

# Andrew Thomas Carswell

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## CURRICULUM VITAE

### EDUCATION

- Ph.D.** University of Delaware, *School of Urban Affairs & Public Policy*, 2004  
*Dissertation Thesis: Measuring the Effectiveness Outcomes of Pre-Purchase Homeownership Counseling Recipients in the City of Philadelphia*
- M.B.A.** George Washington University, *Business Economics/Public Policy*, 1994
- B.B.A.** College of William & Mary, *Finance*, 1988

### PROFESSIONAL EDUCATION/TRAINING

*Business Applications of Statistics and Data Analytics*. National Association for Business Economics. (10-week professional development course; concluded April 2017).

*Foundations of Economic Development*. Mountain West Planning + Design Academy. University of Utah Professional Education. (Certificate of Completion: November 10, 2010).

Mortgage Bankers Association's School of Mortgage Banking

*Course I – Pomona, CA (1990)*

*Course II – Pomona, CA (1992)*

### PROFESSIONAL CERTIFICATIONS/SKILL LEVEL PROFICIENCY EXAMS

- IBM SPSS Statistics Level 1 v2 Proficiency Exam (C2090-011) [*measures general proficiency in SPSS programming, operations/processes, and analysis/interpretation; 52 correct out of 55 questions (94.5%)*]\*
- Real Estate Financial Modeling (REFM) Excel for Real Estate Certifications:\*
  - Level 1 [*includes concepts and processes such as Excel mathematical functions, conditionals/"nested if" statements, V & H Lookup, NPV and IRR analysis, and data tabling procedures; completed 9/1/14*]
  - Level 2 [*includes concepts and processes such as discounted cash flows, mortgage computations, refinancings, capital structuring, sources and uses of funds, residual land valuation, mezzanine investment partnerships, and real estate syndication structures; completed 8/31/17*]
- LinkedIn Assessment Tests (MS Word - Top 30%; MS Excel - Top 5%; MS Power Point - Top 5%)\*
- Indeed Assessment Tests (Data Analysis – Expert; Written Communication – Expert; MS Excel – Expert)\*\*

\* *Certification and proficiency evidence available on LinkedIn page*

\*\* *Proficiency evidence available upon request*

### DATA SET EXPERIENCE/FAMILIARITY

American Housing Survey, HUD Rental Housing Finance Survey, American Community Survey, IREM Income/Expense Analysis

## RESEARCH INTERESTS

Housing counseling; sprawl/growth management initiatives; residential mobility programs; predatory lending and mortgage fraud; affordable lending programs and access to financing for low- and moderate-income home buyers; residential property management

## ACADEMIC EXPERIENCE

**Professor**, *University of Georgia, 2020 - Present*

**Associate Professor**, *University of Georgia, 2010-2020*

**Assistant Professor**, *University of Georgia, 2004-2009*

**Temporary Assistant Professor**, *University of Georgia, 2003-2004*

**Part-Time Instructor**, *University of Delaware, 1999-2000.*

**Statistics Lab/SPSS Instructor**, *University of Delaware, 1998-2000.*

## WORK EXPERIENCE

**Part-Time Researcher**, *John Burns Real Estate Consulting, 01/03-06/03.*

**Research Assistant**, *Center for Community Development & Family Policy, University of Delaware, 1997-2001.*

**Instructor/Trainer**, *Princeton Review, March 2001- September 2002.*

**Consultant**, *Self-Help Nonprofit Association, Fall 2001.*

**Ewing Kauffman Entrepreneurial Internship**, *City of Lancaster Department of Economic Development, 6/99 – 9/99.*

**Economics Intern**, *Fannie Mae, Washington, D.C., 5/98 – 8/98.*

**Assistant Director**, *Single-Family Finance, National Association of Home Builders, Washington, D.C., 9/91- 8/97.*

**Mortgage Market Analyst**, *National Association of Home Builders, Washington, D.C., 4/90 – 9/91.*

**Legislative Intern**, *Freddie Mac, Washington, D.C., 3/89 – 4/90.*

## ACADEMIC JOURNAL ARTICLES – PEER-REVIEWED (n=45)

*[with year-specific Scopus/SJR and Web of Science (WoS) impact factors (IF) included where applicable]*

- Peek, G., Green, L., Emerson, K.G., & Carswell, A.T. (in press). Aging in place and residential satisfaction: The influence of home modifications. *Housing and Society*. [accepted October 2021; 2020 SJR IF = 0.273]
- Ghimire, J., Carswell, A.T., Ghimire, R., & Turner, P.R. (2021). Measuring housing's impact on mental health during COVID-19. *International Journal of Environmental Research and Public Health*. [2020 SJR IF = 0.747; 2020 WoS IF = 3.390]\*

- Johnson, P.L., & Carswell, A.T. (2021). The effects of unplanned moves on post-crisis housing situations. *Housing and Society* 48(2), 137-154. [2020 SJR IF = 0.273]\*
- Gawrys, M., & Carswell, A.T. (2020). Exploring the cost burden of rural rental housing. *Journal of Rural Studies*, 80, 372-379. [2020 SJR IF = 1.497; 2020 WoS IF = 4.849]\*
- Tharp, D., McDonald, M., Carswell, A.T., & Seay, M.C. (2020). Personality traits and financial satisfaction at the individual level. *Personality and Individual Differences* 166(1). [2020 SJR IF = 1.328; 2020 WoS IF = 3.004]
- Hopkins, E.Z., Carswell, A.T., & Love, K. (2020). Impacts of Energy Star rated appliances on U.S. multifamily rents. *Family and Consumer Sciences Research Journal* 49(1), 37-51. [2020 SJR IF = 0.372]
- Read, D.C., & Carswell, A.T. (2019). Is property management viewed as a value-added service? *Property Management* 37(2), 262-274. [2019 SJR IF = 0.29]
- Ewen, H.H., & Carswell, A.T. (2019). Differences in conventional and seniors-oriented apartment management. *Facilities*, 37(3/4), 157-167. [2019 SJR IF = 0.399]
- Moore, H.P., Carswell, A.T., Worthy, S.L., & Nielsen, R. (2019). Residential satisfaction among students: Examining high-end amenity student housing. *Family and Consumer Sciences Research Journal*, 47(3), 260-275. [2019 SJR IF = 0.321]\*
- Peek, G.G., & Carswell, A.T. (2018). Older homes, associations, and owner satisfaction. *Housing and Society*, 45(1), 1-13. [2018 SJR IF = 0.171]
- Carswell, A.T. (2018). Living where you work: Determining the value-added nature of the on-site residential property manager. *Facilities*, 36(5/6), 258-271. [2018 SJR IF = 0.517]
- Seay, M.C., Carswell, A.T., Nielsen, R., & Anderson, S. (2018). Investment in rental real estate during the 1990s. *Journal of Financial Counseling and Planning*, 29(2), 369-382. [2018 SJR IF = 0.179]
- Ewen, H.H., Emerson, K.G., Washington, T.R., Carswell, A.T., & Smith, M.L. (2017). Aging in place: Community-based services and resources in residential settings among older adults. *Housing and Society*, 44(1/2), 114-126. [2017 SJR IF = 0.146]
- Carswell, A.T. (2017). Do infill properties and major property improvements create externalities that impact property taxes? *Journal of Property Tax Assessment and Administration*, 14(1), 5-18. [no SJR or WoS IF]
- Carswell, A.T. (2017). An examination of operating expense control within U.S. multifamily properties. *Property Management*, 35(1), 48-66. [2017 SJR IF = 0.342]
- Ewen, H.H., Lewis, D., Carswell, A.T., Emerson, K.G., Washington, T., & Smith, M. (2017). A model for aging in place for apartment communities. *Journal of Housing for the Elderly*, 31(1), 1-13. [2017 SJR IF = 0.186]
- Ewen, H.H., Washington, T., Emerson, K.G., Carswell, A.T., & Smith, M.L. (2017). Home- and community-based service utilization among older adult households by residence type. *International*

*Journal of Environmental Research and Public Health*, 14(3). [2017 SJR = 0.735; 2017 WoS IF = 2.145]

- Carswell, A.T., & Babiartz, P. (2016). Benefit-cost analysis and optimization modeling for a seller/builder buydown mortgage. *Journal of Real Estate Practice and Education*, 19(1), 87-97. [2016 SJR IF = 0.125]
- Laquatra, J., & Carswell, A.T. (2015). Re-assessing the economic and analytical tools that measure and optimize households' energy efficiency improvements. *Housing and Society*, 42(3), 166-178. [no 2015 SJR or WoS IF]
- Couch, C., Carswell, A.T., & Zahirovic-Herbert, V. (2015). An examination of the potential relationship between green status of multifamily properties and sales price. *Housing and Society*, 42(3), 179-192.\* [no 2015 SJR or WoS IF]
- Skobba, K., & Carswell, A.T. (2014). Community land trust homeowners: Past and present housing experiences. *Family and Consumer Sciences Research Journal*, 43(1), 4-17. [2014 SJR IF = 0.394]
- Robb, C., Chatterjee, S., & Carswell, A.T. (2014). More support for the old adage of staying cool to hot tips. *Journal of Financial Planning*, 27(7), 42-48. [no SJR or WoS IF]
- Seay, M.C., Carswell, A.T., Wilmarth, M., & Zimmerman, L.G. (2014). Exploring HECM counselors' fraud awareness and training. *Journal of Financial Crime*, 21(4), 484-494.\* [2014 SJR IF = 0.189]
- Carswell, A.T., Yust, B., & Turcotte, D. (2013). A content review and impact analysis of 'Housing & Society' on its 40<sup>th</sup> anniversary. *Housing and Society*, 40(2), 232-245. [no 2013 SJR or WoS IF]
- Carswell, A.T., Seay, M.C., & Polanowski, M. (2013). Reverse mortgage fraud against seniors: Recognition and education of a burgeoning problem. *Journal of Housing for the Elderly*, 27(1-2), 146-160.\* [2013 SJR IF = 0.227]
- Seay, M.C., Carswell, A.T., Nielsen, R., & Palmer, L. (2013). Rental real estate ownership prior to the Great Recession. *Family and Consumer Sciences Research Journal*, 41(4), 363-374. [2013 SJR IF = 0.306]
- Skobba, K., Bruin, M., & Carswell, A.T. (2013). Moving to improve: The role of Housing Choice Vouchers in helping households reduce housing deficits. *Housing and Society*, 40(2), 172-192. [no 2013 SJR or WoS IF]
- Carswell, A.T., Wade, M., Smith, S.C., & Huet, B. (2010). Successful techniques to enhance the recognition of mortgage fraud in college classrooms and affected communities. *Journal of Forensic Studies in Accounting and Business*, 2(1), 73-91.\*\* [no SJR or WoS IF]
- Carswell, A.T. (2009). Does housing counseling change consumer financial behaviors? Evidence from Philadelphia. *Journal of Family and Economic Issues*, 30(4), 339-356. [2009 SJR IF = 0.405; 2017 WoS IF = 0.924]
- Carswell, A.T. (2009). Effects of mortgage fraud on property tax assessments. *Journal of Property Tax Assessment and Administration*, 6(2), 5-17. [no SJR or WoS IF]

- Carswell, A.T., & Bachtel, D.C. (2009). Mortgage fraud: A risk factor analysis of affected communities. *Crime, Law & Social Change*, 52(4), 347-364. [2009 SJR IF = 0.448; 2017 WoS IF = 0.662]
- Carswell, A.T., James, R.N., III, & Mimura, Y. (2009). Examining the connection between housing counseling practices and long-term neighborhood and housing satisfaction. *Journal of the Community Development Society*, 40(1), 37-53. [Note: this journal has since been renamed "Community Development"; 2009 SJR IF = 0.309; 2017 WoS IF = 0.750]
- Carswell, A.T., & Smith, S.W. (2009). The greening of the multifamily residential sector. *Journal of Engineering, Design & Technology*, 7(1), 65-80. [2009 SJR IF = 0.128]
- James, R.N., III, Carswell, A.T., & Sweaney, A. (2009). Sources of discontent: Residential satisfaction of tenants from an internet ratings site. *Environment & Behavior*, 41(1), 43-59. [2009 SJR IF = 0.942; 2017 WoS IF = 3.549]
- Parks, K.E., Carswell, A.T., & James, R.N., III. (2009). Residential satisfaction of military households in privatized apartment communities. *Housing and Society*, 36(1), 95-114.\* [no 2009 SJR or WoS IF]
- Carswell, A.T. (2008). Addressing mortgage default and delinquency before it occurs: An evaluation framework for the homeownership counseling industry. *Forum for Family & Consumer Issues*, 13(1). Available at: <http://ncsu.edu/ffci/publications/2008/v13-n1-2008-spring/Carswell.php>. [no SJR or WoS IF]
- Carswell, A.T., & Phillips, D. (2008). Assessing the need: The multifamily industry, the universities, and the next generation of property managers. *Housing & Society*, 35(1), 21-40. [no 2008 SJR or WoS IF]
- James, R.N., III, & Carswell, A.T. (2008). Home sweet apartment: A text analysis of satisfaction and dissatisfaction with apartment homes. *Housing & Society*, 35(1), 91-111. [no 2008 SJR or WoS IF]
- Carswell, A.T., & Bachtel, D.C. (2007). Mortgage fraud: White-collar crime with long-standing community effects. *Public Administration & Management*, 12(4), 39-69. [2009 SJR IF = 0.131]
- Carswell, A.T., & James, R.N., III. (2007). Virtual Property Manager: Providing a simulated learning environment in a new university program of study. *Journal of Systemics, Informatics, and Cybernetics*, 5(4), 34-40. [no SJR or WoS IF]
- Vanderford, S., Mimura, Y., Sweaney, A.L., & Carswell, A.T. (2007). An analysis of tenure and house structure type by household composition. *Family & Consumer Sciences Research Journal*, 36(2), 93-109.\* [2007 SJR IF = 0.144]
- Carswell, A.T. (2006). Determining satisfaction outcomes for counseled first-time home buyers. *Housing and Society*, 33(1), 49-60. [no 2006 SJR or WoS IF]
- Johnson, L.N., Carswell, A.T., Palmer, L., Sweaney, A.L., Mullis, R.M., Leonas, K.K., Moss, J.K., & Mauldin, T. (2005). Life skills literacy: Working to improve human capital. *Journal of Family and Consumer Sciences*, 97(4), 73-76. [no SJR or WoS IF]

- Carswell, A.T. (2000). Measuring segregation patterns in New Castle County, DE. *Housing and Society*, 27(2), 61-77. [no 2000 SJR or WoS IF]
- Carswell, A.T. (1997, Spring). Profile of the second home market. *Real Estate Finance Journal*, 32-37. [no SJR or WoS IF]

\* Denotes graduate student as contributing author

\*\* Denotes undergraduate student as contributing author

## RESEARCH REPORTS

- Carswell, A.T. (2016, June). *Do infill properties and major improvements create externalities that impact property taxes?* Kansas City, MO: International Association of Assessing Officers. 31 pp.
- Malega, R., Seay, M., & Carswell, A.T. (2014, October). *Assessing neighborhood changes in mortgage-fraud-impacted areas.* Atlanta, GA: Georgia Real Estate Fraud Prevention and Awareness Coalition. 29 pp.
- Carswell, A.T. (2013, March). *Community and demographic analytics of foreclosure rescue fraud using case data.* Washington, DC: Lawyers Committee for Civil Rights. 23 pp.
- Carswell, A.T., & Bachtel, D.C. (2007, June). *Assessing risk and protective factors of mortgage fraud.* Chesterfield, MO: Interthinx.
- Carswell, A.T., & Copeland, C.W. (2007, February). *Addendum to research report for the United Way of Metropolitan Atlanta.* Atlanta, GA: United Way.\*
- Carswell, A.T., & Copeland, C.W. (2006, July). *Research report for the United Way of Metropolitan Atlanta.* Atlanta, GA: United Way.\*

\* Denotes graduate student as contributing author

## PUBLISHED CONFERENCE PROCEEDINGS

- Ghimire, J., Carswell, A.T., & Turner, P.R. (2021). An analysis of housing and mental health during COVID-19 pandemic. *Proceedings of the 2021 Housing Education and Research Association Conference.* Minneapolis, MN.
- Johnson, P.L., Kirby, S., & Carswell, A.T. (2021). Gauging post-disaster preparedness behaviors for affected and non-affected households. *Proceedings of the 2021 Housing Education and Research Association Conference.* Minneapolis, MN.
- Kayzar, B., & Carswell, A.T. (2021). Artistic and creative communities as drivers of residential satisfaction. *Proceedings of the 2021 Housing Education and Research Association Conference.* Minneapolis, MN.
- Carswell, A.T., & Johnson, P. (2019). Tracking the outcomes of stressor moves post-housing crisis. *Proceedings of the 2019 Housing Education and Research Association Conference* (p. 7). Austin, TX. November 11-14, 2019. Available at: <https://housingeducators.org/wp-content/uploads/2019/10/2019-hera-conference-proceedings.pdf>

- Carswell, A.T., & Kim, S. (2018). A study on the causal inference of indoor air quality and asthma in apartment units. *Proceedings of the 2018 Housing Education and Research Association Conference*. Savannah, GA.
- Odeyemi, E., & Carswell, A.T. (2018). Measuring neighborhood satisfaction through participation in community organizations. *Proceedings of the 2018 Housing Education and Research Association Conference*. Savannah, GA.
- Carswell, A.T., & White, K. (2018). *Attitudes toward community for residents displaced from disaster-impacted areas*. Community Development Society Conference. Detroit, MI. July 22-25.
- Read, D.C., & Carswell, A.T. (2018). *An asset management response to evolving market demand for innovation-oriented work environments*. American Real Estate Society Conference. Bonita Springs, FL. April 11-14, 2018.
- Carswell, A.T., Bidanset, P., & Yoo, J. (2018). *Measuring association governance and management into condominium sale prices*. American Real Estate Society Conference. Bonita Springs, FL. April 11-14, 2018.
- White, Jr., K.J., & Carswell, A.T. (2017). *Racial differences in housing inheritance*. Association for Financial Counseling and Planning Conference. San Diego, CA. November 15-17. [Note: Acceptance rate of 43%]
- Robert, J.G., & Carswell, A.T. (2017). *Effects of financing riskiness on operating and capital expenses of apartment buildings*. American Real Estate Society Annual Conference. Coronado, CA.
- Peek, G.G., & Carswell, A.T. (2016). Historic homes and owner satisfaction. In G.G. Peek & A.T. Carswell (eds.), *Proceedings of the 2016 Housing Education and Research Association Conference* (pp. 48-49). Jacksonville, FL.
- Hopkins, E.Z., & Carswell, A.T. (2016). Rent impacts and cost savings of Energy Star appliances on U.S. multifamily renters. In G.G. Peek & A.T. Carswell (eds.), *Proceedings of the 2016 Housing Education and Research Association Conference* (pp. 29-31). Jacksonville, FL.
- Urness, M., Yust, B.L., Carswell, A.T., & Earhart, C. (2016). Housing and households: The words we use. In G.G. Peek & A.T. Carswell (eds.), *Proceedings of the 2016 Housing Education and Research Association Conference* (pp. 62-63). Jacksonville, FL.
- Washington, T., Ewen, H.H., Emerson, K.G., Carswell, A.T., & Smith, M.L. (2017). *Differences in caregiver and non-caregiver health status and service use by housing type*. 21st IAGG World Congress of Gerontology and Geriatrics. San Francisco, CA
- Ewen, H.H., Lewis, D., Carswell, A.T., Emerson, K.G., & Smith, M. (2017). *Objective and subjective views on home safety across housing types of older adults*. 21st IAGG World Congress of Gerontology and Geriatrics. San Francisco, CA.
- Ewen, H.H., Washington, T., Carswell, A.T., Emerson, K.G., & Smith, M. (2017). *Community-based services and resources in a residential setting: Location matters*. 21st IAGG World Congress of Gerontology and Geriatrics. San Francisco, CA.

- Ewen, H.H., Lewis, D., Carswell, A.T., Emerson, K.G., & Smith, M. (2017). *Preparing residential service coordinators for work with low-income elders*. Association for Gerontology in Higher Education. Miami, FL.
- Carswell, A.T., Herbert-Zahirovic, V., & Gibler, K. (2016, June 8-11). *Who cares about Walk Scores? A quantile approach to residential house prices and walkability*. To be presented at the European Real Estate Society Conference. Regensburg, Germany. [non-presenter]
- Carswell, A.T. (2016, May). *Externalities associated with incompatible infill in Athens, GA*. Presented at the Environmental Design Research Association 47 Conference. Raleigh, NC.
- Carswell, A.T. (2016, April). *Apartment ownership/management structure and operating expenses*. Presented at the American Real Estate Society Conference. Denver, CO.
- Carswell, A.T., & Osinubi, A. (2016, March). *Under the big housing tent: Analyzing characteristics of mixed-income housing*. Presented at the 2016 Urban Affairs Association Conference. San Diego, CA.
- Carswell, A.T., Ruiz-Menjevar, J., Jacobs, B., Bolton, B., Chau, R., Ernst, S., Johnson, W., Kaur, D., Tante, J., & Vargas, A.P. (2015). Using a Habitat International Build experience as the cornerstone to a housing-related study abroad and service learning program. In *Proceedings of the 2015 Housing Education and Research Association Conference* (pp. 7-9). Springfield, IL.\*/\*\*
- Carswell, A.T., Laquatra, J., & Babiarz, P. (2015). Benefit-cost analysis and its housing applications: Three examples from the production, consumption and government perspectives. In *Proceedings of the 2015 Housing Education and Research Association Conference* (pp. 51-54). Springfield, IL.
- Carswell, A.T., & Guo, F. (2014). An analysis of property management expense control by ownership type. In *Proceedings of the 2014 Housing Education and Research Association Conference* (pp. 49-50). Kansas City, MO.\*
- Seay, M., Malega, R., & Carswell, A. (2014). *Do neighborhoods change after mortgage fraud events? An assessment of impacted areas*. Presented at the Urban Affairs Association Conference. San Antonio, TX.
- Carswell, A., & Skobba, K. (2013). One affordable housing model, two communities: A case study of two CLTs. *2013 Annual Housing Education and Research Association Conference Proceedings* (pp. 59-61), Tulsa, OK. Available at: [www.housingeducators.org](http://www.housingeducators.org)
- Fischer, D., Wilmarth, M., Seay, M.C., & Carswell, A. T. (2013, April). *An exploration of HECM counselors awareness and training in identifying Home Equity Conversion Mortgage (HECM) fraud*. Paper presented at the 2013 American Council on Consumer Interests Conference, Portland, OR.
- Carswell, A.T., Skobba, K., & Lonnee, B. (2013). *Neighborhood effects of incompatible infill housing: A local case study*. Paper presented at the Urban Affairs Association's 43<sup>rd</sup> Annual Conference. San Francisco, CA.
- Chatterjee, S., Robb, C.A., Kutzman, S., & Carswell, A.T. (2012). The intermediate and long-term impacts of financial magazine stock picks. In *2012 Academy of Financial Services 26<sup>th</sup> Annual Conference*. San Antonio, TX.

- Seay, M.C., Palmer, L., Nielsen, R., & Carswell, A.T. (2012). The effect of market conditions on household investment in rental real estate. In *2012 Academy of Financial Services 26<sup>th</sup> Annual Conference*. San Antonio, TX.
- Queen, K., Skobba, K., & Carswell, A.T. (2012). Factors affecting movement along the housing career. In K. Parrott (Ed.), *2012 Annual Housing Education and Research Association Conference Proceedings* (pp. 80-84), October 26-31, Roanoke, VA. Available at: [http://www.housingeducators.org/Conference\\_2012/2012\\_HERA\\_Proceedings.pdf](http://www.housingeducators.org/Conference_2012/2012_HERA_Proceedings.pdf).
- Seay, M.C., & Carswell, A.T. (2012). The role of housing counselors in HECM fraud detection. In K. Parrott (Ed.), *2012 Annual Housing Education and Research Association Conference Proceedings* (pp. 85-87), October 26-31, Roanoke, VA. Available at: [http://www.housingeducators.org/Conference\\_2012/2012\\_HERA\\_Proceedings.pdf](http://www.housingeducators.org/Conference_2012/2012_HERA_Proceedings.pdf).
- Skobba, K., & Carswell, A.T. (2012). Moving into homeownership: Community land trust homeowners' perceptions of past and present housing. In K. Parrott (Ed.), *2012 Annual Housing Education and Research Association Conference Proceedings* (pp. 91-92), October 26-31, Roanoke, VA. Available at: [http://www.housingeducators.org/Conference\\_2012/2012\\_HERA\\_Proceedings.pdf](http://www.housingeducators.org/Conference_2012/2012_HERA_Proceedings.pdf).
- James, R. N., III, Atilas, J. H., Sweaney, A. L., Carswell, A. T., Skobba, M., & Oboyle, M. (2012). Perceived neighborhood safety: An fMRI study of its neural correlates. *European Network of Housing Researchers Conference: Housing - Local Welfare and Local Markets in a Globalised World - Book of Abstracts* (p. 143), June 24-27, Lillehammer, Norway.
- Carswell, A.T., & Skobba, K. (2012, April). Identifying social and neighborhood outcomes of Community Land Trust homeowners. In *Proceedings of the Urban Affairs Association's 42<sup>nd</sup> Annual Conference: Cities and Regions in a Post-Industrial Era* (p. 41). Pittsburgh, PA. Available at: [http://www.urbanaffairsassociation.org/pdfs/2012\\_abstracts.pdf](http://www.urbanaffairsassociation.org/pdfs/2012_abstracts.pdf)
- Seay, M.C., Carswell, A.T., & Nielsen, R.B. (2012). Private rental property ownership: 2004 - 2008. In *Proceedings of the Association for Financial Counseling and Planning Education*, (p. 40).\*
- Carswell, A.T., Delgadillo, L., & James, R.N., III. (2011, October). International teaching and learning symposium. In G. Peek (Ed.), *2011 Annual Housing Education and Research Association Conference Proceedings* (pp. 58-61). Baton Rouge, LA. Available at: <http://www.housingeducators.org/>
- Seay, M.C., Carswell, A.T., & Nielsen, R.B. (2011, October). Private rental property ownership during the 2000s. In G. Peek (Ed.), *2011 Annual Housing Education and Research Association Conference Proceedings* (pp. 184-190). Baton Rouge, LA. Available at: <http://www.housingeducators.org>.\*
- Carswell, A.T. (2010, November). Determining the effects of university capital improvement projects on student residential satisfaction. In K. Anacker (Ed.), *2010 Annual Housing Education and Research Association Conference Proceedings* (pp. 51-55). Portland, OR. Available at: <http://www.housingeducators.org/>.

- Chrane, R., & Carswell, A.T. (2010). Unlocking the underutilized potential of housing assistance programs. In A.T. Carswell, A.T., & C.A. Robb (Eds.), *Proceedings of the Eastern Family Economics and Resource Management Association 2010 Conference*. Chattanooga, TN.
- Carswell, A.T. (2009, November). Questionable values: Mortgage fraud and its price effects. In *2009 Annual Housing Education and Research Association Conference Proceedings* (pp. 77-82). Santa Fe, NM. Available at: <http://www.housingeducators.org/>.
- Carswell, A.T., Nielsen, R.B., & Seay, M.C. (2009, November). Predictors of rental ownership using the Survey of Income and Program Participation (SIPP) data set. In *2009 Annual Housing Education and Research Association Conference Proceedings* (pp. 52-63). Santa Fe, NM. Available at: <http://www.housingeducators.org/>.\*
- Kong, T., & Carswell, A.T. (2009, November). An intra-neighborhood analysis of pre-foreclosure data across time periods. In *2009 Annual Housing Education and Research Association Conference Proceedings* (pp. 219-228). Santa Fe, NM. Available at: <http://www.housingeducators.org/>.\*
- Carswell, A.T., & Bachtel, D.C. (2008, October). Mortgage fraud: A risk factor analysis of affected communities. *2008 Annual Housing Education and Research Association Conference Proceedings* (pp. 21-25). Indianapolis, IN. Available at: <http://www.housingeducators.org/>
- James, R.N., III, Carswell, A.T., & Robb, C.A. (2008, February). Estimating the outlays of renting and owning: The risks of hidden ownership costs. *Proceedings of the Eastern Family Economics and Resource Management Association 2008 Conference* (pp. 36-38). Savannah, GA.
- Palmer, L., Carswell, A.T., Johnson, L., Pimentel, L.G., Mauldin, T., & Koonce, J. (2007). Assisting families in poverty: A holistic approach. In *2007 Annual Association for Financial Counseling and Planning Education Conference Proceedings* (p. 9). Tampa, FL.\*
- James, R.N., III, Carswell, A.T., & Phillips, D. (2007). Tenant and homeowner expenditures: Uncovering the true costs of homeownership. In J. Laquatra (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 72-80). Charlotte, NC. Available at: <http://www.housingeducators.org/>
- James, R.N., III, Carswell, A.T., & Sweaney, A. (2007). Sources of discontent: Residential satisfaction of tenants from an internet ratings site. In J. Laquatra (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 81-95). Charlotte, NC. Available at: <http://www.housingeducators.org/>
- Robinson, K., Carswell, A.T., & James, R.N., III. (2007). The residential satisfaction of military households in privatized apartment communities. In J. Laquatra (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 177-183). Charlotte, NC. Available at: <http://www.housingeducators.org/>. \*
- Phillips, D., & Carswell, A.T. (2007). Analyzing off-campus housing preferences of “echo boomer” college students. In J. Laquatra (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 169-176). Charlotte, NC. Available at: <http://www.housingeducators.org/>
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*Research Association Conference Proceedings* (pp.60-62). Charlotte, NC. Available at: <http://www.housingeducators.org/>. \*

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- Carswell, A.T. (2006). *Older Americans and residential stability: Maintaining livable communities*. In D. Bachtel (Ed.), Proceedings for 2006 Continuing the Momentum of the White House Conference on Aging: Developing an Academic-Practice Partnership (pp. 17-22). Athens, GA.
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\* Denotes graduate student as contributing author

## BOOK CHAPTERS

- Steuve, C., Seay, M.C., & Carswell, A.T. (2018). Renting in the United States. In K. Anacker, A.T. Carswell, S. Kirby, & K. Tremblay (eds.), *Introduction to Housing* (2<sup>nd</sup> ed., pp. 156-166). Athens, GA: University of Georgia Press.

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- James, R. N., III., Robb, C. A., Carswell, A. T., & Atilas, J. H. (2010). Housing costs among low-income renters and homeowners: 'Rent v. buy' and the hidden costs of low-income homeownership. In S. Kis, & I. Balogh (Eds.), *Housing, housing costs and mortgages: Trends, impact and prediction*. Pp. 171-180. Hauppauge, NY: Nova Science Publishers.
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- Carswell A.T. & Sweaney, A.L. (2006). The housing industry. In J.L. Merrill, S.R. Crull, K. R. Tremblay, Jr., L.L. Tyler, & A.T. Carswell (Eds.), *Introduction to housing* (pp. 87-112). Upper Saddle River, NJ: Pearson Education, Inc.
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- Carswell, A.T. (2014). Home Ownership and Equity Protection Act. In W. Reiboldt & M.H. Mallers (Eds.), *Consumer Survival: Encyclopedia of Consumer Rights, Safety, and Protection* (pp. 511-514). Santa Barbara, CA: ABC-CLIO.
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- Carswell, A.T. (2011). Adaptive reuse. In P. Robbins, N. Cohen, and J.G. Golson (Eds.), *Green Cities: An A-to-Z Guide* (pp. 5-8). Thousand Oaks, CA: SAGE Publications. Available at: [http://www.sage-ereference.com/greencities/Article\\_n2.html](http://www.sage-ereference.com/greencities/Article_n2.html).
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## BOOK REVIEWS

- Carswell, A.T. (2019). “Remembering the influencers of postwar U.S. housing: Tales of builders and bulldozers”. *Journal of Planning History*, 18(2), 148-153. [Dual reviews of Francesca Ammon’s *Bulldozer* and Barbara Miller Lane’s *Houses in the New World: Builders and Buyers in American Suburbs, 1945-1965*]
- Carswell, A.T. (2018). “Young people and housing: Transitions, trajectories and generational fractures”, edited by R. Forrest & N.M. Yip. *Journal of Planning Education and Research*, 38(1), 120-121. [invited]
- Carswell, A.T. (2017). “White collar crime in housing: Mortgage fraud in the United States”, by C. Koller. *Social and Legal Studies*, 26(2), 283-287.
- Carswell, A.T. (2014). “Housing bias: Rethinking land use laws for a diverse America”, by P. Boudreaux. *Journal of Planning Literature*, 29(2), 156-157.
- Carswell, A.T. (2011). “Our lot: How real estate came to own us,” by A. Katz. *Housing, Theory, & Society*, 28(1), 103-104.
- Carswell, A.T. (2009). “Housing allowances in comparative perspective,” (ed. by P. Kemp). *Family & Consumer Sciences Research Journal*, 38(2), 227-230.
- Carswell, A.T. (2008). ”Protect yourself from real estate and mortgage fraud,” by R. Roberts and R. Dollar. *Journal of Real Estate Literature*, 16(3), 429-431.

## OTHER AUTHORED PUBLICATIONS

- Carswell, A.T. (2015). *Energy efficient mortgages*. [Originally submitted to D. Mulvaney & J.G. Golson (Eds.) *SAGE Encyclopedia of Energy and Environment* until overall project was discontinued in July 2015 for various reasons; paper can now be found on my ResearchGate page at [https://www.researchgate.net/publication/279861522\\_Energy\\_Efficient\\_Mortgages?ev=prf\\_pub](https://www.researchgate.net/publication/279861522_Energy_Efficient_Mortgages?ev=prf_pub)].
- Carswell, A.T. (2012). Introduction. In A. Carswell (Ed.), *Encyclopedia of Housing* (2<sup>nd</sup> edition, pp. xxi - xxiv). Thousand Oaks, CA: SAGE Publications.
- Carswell, A.T., James, R.N., III, & Hein, R.L. (2007, September). Know your neighbor: State and local policy regarding sex offenders has apartment owners wary of liability issues. *UNITS Magazine*, 57-67. Alexandria, VA: National Apartment Association.
- James, R.N., III, & Carswell, A.T. (2006, November 17). Residential property management education at research universities. *Professional Management*. Washington, DC: National

Association of Home Builders. [National Association of Home Builders Multifamily]. Available at: <http://www.nahbmonday.com/RAMPM/issues/2006-11-16/2.html>.

- Carswell, A.T., & Vanderford, S. (2005, April). Fair housing laws: Issues related to residential property management. Invited article for *Georgia REALTOR® Magazine*.\*
- Carswell, A.T. (2000, Winter). Determinants of house prices: Putting values to neighborhood indicators. *Urban Quality Indicators*, 3-4.
- Carswell, A.T. (1996, January). Atlanta is hot. *Mortgage Banking*, 22-27. Washington, DC: Mortgage Bankers Association of America.
- Carswell, A.T. (1994, September). Affordable housing alternatives for the first-time homebuyer. *NCDA Homeworks*, 3-4. Washington, DC: National Community Development Association.
- Polmar, D., & Carswell, A.T. (1991, July). RTC report card. *Housing Economics*, 7-9. Washington, DC: National Association of Home Builders.
- Campbell-Hamecs, M., & Carswell, A. (1990, April – 1991, September). Mortgage market developments. *Housing Economics*. Washington, DC: National Association of Home Builders.

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## BOOK EDITORSHIP

- Anacker, K., Carswell, A.T., & Kirby, S. (current; in process). *An introduction to housing* (3<sup>rd</sup> edition). New York, NY: Routledge.
- Anacker, K., Yust, B.L., & Carswell, A.T. (current; in process). *Introduction to housing design*. Athens, GA: University of Georgia Press. [twelve chapters proposed]
- Anacker, K., Carswell, A.T., Kirby, S., & Tremblay, K. (2018). *An introduction to housing* (2<sup>nd</sup> edition). Athens, GA: University of Georgia Press.
- Carswell, A.T. (2012). *Encyclopedia of housing* (2<sup>nd</sup> edition). Thousand Oaks, CA: SAGE Publications.
- Merrill, J. L., Crull, S., Tremblay, K., Tyler, L., & Carswell, A. T. (2006). *An introduction to housing*. Upper Saddle River, NJ: Pearson Education, Inc.

## OTHER LITERARY CONTRIBUTIONS

- Watkins, C. (2009, October 20). *Clarke County, GA housing & financial counseling strategic plan*. Athens, GA: Partners for a Prosperous Athens. [acknowledged as contributor] Available at <http://www.athensclarkecounty.com/~hed/OneAthens%20Counseling%20Strategic%20Plan.pdf>
- Ware, L., & Peuquet, S.W. (2003). *Delaware analysis of impediments to fair housing choice*. Newark, DE: University of Delaware Center for Community Research and Service. [acknowledged as methodological consultant for segregation indices used in Chapter IV “Residential Segregation”] Available at <http://udspace.udel.edu/bitstream/handle/19716/231/Residential%20Segregation.pdf?sequence=12&isAllowed=y>

**REFEREED RESEARCH PRESENTATIONS WITHOUT PROCEEDINGS**

- Gawrys, M.R., Durham, J., & Carswell, A.T. (2022). *Caution in the rearview mirror: The impact of commute on housing affordability*. Urban Affairs Association Conference. Washington, DC.
- Kim, S.D., & Carswell, A.T. (2020). *The mediation effect of indoor air quality: A comparison of homeowners and renters*. Indoor Air 2020 Conference. November 1-5, 2020. Seoul, South Korea.
- Carswell, A.T., Read, D.C., & Johnson, P. (2019). *Social, economic, and service delivery drivers of renter evictions*. Urban Affairs Association Conference. Los Angeles, CA. April 24-27, 2019.
- Read, D.C., & Carswell, A.T. (2019). *Is property management viewed as a value-added service?* Pacific Rim Real Estate Conference. Melbourne, Australia. January 14-16, 2019. [non-presenter]
- Carswell, A.T., & Concannon, S. (2011, October). *Identifying and measuring costs and benefits of an early intervention homeless service provider*. Presented at the Annual Meeting of the Society of Benefit-Cost Analysis. Washington, DC.\*
- Seay, M.C., Carswell, A.T., & Neilsen, R. (2011, October). *Correlates of private rental property ownership*. Presented at the 2011 Academy of Financial Services Conference. Las Vegas, NV. October 23-24, 2011.\* [Non-presenter; received CFP® Board of Standards Student Paper Award]
- Carswell, A.T. (2009, May 30). *Multifamily developers and adaptive re-use: A match made in heaven?* Presented at the 2009 Environmental Design Research Association Annual Meeting, Kansas City, MO.
- James, R.N., III, Carswell, A.T., & Robb, C. (2009, June). *Consumers, consumer information, and the housing decision: The importance of hidden costs*. Presented at the International Consumer Sciences Research Conference, Edinburgh, Scotland. [Non-presenter]
- Carswell, A.T., & Bachtel, D.C. (2007, March 23). *What we know about mortgage fraud and its community implications*. Paper presented at the Georgia Association of Family & Consumer Sciences Conference, St. Simons Island, GA.
- Carswell, A.T., Bachtel, D.C., & Malega, R. (2007, April 28). *Mortgage fraud: A risk and protective analysis*. Paper presented at the Urban Affairs Association Conference, Seattle, WA.\*
- Carswell, A.T., & James, R.N., III. (2006, July). *Virtual Property Manager: Providing a simulated learning environment in a new university program of study*. Paper presented at the 4th International Conference on Education and Information Systems, Technologies and Applications Conference, Orlando, FL. [Note: paper voted "best of session" of five presentations]
- Carswell, A.T. (2004, June). *Outcome measures for housing counseling: Measuring agencies' effects in Philadelphia*. Working paper presented at the American Real Estate and Urban Economics Association (AREUEA) Mid-year Meeting, Washington, DC.
- Carswell, A. T. (2003). *Outcome evaluations of homeownership counseling recipients*. Working paper presented at the Housing Education and Research Association Annual Meeting. Washington, DC.

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## **REFEREED POSTER PRESENTATIONS (WITHOUT PROCEEDINGS)**

- Johnson, P.L., & Carswell, A.T. (2020). *Disaster preparedness measures among previously disaster-affected households*. Extension Disaster Education Network. September 22-25, 2020. [virtual conference]
- Emerson, K. G., Washington, T. R., Smith, M. L., Carswell, A. T., & Ewen, H. H. (2017). *Community-based services and resources in a residential setting: Location matters*. Poster presented at the International Association of Gerontology and Geriatrics (IAGG) World Congress of Gerontology and Geriatrics, San Francisco, CA, July 23-27, 2017.
- Smith, M. L., Carswell, A. T., Ewen, H. H., Emerson, K. G., & Washington, T. R. (2017). *Objective and subjective views on home safety across housing types of older adults*. Poster presented at the International Association of Gerontology and Geriatrics (IAGG) World Congress of Gerontology and Geriatrics, San Francisco, CA, July 23-27, 2017.
- Seay, M.C., Carswell, A.T., & Nielsen, R.B. (2011). *Private rental property ownership: 2004 – 2008*. Poster presented at the Annual Meeting of the Association of Financial Counseling, Planning, and Education, Jacksonville, FL.\* [non-presenter]
- Carswell, A.T., & Malega, R. (2007, November). *The geography of sex offenders: Tracking residential mobility and location decisions*. Poster presented at the 2007 Association of Public Policy Analysis and Management Conference, Washington, DC.\*
- Palmer, L., Carswell, A., Johnson, L., Pimentel, L.G., Mauldin, T., & Koonce, J. (2007). *Assisting families in poverty: A holistic approach*. Poster presented at the 2007 Annual Association for Financial Counseling and Planning Education Conference Proceedings, Tampa, FL.\*
- Carswell, A., Leonas, K., Palmer, L., Johnson, L., Mullis, R., & Mauldin, T. (2005, November). *Life skills literacy: Improving human capital through innovative service delivery*. Poster presented at the Twenty-Seventh Annual APPAM Research Conference, Washington, DC.

\* Denotes graduate student as contributing presenter

## **INVITED INDUSTRY PRESENTATIONS**

- Anacker, K., Drew, R.B., Laquatra, J., & Carswell, A.T. (2019, April). *What is going on with the Introduction to Housing textbook?* American Association of Geographers Meeting. Washington, DC. [panelist]
- Carswell, A.T. (2016, August 31). *What are the property tax implications of infill property development?* International Association of Assessment Officials Conference. Tampa, FL. [Presentation evaluation score of 5.22 out of possible 6.00; six-question Likert format]
- Skobba, K., & Carswell, A.T. (2015, June 26). *Community land trust homeowners: Past and present housing experiences*. American Association of Family & Consumer Sciences Meeting. Jacksonville, FL. (non-presenter). [Note: Special presentation for FCSRJ “Best Paper” winners]
- Carswell, A.T. (2015, March 17). *What’s happening in UGA’s Residential Property Management program?* Athens Apartment Association, Athens, GA. (presenter).

- Taliaferro, J., Sidney, M., Wessels, A.T., Carswell, A.T., & Perry, D. (2015). *Getting tenure and promotion – Teaching, research and service strategies*. Symposium at the Urban Affairs Association Conference, Miami, FL (co-presenter).
- Seay, M.C, Malega, R., & Carswell, A.T. (2014, March). *Assessing neighborhood changes in mortgage fraud-impacted areas*. Presentation at Georgia Real Estate Fraud Prevention and Awareness Coalition (GREFPAC) 10<sup>th</sup> Annual Education Conference, Atlanta, GA (co-presenter).
- Seay, M.C., Carswell, A.T., & Wilmarth, M. (2013, March). *Reverse mortgage fraud: Overview and identification of warning signs*. Georgia Real Estate Fraud Prevention and Awareness Coalition (GREFPAC) 9<sup>th</sup> Annual Education Conference, Atlanta, GA (co-presenter).
- Carswell, A.T., Yust, B., & Turcotte, D. (2012, October 30). *As Housing & Society turns 40: A reflection back and a look forward*. 2012 Annual Housing Education and Research Association Conference, Roanoke, VA (co-presenter).
- Carswell, A.T. (2012, April 12). *An industry sector and shift share analysis of Lowndes County and its sister communities*. Lowndes County Chamber of Commerce Economic Summit, Valdosta, GA (presenter).
- Carswell, A.T., & Miller, R. (2012, March 7). *How does foreclosure impact local neighborhoods? Community impact of mortgage fraud*. Georgia Real Estate Fraud Prevention and Awareness Coalition (GREFPAC) 8<sup>th</sup> Annual Education Conference, Atlanta, GA (co-presenter).\*
- Carswell, A.T. (2010, May 15). *Techniques for identifying and explaining mortgage fraud and its effects*. 4<sup>th</sup> Annual Fraud and Forensic Accounting Education Conference, Atlanta, GA. (presenter).
- Carswell, A.T. (2010, April 21). *The role of UGA's Housing & Consumer Economics Department within the Athens community*. Athens Rotary Club, Athens, GA. (presenter).
- Carswell, A.T., & Bachtel, D.C. (2010, August). *Georgia facts: Tracking fundamental issues within your state*. Leadership Atlanta Retreat, Rutledge, GA. (presenter).
- Carswell, A.T. (2009, September 24). *Predicting elements of housing recovery*. Vinyl Siding Institute Fall Meeting, Washington, DC (presenter).
- Carswell, A.T. (2009, June 18). *Mortgage fraud and assessment values: A house of cards*. Mixed Income Community Initiative. Atlanta Neighborhood Development Partnership. Atlanta, GA (keynote speaker).
- Carswell, A.T. (2009, June 6). *The housing market today: Forecasts and findings*. Southern Building Show, Atlanta, GA (panelist; speaker).
- Carswell, A.T. (2009, June 2). *State of the housing market*. Monroe County Housing Fair, Forsyth, GA (keynote speaker).
- Carswell, A.T. (2009, May 19). *Mortgage fraud and its relevance in the post-housing boom era*. UGA Housing and Demographics Research Center Meeting, Atlanta, GA (presenter).
- Carswell, A.T., & Bachtel, D.C. (2009, November 6). *Georgia Facts: A look at the numbers within your state*. Meeting of the Society of Georgia Archivists, Savannah, GA (presenter).

- Carswell, A.T., & Bachtel, D.C. (2009, December 15). *Pull factors as a way of determining local retail strength*. Meeting of the Atlanta Regional Commission, Atlanta, GA (presenter).
- Carswell, A.T. (2008, April 25). *Community research on mortgage fraud*. Georgia Real Estate Fraud Prevention & Awareness Coalition Annual Conference, Atlanta, GA.
- Carswell, A.T. (2008, April 4). *Housing issues in Georgia*. Your Town: Designing Its Future, Moultrie, GA.
- Carswell, A.T. (2008, March 11). *The housing blues: Assessing residential fundamentals in anxious times*. Atlanta Actuarial Club, Atlanta, GA.
- Carswell, A.T. (2008, February 29). *Mortgage default and so-called “foreclosure rescue” plans*. Symposium presented at the Eastern Family Economics and Resource Management Association 2008 Conference, Savannah, GA.
- Carswell, A.T. (2008, February 26). *Housing trends, factors and forces*. Georgia Initiative for Community Housing, Tifton, GA.
- Carswell, A.T. (2007, November 29). *Mortgage market developments*. Atlanta Society of Financial Analysts, Atlanta, GA.
- Carswell, A.T. (2007, November 14). *What’s new in housing?*, Jones County, GA Leadership Conference, Georgia Center for Continuing Education, Athens, GA.
- Carswell, A.T. (2007, November 1). *Why buy a house?* Monroe & Butts County Extension program, Macon, GA.
- Memken, J., Tremblay, K., Carswell, A., Emmel, J., Hartje, S., James, III, R.N., & Parrott, K. (2007, October). *Notes from the field: Using the new housing textbook*. Symposium conducted at the 2007 Annual Housing Education and Research Association Conference, Charlotte, NC (panelist).
- Carswell, A.T. (2007, September 5). *Fallout of foreclosures and the residential market*, Atlanta Regional Housing Forum, Athens, GA.
- Carswell, A.T. (2007, June 22). *A place for us: The challenges of housing in Athens and surrounding areas*. Russell-Roosevelt Public Policy Institute, Athens, GA (keynote speaker).
- Carswell, A.T., & Bachtel, D.C. (2007, March 23). *What we know about mortgage fraud and its community implications*. Georgia Family and Consumer Sciences Joint Conference, St. Simon’s Island, GA, (presenter).
- Carswell, A.T. (2007, February 21). *Mortgage fraud: What it is and how it affects community*. Educational Seminar, Clark Atlanta University, Atlanta, GA, (panelist).
- Carswell, A.T. (2006, November 13). *Fair housing violations: Evidence from the research community and the federal government*, Athens Apartment Association, Athens, GA.
- Bachtel, D.C., & Carswell, A.T. (2006, September 7). *Nine factors that make Georgia a unique state*. Presentation to Healthcare Georgia Foundation Board of Directors, St. Simons Island, GA, (presenter).

- Carswell, A.T. (2006, May 15). *Older Americans and residential stability: Maintaining livable communities through the 21<sup>st</sup> century*. Continuing the Momentum of the White House Conference on Aging: Developing an Academic-Practice Partnership, Athens, GA, (presenter).
- Carswell, A.T. (2006, March 23). *There goes the neighborhood: The mortgage fraud phenomenon in today's residential communities*. Georgia/Florida Family and Consumer Sciences Joint Annual Conference, Tallahassee, FL, (presenter).
- Carswell, A.T., & Vanderford, S. (2006, March 14-15). *Enlightening homelessness research: Recognizing local data needs while maintaining accountability*. Georgia Homeless Management Information Strategies Conference, Columbus, GA, (presenter).\*
- Johnson, L., Palmer, L., & Carswell, A.T. (2006, March 23). *Life Skills Literacy: Working to alleviate family poverty*. Georgia/Florida Family and Consumer Sciences Joint Annual Conference, Tallahassee, FL, (presenter).
- Carswell, A.T. (2005, July 24). *The mortgage industry unlocked: What's new in residential lending?* GA Cooperative Extension Service Financial Counseling Seminar, Columbus, GA.
- Carswell, A.T. (2005, September 7). *Using GIS technologies to help track and decipher patterns in mortgage fraud*. Presentation before the GA Real Estate Fraud Prevention and Awareness Coalition, Atlanta, GA.
- Carswell, A.T., Bason, J. & Phillips, D. (2005, February). *Assessing the needs of the multifamily industry for a university-level residential property management program*. Focus group, Lawrenceville, GA, (facilitator).
- Sweaney, A.L. & Carswell, A.T. (2005, May 23-24). *The state of Georgia's families and finances*. Community Lending Symposium, Lake Lanier Islands, GA.
- Carswell, A.T. (2002, March). *Current and ongoing issues in housing research*. Roundtable conducted at the Urban Affairs Association Annual Meeting, Boston, MA.

\* Denotes graduate student as contributing presenter

## **ACADEMIC PRESENTATIONS/LECTURES – OUTSIDE INSTITUTIONS**

- Carswell, A.T. (2011, June 23). *Housing First and homelessness*. Georgia State University. SOCWK 4990/7990 (Lewinson, T.). [Presenter]
- Seay, M.C., Carswell, A.T., & Nielsen, R.B. (2011, September 26). *Private rental property ownership during the 2000s*. College of Charleston. Real Estate Finance/Real Estate Investment Analysis (Allen, T.). [Presenter]

## **INVITED UGA ACADEMIC PRESENTATIONS/LECTURES**

### **Across Campus**

- Carswell, A.T. (2020, February 7). Book discussion of *Range: Why generalists triumph in a specialized world* (author: D. Epstein). UGA Honors Program.
- Carswell, A.T. (2019, May 14). *Arc of the archival experience: The housing example*. UGA Special Collections Library.

- Carswell, A.T. (2019, April 9). *Housing as a piece of the social work experience*. Master's class in Social Work. (Okech, D.)
- Carswell, A.T. (2019, February 7). *Hillbilly elegy* book discussion. UGA Honors Program.
- Carswell, A.T. (2018, September 10). *Understanding housing policy*. UGA Honors Policy Scholars Course.
- Carswell, A.T. (2016, October 20). *Grit: The power of passion and perseverance* book discussion. UGA Honors Program.
- Carswell, A.T. (2013, November 14). *Reverse mortgages and HECMs: The overview and warning signs for older Americans and housing professionals*. GRNT 6000 (Glass, A.).
- Carswell, A.T. (2013, September 12). *Mortgage fraud: Its legal, political, community and consumer implications*. JURIS 7501 (Smith, J.).  
Variations of this lecture were also presented on the following dates:
  - JURIS 7501 (Smith, J.) → February 4, 2009
  - JURIS 7501 (Smith, J.) → February 11, 2008
  - JURIS 7501 (Smith, J.) → September 26, 2006
- Carswell, A.T. (2013, April 8). *Birth of the housing consumer, 1920-1960*. EDES 6640 (Ramos, S.).
- Carswell, A.T. (2012, August 27). *The use of cost-benefit analysis in housing research*. Roosevelt Scholar Lecture Series.
- Carswell, A.T. (2011, September 12). *Understanding housing policy*. Roosevelt Scholar Lecture Series.
- Carswell, A.T., & Couch, C.G. (2011, March 31). "*Green*" residential living: *Perspectives for the multifamily residential sector*. Roosevelt Scholar Lecture Series.\*
- Carswell, A.T. (2010, October 11). *Housing policy: An introduction to techniques and methodologies*. HONS 4960H (Williams, D.).
- Carswell, A.T. (2009, February 2). *Examining Home Mortgage Disclosure Act data across metropolitan areas*. STAT 8000 (Chen).  
A variation of this lecture was also presented on the following date:
  - STAT 8000 (Reeves, J.) → June 2008
- Carswell, A.T. (2009, January 30). *Examining pre-foreclosure data within metro Atlanta*. STAT 8000 (Chen).
- Carswell, A.T. (2008, November 6). *Cheating Culture* book discussion. UGA Honors Program (Elliot-Gower).
- Carswell, A.T. (2008, October 6). *What exactly IS sprawl, and why should we care?* Roosevelt Scholar Lecture Series.
- Carswell, A.T. (2007, April 4). *Freakonomics* book discussion. UGA Honors Program (Elliot-Gower).

- Carswell, A.T. (2007, October 8). *Shelter poverty and the housing affordability debate*, Roosevelt Scholar Lecture Series.
- Carswell, A.T. (2005, November). *Housing's ties with social work professionals*. SOWK 5836 (Ellis).

### Intra-Department

- Carswell, A.T. (2020, November 17). *Social capital*. FHCE 8100 (Zahirovic-Herbert, V.).
- Carswell, A.T. (2018, October 9). *Homeownership*. FHCE 1110 (Rupured, M.).
- Carswell, A.T. (2015, November 18). *What we know about seniors apartment communities*. FHCE 4810 (Ewen, H.).
- Carswell, A.T. (2019, October 22-24). *Housing adjustment theory and housing careers*. FHCE 8100 (Moorman, D.).

A variation of this lecture was also presented with Kim Skobba on the following date:

FHCE 8100 (Moorman, D.) → October 23-25, 2018

FHCE 8100 (Mauldin, T.) → November 17, 2015

FHCE 8100 (Mauldin, T.) → November 18, 2014

HACE 8100 (Woodyard, A.) → November 12, 2013

HACE 8100 (Mauldin, T.) → November 13, 2012

HACE 8100 (Mauldin, T.) → October 18, 2011

- Carswell, A.T. (2012, November 16). *"Housing first" and homelessness*. HACE 3000 (Henager-Greene, R.).

A variation of this lecture was also presented on the following date:

HACE 3000 (Henager-Greene, R.) → October 27, 2011

- Carswell, A.T. (2012, October 22 - 24). *Mortgages and appraisals: Building blocks of understanding household's real estate finance*. HACE 3300 (Skobba, K.).

Variations of this lecture were also presented on the following dates:

HACE 3300 (Skobba, K.) → April 23, 2012

HACE 3300 (James, R.) → April 27, 2009

HACE 3300 (James, R.) → November 21, 2008 and December 1, 2008

HACE 3300 (James, R.) → November 14, 2007

HACE 3300 (James, R.) → April 19, 2007

HACE 3300 (James, R.) → November 8, 2006

- Carswell, A.T. (2011, October 25). *Housing and the family*. HACE 3000 (Henager-Greene, R.).
- Carswell, A.T. (2011, April 21). *To buy or rent?...That is the question*. HACE 3000 (Nickols, S.).
- Carswell, A.T. (2010, November 18). *Housing adjustment theory*. HACE 8100 (Mauldin, T.).  
A variation of this lecture was also presented on the following date:  
HACE 8150 (Nielsen, R.) → February 14, 2008

- Carswell, A.T. (2010, October 19). *Tips on buying a home*. HACE 3110 (Cude, B.).

- Carswell, A.T. (2008, February 21). *Housing theory: Housing life-cycle theory*. HACE 8150 (Nielsen).

- Carswell, A.T. (2007, April 6). *Precariously housed families: How big a problem?* HACE 9910 (Johnson, L.).

\* Denotes graduate student as contributing presenter

## OTHER PRESENTATIONS

- Ghimire, J., Carswell, A.T., & Turner, P.R. (2021, April 14). Measuring housing's impact on mental health during COVID-19. FHCE Seminar Presentation, (presenter).\*
- Carswell, A.T., & Johnson, P.L. (2020, February 27). *Disaster-affected households and their subsequent preparedness measures*. FHCE Seminar Presentation, (co-presenter).\*
- Seay, M.C., Carswell, A.T., & Nielsen, R.B. (2011, September 20). *Private rental property ownership during the 2000s*. HACE Seminar Presentation.\*
- Brewer, B.D., Richards, P., & Carswell, A.T. (2008, September 23). *Mortgage fraud: When a house is not a home*. HACE Seminar Presentation, (co-presenter).
- Carswell, A.T., Bachtel, D.C., & Malega, R. (2007, March 5). *Mortgage fraud: A risk factor analysis*. HACE Seminar Presentation, (co-presenter).\*
- Carswell, A.T., & Phillips, D. (2005, December 5). *Residential property management industry and student insights*. HACE Seminar Presentation, (co-presenter).
- Carswell, A.T. (2004, April 23). *Do housing counseling organizations contribute to housing well-being? An urban story*. HACE Seminar Presentation, (presenter).
- Carswell, A.T. (2003, September 29). *Rural Studio: Housing innovation, service learning and the low-income populations served*. HACE Seminar Presentation, (presenter).

\* Denotes graduate student as contributing presenter

## GRANTS AND CONTRACTS

### Grants Received

- **Carswell, A.T.** (2019). *UGA Special Collections Faculty Fellows Program*, 08/01/19 – 05/01/20. \$2,000.
- **Carswell, A.T.** (2015). *Do infill properties create externalities that impact property tax assessments?* International Association of Assessing Officials, 07/01/15 – 06/30/16. \$5,000.
- Seay, M.C, Malega, R., & **Carswell, A.T.** (2013). *Assessing neighborhood changes in mortgage fraud-impacted areas*. Georgia Real Estate Fraud Prevention and Awareness Coalition, 08/05/13 – 03/05/14, \$7,000.
- **Carswell, A.T.** (2012). *Faculty summer research grant*. University of Georgia Office of the Provost, Summer 2012, \$5,000.
- **Carswell, A.T.** (2012). *Mortgage foreclosure rescue fraud analysis*. Lawyers' Committee for Civil Rights, 9/1/12 – 11/15/12, \$4,000.
- **Carswell, A.T.**, Seay, M.C., & Wilmarth, M. (2012). *Georgia Real Estate Fraud Prevention*

Carswell Curriculum Vitae (February 18, 2022)  
*and Awareness Coalition (GREFPAC) founders' education grant.* GREFPAC, 03/07/12 – 03/06/13, \$2,500.

- **Carswell, A.T.,** Turner, P., & Green, L. (2007). *Consumer Credit Counseling Service grant.* Consumer Credit Counseling Service, 05/15/07 – 05/15/08, \$1,000.
- Johnson, L., **Carswell, A.T.,** Palmer, L., Leonas, K., Moss, J., Mauldin, T., Mullis, R., & Bower, D. (2006). *Life skills literacy: Designing an intervention for families with limited resources.* UGA Poverty Initiative Grant, Georgia Department of Human Resources, Athens-Clarke County Office, 01/01/07 – 12/31/07, \$15,000.
- Johnson, L., **Carswell, A.T.,** Palmer, L., Leonas, K., Moss, J., Mauldin, T., Mullis, R., & Bower, D. (2006). *The effectiveness of life skills literacy: A pilot study.* University of Georgia, Poverty and the Economy Faculty Grants Program, 01/01/07 – 12/31/07, \$20,808.
- **Carswell, A.T.,** & Bachtel, D.C. (2006). *Demographics of mortgage fraud.* Interthink Corporation, 06/01/06 – 02/15/07, \$14,707.
- **Carswell, A. T.,** & Copeland, C.W. (2005). *Determining effectiveness of United Way IDA for homeownership program.* United Way of Metro Atlanta, 08/01/05 – 07/21/06, \$41,803.\*
- **Carswell, A.T.** (2004). *Assessing tenant and industry needs within the Property Management profession in Georgia.* University of Georgia Faculty Research Grant, UGA Research Foundation, 01/04/05 – 01/31/06, \$4,215.

#### Extension and Multi-State Projects

- National Information Management and Support System. Project ID: S1082. *Aging in place: Home and community in rural America*, 10/01/2018 – 09/30/2023. [seven total project members; approved by NIFA 09/13/2018]
- Hatch project: Accession # 1003559. *Providing a cost-benefit assessment of infill residential properties*, 9/15/2014 – 9/15/2017.

#### Foundation Funding

I have been an active member of a team of HMP faculty that has helped to raise \$44,000 toward the long-term development of UGA's Residential Property Management program, with 23 current industry firm members contributing and/or serving as an Industry Advisory Board member.

#### Contracts and Honoraria

- **Carswell, A.** (2012). *Lowndes County Chamber of Commerce Economic Summit.* Lowndes County Chamber of Commerce, 4/12/12, \$600.
- **Carswell, A.** (2010). *Encyclopedia of housing project funding.* SAGE Publications, 09/2010 – 06/2012, \$15,252. [combination contract/grant for editing and production activities, plus royalties]

\* Denotes graduate student as contributing investigator

## **GRADUATE ADVISORY CONTRIBUTIONS**

### **Committee chair (level, department, and last known academic/professional position provided)**

*Thesis/Dissertation*

- Xu, Brin. (current). (Ph.D., FHCE).
- Gawrys, Michael. (current). (Ph.D., FHCE). [*co-chair with Kim Skobba*]
- Ghimire, Jyotsna. (current). *Relationship between housing stress and mental health among U.S. adults, 2014-2018*. (Ph.D., FHCE).
- Ty, Dyna. (current). *Effects of common interest developments on housing satisfaction*. (Ph.D., FHCE).
- Johnson, Portia. (2021). *Homeownership literacy: A mixed-methods research proposal toward consensus, definition and conceptualization*. (Ph.D., FHCE). [*co-chair with Kim Skobba; Assistant Professor, Auburn University*]
- Kim, Seongsu. (2020). *The mediation effect of indoor air quality on health: A comparison of homeowners and renters*. (Ph.D., FHCE). [*Hired as tenure-track Assistant Professor at St. Cloud State University – Finance, Insurance, and Real Estate*]
- Pou, Melissa. (inactive; did not finish). *Residential satisfaction changes of international students living in apartment-style on-campus housing: Do upgrades increase residential satisfaction?* (Master's, FHCE).
- Queen, Kelsey. (2012). *Factors affecting movement along the housing career: An examination of recent movers using the American Housing Survey*. (Master's, HACE). [*co-chair with Dr. Kim Skobba; Real Estate Manager - Asset Services, CB Richard Ellis*]
- Couch, Colin. (2012). *An examination of the potential relationship between green status and price: Perspectives for the multifamily residential sector*. (Master's, HACE). [*Associate Director – Office & Industrial Investment Sales, Stan Johnson Company, Atlanta, GA*]
- Robinson, Katie. (2008). *Residential satisfaction of military personnel living in privatized and non-privatized housing*. (Master's, HACE). [*Service Officer, U.S. Social Security Office*]

#### *Non-Thesis*

- Holman, Marlena. (2021). *Housing conditions survey and community plan*. (Master's, FHCE).
- White, Kevin D. (2019). *Distributed energy resources: An added value for households*. (Master's, FHCE). [*Program Support Specialist, Kapili Government Services, LLC*]
- Jones, Jesse. (2017). *Deconstructing incremental pricing of farm equipment (planter) attributes*. (Master's non-thesis, FHCE). [*Value Stream Lead, Raytheon Corporation, Tucson, AZ*]

#### **Committee member, non-chair (level, department, last known acad./prof. position provided)**

#### *Thesis/Dissertation*

- Garcia, Adriana. (current). *House price effects of the construction of Truist Park*. (Ph.D., FHCE).
- Odeyemi, Ebunoluwa F. (2020). *Differences in residential and neighborhood satisfaction between households living in public housing units and households receiving the Housing Choice Voucher*

*Program (HCVP). (Ph.D., FHCE). [Housing & Community Development Planning Coordinator, City of Memphis]*

- Osinubi, Adenola. (2020). *The invisible threat: A study of up-zoning, neighborhood change, and gentrification.* (Ph.D., FHCE).
- Bryant, Morgan M. (2018). *Mobile populations and mobile devices: Technology usage in special population Housing Choice Voucher provision.* (Ph.D., FHCE). [Assistant Professor of Marketing, St. Joseph's University]
- Tharp, Derek. (2017). *Three essays on personality characteristics and financial satisfaction.* (Ph.D., Financial Planning, Kansas State University). [Assistant Professor, University of Southern Maine]
- Odeyemi, Ebunoluwa F. (2015). *Role of the stakeholders in addressing physical blight conditions in Pittsburgh Neighborhood Downtown Atlanta, GA.* (Master's, College of Environmental Design). [Entered FHCE Ph.D. program]
- Starling, Doneshia. (2012). *Changes in older adult households pre-post Hurricane Katrina: Push-pull factors and the likelihood to age in place.* (Master's, HACE). [Care Operations Management Associate – Alere, Inc.]
- Washington, Toya. (inactive; did not finish). *The importance of client characteristics of housing counseling in achieving homeownership.* (Master's, HACE). [Housing Counselor]
- Seay, Martin C. (2012). *Household investment in residential rental property during the 2000s.* (Ph.D., HACE). [Assistant Professor, Financial Planning – Kansas State University]
- Malega, Ronald. (2010). *The geography of black household affluency.* (Ph.D., Geography). [Statistician, Bureau of Justice Statistics, U.S. Department of Justice; currently an Assistant Professor of Geography at Missouri State University]
- Bevil, Nathan A. (2009). *Preserving single-room occupancy hotels.* (Master's, Historic Preservation). [Certified Local Government and Preservation Services Manager, State of Ohio Historic Preservation Office]
- Green-Pimentel, Leslie E. (2009). *The relationship between housing cost burden and health status of older adults in the United States.* (Ph.D., HACE). [Assistant Professor, Community Development – Delta State University]
- Ray, Brian D. (2008). *How subdivisions learn: Promoting positive change in post-WWII suburban residential neighborhoods.* (Master's, Landscape Architecture). [Senior Technical Specialist II (Planner), AMEC Environment & Infrastructure – Atlanta, GA]
- Smith, Laura. (2008). *A public house: An analysis of the Kennedy White House restoration.* (Master's, Historic Preservation). [Residence Life staff, Dartmouth College]
- Zhu, Quinqu “Max”. (2007). *Consumer preferences for internet services: A choice-based conjoint study.* (Ph.D., HACE). [Senior Director – U.S. Analytics, Equifax]

- Vanderford, Stephanie E. (2006). *Homeless families in Charlotte, North Carolina: Characteristics and patterns of exit from homelessness*. (Ph.D., HACE). [Math Teacher, Providence Day School – Charlotte, NC]
- Colson, Mandi. (2006). *Affordable housing barriers in Georgia according local homebuilders association members*. (Master's, HACE). [Appraiser, employer unknown]
- Zurn, Lawton. (2006). *A blessing or a curse? The potential impact of post-Kelo legislation on historic preservation*. (Master's, Historic Preservation). [Graduate of the UGA School of Law; currently Staff Attorney, 11<sup>th</sup> Circuit Court of Appeals]
- Christoph, Erica. (2004). *Preservation and the projects: An analysis of the revitalization of public housing in Milwaukee, Wisconsin*. (Master's, Historic Preservation). [Subsequently graduated from UGA Law School]

#### Non-Thesis

- Haq, Haris. (2020). *A property market research analysis for selected property in Doraville, GA*. (Master's non-thesis, FHCE). [Currently enrolled in Master's of Accounting program at UGA]
- Pierce, Haley M. (2016). *Consumer preferences for amenities and service in the high-end student housing industry*. (Master's non-thesis, FHCE). [Business Analyst, Cintas Corporation]
- Dominick, Meaghan. (2012). *Student loans, credit cards, and retirement*. (Master's non-thesis, HACE). [Presently serving an internship at Huddleston & Associates, a subsidiary of Ameriprise Financial Corporation]
- Giddens, Jasmine. (2011). *The useful application of reverse mortgages within estate planning*. (Master's non-thesis, HACE). [Financial Planner, Centurion Advisory Group]

#### UNDERGRADUATE RESEARCH SPONSORSHIP/OVERSIGHT (AND LAST KNOWN POSITIONS)

- Hatzenbuhler, Heather. (2012). *Residential electricity consumption and affordability of efficiency and clean energy upgrades*. UGA CURO Symposium, Athens, GA. [A spin-off of this research was presented at the United Nations Climate Change Negotiations in Doha, Qatar in November 2012; Heather was also a prestigious 2012 Udall Scholarship recipient]
- Huet, Brittany. (2010, April). Using storyboard approach to demonstrate community issues. [HACE 4300 presentation which later became key component of Carswell, Wade, Smith, Huet 2010 JFSAB article; Brittany received her J.D. from Samford University Cumberland School of Law]
- Echols, Ellyn. (2010, March 29). *Inclusionary zoning: Providing affordable housing in the southeastern United States*. UGA CURO Symposium, Athens, GA. [Critical Response Team Lead, Lyft, Inc.]
- Murphy, Bryn. (2010, March 29). *Keeping PACE: Clean energy financing for Athens-Clarke County*. UGA CURO Symposium, Athens, GA. [Enrolled in graduate studies at Cal Berkeley]
- Cole, Rocky T. (2009, April 6). *Mandatory impact fees: A new growth management strategy for Georgia*. UGA CURO Symposium, Athens, GA. [Business Analyst at the National Security Agency and graduate student in Georgetown University's Walsh School of Foreign Service]

- Tedesco, Lila (Eli). (2008, March 31). *Mixed income housing: A comprehensive reconstruction plan for New Orleans*. UGA CURO Symposium, Athens, GA. [Enrolled at Pratt University (NYC) graduate program in Architecture & Planning; Director of Programs, Elevated Studio]

## CREATIVE CONTRIBUTIONS

- Course lessons developed for I-Tunes UGA (first from UGA College of Family and Consumer Sciences) [available at <http://www.itunes.uga.edu> under “Family and Consumer Sciences” tab]
  - *Company Towns* (developed August 2011; posted February 2012)
  - *Greening of the Multifamily Housing Sector* (developed November 2011; posted February 2012)
- Housing JEOPARDY! A pedagogical tool developed for HACE 3300, Housing in Contemporary Society (2003)
- Virtual Property Manager, a web-based simulation designed as a pedagogical tool for Residential Property Management courses
- *Housing Day-by-Day Calendar 2006*, co-produced with D.C. Bachtel

## ACADEMIC MEMBERSHIPS

- Amer. Association of Housing Educators/Housing Education & Research Association, 2000-Present
- Housing Statistics User Group, 2005 - Present
- American Real Estate & Urban Economics Association, 2000-2006
- American Real Estate Society, 2010 - Present
- Community Development Society, 2005 - 2007
- Association of Public Policy Analysis & Management, 2001-2003; 2007- 2010
- Urban Affairs Association, 1999-2002; 2009 – Present
- Economic History Association, 2007 – 2013; 2015 - 2019
- Society for Benefit-Cost Analysis, 2010 – 2014

## PROFESSIONAL MEMBERSHIPS

- American Planning Association/Georgia Planning Association, 2020 – Present
- Athens Home Builder Association, 2005 – 2007
- Institute for Real Estate Management, 2008 – Present
- Georgia Real Estate Fraud Prevention & Awareness Coalition, 2005 - Present
- Appraisal Standards Advisory Council, 1994-1997 (*Secretary*, 1996)
- National Association of Business Economists (1994-2007; 2015-present)
- National Economists Club, 1992 - 2002 (*Secretary*, 1995; *Newsletter Contributor*, 1995 - 2001)
- FHA Business Practices Working Group, 1994-97
- FHA Underwriting Working Group, 1994-97

## UNIVERSITY ACADEMIC SERVICE

### University

- Reviewer, Graduate School Doctoral Fellows (2021)
- Chair, Program Review Team, Institute of Gerontology (2020-2021)
- Aspire Fellows Program (2020 –2021)

- University Library Committee (2017 – 2020)
- Truman Scholarship Review Committee (2017)
- UGA Honors Mentor Program (2013)
- Faculty Admissions Committee (2011-2013)
- UGA Graduate Faculty (appointed 2005; re-appointed 2015)
- Adjunct Faculty, Gerontology (appointed 2004-2005; re-appointed 2015)
- Member, University of Georgia Roundtable, Fall 2005 – 2009
- Undergraduate Mentor, Roosevelt Scholars Program (2008 – present)
- University Council, 2013 - 2016
- Member, Educational Affairs Committee (2014 - 2017)

### College

- FACS Search Committee, FHCE Department Chair, 2021
- FACS Scholarship Committee, 2013 - 2016
- Faculty Judge, TXMI 5910 Design Competition, Spring 2011
- Member, UGA FACS International/Study Tour Committee (2012)
- Periodic Reviewer, FACS Extension Fact Sheets
- Endsley-Peifer Research Award Selection Committee (2012)
- Faculty Participant, 4<sup>th</sup> Annual Roosevelt & UGA Policy Symposium, (April 18, 2009)
- Participant, Southern Region Grantsmanship Workshop, Atlanta, GA, (September 15, 2004)

### Department

- 3<sup>rd</sup> Year Review Committee (Kim Skobba), 2014
- International Committee, 2013 – 2016
- Full Graduate Coordinator, HACE, August, 2010 – January, 2013
- Co-Graduate Coordinator, HACE, Spring 2009 – July, 2010
- Chair, faculty search committee for Residential Property Management position, 2005-2006; 2010
- Faculty search committee for housing gerontology faculty member, 2013-2014
- Faculty search committee for HACE housing extension specialist, Fall 2004
- Sub-chair of faculty search committee for Residential Property Management position, 2004 – 2005.
- HACE Graduate Admissions and Policy Committee, 2003 – 2007; 2010 - 2012
- HACE Graduate Reading Committee, 2007 - present
- Faculty advisor to NAHB Student Chapter, Fall 2004 – 2006
- HACE Poverty Simulation, 2009-2012 (usually participated once per semester)

### **ACADEMIC COMMUNITY SERVICE OUTSIDE UGA**

- **Tenure and Promotion Packet Outside Reviewer** (five through 2017)
- **Proceedings Co-Editor**
  - Eastern Family Economics & Resource Management Association 2010 Meeting (with Cliff Robb)
  - Housing Education and Research Association 2016 Meeting (with Gina Peek)
- **Vice President – Technology Transfers**, National Consortium of Housing Research Centers, 2013.
- **Secretary**, National Consortium of Housing Research Centers, 2010 – 2012
- **President**, Housing Education & Research Association, 2014-2015
- **Board of Directors**, Housing Education & Research Association, 2002 – 2005
- **Membership Director/Co-Director**, Housing Education & Research Association, 2005 – 2008
- **Nominating Committee**, Housing Education & Research Association, 2008
- **Research Committee Chair**, Housing Education & Research Association, 2009

- **Best Book Award Committee Member**, Urban Affairs Association (2016)
- **Conference Session Moderator**
  - American Council for Consumer Interests (2010)*
  - Housing Education and Research Association (2005)*
  - Urban Affairs Association (2013 - 2014)*
- **Conference Reviewer**
  - American Council for Consumer Interests Annual Conference (2004-2005, 2009-2010, 2012)*
  - Community Development Society (2005, 2007)*
  - (Eastern) Family Economic Resource Management Association (2009, 2013)*
  - Education Information Systems, Technologies & Applications (EISTA) Annual Conference (2007)*
  - Education, Training and Informatics (March 2012)*
  - Housing Education and Research Association Annual Conference (2004 – 2009, 2011-2013)*
- **Academic Journal Reviewer (Blind Review)**
  - Applied Geography (2009)*
  - Buildings (2018, 2020-2021)*
  - Cogent Engineering (2021)*
  - Cognitive Neuroscience (2012)*
  - Community Development (2005-2006, 2008-2009, 2011-2014)*
  - Construction Innovation (2012-2019)*
  - Crime, Law and Social Change (2008-2009, 2016-2018)*
  - Criminology and Public Policy (2009)*
  - Energies (2021)*
  - Environment, Development, and Sustainability (2016)*
  - Facilities (2017, 2020-2021)*
  - Family & Consumer Sciences Research Journal (2006, 2008, 2011, 2013, 2018, 2020)*
  - Housing and Society (2004-2005, 2008-2020)*
  - Housing Studies (2012-2017)*
  - Housing, Theory, and Society (2017)*
  - International Journal of Consumer Studies (2011)*
  - International Journal of Environmental Research and Public Health (2018, 2020-2021)*
  - International Journal of Strategic Property Management (2016)*
  - International Journal of Sustainable Development & World Ecology (2017)*
  - Journal of Aging and Environment (2021)*
  - Journal of Asian Architecture and Building Engineering (2021)*
  - Journal of Building Engineering (2019)*
  - Journal of Community Practice (2015)*
  - Journal of Community Psychology (2019, 2021)*
  - Journal of Consumer Affairs (2013, 2018)*
  - Journal of Family and Economic Issues (2010-2021)*
  - Journal of Financial Counseling and Planning (2015, 2020-2021)*
  - Journal of Green Building (2022)*
  - Journal of Housing and the Built Environment (2010)*
  - Journal of Housing for the Elderly (2014, 2016)*
  - Journal of Housing Research (2016, 2019, 2021)*
  - Journal of Place Management and Development (2010)*
  - Journal of Public Administration & Policy Research (2010)*
  - Journal of Real Estate Practice and Education (2015-2017)*
  - Journal of Real Estate Literature (2021)*

*Journal of Urban Affairs* (2014, 2016-2018)

*Journal of Urbanism* (2019-2020)

*Landscape Journal* (2013)

*Land Use Policy* (2019-2021)

*Methodological Innovations* (2016)

*Nonprofit and Voluntary Sector Quarterly* (2012, 2018)

*Planning Perspectives* (2019-2020)

*Planning Practice and Research* (2018)

*PLoS ONE* (2018, 2020-2022)

*Property Management* (2016-2022)

*Public Administration & Management* (2007)

*SAGE Open* (2021)

*Sustainability* (2017-2018, 2020-2021)

*Urban Geography* (2014)

*Urban Science* (2020-2021)

- **Textbook/Book/Manuscript Editorial Reviewer (Requested by Author)**

Iglesias, M.T. (in press). *Framing U.S. housing law and policy: In defense of housing pluralism*. [reviewed proposal for book]

Malega, R., & Stallings, R.Y. (2016). Regional differences in affluent black and affluent white residential outcomes. *Geographic Review*, 106(1), 72-91. [acknowledged as voluntary reviewer for manuscript during preparation phase by primary author]

Schwartz, A.F. (2010). *Housing policy in the United States: An introduction* (2<sup>nd</sup> ed.). New York, NY: Routledge Publications. [review of 1<sup>st</sup> edition also conducted in 2008]

Fisher, R. L. (2007). *Making science fair: How can we achieve equal opportunity for men and women in science?* Lanham, MD: University Press of America.

- **External Grant Reviewer**

Frank, L. (2016). *Designing multi-family housing to boost social capital and psychological well-being*. University of British Columbia. [seeking \$15,000; funding status unknown]

Bruin, M. (2012). *Housing insecurity: Attempting to measure and explain its effects on individuals and families*. [funding status unknown]

National Association of Home Builders. (2010-2016). *Homebuilding Education Leadership Program (HELP) grants*. [only academic representative of a 10-member grant review team; annual disbursements are usually between \$100,000 and \$150,000]

Delgadillo, L. (2008). *Exploring the utilization of USDA 502 Self-Help program by low income families in rural Utah*. [funded at \$29,587]

Athens-Clarke County VISION Committee. (2007-2009). *Community Development Block Grant funding review*. [UGA representative on a committee responsible for disbursing funds to social service delivery agencies within the city]

## **INVITED JOURNAL EDITORIAL BOARD MEMBER**

*Housing and Society* (2015 – 2017)

*Property Management* (2017 – present)

*PLOS One* (2018 – present)

*Land* (2021 – present; topics editor)

*Journal of Housing Research* (2022 – present)

## **COMMUNITY SERVICE AND PARTICIPATION WITHIN PROFESSIONAL HOUSING INDUSTRY**

- **Discussant**, AFL-CIO Community Hearing on Banks and Foreclosures, Atlanta, GA. (July 22, 2010)
- **Homebuilding Education Leadership Program (HELP) Scholarship Award Reviewer**, National Housing Endowment, 2010 – present
- **Participant**, Pulte Homes Professor's Day, West Palm Beach, FL, 2005
- **Participant**, National Association of Business Economists Economic Measurement Seminar (July 30-31, 2012)

## **HOUSING-RELATED VOLUNTEER SERVICE – NONPROFIT SECTOR**

- **Advisory Board/Planning Member**, The Stable Foundation, 2008.
- **Board of Directors**, The Stable Foundation, 2010 - 2012.
- **Board of Directors/Local Action Committee**, Action Ministries of Athens, 2013.
- **Academic Representative**, Athens Safe and Able Lives Housing Collaborative, 2004
- **Judge**, 4-H Housing Presentations, Rock Eagle 4-H Center, Eagleton, GA, March 4, 2006.
- **Facilitator**, Wilmington, DE YWCA Program Evaluation Initiative, 2001
- **University Representative**, Delaware Coalition for Responsible Lending, 2000-2001
- **Board of Directors**, Delaware Homeless Planning Council, 2000-2001

## **COURSES TAUGHT** [\* denotes new courses developed]

- FHCE 2000 (Introduction to Family and Consumer Sciences)
- FHCE 2100 (Family Economic Environment)  
- *Honors version of course also taught periodically*
- FHCE 3000 (Family Resource Management)
- FHCE 3100 (Introductory Consumer Economics)
- FHCE 3300 (Housing in Contemporary Society)  
- *Study Abroad version of this course created for Costa Rica (Summer 2012, 2014-2015)\**
- FHCE 3350 (Introduction to Residential Property Management)
- FHCE 4300/6300 (Advanced Housing Theories)
- FHCE 4310/6310 (Housing Policy)
- FHCE 4320 (Legal Issues in Residential Property Management)
- FHCE 4330 (Leasing Strategies in Residential Property Management)
- FHCE 4400 (Demographics of the Family)  
- *Online version of this course started in Spring 2019*
- FHCE 5320 (Residential Property Management Technology and Simulation)\*  
- *Online version of this course started in 2018*
- FHCE 8150 (Theories of Households and Markets II)
- HONS 1990H (Sprawl from a Multidisciplinary Perspective)\*

***Teaching and Course Statistics through Fall 2021:*** The following descriptive statistics pertain to my

teaching experience at UGA:

90 total classes; an average of 52.8 students per class; average class GPA of 2.95 out of 4.00, with approximately 16% of my student population earning “A” grades.

Student evaluation scores are broken down below for each of the stages of my time at the university:

Full Professor (Fall 2020 – Present) [n = 8 classes]

Mean: 4.42 (out of 5.00)      Median: 4.48 (out of 5.00)      Std. Dev.: 0.39

Associate Professor (Fall 2010 – Spring 2020) [n= 47 classes]

Mean: 4.31 (out of 5.00)      Median: 4.49 (out of 5.00)      Std. Dev.: 0.46

Temporary Assistant/Assistant Professor (2003 – Spring 2010) [n = 35 classes]

Mean: 4.05 (out of 5.00)      Median: 3.96 (out of 5.00)      Std. Dev.: 0.43

## AWARDS/HONORS

- Emerald Literati Award for Excellence – Outstanding Reviewer, *Property Management* (2020)
- Gamma Sigma Delta Award Recipient (2009)
- College of Family and Consumer Sciences Advisor of the Year (2005)
- Department of Housing and Consumer Economics Advisor of the Year (2005)
- Outstanding Paper Award, Marion Steele Symposium (2000)
- Marvin Gilman/ National Housing Endowment Scholarship (1997, 1998)
- Bryce Harlow Fellowship (1993)

## EVIDENCE OF EXTERNAL IMPACT AND EXPOSURE

- The following domestic and international government reports/testimonies have cited my work:

Argento, R., Brown, L., Koulayev, S., Li, G., Myrhe, M., Pafenberg, F., & Patrabansh, S. (2018, March 14). *First-time homebuyer counseling and the mortgage selection experience in the United States: Evidence from the National Survey of Mortgage Originations*. 29 pp. [Joint working paper provided by staff of Freddie Mac, Fannie Mae, Consumer Financial Protection Bureau, HUD, and the Federal Housing Finance Agency; Carswell 2009 JFEI journal article cited; available at: [https://www.fhfa.gov/PolicyProgramsResearch/Programs/Documents/NMDB-Staff-Working-Paper\\_18-02.pdf](https://www.fhfa.gov/PolicyProgramsResearch/Programs/Documents/NMDB-Staff-Working-Paper_18-02.pdf)]

DeMarco, D., Fiore, N., Moulton, S., ...Abt Associates. (2017, January). *The first-time homebuyer education and counseling demonstration baseline report: Study design and implementation*. 197 pp. [Report produced for HUD's Office of Policy Development and Research; Carswell 2009 JFEI journal article cited; available at: <https://www.huduser.gov/portal/portal/sites/default/files/pdf/First-Time-Homebuyer-BaselineReport.pdf>]

Center for American Progress. (2016, September). *Raising wages and rebuilding wealth: A roadmap for middle-class economic security*. 213 pp. [Report produced for the U.S. Senate Committee on Banking, Housing, Urban Affairs; *Encyclopedia of Housing* article cited; available at: <https://www.banking.senate.gov/imo/media/doc/Center%20for%20American%20Progress%20Submission.pdf>]

Lin, Z., Liu, Y., & Xie, J. (2015, January). *Immigrants and Mortgage Delinquency in the United States* (No. 15-1). 38 pp. [Report produced for and funded by the Bank of Canada; *Encyclopedia of Housing* article cited; available at: <http://www.bankofcanada.ca/wp-content/uploads/2015/01/wp2015-1.pdf>]

Gabriel, M., Stirling, C., Faulkner, D., & Lloyd, B. (2014, May). *Future housing and support needs of people with dementia*. 61 pp. [Peer-reviewed report produced for and funded by the Australian government; Carswell 2012 *Encyclopedia of Housing* cited; available at: <http://www.ahuri.edu.au/publications/projects/p41022>]

Miller, M., Reichelstein, J., Salas, C., & Zia, B. (2014, January). *Can you help someone become financially capable? A meta-analysis of the literature*. [Background paper to the World Bank 2014 Global Financial Development Report; Carswell 2009 JFEI journal article cited; available at: [http://siteresources.worldbank.org/EXTGLOBALFINREPORT/Resources/8816096-1361888425203/9062080-1383688365382/Meta\\_Analysis\\_Paper.pdf](http://siteresources.worldbank.org/EXTGLOBALFINREPORT/Resources/8816096-1361888425203/9062080-1383688365382/Meta_Analysis_Paper.pdf)]

Ipsos/London Economics. (2013, July). *Study on the functioning of the consumer credit market in Europe*. [Report provided to the European Union; Carswell 2009 JFEI journal article cited; available at: [http://ec.europa.eu/consumers/archive/rights/docs/consumer\\_credit\\_market\\_](http://ec.europa.eu/consumers/archive/rights/docs/consumer_credit_market_)]

Trawinski, L.A. (2013, June). *Long term sustainability for reverse mortgages: HECM's impact on the mutual mortgage insurance fund*. 11 pp. [AARP Public Policy Institute report and testimony submitted to the U.S. Senate Committee on Banking, Housing, and Urban Affairs; Carswell/Seay/Polanowski 2013 JHFE article cited; available at: [http://www.banking.senate.gov/public/index.cfm?FuseAction=Files.View&FileStore\\_id=2ea0741b-ff79-493e-a9d1-caf0400ad457](http://www.banking.senate.gov/public/index.cfm?FuseAction=Files.View&FileStore_id=2ea0741b-ff79-493e-a9d1-caf0400ad457)]

United States Government Accountability Office. (2011, July). *Mortgage reform: Potential impacts of provisions in the Dodd-Frank Act on homebuyers and the mortgage market*. GAO-11-656. 83 pp. [Report to U.S. Congressional Committees; Carswell 2009 JFEI journal article cited; available at <http://www.gao.gov/new.items/d11656.pdf>]

Fulmer, A. (2010, March). *Burning down the house: Mortgage fraud and the destruction of residential neighborhoods*. Report No. 229912. 29 pp. [Report submitted to the U.S. Department of Justice; Carswell 2009 JPTAA journal article cited; available at <https://www.ncjrs.gov/pdffiles1/nij/grants/229912.pdf>]

- The following classes at other institutions outside of UGA have adopted my intellectual property for purposes of their curricula:

#### Academic Journal Articles/Book Chapters

Auburn University, *Sociology of Community Development* (RS0C 5640 & RSOC 6640), Spring 2011 (Instructor: Conner Bailey) [Carswell, James, & Mimura 2009 JCDS journal article part of required readings; syllabus available at <http://www.ag.auburn.edu/~bailelc/syllabus.6640.2011.pdf>]

George Washington University, *Homelessness and Housing* (PPPA 6085), Fall 2020 (Instructor: Hilary Silver) [Steuve, Seay, Carswell 2018 *Introduction to Housing* chapter part of required readings; syllabus available at <https://tspppa.gwu.edu/pppa-6085-homelessness-and-housing>]

Missouri State University, *Research Methods in Geography and Geospatial Science* (GRY 367), Fall 2015 (Instructor: Ron Malega) [Carswell, Bachtel 2007 and 2009 mortgage fraud articles part of required readings]

Rutgers University, *Community Development Studio* (subtitled “Foreclosure in Community Context”), Spring 2010 (Instructor: Kathe Newman) [Carswell 2009 JFEI journal article part of required readings; syllabus available at <http://rww.rutgers.edu/wp-content/uploads/2013/07/2010syllabus.pdf>]

University of Minnesota, *Family Financial Counseling* (FSoS 4153), Fall 2012 (Instructor: Virginia Zuiker) [*Carswell 2009 JFEI journal article part of required readings; syllabus available at <http://baonhunguyen.efoliomn.com/Uploads/FSoS%204153-%20FamFinancial%20Cnslg%20Syllabus.pdf>*]

University of Minnesota, *Housing in the Social Environment* (HSG 4467W/5467), Fall 2011 (Instructor: Marilyn Bruin) [*Parks, Carswell, & James 2009 H&S journal article part of required readings; syllabus available at <http://housing.design.umn.edu/documents/HSG4467w5467r.pdf>*]

University of Southern California, *Social Policy and Aging* (GERO 540), Fall 2013 (Instructor: Jon Pynoos) [*Carswell, Seay, & Polanowski 2013 JoHFE journal article part of required readings.*]

### Books

The *Introduction to Housing* textbook was adopted for housing-related courses in at least 47 academic institutions outside of UGA from 2005-2014, with 34 of these schools confirmed as repeat adopters. This covers an estimated 4,200 students in over 140 separate college classes using the textbook during that time. Many of the adopting institutions are non-HERA member institutions, which suggests fairly broad interdisciplinary appeal. The textbook can also be found housed in over 60 college and university libraries. [*Sources: Prentice-Hall Publishing; WorldCat. Notes: unit sales were not provided for 2012-2014, thus an estimated total for those years was based on averages of past known student purchases in previous years for those schools*]

A number of university courses have used chapters from the *Encyclopedia of Housing* as either required or recommended readings for undergraduate and graduate level courses in a variety of disciplines. They are:

- Appalachian State University, *Applications in Sustainable Development – Cooperatives* (SD4401), Fall 2012
- Ball State University, *Housing Decisions* (FCPM 104), 2017 (Instructor: C. Earhart)
- Barnard College, *Introduction to Urban Sociology* (URBS V 3420), Fall 2015 (Instructor: A. Passell)
- Barnard College, *Senior Seminar, NYC Field Research* (URBS 3994), Fall 2018 (Instructor: A. Friedus)
- Brown University, *Urban Sociology* (SOC2960C), Spring 2013 (Instructor: H. Silver) †
- Cal. Univ. of PA, *Social Welfare History and Policy Analysis* (SOW 360), Spring 2013 (Instructor: P. Twiss)
- Duke University, *Shelter: Making Ourselves at Home in a Changing World* (ARTS&SCI 390), Spring 2014
- Eastern Illinois University, *Housing in Foreign Countries* (FCS 2270), no date (Instructor: D.D. Reifsteck)
- Emory & Henry College, *Methods of Social Research* (SOCI330), Fall 2014
- George Mason University School of Law, *Property Law* (LAW 104), Fall 2012 (Instructor: S. Eagle) †
- Glasgow School of Art (UK), *Architectural Technology 3: Principles of Building*, Fall 2012 (Instructor: M. Noguchi)
- High Point University, *Global Issues and the Built Environment* (GBS/INT 3240), Fall 2015 (Instructor: C. Smith)
- Iowa State University, *Housing and Services for Families and Children* (HDFS 360), Fall 2018
- IUPUI, *Public Art and Ethics Seminar Series*, Spring 2017 (Instructors: J.M. Kelly, F. McDonald, and P. Napier)
- Macalester College, *Introduction to Urban Studies* (GEOG112-01), Fall 2015 (Instructor: D. Trudeau)
- Macalester College, *Urban Geography* (GEOG241), Fall 2016 (Instructor: D. Trudeau)
- McMaster University (Canada), *Urban Social Geography* (GEO 3HZ3), Spring 2013 (Instructor: R. Harris)
- Michigan State University, *Housing from Human Ecological Perspective* (IDES 458), Spring 2013 (Instructor: Kim)
- Michigan State University, *Urban Geography* (GEO 413), Spring 2013 (Instructor: J. Darden)
- The New School (NYC), *Housing Policy*, Spring 2013 (Instructor: A. Schwartz)
- Portland State University, *Urban Housing and Development* (USP 312U), Winter 2017 (Instructor: Y. Fang)
- Queen's University (Canada), *Qualitative Methods in Planning*, Spring 2015 (Instructor: L. Viswanathan)
- Sacramento State University, *Applied Economic Analysis* (PPA 220B), Spring 2012 (Instructor: R. Wassmer)
- Smith College, *Writing About Home*, Fall 2014 (Instructor: A. Cuellar)
- SUNY-Albany, *Urban Community Development* (PLN 523), Fall 2016 (Instructor: H. Papineau)
- Tufts University, *Housing Policy* (UEP 113/213-01), Fall 2012 (Instructor: R. Greenstein)
- University of North Carolina, *Urban Neighborhood Revitalization* (PLAN 763), Fall 2016 (Instructor: W. Rohe) †
- University of Pittsburgh, *History of American Integration* (HIST 1000), 2019 (Instructor: H. Tsoukas)

Carswell Curriculum Vitae (February 18, 2022)

- University of Witwatersrand (S. Africa), *Human Settlements, Housing Theory, Concepts and Policy (ARPL7004)*, Spring 2015 (Instructor: M. Huchzermeyer) †
- Washington University – St. Louis, *Property Law*, Fall 2012 (Instructor: D. Mandelker) †
- Wayne State University, *Urban & Regional Systems (UP 6510)*, Fall 2012 (Instructor: A. Vidal)

† Signifies a graduate level course

Other/Misc.

California State University – Northridge, *Issues in Housing (FCS 315)*, Spring 2013 (Instructor: Yali “Lily” Yang) [Many of my FHCE/HACE 3300 course materials were adopted for the development of this new course]

- Some of the academic journal articles and books mentioned earlier have been singled out for various awards and recognition. The following represents descriptions of these honors:

- For both 2020 and 2021, it was reported that the 2019 Moore/Carswell/Worthy/Nielsen *FCSRJ* article on student housing was among the top 10 most downloaded archived *FCSRJ* articles for each respective year. For perspective, this journal’s content encompasses an estimated 1,800 articles dating back to 1972.
- Two of my articles within *Family and Consumer Sciences Research Journal* have been cited as “Best Paper” within the Housing and Interior Design track during their respective years of publication. This designation applied to the Skobba/Carswell 2014 *FCSRJ* article on community land trusts, as well as the Hopkins/Carswell/Love 2020 *FCSRJ* article on ENERGY STAR appliances and multifamily rents.
- The *Encyclopedia of Housing (EoH)* has received the following prestigious awards from within the publishing industry:
  - American Library Association’s RUSA “Outstanding Reference Sources List” award
  - *Library Journal*’s “Best Reference of 2012” award
  - About.com’s “Essential Reference Books for Architecture”

Regarding the first two awards, issued in early 2013, the encyclopedia claims a notable distinction within the reference publication industry (which includes encyclopedias, dictionaries, almanacs, anthologies, and chronicles). In a publication niche such as this one, which produced well over 1,000 titles in 2012, *EoH* stands alone as the only publication to claim both of these awards. The About.com selection of *EoH* is one of six books total chosen from the late 20<sup>th</sup> century to present day.

- In May 2010, Emerald Publishing issued its “Highly Commended Award” to the Carswell/Smith article in the *Journal of Engineering, Design & Technology*. The award was determined through an independent panel of publishing and academic judges, and represents approximately the top 20% in terms of quality for that journal’s 2009 articles. More information about this and other Emerald awards can be found at: <http://www.emeraldinsight.com/authors/literati/awards.htm?year=2010>.
- The 2007 Vanderford/Mimura/Sweaney/Carswell article in *FCSRJ* was chosen for a special reprint online edition of *FCSRJ* on “Families and Housing” in November 2009. Details of this special issue can be found at: <http://www.wiley.com/bw/vi.asp?ref=1077-727X&site=1>

- Several academic publications have provided reviews and critiques of the *Introduction to Housing (2<sup>nd</sup> edition)*. The following is a citation listing of those review publications:

Rhonda Phillips. *Local Development & Society*.

Carolina K. Reid. *Journal of Planning Education and Research* [Online First]

Rongerude, J.M. (2020). *Journal of the American Planning Association*

Philip Garboden and Katia Sophia Morales. (2021). *Journal of Urban Affairs*

Rhonda Phillips. *Community Development Society Journal*.

Hilary Botein. *Journal of Planning Literature* [Online First]

Alan Mallach. *International Journal of Housing Policy* 20.2 (2020):302-307.

Sarah Mawhorter. *Housing Studies* 35.5 (2020): 978-979.

Gina Peek. *Housing and Society* 46.3 (2019): 170-172.

Carla Earhardt. *Family and Consumer Sciences Research Journal* 47.3 (2019): 291-293.

- There are various social networking sites geared toward the academic and professional communities with which I am affiliated. They are the following:
  - Since September 2013, a number of my industry/class slide show presentations have been posted on the service known as SlideShare, with a degree of interest from outside observers and subscribers. These presentations are available at the following link:  
[http://www.slideshare.net/atcarswell?utm\\_campaign=profiletracking&utm\\_medium=sssite&utm\\_source=ssusersearch](http://www.slideshare.net/atcarswell?utm_campaign=profiletracking&utm_medium=sssite&utm_source=ssusersearch)
  - Since November 2013, I have also been a subscriber to ResearchGate, an online forum for academics and researchers. For access to publication abstracts, some downloadable papers, my profile, participation in various discussions/forums, along with statistics associated with my particular site, please visit the following link:  
[https://www.researchgate.net/profile/Andrew\\_Carswell/?ev=prf\\_highl](https://www.researchgate.net/profile/Andrew_Carswell/?ev=prf_highl)
- Since its publication in mid-2012, the *Encyclopedia of Housing* has achieved a few sales landmarks that are worth noting, which are listed below.

The encyclopedia is now housed in a number of libraries. The following is a sampling of the types of libraries that have purchased and adopted this publication in either print or e-book format for their collections, according to various sources (WorldCat, LibDex, Lib-Web-Cats, Library of Congress, Librarydir.org, and several country/state specific online public access catalogues, or “OPACs”, among other sources):

- More than 1,100 public and private four-year colleges/universities within the U.S., with over 85% of the classified “Research I” institutions included within this list. Geographically, these schools cover all 50 states, plus DC, Guam, Puerto Rico, and the Virgin Islands.
- Over 500 international college and university libraries outside the U.S., representing 93 different countries across 6 continents.
- Several national libraries (China, the Czech Republic, Denmark, Finland, Great Britain, Israel, Japan, Latvia, Luxembourg, Netherlands, Qatar, Saudi Arabia, Scotland, Singapore, Slovenia, South Africa, Sweden, Taiwan, and Wales), plus U.S. Library of Congress and an agency of the European Union (EU)
- Over 350 community colleges or 2-year academic institutions in the U.S. and Canada
- Over 200 other libraries, mostly state, municipal, public, corporate and nonprofit libraries, both in the U.S. and abroad
- Given the interdisciplinary nature of the encyclopedia, a number of specialty libraries have purchased the reference book, including: 20 architectural/design libraries; 10 business school/economics libraries; 11 law libraries; 8 medical/health sciences libraries; an international development bank (in South Africa); a multinational engineering firm (India’s Larsen & Toubro, Inc.); and a consumer research institute in Norway.

As of year end 2021, total gross sales revenue for the book is estimated at over \$900,000, based on sales price and volume information from a variety of sources (SAGE Publishing, BookScan, Amazon.com, WorldCat, LibDex, Lib-Web-Cats, Library of Congress, and several country/state specific OPACs).

As of year end 2019, the encyclopedia had attained a few notable sales milestones when compared against similar publications. When using WorldCat library adoption tallies as a proxy for overall sales, the following comparisons can be made regarding unit sales and sales revenue:

- Ranked in the top 2% for unit sales and in the top 3% for gross sales revenue of all subject-based encyclopedias published in 2012 [Note: N=874 for such publications; WorldCat advanced search parameters

include "title: encyclopedia", "format: book", "year: 2012", "content: non-fiction", and "audience: non-juvenile"; sales revenue figures incorporate the publisher's listed book price]

- Ranked #4 in unit sales and #1 in gross sales revenue for all housing-themed publications released in 2012. This list includes all domestic and international non-fiction books (reference, academic, textbook, professional, and current affairs) related to housing, which represents an estimated universe of over 1,000 publications. [Note: WorldCat advanced search parameters include "keyword:housing", "year:2012", title:"housing" OR "homes" OR "mortgage(s)" OR "houses" OR "homeless(ness)", "format:book", "content: non-fiction", and "audience: non-juvenile"; sales revenue figures incorporate the publisher's listed book price]

- A number of my students who have completed the FHCE 5320 course go on to complete the Real Estate Financial Modeling (REFM) Level I Exam. REFM is a respected certification and training firm for thousands of real estate industry members, primarily commercial and multifamily. Students who successfully complete this exam show a demonstrated ability to understand intermediate level Microsoft Excel commands, models, and functions in fairly complex real estate finance applications. During the most recent semester (Fall 2019), 20 out of 27 students (74%) successfully completed the REFM Level I exam, with 12 of those students passing the examination "with distinction".
- I have also enjoyed the privilege of receiving exposure through several media outlets and sources, either through an interview or a reference to my research or expertise.\* These sources are:

Newspapers: Forty references in metro and national print/online news outlets since 2005, including (but not limited to): *Associated Press, Atlanta Journal-Constitution, Atlanta Business Chronicle, Indian Express, Mundo Hispanico, Philadelphia Inquirer, Reuters News Service, United Press International, and USA Today.*

Magazines: Appeared as either interview subject or reference in 13 articles within industry trade publications, including *American Libraries, Booklist, Business & Finance Week, Default Servicing News, Housing Wire, Informed Design, Land Matters, Library Journal, MultiHousing Pro, Nation's Building News, National Mortgage Professional, and UNITS* magazines.

Book: Served as a contributor/consultant to the following publications:

- Kobliner, B. *Get a financial life: Personal finance in your twenties and thirties.* New York, NY: Simon & Schuster. (Acknowledged as a mortgage finance source in Chapter 7: "Oh, Give Me a Home: The New Rules for Getting a House or Apartment of Your Own")
- National Association of Home Builders. (1995). *Financing for small builders and developers.* Washington, DC: Home Builder Press. (Acknowledged as a contributor)

Online Forums: Served as Q&A expert on residential property management careers/internships for undergraduate students in online forum presented by Institute of Real Estate Management in late 2008.

Web Logs: My research has also been covered on nine fairly high-traffic Web logs ("blogs") devoted to household finances, real estate agency, white collar crime, the U.S. financial crisis, and mortgage fraud. [Web log sources are [www.freemoneyfinance.com](http://www.freemoneyfinance.com), [www.ewallstreeter.com](http://www.ewallstreeter.com), [www.wallethub.com](http://www.wallethub.com), [www.freedomexposed.com](http://www.freedomexposed.com), [www.mortgagefraudblog.com](http://www.mortgagefraudblog.com), [www.dankrell.com](http://www.dankrell.com), [www.flippingfrenzy.com](http://www.flippingfrenzy.com), *Science Blog*, and [www.fraudblogger.com](http://www.fraudblogger.com)]

Radio: Held two interviews related to the housing crisis which aired on Georgia Public Radio in 2007 (reporters/interviewers: Kevin Keller, Odette Yousef).

Television: In-studio interview with Fox-TV Atlanta's Deidra Dukes on the foreclosure crisis in Georgia and Atlanta metro area (air date of November 23, 2007), plus Zoom interview with 11-Alive Atlanta's Jerry Carnes on home selling and buying tips (air date of October 20, 2021).

\* A detailed list of media references and dates of publication/airing can be provided upon request.