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City Spotlight: Landlord Strategies for Avoiding Evictions in Philadelphia



Melody L. Boyd, SUNY Brockport
John Balzarini, Delaware State University

If it's been a while since you've been to Philadelphia, you'll notice some shimmering additions to the skyline when you arrive for ASA 2023. You'll likely need to reroute a block or two to navigate around scaffolding and closed streets as you head to dinner after a day of conferencing. You may want to bring a pair of ear plugs to minimize the construction noise as you move around the city. While Gritty was unveiled in 2018 as the Flyers mascot, the city has gotten quite a bit shinier and newer in recent years. Of course, as

sociologists we know that shiny and new—which on the surface may seem attractive—actually correspond with increased inequality as competition for housing intensifies. In the context of these changes throughout the city we conducted research looking at the attitudes, perspectives, and experiences of one of Philadelphia's most important housing providers—landlords. In this article, we highlight some of our findings from this research, focusing on how landlords navigate evictions amidst an increasingly hot Philly housing market.

Philadelphia is the center of one of the largest metropolitan regions in the coun-

Boyd & Balzarini, cont'd.

“Although Philadelphia has undergone significant capital reinvestment of its downtown and surrounding neighborhoods, this renaissance is exacerbating an already existing housing crisis in Philadelphia”

try, and its dynamics of deindustrialization, gentrification, and lack of affordable housing are comparable with those of many cities throughout the country.¹ Philadelphia endured the devastating effects of deindustrialization and white flight to the suburbs throughout the latter half of the 20th century and is experiencing a return of capital investment and people that has intensified over the last 20 years.² Although Philadelphia has undergone significant capital reinvestment of its downtown and surrounding neighborhoods, this renaissance is exacerbating an already existing housing crisis in Philadelphia. Historically, Philadelphia has been a city of row houses passed down from generation to generation; it is now increasingly a renter-occupied city, experiencing a 15.3% increase in renter households between 2000 and 2014.³ Mirroring national trends, the demand for rental housing in Philadelphia has increased significantly,⁴ and gentrification has tightened rental housing markets to the detriment of low-income renters.⁵ Philadelphia's poverty rate is 22.3%, making it one of the poorest big cities in the country, and nearly one-third of its low-income renters spend 50% or more of their income on rent.⁶ Philadelphia's high poverty rate, gentrification, rising rents, and tightening housing market are causing low-income renters to face increasing burdens and barriers to affordable housing, including eviction. In 2020, the eviction rate in Philadelphia was 3.48%, and one out of every 14 renters had an eviction filed against them, totaling more than 20,000

people.⁷ Since then the rate of evictions continues to soar year over year.

We wanted to understand landlords' experiences within this shifting landscape, so between 2017 and 2019 we conducted 71 in-depth, semi-structured interviews with landlords and property managers in the Philadelphia area as well as 6 interviews with tenants' rights advocates. We also conducted weeks of participant observation with both a residential and a commercial rental real estate company. Here we summarize our findings from our paper in *Housing Policy Debate* showing how the small-scale landlords in our sample worked with tenants to avoid evictions.⁸

One of our respondents, Paul, described how he worked with a tenant who had fallen behind on her rent. The tenant had been out of work for a few months and her boyfriend, a construction worker, was dealing with an injury that prevented him from working. First, Paul and his tenant established a line of communication. Through numerous conversations, Paul became aware of his tenant's unemployment and her boyfriend's medical issues. As a result of this dialogue, Paul allowed them some flexibility to get back on track with the rent. Paul decided to waive many months of accumulated late fees if the tenant agreed to pay the rent plus an additional amount each month until the back rent was paid off. The tenant then inquired about opportunities for her boyfriend to do some light maintenance on

Boyd & Balzarini, cont'd.

their home as a way to make up for some of the outstanding rent. Paul agreed to this and wrote up a list of landscaping and maintenance jobs the boyfriend could complete on the tenant's home as well as on other properties Paul owned in the area. This may seem like an idiosyncratic story, but most landlords we studied described their willingness to work with tenants who were late on the rent or otherwise violating the lease in an attempt to avoid filing for eviction. Similar to findings from other research,⁹ the landlords in our sample often found it more desirable to employ strategies to keep tenants in their homes because of the time, costs, and hassle associated with filing for eviction. We found that effective, consistent communication was a key factor in landlords' willingness to engage in a process to avoid evicting tenants. As Brett, another landlord from our study explained, "I'm willing to work with them from day one. If they're communicating with me, trying to keep it going, I'm fine."

"Working with them" as so many landlords phrased it, includes numerous strategies designed to retain tenants and maintain rental cash flow. These strategies consist of negotiating the timing of rent payment to allow for late payments as well as developing payment plans, offering tenants the option of providing services such as painting, groundskeeping and minor repairs in lieu of rent, connecting tenants to social support services to rally additional resources to buttress tenants' situations, and forgiving back rent. As a last resort, some landlords described offering tenants money for them to leave in order to avoid having to file an eviction in a process dubbed "cash for keys." As Mark explained, "You pay them, cash for keys. You pay them to get out." Many landlords used the threat of eviction and this cash incentive as both a carrot and a stick to convince tenants to vacate. Mark continued to describe this strategy, "All landlords except the slumlords check the records before renting. If you had an eviction in your history, it makes it very difficult to rent another place. People like to avoid that, so that's

why the cash for keys deal works." Landlords explained that cash for keys was a strategy to take possession of properties quickly so they could complete repairs and rent out units as soon as possible. This was often considered preferable to time-consuming and costly evictions.

While avoiding time-intensive and costly eviction proceedings was a primary reason landlords worked with tenants to avoid evictions, landlords also described more tenant-focused reasons for avoiding evictions. Some landlords described a sense of commitment they felt toward long-term tenants, and in some cases they felt obligated to protect long-term tenants from displacement. Additionally, given that profit margins are much tighter for small-scale landlords—many simply cannot afford to have units vacant for an extended period of time—which means that in some cases it is more desirable for a landlord to keep a tenant in their home than evict them.

A small number of landlords in our study did not work with tenants and simply filed for eviction as soon as tenants violated the terms of the lease. But we found that in almost all of these cases these landlords had once employed strategies to avoid evictions with former tenants, but because of numerous experiences where they felt strained, taken advantage of, or defeated by the process, had simply given up trying to work with tenants and resolved to take a more hard-line approach to dealing with tenants in the future. Nevertheless, at one time working with tenants was part of how they did business.

The differences in scale and organizational structure between small-scale landlords and large-scale rental real estate companies is important for understanding the likelihood that landlords will work with tenants. If small-scale landlords often find it practical to work with tenants, as our research suggests, large rental

Boyd & Balzarini, cont'd.

real estate companies do not generally practice these approaches and thus are far more likely to evict struggling tenants.¹⁰ Our findings point to the importance of small-scale landlords in regional housing markets, especially for low-income tenants. But as neoliberal housing policies and gentrification continue to reshape urban housing markets, rents will increase as the demand for housing and space intensifies, thus constraining access to housing for low-income renters. If small-scale landlords themselves become victims of these market pressures and liquidate their properties as large rental real estate companies expand, then the flexibility and negotiation between small-scale landlords and low-income and struggling renters will become less common. Thus, it is crucial that rental housing policy consider the impact of economic pressures on small-scale landlords and their role in urban housing markets.

The landlords who used these off-the-books inducements framed them as amicable alternatives which benefited both parties; landlords got possession of their units quickly and tenants could vacate without reprisal, and in some cases receive some money. Most importantly, tenants avoided having an eviction on their record. While avoiding having an eviction on their record was perceived as preferable, the reality is that even if tenants were given a small sum of money to vacate, or did not repay back rent, they were still displaced from their homes. Off-the-books evictions are evictions nonetheless, and they contribute to patterns of displacement and housing insecurity for the most vulnerable Americans.¹¹ However, since these strategies are by design meant to avoid courts, they are not recorded and thus are not recognized in official eviction rates. Future research on eviction and housing displacement should take into account the off-the-books forms of residential displacement that we describe, including cash for keys. Our understanding of America's eviction crisis is lacking these off-the-books evictions, thereby diminishing the perceived severity of

the crisis. Neighborhood displacement and housing insecurity are primary outcomes of eviction—whether on the record or off the books. Thus, although cash for keys is likely preferable for many tenants to a formal eviction, it nonetheless exacerbates the crisis of housing insecurity for low-income renters. Therefore, more research is needed to better estimate rates, and understand the prevalence and consequences of these off-the-books evictions.

References

1. Ding, Hwang, & Divringi, 2015; Pew Charitable Trusts, 2016, 2018b
2. Adams et al., 1991; Adams, Bartelt, Elesh, & Goldstein, 2008; Beauregard, 1990; Pew Charitable Trusts, 2016; Smith, 1996; Spain, 1993
3. Chizeck, 2016; PewCharitable Trusts, 2014, 2019
4. Joint Center for Housing Studies of Harvard University, 2020; Pew Charitable Trusts, 2018b; Wachter & Acolin, 2016
5. Chizeck, 2016; Leopold, Getsinger, Blumenthal, Abazajian, & Jordan, 2015; Pew Charitable Trusts, 2018a
6. U.S. Census 2023; Pew Charitable Trusts, 2019
7. Eviction Lab, 2020; Terruso, 2018
8. Balzarini and Boyd, 2021
9. see Garboden & Rosen, 2019
10. Garboden & Rosen, 2019; Immergluck et al., 2019; Raymond et al., 2016, 2018; Seymour & Akers, 2019; Sternlieb, 1966
11. Desmond, 2016

Chair's Message

Dear CUSS Members,

I hope everyone is enjoying summer. I am looking forward to seeing many of you at our meetings in Philadelphia next month. We have been busily planning our section events, starting with our reception which will take place on Thursday evening at the Post. We have an exciting slate of section sessions that start the next morning with "Reimagining Urban and Community Sociology through Data Science", followed by "Education And Urban Inequality", then "Climate Change, Urban Inequality, and the Future of Cities", and "Critical Approaches to the Study of Policing of Urban Spaces". Our roundtable sessions cover the following themes: Contesting Urban Governance, Education in the Urban Context, Framing Diversity and Contestation, Gentrification, Getting Housed, Losing Shelter, Housing, Planning, and Politics, Neighboring and Community, Police and Spatial Surveillance, Race and Place, Urban Business and Property, and Urban Theory. I would like to thank the session organizers for putting together a stellar group of papers. Our business meeting will immediately follow the roundtables and will include our awards presentations.

This has been a busy year for CUSS. Many of the discussions that have taken place during my term have centered on ways to improve the section to foster broader involvement and inclusivity, particularly in both elected and volunteer leadership roles. One of the most visible steps that has been taken towards this end has been in revamping our awards process, including in the constitution of committees, awards submissions, and evaluations. We now have a portal for awards submissions that collects the same information from all applicants, as well as requiring text-based-only submission of articles aimed at mitigating some sources of potential bias in the review process. We are open to suggestions about how to improve these processes moving forward.

As my term concludes in August, I wanted to express how much of a pleasure it has been to serve CUSS as your chair. I am excited to welcome in the new leadership and opportunities to contribute to the continued growth and success of our section.

Best,
Mary J. Fischer



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Facebook: CUSS

ASA Section information: <https://www.asanet.org/asa-communities/sections/community-and-urban-sociology>

Message from the Communications Team

This issue of the newsletter features some old favorites, some new features, and all of the information you'll need to make the most of this year's annual meeting and keep up with member accolades and activities!

Want to know what to expect from Philadelphia? First, check out our annual City Spotlight feature (beginning on page 1). This year, Melody L. Boyd and John Balzarini educate us on the city's housing market context, including their recent scholarship exploring the strategies used by small-scale landlords to avoid formal evictions. Next, take a look at our **NEW!** Practitioner Spotlight (beginning on this page, below). Inspired by the CUSS Publicly Engaged Scholar Award, this new feature further highlights the impressive and impactful applied work being undertaken by urban sociologists. In this issue specifically, we learn more about the transformative work of Dr. Esther Hio-Tong Castillo, who is the Director of Racial Equity, Storytelling, and Community Impact for the City of Philadelphia. Finally, mark your calendars using our list of CUSS sections at the upcoming annual meeting (beginning on page 12).

Speaking of awards and achievements by section members, this issue also contains a list of this year's award winners (beginning on page 9), as well as a list of new member publications (beginning on page 10).

Let Us Highlight Your Work!: The Communications Team is always looking for essays that promote community and urban sociology, such as this edition's City Spotlight and Practitioner Spotlight features. Pieces can cover a wide range of topics including research, teaching, community activism, and applied work. Please contact any of us if you are interested.

- Albert Fu (afu@kutztown.edu)
- Kyle Galindez (kgalinde@ucsc.edu)
- Andrew Messamore
(andrew.messamore@utexas.edu)
- Alexis Moore (amoore137@student.gsu.edu)
- Lora Phillips (lphill33@uwo.ca)
- Steven Schmidt (steven.schmidt@usc.edu)
- Thalia Tom (thaliato@usc.edu)
- Benny Witkovsky (bwitkovsky@wisc.edu)

Practitioner Spotlight: Esther Hio-Tong Castillo

Dr. Esther Hio-Tong Castillo is the Director of Racial Equity, Storytelling, and Community Impact for the City of Philadelphia. Previously, she served as the Programs Manager for the Philadelphia Chinatown Development Corporation. She received her Ph.D. in Sociology from Temple University in 2017. Benny Witkovsky interviewed Dr. Castillo about her work in Philadelphia earlier this spring.

Tell me about the work you have done in Philadelphia with the Asian community.

The first time that I worked directly with the Asian community in Philadelphia was when I volunteered as a Census trainer in Chinatown. In late 2019, the City of Philadelphia was recruiting multilingual trainers to ensure that

everyone filled out the census, including immigrants and refugees. At that time, I gave a training presentation in Cantonese to about 100 older residents in Chinatown. To my surprise, they were very enthusiastic about filling out the census. Through this experience, I connected with the Philadelphia Chinatown Development Corporation (PCDC), my former employer. They asked me if I would be willing to lead a program that aims to promote mental health and wellness in the Chinese immigrant community because they just received a grant from the Scattergood Foundation. I said yes.

It is important to note that the model minority stereo-

Hio-Tong Castillo, cont'd.

type is powerful both outside and inside the Asian community. This stereotype falsely paints the picture that all Asians are doing well socially and economically, that we are the “model minority”, implying that Asians do not face any adverse experiences. Of course, it isn't true. That said, it makes starting a mental health program, which encourages this community to talk about their problems, very challenging. I thought I needed to better understand how we could meet the community where they were at. So, when I first became the Founder and Program Director of the Chinese Immigrant Families Wellness Initiatives (CIFWI), one of my first task was to utilize my skills as a sociologist to survey respondents from the local Chinese communities. We asked them about their adverse childhood experiences and mental health needs because we recognize that a trauma-informed approach was necessary. The bilingual survey yielded 80 responses. The results presented some shocking findings. One of which being one in four said that they had experienced domestic abuse or sexual violence. We also found that there is a stark difference between the first generation and the second-generation immigrant Chinese. While first-generation immigrants reported employment and financial inclusion as major struggles in life, second-generation immigrants reported that racism and identity were the biggest issues. Learning from the survey results, it became very clear to me that our program must create different programs for various generations. We are proud that through CIFWI, we were able to provide wellness workshops and webinars for first-generation immigrants, parents, and older adults. We also created a youth program that served high-school and college students, creating a safe space for them to process their feelings and support each other.

In early 2021, I added to my work as the Project Manager for the COVID-19 Vaccine Equity Initiative. During the early rollout of the COVID-19 vaccine, the only way most Philadelphians could get the vaccine was in the Convention Center. Although it was only a few blocks away from Chinatown, barriers to access the vaccine prevented many senior residents in Chinatown from getting vac-

inated. Even if they knew how to use a computer, they didn't know how to fill out the form in English. So, PCDC partnered up with FEMA to notify Chinatown residents about any leftover vaccines, as vaccines not being used would be wasted. Our team escorted senior residents to get the vaccine and help them fill out the form on-site. Later, we were able to partner with a local pharmacy and operate a weekly vaccine clinic in the Crane Community Center in Chinatown. I am proud to say that we vaccinated close to 6,000 people in Philadelphia, and 95% of them had limited English proficiency. We also partnered with the Africa Cultural Alliance of North America (ACANA) to share critical resources with the African and Caribbean communities in Southwest Philadelphia.

What do you do now that you have transitioned to working with the City of Philadelphia?

My formal role is the Director of Racial Equity, Storytelling, and Community Impact in the Office of Community Empowerment and Opportunity (CEO). CEO serves as a funder, a convenor, and a collaborator to advance racial equity and promote economic mobility among vulnerable populations in the Philadelphia. My day-to-day role involves thinking creatively about how CEO can integrate racial equity into our communications and operations. I work to change the hearts and minds of government workers, policymakers, and stakeholders to put racial equity at the center of the work. One can look at a statistic, but to motivate stakeholders to take actions, we must replace harmful narratives with antiracist and powerful narratives by telling a series of compelling stories. We also need to recognize the value of lived experience as knowledge. As such, we must actively listen to community members about what their needs are. It is through equitable community engagement that we can obtain real stories and understand emergent needs from the community, something I don't get by simply sitting behind the computer screen.

How has your background in sociology helped you with this work?

My background in sociology is the main reason why I can

Hio-Tong Castillo, cont'd.

bring a fresh perspective to my current work. In the public sector, there are many talented individuals who have specialized skills and knowledge. For example, in the policy world, there is much knowledge in laws and policies, and people possess skills and understanding of structures and systems to bring the right people to the table to advocate for and advance equity. In the non-profit world, on the other hand, there are many passionate folks working on the ground, alongside community members and social agents. Sociology is the magic glue that connects structure with agency. I think the push and pull between structure and agency is a relatively new perspective in a lot of the circles I enter.

What do sociologists misunderstand about this kind of work?

I really wish that there would be more sociologists working in the public sector. I think sociologists can bring such a valuable perspective, serving as the glue of other disciplines. I'm not sure why, but in my experience, working for the government or non-profit institutions isn't often being encouraged when I was a graduate student. There seems to be a stronger focus on developing critical understanding about social issues and policy without much consideration for pragmatism. Making change in the "real world" requires a lot of partnership, collaboration, and compromises. You've got to be able to walk into the room and know that you are not going to be right because that is not the point. The point is how do we gather available resources and make the best out of many imperfect situations. As sociologists, we pride ourselves on employing a critical lens to understand so-

cial processes—I get it—but that is not always helpful in the real world. I guess if sociologists can quiet our egos, listen more, and think harder about how we can contribute with our sociological perspectives, we can truly bring so much value to the world. Our perspective is valuable and unique, but it is not complete. We hope more sociologists will be sitting on tables making important policy decisions. To do so, we all need step out of our comfort zone a bit. It's not always about forming a critique.

What do you think sociology has to offer to this work?

Sociology has a strong focus on the social, cultural, and political. Right now, in Philadelphia, for example, we are seeing community opposition against the proposed 76ers arena. Community groups from Chinatown and elsewhere are pushing for an environmental impact report. The goal is to illuminate potential impacts that the arena would have on communities like Chinatown and the city as a whole. Being an urban sociologist, I know for a fact that there is a lot of literature that discusses the negative impacts that large-scale developments like sports stadiums have on local communities. Sociologists are good at developing case studies, studying about what happened, but I'm not sure how we are using these case studies in ways that help inform future policies and equitable development. Economists can estimate economic costs and impacts. Urban planners can tell us more about transportation and parking. But what about human costs and cultural values? Sociologists can bring that unique perspective to the table.

"Sociology is the magic glue that connects structure with agency"

2023 Section Award Winners



Congratulations to our 2023 Award Winners, and much thanks to the award committees. Award recipients will be honored at our section reception at the ASA Annual Meeting in Philadelphia.

Robert E. Park Book Award

The Robert E. Park Book Award (formerly the Park Book Award) goes to the author(s) of the best book published in the past 2 years (2021/2022).

Co-Winner: Elizabeth Korver-Glenn's *Race Brokers: Housing Markets and Segregation in 21st Century Urban America*

Co-Winner: Zachary Levenson's *Delivery as Dispossession: Land Occupation and Eviction in the Postapartheid City*

Honorable Mention: Robin Bartram's *Stacked Decks: Building Inspectors and the Reproduction of Urban Inequality*

Committee:

- Xuefei Ren (co-chair)
- Jessica Simes (co-chair)
- Michael Gaddis
- Allen Hyde
- Jinwon Kim

Jane Addams Article Award

The Jane Addams Award (formerly the Park Article Award) goes to authors of the best scholarly article in community and urban sociology published in the past 2 years (2021/2022).

Winner: Prentiss A. Dantzler. 2021. "The Urban Process Under Racial Capitalism: Race, Anti-Blackness, and Capital Accumulation." *Journal of Race, Ethnicity and the City* 2(2): 113-134.

Committee:

- Junia Howell (co-chair)
- Elizabeth Korver-Glenn (co-chair)
- Denia Garcia
- Kristin Perkins
- Nicole Trujillo-Pagán

Community and Urban Sociology Graduate Student Paper Award

The CUSS Student Paper award goes to the student author of the paper the committee regards as the best graduate student paper in community and urban sociology.

Winner: Reed T. DeAngelis. 2022. "Moving on Up? Neighborhood Status and Racism-Related Distress among Black Americans." *Social Forces* 100(4): 1503-1532.

Awards, cont'd.

Honorable Mention: Luis Flores. 2022. "Zoning as Labor Market Regulation."

Committee:

- Rahim Kurwa (chair)
- Bryant Crubaugh
- CalvinJohn Smiley
- Kiara Wyndham-Douds

Publicly Engaged Scholar Award

This award recognizes community and urban sociologists who use their research to make significant and meaningful contributions to public debates, public policy, and/or communities.

Winner: Derek Hyra, American University

Committee:

- Patricia Snell Herzog (chair)
- Max Lubell
- Chandra Ward
- Simón Weffer

Robert and Helen Lynd Award for Lifetime Achievement

This award recognizes distinguished career achievement in community and urban sociology.

Winner: Lance Freeman, University of Pennsylvania

Committee:

- John Gilderbloom (chair)
- Eileen Avery
- Watoii Rabii
- Emily Sandusky

New Member Publications

Akchurin, Maria. 2022. "Contested Infrastructures: Water, Privatization, and Place-Based Protest in Greater Buenos Aires." *City & Community*. DOI: <https://doi.org/10.1177/15356841221139249>

Alvarado, Steven Elías and Alexandra Cooperstock. 2023. "The Echo of Neighborhood Disadvantage: Multi-generational Contextual Hardship and Adult Income for Whites, Blacks, and Latinos." *City & Community*. DOI: <https://doi.org/10.1177/15356841231179436>

Dempsey, Nicholas P. 2023. "Building on Firm Foundations: Organizations and Growth in Urban Arts Communities." *Journal of Urban Affairs*. DOI: <https://doi.org/10.1080/07352166.2023.2203402>

Elliott, James R. and Zheyang Wang. 2023. "Managed Retreat: A Nationwide Study of the Local, Racially Segmented Resettlement of Homeowners from Rising Flood Risks." *Environmental Research Letters* 18(6): 06-4050

DOI: <https://iopscience.iop.org/article/10.1088/1748-9326/acd654>

Garfield-Abrams, Jennifer L. 2023. "The Art of 'Everyday Resistance': Small City Cultural Actors' Disruption of Extralocal Growth Politics." *Journal of Urban Affairs*. DOI: [10.1080/07352166.2023.2195663](https://doi.org/10.1080/07352166.2023.2195663)

Herbert, Claire W. 2023. "Informal Housing in the U.S.: Variation and Inequality among Squatters in Detroit." In *The Sociology of Housing: How Homes Shape Our Social Lives*, eds. by Brian McCabe and Eva Rosen. Chicago, IL: University of Chicago Press

Herbert, Claire W. and Michael Brown. 2023 "Race, Property, and Erasure in the Rust Belt: Viewing Urban Changes through a Binocular Colonial Lens." *Du Bois Review*. DOI: <https://doi.org/10.1017/S1742058X23000061>

Publications, cont'd.

Herbert, Claire W., Noah Durst, and Deyanira Nevárez Martínez. 2023. "A Typology of Informal Housing in the United States: Lessons for Planners." *Journal of Planning Education and Research*. DOI: <https://doi.org/10.1177/0739456X221136502>

Kent-Stoll, Peter. 2022. "Dispossessory Citizenship: The Settler Colonial State and the Bureau of Indian Affairs Relocation Program, 1952-1972." *Social Problems*. DOI: <https://doi-org.oca.ucsc.edu/10.1093/socpro/spac054>

Liévanos, Raoul S. 2023. "Racialized Hazardous Space: A Critical Race Urban-Environmental Sociology of Residential Security in the Depression Era." *City & Community*. DOI: <https://doi.org/10.1177/15356841231176539>

Mattson, Greggor. 2023. "The Changing Mix of Gay Bar Subtypes after COVID-19 Restrictions in the United States, 2017 to 2023." *Socius* DOI: [10.1177/23780231231181902](https://doi.org/10.1177/23780231231181902)

Patterson, Matt. 2023. "Scoreboard Urbanism: Theoriz-

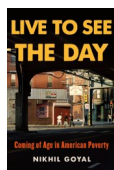
ing Mental Life in the Digitally Mediated Metropolis." *City & Community*. DOI: <https://doi.org/10.1177/15356841231173644>

Schmidt, Steven. 2023. "Buen Crédito y Buen Seguro": Legal Status and Restricted Access to Shelter Among Low-Income Latina/o Renters in an Immigrant Gateway City." *Social Problems*. DOI: <https://doi.org/10.1093/socpro/spad021>

Smiley, K. T., Noy, I., Wehner, M. F., Frame, D., Sampson, C. C., & Wing, O. E. 2022. "Social Inequalities in Climate Change-Attributed Impacts of Hurricane Harvey." *Nature Communications*. 13(1), 3418

Somashekhar, Mahesh. 2023. "Where the Great Cities Go, Do Other Cities Follow? Divergent Trajectories of LGBTQ Organizational Growth Across the United States During the AIDS Crisis." *Journal of Homosexuality*. DOI: <https://doi.org/10.1080/00918369.2023.2221995>.

New Member Books



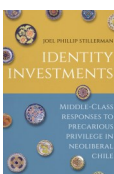
Goyal, Nikhil. Forthcoming 2023. *Live to See the Day: Coming of Age in American Poverty*. MacMillan Publishers.

<https://us.macmillan.com/books/9781250850065/livetoseetheday>



Mattson, Greggor. 2023. *Who Needs Gay Bars?: Bar-Hopping through America's Endangered LGBTQ+ Places*. Redwood City, CA: Stanford University Press.

<https://www.sup.org/books/title/?id=34279>



Stillerman, Joel. 2023. *Identity Investments: Middle-class Responses to Precarious Privilege in Neoliberal Chile*. Redwood City, CA: Stanford University Press.

<https://www.sup.org/books/title/?id=32853>

ASA 2023 Sessions



Reimagining Urban and Community Sociology through Data Science

Friday, August 18, 2023

8:00 to 9:30am

Organizers:

Ian Kennedy, Rice University

Mahesh Somashekhar, University of Illinois-Chicago

This panel investigates how scholars use data science to answer critical questions related to urban and community sociology. We invite papers that consider data-driven approaches to studying a wide range of topics related to cities and urban populations, including, but not limited to, machine learning and artificial intelligence, data mining, and data visualization. We especially encourage submissions that focus on contexts outside the Global North, deploy intersectional and antiracist approaches, and that center on the agency of marginalized populations.

Presider:

Mahesh Somashekhar, University of Illinois-Chicago

Panelists:

"Securing Segregation: Redlining, Physical Barriers, and the Persistence of Residential Segregation"

- *Elizabeth Roberto, Rice University*
- *Jaleh Jalili, Rice University*

"Exploring Social Media Connectedness across Space

and Associations with Community Level Mental and Behavioral Health"

- *Josephine E Johnson, Pennsylvania State University*
- *Corina Graif, Pennsylvania State University*

"Why do racial disparities in police violence persist? Let's listen in"

- *Christopher Michael Graziul, University of Chicago*
- *Margaret Beale Spencer, University of Chicago*

"Mapping Housing Movements in the United States: Trends from Big Networks among Civil Society Leaders"

- *Andrew Ford Messamore, University of Texas at Austin*

Education and Urban Inequality

Friday, August 18, 2023

10:00 to 11:30am

Organizers:

Elizabeth Ackert, UC Santa Barbara

Elly Field, University of Michigan

This panel explores how urban inequality shapes education and how educational inequality shapes neighborhoods and communities, with papers using a range of methodologies and focusing on suburban

ASA Sessions, cont'd.

and non-U.S. contexts, in addition to U.S. cities. Examining the intersections of residential segregation, crime, school inequality, and educational outcomes, these papers provide several distinct perspectives on the links between education and urban inequality.

Presider:

Maximilian Cuddy, University of Illinois at Chicago

Discussant:

Thalia Tom, University of Southern California

Panelists:

“Separate and unequal options: Neighborhood educational access in the era of school choice”

- *Peter M. Rich, Cornell University*
- *Christian D Sprague, Cornell University*

“Residential Choice and Schooling Experiences in a Latinx-majority Suburb”

- *Julia Colleen Campbell Szabo, Rice University*

“Sibyan Mektebi in Istanbul, Turkey: Why did Islamic pre-schools emerge and expand?”

- *Yasemin Taskin Alp, University of California, San Diego*

“Exposure to Local Homicides and Youth Educational Achievement in Cali, Colombia”

- *Sebastián Rojas Cabal, Princeton University*

“The impact of public school closures on neighborhoods: The case of crime in 10 U.S. cities”

- *Noli Brazil, University of California, Davis*
- *Jeremy Prim, University of California, Davis*
- *Irina Chukhray, University of California, Davis*

Climate Change, Urban Inequality, and the Future of Cities

Friday, August 18, 2023

4:00 to 5:30pm

Organizers:

Candace Nicole Miller, UNC Charlotte

Benjamin Bradlow, Princeton University

This panel considers the impact of climate change on shaping urban inequalities worldwide. Topics include (but are not limited to) the effects of climate change on shaping contemporary “housing crises” (i.e., housing affordability, housing and rental shortages, residential displacement, food deserts, and infrastructural failures), how urbanization contributes to global warming and exacerbates environmental disasters, and the impacts of climate change on migration and residential displacement. We also welcome submissions investigating the various strategies to combat climate change and bolster the resilience of cities. We especially encourage submissions that focus on contexts outside the Global North, deploy intersectional and antiracist approaches, and center on the agency of marginalized populations.

Presider:

Benjamin Bradlow, Princeton University

Discussant:

Candace Nicole Miller, UNC-Charlotte

Panelists:

“Black Coastal Communities and the Socioeconomic and Environmental Fight for The Coast”

- *Christina R. Jackson, Stockton University*

“Cities at Sea: Environmentalizing Colonial Continuities in Coastal Cities”

- *Kalyani Monteiro Jayasankar, University of Southern California*

“The Building Blocks of Community Participation in Local Climate Meetings”

- *Paul D. Almeida, University of California-Merced*
- *Luis Ruben Gonzalez Marquez*
- *Edward Orozco Flores, University of California-Merced*
- *Ana Padilla, University of California-Merced*
- *Venise Curry, Fresno Grows*

ASA Sessions, cont'd.

Critical Approaches to the Study of Policing of Urban Spaces

Saturday, August 19, 2023

8:00 to 9:30am

Organizers:

Kesha S. Moore, *Thurgood Marshall Institute*

Tony Cheng, *Duke University*

This panel centers critical frameworks on the study of policing and the criminal legal system in the wake of both COVID and the racial reckoning initiated by #blacklivesmatter. We invite papers offering new approaches that nuance our understanding of crime, law enforcement and police reform, and community policing. We especially encourage submissions that focus on contexts outside the Global North, deploy intersectional and antiracist approaches, and center on the agency of marginalized populations.

Presider:

Kesha S. Moore, *Thurgood Marshall Institute*

Discussant:

Uriel Serrano, *University of California-Irvine*

Panelists:

“En Estado de Emergencia: Governing violence through everyday state of exception”

- Andrea Mariana Roman Alfaro, *University of Toronto*

“Systemic Racial Violence in Police Weapons Training: An Analysis of the Washington Post Data, 2015-2020”

- Thomas W. Volscho, *CUNY-Staten Island*
- Angie Beeman, *CUNY-Baruch College*

“Police Havens: The Social Organization of Private Donations to Police”

- Simon Yamawaki Shachter, *University of Chicago*
- Eric Chandler, *University of Chicago*
- Kiran Misra, *Harvard University*
- Robert Vargas, *University of Chicago*

“Policing and the Deportation of Black Immigrants: Overlapping Systems of Anti-Blackness in New York City”

- Edwin Grimsley, *The Graduate Center, CUNY*
- Sarah Rose Tosh, *The Graduate Center, CUNY*

“School Closures Significantly Reduced Arrests of Black and Latinx Urban Youth”

- Jessica T. Simes, *Boston University*
- Tori L. Cowger, *Harvard University*
- Jaquelyn L. Jahn, *Drexel University*

CUSS Refereed Roundtables

Friday, August 18, 2023

2:00 to 3:00pm

Organizer:

Leonard Nevarez, *Vassar College*

Table 1: Contesting Urban Governance

Table 2: Education in Urban Contexts

Table 3: Framing Diversity and Contestation

Table 4: Gentrification

Table 5: Getting Housed, Losing Shelter

Table 6: Housing, Planning and Politics

Table 7: Neighboring and Community

Table 8: Policing and Spatial Surveillance

Table 9: Race and Place

Table 10: Structural Racism

Table 11: Urban Business and Property

Table 12: Urban Theory

Community and Urban Sociology Business Meeting

Friday, August 18, 2023

3:00 to 3:30pm

Marriott Philadelphia Downtown, Floor: Level 5,
Grand Ballroom Salon F

Community and Urban Sociology Reception

Thursday, August 17, 2023

7:00 to 9:00pm,

Location: The Post