

Who Moves, Who Stays, and the Resilience of Low-Income Communities

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Raphael Bostic is the assistant secretary for policy development and research at the U.S. Department of Housing and Urban Development. Most recently, he was a professor in the University of Southern California's School of Policy, Planning, and Development. An expert on housing and homeownership, he has studied the roles credit markets, financing, and policy play in enhancing household access to economic and social amenities. Bostic was the founding director of the Casden Real Estate Economics Forecast. While at the Federal Reserve Board of Governors, he received a Special Achievement Award for his review of the Community Reinvestment Act.

Claudia Coulton is the Lillian F. Harris Professor of Urban Social Research at Case Western Reserve University. She is also the codirector of the Center on Urban Poverty and Community Development, which she founded in 1988. The center's regional and neighborhood information system (NEO CANDO) is a model for how social indicators integrated with mapping tools can support community action and planning. Coulton was one of the founders of the National Neighborhood Indicators Partnership and is a research adviser to the Annie E. Casey Foundation's Making Connections initiative.

Audrey Jordan is an associate director for peer learning in the Annie E. Casey Foundation's Organizational Learning and Influence Unit. She provides support to sites participating in Making Connections, the foundation's signature community change initiative now in the final year of a 10-year investment. Previously, Jordan worked on participatory evaluation research at the Virginia Department of Mental Health, Mental Retardation, and Substance Abuse Services and Virginia Commonwealth University's Center for Public Policy Survey and Evaluation Research Lab.

Brett Theodos is a research associate at the Urban Institute who focuses on geographic mobility, affordable housing, and economic and community development of low-income neighborhoods. He is codirecting an evaluation of shared equity homeownership programs across the United States, assessing the programs' abilities to promote sustainable housing affordability and wealth creation for homeowners. Other recent research examined geographic labor mobility, the factors promoting regional competitiveness, credit gaps faced by small businesses, and the effects of the New Markets Tax Credit program on business owners and communities.

Margery Austin Turner (moderator) is the Urban Institute's vice president for research and director of its Metropolitan Housing and Communities Policy Center. She analyzes issues of residential location, racial and ethnic discrimination and its contribution to neighborhood segregation and inequality, and the role of housing policies in promoting residential mobility and location choice. She cowrote two national housing discrimination studies and is a coauthor of *Public Housing and the Legacy of Segregation*. Turner served as the deputy assistant secretary for research at the Department of Housing and Urban Development from 1993 through 1996.