

Riordan Frost

riordan.frost@gmail.com | riordanfrost.com

Curriculum Vitae

Education

PhD in Public Administration, American University **2017**

Dissertation: Discretion, Incentives, and Converging Priorities: Urban Sustainability in Massachusetts

Committee: Derek Hyra (co-chair), Dan Fiorino (co-chair), Jocelyn Johnston, and John Carruthers

GPA: 3.94

Master of Public Policy, American University **2013**

GPA: 3.92

Bachelor of Arts in Philosophy, Connecticut College **2010**

GPA: 3.79

Experience

Research Analyst, Joint Center for Housing Studies, Harvard University **2017–present**

- Researching national trends in the intersections between housing and demographics, wealth, homelessness, utilities, and residential mobility, sharing this research in blogs, research briefs, and working papers
- Serving in senior roles in the Center’s signature reports, including helping manage the *America’s Rental Housing 2022* report, and serving as a chapter lead in the *America’s Rental Housing 2020* report and the *State of the Nation’s Housing* reports from 2019–2021
- Conducting statistical analysis on a wide variety of public national datasets, including the American Community Survey, the Current Population Survey, the Survey of Consumer Finances, and the American Housing Survey
- Presenting research to a variety of public and private audiences, including industry trade groups, academic and industry conferences, and public seminars

Consultant, Odoco **2021–present**

- Researching residential mobility data, with a focus on reasons for moving and metro-to-metro flows of domestic migrants to further understanding of mobility and its implications for political and demographic shifts

Adjunct Professorial Lecturer, American University**2017–2019**

- Instructed the course *PUAD 660: Quantitative Methods* for American University's Master's in Public Administration and Policy (MPAP) program for seven consecutive terms, teaching a total of ten sections
- Graded exams and final papers, communicated with students, and made regular improvements to the course in a fast-paced setting, as each term lasted only eight weeks
- Operated in an all-online environment within the Engage system, taking part in the first years of American University's online MPAP degree

Teaching Assistant (Dr. Hyra), American University**2016–2017**

- **PUAD 396: Urban Politics and Policy** **Spring 2017**
Assisted AU's Metropolitan Policy Center Director Derek Hyra with this undergraduate-level course by grading exams, grading papers, giving short presentations, and giving guest lectures on urban sustainability and the history of Washington, DC, from segregation to urban renewal to gentrification.
- **PUAD 685: Qualitative Methods** **Spring 2017**
Assisted Derek Hyra with this joint PhD-Masters-level course by providing feedback on assignments and assisting with grading papers.
- **SPA 396: Politics and Policy in Washington, DC** **Fall 2016**
Assisted Derek Hyra with this undergraduate-level honors course by grading papers and giving presentations on the history of Washington, DC, from the city's founding to the modern-day era of gentrification.

Research Assistant (Dr. Fiorino), American University**2013–2017**

- Assisted AU's Center for Environmental Policy Director Daniel Fiorino with multi-sector projects, international academic collaborations, and research on environmental policy; including:
 - Conducted research for the Partnership for Technology, Innovation, and the Environment, an EPA-led group of experts from academia, government, non-profits, and the private sector
 - Formulated and led an effort to develop a new state index of environmental conditions, which included managing a team of research assistants and communicating results to many audiences
 - Workshops in Canada and the United States to develop the edited volume, *Conceptual Innovation in Environmental Policy*, featuring scholars from the United States, Canada, and Europe

Research Assistant (Dr. Walti), American University**2011–2013**

- Assisted international policy expert Sonja Walti with research on federalism and environmental policy, as well as editing and conference website management

Statistics Tutor, American University

2014–2017

- Provided one-on-one statistics tutoring to MPP and MPA students, as well as online MPAP students

Research Clerk, US Department of Housing & Urban Development

2012

- Researched housing and transportation costs to help develop new definition of affordability
- Reviewed and synthesized literature to assist with regulatory impact analyses
- Managed low-income housing and tenant data for HUD policy analysts

LOCUS Intern, Smart Growth America

2012

- Assisted the LOCUS staff with researching smart-growth-focused real estate developers
- Revamped the team’s social media presence and kept staff updated on developments in the smart growth field

Policy Associate, Minnesota 2020

2010–2011

- Researched local, state, and national energy, environment, and transportation policy
- Analyzed and wrote about policy in blogs, articles, and reports published by Minnesota 2020, Minnesota Public Radio News, and MinnPost

Publications

- 2021.** “Pre-Pandemic Trends Offer Insight into Post-Pandemic Homelessness.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). March 30, 2021. <https://www.jchs.harvard.edu/blog/pre-pandemic-trends-offer-insight-post-pandemic-homelessness>.
- 2020f.** “Homelessness Was on the Rise, Even before the Pandemic.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). December 16, 2020. <https://www.jchs.harvard.edu/blog/homelessness-was-rise-even-pandemic>.
- 2020e.** “New Strains on Home Utilities During the Pandemic.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). July 23, 2020. <https://www.jchs.harvard.edu/blog/new-strains-on-home-utilities-during-the-pandemic>.
- 2020d.** “Cash-Strapped During COVID-19.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). June 11, 2020. <https://www.jchs.harvard.edu/blog/cash-strapped-during-covid-19>.
- 2020c.** “Who Is Moving and Why? Seven Questions about Residential Mobility.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). May 4, 2020. <https://www.jchs.harvard.edu/blog/who-is-moving-and-why-seven-questions-about-residential-mobility>.
- 2020b.** *Are Americans Stuck in Place? Declining Residential Mobility in the US*. Cambridge, MA: Joint Center for Housing Studies of Harvard University. <https://www.jchs.harvard.edu/research-areas/research-briefs/are-americans-stuck-place-declining-residential-mobility-us>.
- 2020a.** “Losing Residents but Still Growing: How Migration and Population Change Affect Cities.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). February 20, 2020. <https://www.jchs.harvard.edu/blog/losing-residents-but-still-growing-how-migration-and-population-change-affect-cities/>.
- 2019c.** “How State and Local Governments Are Responding to the Affordability Crisis.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). September 11, 2019. <https://www.jchs.harvard.edu/blog/how-state-and-local-governments-are-responding-to-the-affordability-crisis>.
- 2019b.** “The Continued Growth in Student Loan Debt.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). July 25, 2019. <https://www.jchs.harvard.edu/blog/the-continued-growth-in-student-loan-debt>.
- 2019a.** *Piling Ever Higher: The Continued Growth of Student Loans*. Research Brief. Cambridge, MA: Joint Center for Housing Studies of Harvard University.
- 2018b.** “Not Just the Sunbelt: Millennials and Baby Boomers Increasingly Head West.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). September 18, 2018. <https://www.jchs.harvard.edu/blog/not-just-the-sunbelt-millennials-and-baby-boomers-increasingly-head-west/>.

2018a. “On the Road Again? After Long-Term Decline, Interstate Migration May Be Recovering.” *Housing Perspectives* | *Joint Center for Housing Studies of Harvard University* (blog). March 19, 2018. <https://www.jchs.harvard.edu/blog/on-the-road-again-after-long-term-decline-interstate-migration-may-be-recovering/>.

2010. "The Ethics of Role-Playing Video Games." Honors thesis for B.A. in Philosophy, Connecticut College. <http://digitalcommons.conncoll.edu/philfacsp/3/>.

Presentations

2021. “Expanding Broadband Access.” Panel presentation and participation during the National Housing Conference’s Tech & Housing Symposium, Virtual, October 13.

2021. “Residential Mobility Before and During the Pandemic.” Presentation made at the Google Home Services Industry Sync, Virtual, February 3.

2019. “Towards a Less Mobile Union: Household Mobility & Implications for Home Improvement.” Presentation made at the Home Improvement Insights Summit, Chicago, IL, September 25.

2019. “Towards a Less Mobile Union: The Changing Rules of Mobility.” Presentation made at the Google Home Services Summit, Mountain View, CA, September 24.

2019. “Towards a Less Mobile Union: Residential Mobility in the US.” Presentation made at the JCHS Remodeling Futures Conference, Cambridge, MA, April 9.

2017. “Mixed Motivations: Historic Districts and Neighborhood Change in the District of Columbia.” Paper presented at the Urban Affairs Association annual conference, Minneapolis, MN, April 20.

2017. “How Green is Your State? Constructing a modern state environmental index.” Guest lecture given at the University of Michigan, sponsored by the University of Michigan’s Center for Local, State, and Urban Policy, and co-sponsored by the Energy Institute, the Program in the Environment, and the School of Natural Resources & Environment. Ann Arbor, MI, Wednesday, February 8.

2016. “The Pilot Eco-Efficiency Index: A New State Environmental Ranking for Researchers and Government.” Paper presented with Professor Dan Fiorino at the Association for Public Policy Analysis and Management’s 2016 fall research conference, Washington, DC, November 4.

2016. “Mixed Motivations: Historic Districts in the District of Columbia.” Poster presented at the Association for Public Policy Analysis and Management’s 2016 fall research conference, Washington, DC, November 4.

2016. “Mixed Motivations: Historic Districts in the District of Columbia.” Paper presented at the Association for Public Policy Analysis and Management’s 2016 regional student conference, Arlington, VA, April 1.

2015. “Commuting Sustainably: The Role of State Smart Growth Policies in Transportation Mode Choice.” Poster presentation at the Association for Public Policy Analysis and Management’s 2015 fall research conference, Miami, FL, November 13. doi: 10.13140/RG.2.1.3887.0803.

2015. "How Inequality Limits our Environmental Policy Capacities." Paper presented at the American Society for Public Administration’s 2015 annual conference, Chicago, IL, March 7. doi: 10.13140/RG.2.1.4054.2967.

2010. “92nd Commencement Senior Class Speaker’s Address.” Speech given at 2010 commencement, Connecticut College, May 23. <http://digitalcommons.conncoll.edu/studcommence/8/>.

Honors & Awards

2017. Best PhD student poster, Metropolitan Policy Center annual lecture poster contest, American University, March 29.

2016. Best PhD student poster, Metropolitan Policy Center annual lecture poster contest, American University, March 24.

2015. Best PhD student poster, Metropolitan Policy Center annual lecture poster contest, American University, March 17.

2011–2013. Graduate Honor Award scholarship including full tuition remission and assistantship stipend, American University.

2010. Graduated magna cum laude with honors in Philosophy from Connecticut College, May 23.

Media Interviews, Publications, and Mentions

Brasuell, James. **2021.** “Urban Exodus: Data Don’t Support the Popular Pandemic Narrative.” *Planetizen* (blog). November 30, 2021. <https://www.planetizen.com/news/2021/11/115427-urban-exodus-data-dont-support-popular-pandemic-narrative>.

2021. Interviewed live by Scarlet Fu on Quicktake “Take the Lead” about pandemic housing effects and eviction moratoriums.

Bloomberg, June 23. <https://www.bloomberg.com/news/videos/2021-06-24/quicktake-take-the-lead-06-23-2021-video>.

2020. Interviewed by Meghan McCarty Carino about residential utility use during the pandemic. “Remote Workers Pay Cooling Bills or Sweat out Summer Heat at Home.” *Marketplace* (blog). September 7, 2020.

<https://www.marketplace.org/2020/09/07/remote-workers-pay-cooling-bills-or-sweat-out-summer-heat-at-home/>.

2019. “Why Americans aren’t moving as much.” *Boston Agent Magazine*, April 23.

<https://bostonagentmagazine.com/2019/04/23/americans-arent-moving-much/>

2011. “What happens in suburbs when people can't afford to drive?” *Minnesota Public Radio News*, May 9.

<http://www.mprnews.org/story/2011/05/09/frost>.

2011. “How public investment can propel the private sector forward.” *MinnPost*, April 4.

<http://www.minnpost.com/community-voices/2011/04/how-public-investment-can-propel-private-sector-forward>.

2010. “To other countries, what we call 'high-speed' rail is more like half-speed.” *Minnesota Public Radio News*, October 21.
<http://www.mprnews.org/story/2010/10/21/frost>.

Grants Awarded

2015. *Excellence with Impact.* A grant from American University's School of Public Affairs to fund the creation of a new state environmental policy index. The principal investigators were Daniel Fiorino and Riordan Frost, with Manjot Bhan, Jenn Hatch, and Zach Rybarczyk serving as co-investigators.

2009. *Connecticut College Social Sciences, Humanities and Arts Research Program (ConnSSHARP).* A \$3,000 summer research grant to provide research assistance to Professor Simon Feldman, and to pursue an independent research project, "Thought Experiments & Virtual Dilemmas."

Specialized Skills

- Highly skilled in Stata, beginner skills with SAS and R
- Extensive experience with the Microsoft Office Suite
- Intermediate skill with website content management services, including Wordpress and Expression Engine
- Proficient with online academic course platform Engage
- Beginner skills with HTML, CSS, and Javascript, especially with the Highcharts Javascript library

Certifications

2019. Special Sworn Status granted by the US Census Bureau, granting access to restricted data at US Census Research Data Centers. Status is continuously held through regular data privacy and management trainings.

2016. "Online Teaching Strategies." *Wiley Education Services.* Certification from four-week online course building skills for teaching online courses.

2013. "Protecting Human Research Participants." *National Institutes of Health.* Certification from an online training course focusing on the ethical elements of researching with human participants, offered by the NIH Office of Extramural Research

Professional Affiliations

2019–present. Member of the Urban Affairs Association (UAA).

2018–2019. Member of the Population Association of America (PAA).

2014–present. Member of the Association for Public Policy Analysis & Management (APPAM).

2014–2017. Member of the American Society for Public Administration (ASPA).

Extracurricular & Volunteer Experience

2012–2017. Singer and bass section leader, American University Chamber Singers, Washington, DC.

2012–2016. Website manager and board member, Historic Chevy Chase DC, Washington, DC.

2010–2011. Office volunteer, The Nature Conservancy, Minneapolis, MN.

2007–2010. Singer, Connecticut College ConnArtists, New London, CT.