

CURRENT POSITIONS

Founding Director, Urban Research Advisors
Senior Advisor, National Housing Crisis Task Force

EDUCATION

- 2019 - 2023 **Massachusetts Institute of Technology**, Cambridge, MA
Ph.D. in Urban Science and Policy, Department of Urban Studies and Planning
Committee: Justin Steil (Chair, MIT), Ingrid Gould Ellen (NYU), Clio Andris (Georgia Tech)
- 2017 - 2019 **Massachusetts Institute of Technology**
Master in City Planning
- 2011 - 2015 **Tufts University**, Medford, MA
B.S. in Physics & Peace and Justice Studies, *summa cum laude*
- 2022 **Santa Fe Institute**, Graduate Workshop in Computational Social Science, Santa Fe, NM
- 2013 **Tufts-in-Chile Program**, Santiago, Chile
Pontificia Universidad Católica de Chile, Universidad De Chile

RESEARCH INTERESTS

Interests: Housing policy, urban and economic networks, regional delineation, urban policy
Methods: Econometrics and statistics, network analysis, geospatial analysis

PUBLICATIONS

Peer Reviewed Articles

- 2024 **Preis, B.** "Where the Landlords Are: A Network Approach to Landlord-Rental Locations" *Annals of the American Association of Geographers* 114, no. 8. doi: [10.1080/24694452.2023.2277810](https://doi.org/10.1080/24694452.2023.2277810)
- bunten, dm., **B. Preis**, and S. Aron-Dine, "Re-measuring gentrification" *Urban Studies* 61, no. 1. doi: [10.1177/00420980231173846](https://doi.org/10.1177/00420980231173846)
- 2022 **Preis, B.**, L. Susskind. "Municipal Cybersecurity: More Work Needs to be Done." *Urban Affairs Review* 58, no. 2. doi: [10.1177/1078087420973760](https://doi.org/10.1177/1078087420973760)
- 2021 **Preis, B.**, A. Janakiraman, A. Bob, and J. Steil. "Mapping Gentrification and Displacement Pressure: An Exploration of Four Distinct Methodologies." *Urban Studies* 58, no. 2. doi: [10.1177/0042098020903011](https://doi.org/10.1177/0042098020903011)

Book Chapters

- 2023 **Preis, B.** "Winding paths through urban systems and urban networks." Forthcoming in *Port Systems in Global Competition*, César Ducruet, Theo Notteboom, eds. Routledge.

Works in Progress

Preis, B. “The Relationship Between Local Rental Market Ownership Concentration and Rent”

Preis, B. “Is This a Rental? Comparing Methods for Identifying Rental Units” *OSF Preprint*. doi: [10.31219/osf.io/afzdx](https://doi.org/10.31219/osf.io/afzdx)

Reports

- 2025 National Housing Crisis Task Force. **B. Preis**, ed., “State and Local Housing Action Plan” <https://nationalhousingcrisis.org/app/uploads/2025/06/State-and-Local-Housing-Action-Plan.pdf>
- 2024 National Housing Crisis Task Force. **B. Preis**, ed., “From Crisis to Transformation: A Federal Housing Policy Agenda” <https://nationalhousingcrisis.org/app/uploads/2024/11/From-Crisis-to-Transformation-A-Report-from-the-National-Housing-Crisis-Task-Force.pdf>
- Katz, B., **B. Preis**, A. Krovi, E. Davis, and N. Tariku, “Community Preservation in Latino Eastern North Philadelphia” *Nowak Metro Finance Lab at Drexel University*. doi: [10.17918/00010514](https://doi.org/10.17918/00010514)
- 2023 **Preis, B.**, B. Katz, and K. Gillen, “We Buy Houses: You Lose Out” *Nowak Metro Finance Lab at Drexel University*. doi: [10.17918/00010516](https://doi.org/10.17918/00010516)
- Dowdall, E., I. Goldstein, B. Katz, and **B. Preis**, “Investor Home Purchases & the Rising Threat to Owners and Renters” *Nowak Metro Finance Lab at Drexel University*. doi: [10.17918/00010515](https://doi.org/10.17918/00010515)
- 2020 Katz B., K. Gillen, B. Preis, V. Orozco, “Small Business on the Eve of COVID-19” *Nowak Metro Finance Lab at Drexel University*. doi: [10.17918/00010529](https://doi.org/10.17918/00010529)

TEACHING

- Department of Urban Studies and Planning, MIT*
- 2021 **11.220** Quantitative Reasoning and Statistical Methods for Planning I, *Teaching Assistant*
- 2020 **11.S952** Urban Science in Practice, *Teaching Assistant*

RESEARCH EXPERIENCE

- Nowak Metro Finance Lab, Drexel University**
- 2022–2025 *Senior Research Fellow*
- Led the lab’s Housing Policy Futures work, collaborating with partners to conduct client-directed research projects, apply for grant funding, and publish and disseminate findings
 - Co-authored two reports and five newsletters on changes in the US housing market, including investor purchases of single family homes and off-market sales
 - Researched, designed, wrote, and developed an anti-displacement strategy for residential and commercial tenants in North Philadelphia in collaboration with a community-based organization, including 18 implementable policies, programs, and strategies for housing stability
- 2020–2022 *Research Fellow*
- Collaborated with Director Bruce Katz to develop strategies for increasing anchor institution and public authority procurement from local Black- and Latino-owned businesses
 - Co-led a 6-month project to redesign public procurement practices in San Antonio, TX
 - Wrote a series of reports on Black-owned businesses in the US, using Census Bureau data
- 2019–2020 **Center for Public Studies, Santiago, Chile, Visiting Research Assistant**
- Studied causal impact of immigrants on housing prices in Santiago, Chile during a recent wave of immigration using Chilean census data and parcel-level housing price transaction data

- Department of Urban Studies & Planning, MIT**
- 2018–2019 *Master's Thesis*
 Advisor: Lawrence Susskind. Reader: Sarah Williams.
- Case studies examining city-university partnerships on Smart City technology deployment
 - Developed 7 recommendations, and 14 action items, for enhanced private-public partnerships
- 2018–2019 *Computer Science and Artificial Intelligence Laboratory (CSAIL) Research Assistant*
- Analyzed 100+ current state and local regulations regarding cybersecurity for public entities
 - Recommended best practices for risk reduction and resilience prior to, and following cyberattacks on local governments, utilities, and other critical urban infrastructure providers
- 2017–2018 *Department of Urban Studies and Planning Research Assistant*
 Advisor: Lawrence Susskind
- Conducted qualitative research into MIT's community engagement practices related to fusion energy
- 2014–2015 **Peace and Justice Studies Program, Tufts University, Senior Honors Thesis**
 Advisor: Lionel McPherson, Philosophy. Reader: Tim Atherton, Physics.
- Senior Honors Thesis at the intersection of physics and philosophy, seeking to understand the role of government funding and justification in basic research in physics
 - Developed a framework justifying government funding, using economic and political theory
- 2014–2015 **Department of Physics, Tufts University, Undergraduate Research Assistant**
 Advisor: Hugo Beauchemin
- Advanced work on a C++ program to model the creation of particles for use at CERN

SKILLS

Technical	<i>Advanced:</i> R RStudio ArcGIS	Language	English: Native fluency
	<i>Competent:</i> Python		Spanish: Professional & working fluency
	<i>Beginner:</i> PostgreSQL PostGIS		

PRESENTATIONS

- 2023 Preis, B. "Where the Landlords Are: Identification of Regions and Megaregions through Networks of Rental Ownership." American Association of Geographers (AAG). Denver, CO. March 23-27
- Preis, B. "Where the Landlords Are: Identification of Regions and Megaregions through Networks of Rental Ownership." NetSciX. Buenos Aires, Argentina. Feb 8-10. Poster.
- 2018 **Preis, B., A. Bob, and A. Janakiraman.** "Mapping Gentrification and Displacement Pressure: An Exploration of Four Distinct Methodologies." American Collegiate Schools of Planning Annual Conference (ACSP). Buffalo, New York. Oct 25-28.
- 2015 **Preis, B.** "The Importance of Science Policy and its Challenges," American Physical Society, San Antonio, TX, March. (Unable to present)

RELEVANT WORK EXPERIENCE

- 2024–2025 **National Housing Crisis Task Force**, Washington, DC, *Executive Director*
- Managed the daily functioning of the Task Force, including all research, communications, operations, and meetings, overseeing an annual budget of over \$1 million from 10+ funders
 - Oversaw a team of 10+ staff across two organizations, 5+ consultants, 4 Co-Chairs, and 28 task force members to achieve project objectives
 - Served as primary author on a Federal Housing Policy Agenda, ensuring the bipartisan, multisectoral Task Force members reached consensus through active participation and feedback
 - Served as primary author on a State and Local Housing Action Plan, interviewing 50+ practitioners and policymakers to identify local solutions to the housing crisis in the areas of Land, Capital, Construction, Regulation and Policy, and Governance, and oversaw a team of partners and co-authors to ensure on-time delivery of the report.
 - Directed a federal government relations strategy to encourage adoption of policy solutions
 - Planned and executed quarterly Task Force meetings, overseeing agenda development and facilitation
 - Developed and pursued partnership engagements with numerous stakeholders in the housing ecosystem, ensuring broad adoption of state and local housing solutions
 - Collaborated with Nowak Metro Finance Lab Director Bruce Katz in fundraising for the Task Force
- 2018 **Urban Redevelopment Authority of Pittsburgh**, Pittsburgh, PA, *Graduate Housing Intern*
- Researched best practices & recommended activities for the new \$10M Housing Opportunity Fund
 - Advised a 17 person advisory board to develop strategies that address affordable housing shortages in Pittsburgh
- 2018 **Cambridge Housing Authority**, Cambridge, MA, *Research Associate Intern*
- Workshopped with public housing residents, CHA staff, and ecosystem partners to identify models of shared equity housing, public housing homeowner assistance programs, and financial education
 - Designed a pilot program focusing on homeownership assistance for residents of Cambridge public housing
- 2015–2017 **Lewis-Burke Associates**, Washington, DC, *Government Relations Associate*
- Developed and executed strategies to advocate for 30+ clients' priorities with federal policymakers in Congress and in the Executive branch in the fields of smart cities, engineering, energy, and the physical sciences
 - Researched, in a team-based setting, university and federal scientific investment priorities
 - Monitored and analyzed federal R&D funding and legislation, writing weekly newsletters and reports to clients
- 2014 **U.S. House of Representatives**, Rep. Bill Foster, *AIP Mather Science Policy Intern*
- Wrote & researched memoranda relating to science policy, foreign policy, & financial services

FELLOWSHIPS AND GRANTS

- 2022 **Harold Horowitz Research Fund**, MIT School of Architecture and Planning (\$1,488)
Sagalyn-Hack Dissertation Award, MIT Department of Urban Studies and Planning (\$2,000)
- 2019 **Lloyd and Nadine Rodwin Fund**, MIT Department of Urban Studies and Planning (\$850)
Presidential Fellowship, MIT (\$86,000)
Carrol L. Wilson Prize, MIT (\$2,250)
- 2018 **National Science Foundation Graduate Research Fellowship** (\$138,000, through 2023.)
William Emerson Travel Grant, MIT Department of Urban Studies and Planning (\$750)

AWARDS AND HONORS

- 2018 **Dolores Zohrab Liebmann Fund**, MIT Nominee (Unawarded)
- 2015 **Sigma Pi Sigma**, Undergraduate Physics Honor Society, Tufts University
Phi Beta Kappa, Tufts University
Class of 1898 Prize, Tufts University
Marshall Hochhauser Prize, Tufts University

SERVICE

- Reviewer *Environment and Planning: A; Environment and Planning B; Urban Studies; Urban Affairs Review; Projections*
- Member PhD Committee, MIT DUSP (2020 - 2022)
DUSP Student Council, MIT (2018 - 2019)
PhD Admissions, Urban Information Systems, MIT DUSP (2022)
- Mentor Peer Application Support Service (PASS) (2018, 2019, 2020, 2021)

SOCIETIES

Association for Public Policy Analysis and Management (APPAM)
American Planning Association (APA)
Association of Collegiate Schools of Planning (ACSP)
The American Real Estate and Urban Economics Association (AREUEA)
American Association of Geographers (AAG)

MEDIA COVERAGE

- 2023 "[Who's the "we" behind those "We Buy Houses" signs?](#)" Amy Scott, NPR Marketplace
["Homeowners Lose Millions to 'We Buy Houses' Investors,"](#) Jared Brey, Governing Magazine
- 2022 "[Large investors are increasingly buying up homes in Philly. Here's what that means for owners and renters,](#)" Michaëlle Bond, The Philadelphia Inquirer
- 2021 "[What we talk about when we talk about gentrification,](#)" Jerusalem Demsas, Vox