**CARL E. GERSHENSON**

The Eviction Lab

Princeton University

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**Academic Appointments**

Lab 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 and Matthew Desmond. 2024. “Eviction and the Rental Housing Crisis in Rural America.” *Rural Sociology*.

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

Graetz, Nicholas, Carl Gershenson, Sonya R. Porter, Danielle H. Sandler, and Matthew Desmond. 2023. “Rent Burden, Eviction, and Premature Death in the United States.” *Social Science and Medicine*.

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.” Forthcoming. *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?](https://workinprogress.oowsection.org/2016/05/19/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**

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 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?”

* Food Research and Action Center, November 15 (Invited presentation; virtual)
* American Sociological Association, August 2023, Philadelphia.
* *NOPREN UCSF*, July 2023 (Invited presentation; virtual)
* *Healthy Eating Research*, March 2023, Durham, N.C.

“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 Univeristy, 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**

**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)**

Interview on *Local News Live* network ([link](https://www.graydc.com/video/2023/12/15/lnl-addressing-nationwide-eviction-rates/)) *December 2023*

Guest on *Matter of Fact with Soledad O’Brien* ([link](https://www.matteroffact.tv/new-princeton-study-shows-children-are-most-at-risk-of-eviction/)) *October 2023*

Interview with Kai Ryssdal of *Marketplace* ([link](https://www.marketplace.org/shows/marketplace/evictions-climb-to-pre-pandemic-levels/)) *July 2022*

Interview with Ari Shapiro of NPR’s *Consider This* ([link](https://www.npr.org/transcripts/1106350221)) *June 2022*

Interview with Niala Boodhoo of *Axios Today* ([link](https://www.axios.com/2022/06/18/axios-today-podcast-eviction-diversion-philadelphia)) *June 2022*

Guest and Panelist on WURD Radio’s *Reality Check April 2022*

Interview with Tiffany Cross of MSNBC’s *Cross Connection* ([link](https://www.msnbc.com/msnbc/watch/eviction-crisis-looms-as-covid-surges-130952261857)) *January 2022*

**Professional**

Reviewer: *American Journal of Sociology, American Sociological Review, City & Community, Contemporary Sociology, European Sociological Review, Housing Policy Debate, Housing Studies, International Journal of Comparative Sociology, International Sociology, Journal of Planning Education and Research, Journal of Policy Analysis and Management, Journal of Transport and Land Use, Journal of Urban Affairs, National Science Foundation, Poverty and Public Policy, Rural Sociology, Social Currents, Social Forces, Social Problems, Social Science Quarterly, Social Science Research, Socio-Economic Review, Sociological Perspectives, Sociological Spectrum, Sociology of Race and Ethnicity, Socius*