University Law Review*, *PLOS One*, *Poverty and Public Policy*, *Regional Science & Urban Economics*; *Rural Sociology*, *Social Currents*, *Social Forces*, *Social Policy & Administration*, *Social Problems*, *Social Science and Medicine*, *Social Science and Medicine: Qualitative Research in Health*, *Social Science Quarterly*, *Social Science Research*, *Socio-Economic Review*, *Sociological Perspectives*, *Sociological Spectrum*, *Sociology of Race and Ethnicity*, *Socius*, *Urban Affairs Review*