

## CURRENT POSITION

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Research Fellow, Nowak Metro Finance Lab, Drexel University

## EDUCATION

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- 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

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

## PUBLICATIONS

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### *Peer Reviewed Articles*

- 2023 **Preis, B.** “Where the Landlords Are: A Network Approach to Landlord-Rental Locations”  
*Forthcoming in the Annals of the American Association of Geographers*
- bunten, dm., **B. Preis**, and S. Aron-Dine, “Gentrification: New Theory, Measurement, and Empirics,” *Urban Studies* OnlineFirst. 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 (March 2022): 614-629. 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 (February 2021): 405–24. 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.

### *Journal Article Manuscripts in Preparation.*

- Preis, B.** “The Relationship Between Local Rental Market Ownership Concentration and Rent”
- Preis, B.** “Is This a Rental? Comparing Methods for Identifying Rental Units”

## TEACHING

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- 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

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- 2020 -    **Nowak Metro Finance Lab, Drexel University, *Research Fellow***
- Lead the lab's Housing Policy Futures work, collaborating with partners to direct client-directed research projects, apply for grant funding, and publish and disseminate findings
  - Author two reports and three newsletters on changes in the US housing market, including investor purchases of single family homes and off-market sales
  - Collaborate with Director Bruce Katz to develop strategies for increasing anchor institution and public authority procurement from local Black- and Latino-owned businesses
  - Write a series of reports on Black-owned businesses in the US, using Census Bureau data
- 2019    **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
- 2018 - 2019    **Department of Urban Studies & Planning, MIT**  
*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
- 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
- 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

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

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- 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

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- 2018     **Urban Redevelopment Authority of Pittsburgh, Pittsburgh, PA, *Graduate Housing Intern***  
 ● Researched best practices & recommend activities for the \$10M Housing Opportunity Fund
- 2018     **Cambridge Housing Authority, Cambridge, MA, *Research Associate Intern***  
 ● Designed a comprehensive economic mobility pilot program focusing on homeownership assistance for residents of Cambridge public housing
- 2015 - 2017     **Lewis-Burke Associates, Washington, DC, *Government Relations Associate***  
 ● Developed & executed strategies to advocate for clients’ priorities with federal policymakers in Congress and in the Executive branch in the fields of smart cities, energy, engineering, and the physical sciences
- 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

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- 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

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- 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

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

## SOCIETIES

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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

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- 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,"](#) Michaelle Bond, The Philadelphia Inquirer
- 2021 ["What we talk about when we talk about gentrification,"](#) Jerusalem Demsas, Vox