

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

ACADEMIC EXPERIENCE

- Professor**, *University of Georgia*, 2020 – Present
Adjunct Faculty, *UGA Institute of Gerontology*
Adjunct Professor, *John Cabot University (Rome, Italy)*, Summer 2024
Associate Professor, *University of Georgia*, 2010-2020
Assistant Professor, *University of Georgia*, 2004-2010
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.

OTHER WORK EXPERIENCE

- Part-Time Researcher**, *John Burns Real Estate Consulting*, 01/03-06/03.
Research Assistant, *Center for Community Development & Family Policy, Univ. 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, PA 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.

PROFESSIONAL EDUCATION/TRAINING

- LinkedIn Learning Courses (instructor(s), completion date, continuing education credits[†])*
Business Development Foundations: Researching Market/Consumer Needs (McLeod/McLeod; completed 09/26/24; CPE credit 1.80)
Quantitative Demand Analysis (Stefan Michel; completed 09/07/24; CPE credit 2.40)
Economics for Everyone: Housing Markets in Crisis. (Jason Schenker; completed 02/14/24; CPE credit 1.20)
Managerial Economics (Stefan Michel; completed 08/11/23; CPE credit 2.40)
Financial Modeling Foundations. (Michael McDonald; completed 06/29/23; CPE credit 5.80)
Excel Economic Analysis & Data Analytics. (Michael McDonald; completed 10/26/22; CPE credit 2.60)
Data Science of Economics, Banking & Finance. (Barton Poulson; completed 10/03/22; CPE credit 2.40)
Financial Accounting, Part I. (Earl and Jim Stice; completed 08/29/22; CPE credit 5.80)
Learning Data Analytics Foundations. (Robin Hunt; completed 04/22/22; CPE credit 6.40)

Planning and Zoning for Economic Development. University of Georgia Carl Vinson Institute of Government. (Part of the GA Certified Economic Developer Program; Athens, GA, July 29, 2025).

Economic Development Landscape. University of Georgia Carl Vinson Institute of Government. (2-day professional development course in Social Circle, GA; February 7-8, 2024).

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)

† CPE credits are earned through both completion of the course and earning at least 70% score on a final exam.

PROFESSIONAL CERTIFICATIONS/SKILL LEVEL PROFICIENCY EXAMS †

- American Institute of Certified Planners® [certification exam score of 62 (out of a possible 75); exam date 11/29/22; full certification received on 12/9/2022]*
- Certified Analytics Professional® [issuance date: 9/30/22; expiration date: 9/30/25]*
- LEED® Green Associate™ Certification [exam score of 183 (out of 200); exam date 6/30/22; expired]*
- 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%); exam date 2/11/21]*
- ETS Praxis II Exam – Economics (5911) [exam score of 185 (out of 200); exam date 6/8/18]**
- 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 & 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*
 - Top 5%: MS Excel; MS Power Point; Machine Learning
 - Top 30%: MS Word; MS Outlook; Accounting
- Indeed Skill Assessment Tests**
 - Expert: Data Analysis; Written Communication; MS Excel; Project Timeline Management; Attention to Detail; Teamwork & Interpersonal Skills
 - Highly Proficient: MS Word; Verbal Communication; Learning Agility; Bookkeeping; Business Math; Planning & Execution Skills; Social Media

† Further elaboration on some certification and proficiency exams can be found under the "Evidence of External Impact and Exposure" heading.

* *Certification and proficiency evidence available on LinkedIn page*

** *Proficiency evidence available either through Indeed or 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; residential mobility programs; predatory lending and mortgage fraud; affordable lending programs and access to financing for low- and moderate-income home buyers; housing costs; residential property management; aging in place

ACADEMIC JOURNAL ARTICLES – PEER-REVIEWED (n=52)

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

- Hopkins, E., & Carswell, A.T. (2026, in press). Addressing the property management value perception gap. *Real Estate Issues*. [accepted 01/14/26]
- Peek, G.G., Carswell, A.T., & Yoo, J. (2025, in press). Establishing the importance of housing policy content across academic disciplines. *Housing & Society*. [special issue on housing education; accepted on September 25, 2025; DOI: <https://doi.org/10.1080/08882746.2025.2569951>]
- Albright, B., Green, L., McAllister, D., Lee, S.-J., Cantrell, R., Steinman, B., Peek, G., & Carswell, A.T. (2025, in press). Longitudinal effects of housing adequacy on home modification implementation among households with older adults living in them. *Housing & Society*. [2024 SJR IF = 0.395; published online July 19, 2025]
- Kim, S., & Carswell, A.T. (2025). A spatial econometric analysis of the Aerotropolis Atlanta. *International Regional Science Review*, 48(2), 180-209. [2023 SJR IF = 0.657]
- Kim, S., & Carswell, A.T. (2024). A theoretical development of agent specificity. *Housing & Society*, 51(1), 80-92. [2024 SJR IF = 0.395]
- Green, L., Betz-Hamilton, A., Albright, B., Lee, S.-J., Vasquez, K., Cantrell, R., Peek, G., & Carswell, A.T. (2024). Home modification for older adults aging in place: Evidence from the American Housing Survey. *Journal of Aging and Environment*, 38(2), 97-108. [2024 SJR IF = 0.389]*
- Kim, S., & Carswell, A.T. (2022). The mediation effect of indoor air quality on health: A comparison of homeowners and renters. *Indoor Air* 32(9), e13108. doi: 10.1111/ina.13108. Available at: <https://onlinelibrary.wiley.com/doi/10.1111/ina.13108> [2022 SJR IF = 1.211; 2021 WoS IF = 5.77]
- Peek, G., Green, L., Emerson, K.G., & Carswell, A.T. (2022). Aging in place and residential satisfaction: The influence of home modifications. *Housing and Society*, 49(3), 251-270. [2022 SJR IF = 0.278]
- Ghimire, J., Carswell, A.T., Ghimire, R., & Turner, P.R. (2021). The impact of U.S. housing type and residential living situations on mental health during COVID-19. *International Journal of Environmental Research and Public Health*. [2021 SJR IF = 0.814; 2021 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. [2021 SJR IF = 0.154]*
- 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., & Babiarz, 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 40th 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

- Hopkins, E., Carswell, A.T., & Read, D.C. (2026, in press). Addressing the property management value perception gap. American Real Estate Society Conference.
- Kane, S.P., Brown, S., & Carswell, A.T. (2025, in press). Understanding the economic contribution of the Residential Property Management industry. In *Proceedings of the 2025 Housing Education and Research Association Conference*
- Green, L., MacAllister, D., Peek, G.G., Cantrell, R., Lee, S-J, & Carswell, A.T. (2025, in press). Residential satisfaction of older adults before and after COVID-19. In *Proceedings of the 2025 Housing Education and Research Association Conference*
- Peek, G.G., & Carswell, A.T. (2024, in press). Key commonalities in course offerings in housing education. In *Proceedings of the 2024 Housing Education and Research Association Conference*
- Albright, B., Betz-Hamilton, A., Green, L.E., McAllister, D.R., Lee, S.J., Cantrell, R., Vasquez, K.B., Mimura, Y., Peek, G.G., & Carswell, A.T. (2023). Predictors of home modifications for older households aging over time within a two-period model. In A.T. Carswell (ed.), *Proceedings of the 2023 Housing Education and Research Association Conference* (pp. 4-5). Sioux Falls, SD. October 8-11, 2023.
- 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
- 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 43rd 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 26th 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 26th 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.
- 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.
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- 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 by journal editor]
- 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.
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- 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].

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- 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>.
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- 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.
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- Anacker, K., Carswell, A.T., & Kirby, S. (2025). *An introduction to housing* (3rd edition). New York, NY: Routledge.
- Anacker, K., Carswell, A.T., Kirby, S., & Tremblay, K. (2018). *An introduction to housing* (2nd edition). Athens, GA: University of Georgia Press.
- Carswell, A.T. (2012). *Encyclopedia of housing* (2nd 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.

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- 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”]
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REFEREED RESEARCH PRESENTATIONS WITHOUT PROCEEDINGS

- Steinman, B., Green, L., MacAllister, D., Peek, G.G., Cantrell, R., Lee, S-J, & Carswell, A.T. (2025). *Housing adequacy and home modification implementation among households with older adults living in them*. Gerontological Society of America (GSA) 2025 Annual Scientific Meeting. Boston, MA. November 12-15.
- Gawrys, M., & Carswell, A.T. (2025). *Housing a future generation: an evaluation of adolescent satisfaction and preferences*. Housing Studies Association Conference. Sheffield, UK. April 14-16.
- Carswell, A.T. (2025). *Do maintenance expenses and remodel experiences have an effect on housing satisfaction?: A longitudinal study using the American Housing Survey*. Housing Studies Association Conference. Sheffield, UK. April 14-16.
- Carswell, A.T., O’Neal, S., & Read, D.C. (2024). *Do mixed-use properties cost more to operate?* American Real Estate Society Conference. Orlando, FL. [presenter]
- Carswell, A.T., Gawrys, M.R., & Brown, S. (2024). *An evaluation of property management metrics by ownership model*. American Real Estate Society Conference. Orlando, FL. [presenter]
- 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. [non-presenter]
- 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. [non-presenter]
- 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)

- Ghimire, J., Carswell, A.T., & Ghimire, R. (2022). *Housing stress and mental health among U.S. adults, 2014-2018*. Poster presented at American Council of Consumer Interests, Clearwater Beach, FL, May 19-21, 2022.
- 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.

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INVITED INDUSTRY PRESENTATIONS

- Kane, S.P., Carswell, A.T., & Brown, S. (2025, March 19). *Economic contribution of the residential property management industry in the state of Georgia: 2022*. UGA Residential Property Management Board Meeting. Atlanta, GA: Atlanta Apartment Association. [presenter]
- Carswell, A.T., Smith, F., Frye, S., Benham, H., & Staudinger, C. (2023, April 29). *Deliberating the future of housing: A panel discussion*. Athens, GA: UGA Special Collections Library. [moderator]
- Carswell, A.T. (2022, September 22). A roof over our heads: Collaborating to increase affordable housing. *From words to deeds: Creating collaborative communities*. Missouri State Public Affairs Symposium. [panelist; virtual presentation]
- Carswell, A.T. (2022, September 21). What is wellness? Consumerism, community, and care. *From words to deeds: Creating collaborative communities*. Missouri State Public Affairs Symposium. [panelist; virtual presentation]
- 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) 10th 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) 9th 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) 8th Annual Education Conference, Atlanta, GA (co-presenter).*
- Carswell, A.T. (2010, May 15). *Techniques for identifying and explaining mortgage fraud and its effects*. 4th 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 21st 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

EXPERT WITNESS TESTIMONY

- Brown, S., Carswell, A.T., & Gawrys, M.R. (2022, September 28). *Single-family rental impact on housing industry and general population in the U.S. and Georgia*. Georgia State House Study Committee on Regulation, Affordability and Access to Housing. [Provided testimony to the GA House Judiciary Committee regarding HR 1149]

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.** (2024). *Broadband access and speed across public housing units*. U.S. Department of Housing and Urban Development. \$36,400. [Principal Investigator; discontinued due to DOGE]
- Hopkins, E.Z., Read, D.C., & **Carswell, A.T.** (2024). *Research priorities for the property management industry*. \$15,000. [UGA portion \$5,000]
- Brown, S., **Carswell, A.T.**, & Gawrys, M. (2022). *Single-family rental and build-to-rent industry research*. \$30,000.
- **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*

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.* Interthinx 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 small team of departmental faculty that has helped to raise \$400,000 overall toward the long-term development of UGA's Residential Property Management program since 2005, with 23 current multifamily housing industry firm members contributing and/or serving as an Industry Advisory Board member.

Contracts and Honoraria

- **Carswell, A.** (2022). Reviewer honoraria, *Holistic green real estate management*, 09/01/2022. Virginia Tech, \$300.
- **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, \$15,336. [combination contract/grant for editing and production activities, plus royalties through 2022]

* Denotes graduate student as contributing investigator

GRADUATE ADVISORY CONTRIBUTIONS

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

Thesis/Dissertation

- Ghimire, Jyotsna. (current). *Relationship between housing stress and mental health among U.S. adults, 2014-2018*. (Ph.D., FHCE).
- Ty, Dyna. (2022). *Residential satisfaction: First-time homeownership and common interest developments*. (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). [Vice-President – Industrial & Capital Markets, Northmarq]
- 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 Manager, Raytheon Corporation, Tucson, AZ]

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

Thesis/Dissertation

- Towers, Danielle. (2025). *Tracking the history of women in the real estate agency industry*. (M.S., History).
- O'Neal, Sarah. (current).
- Gawrys, Michael. (2023). *Housing awareness, satisfaction, and preferences of adolescents*. (Ph.D., FHCE).

- Garcia, Adriana. (2023). *Bricks, bats, and realty stats: The take of Truist Park and the Atlanta Battery's impacts on house prices.* (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). [*Consumer Insights Manager, Pilotly*]
- 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). [*Currently Professor/Department Head, 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, Qinqiu “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, 11th 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

- Johnston, Will N. (2023). *MicroLife Institute and pocket neighborhoods*. (Master’s non-thesis, FHCE). [*Executive Director, MicroLife Institute*]
- Burcaw, Katie E. (2023). *The rentalpreneur strategy: Airbnb as a primary source of income*. (Master’s non-thesis, FHCE).
- 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 Education program at Georgia State University*]
- 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)

- Nowaczyk, Adam. (2012). *The cost of a security deposit (vs. fees): An owner’s perspective*. UGA CURO Symposium, Athens, GA. [*Co-Sponsor with Dr. Kim Skobba; Adam is now a Land Use Planner in Fairfax County, VA*]
- 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) grad program in Architecture & Planning; currently Vice-Pres. at CAMBA Housing Ventures, Inc.]

CREATIVE CONTRIBUTIONS

- Consultant and contributor to UGA Special Collections Library exhibit *Unequal By Design: Housing in Georgia and America*, an exhibition running from August 2022 to May 2023 in the R. Harold Harrison Gallery. [Chief SCL curators: Jill Severn and Kaylynn Washnock Stooksbury]
- 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

- INFORMS, 2022 – Present

- 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

- University Appeals Committee (2021-Present)
- 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, Institute of 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 Promotion and Tenure Committee, 2022 - Present
- 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, 4th Annual Roosevelt & UGA Policy Symposium, (April 18, 2009)
- Participant, Southern Region Grantsmanship Workshop, Atlanta, GA, (September 15, 2004)

Department

- 3rd 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 - 2017
- 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 Editor/Co-Editor**
 - Eastern Family Economics & Resource Management Association 2010 Meeting (with Cliff Robb)
 - Housing Education and Research Association 2016 Meeting (with Gina Peek)
 - Housing Education and Research Association 2022 and 2023 Meetings
- **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
- **Publications Committee Chair**, Housing Education & Research Association, 2021 – Present
- **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)**
 - Acta Psychologica (2025)*
 - American Journal of Community Psychology (2024)*
 - Anxiety, Stress, & Coping (2023)*
 - Applied Geography (2009)*
 - Behavioral Sciences (2024)*
 - Buildings (2018, 2020-2021, 2023, 2025)*
 - Cogent Engineering (2021)*
 - Cognitive Neuroscience (2012)*
 - Community Development (2005-2006, 2008-2009, 2011-2014, 2022-2024)*
 - Construction Innovation (2012-2019, 2024)*
 - Crime, Law and Social Change (2008-2009, 2016-2018, 2023)*
 - Criminology and Public Policy (2009)*
 - Diagnostics (2024)*
 - Energies (2021)*
 - Environment, Development, and Sustainability (2016)*
 - Facilities (2017, 2020-2022, 2024)*

Family & Consumer Sciences Research Journal (2006, 2008, 2011, 2013, 2018, 2020)
Housing and Society (2004-2005, 2008-2020, 2023-2025)
Housing Policy Debate (2022)
Housing Studies (2012-2017, 2023)
Housing, Theory, and Society (2017)
International Journal of Consumer Studies (2011)
International Journal of Disaster Risk Reduction (2022-2023)
International Journal of Environmental Research and Public Health (2018, 2020-2023)
International Journal of Strategic Property Management (2016, 2025)
International Journal of Sustainable Development & World Ecology (2017)
Journal of Ageing and Longevity (2024)
Journal of Aging and Environment (2021, 2023-2025)
Journal of Asian Architecture and Building Engineering (2021, 2023)
Journal of Building Engineering (2019)
Journal of Community Practice (2015)
Journal of Community Psychology (2019, 2021-2022)
Journal of Computational Design and Engineering (2023)
Journal of Consumer Affairs (2013, 2018)
Journal of Family and Economic Issues (2010-2024)
Journal of Financial Counseling and Planning (2015, 2020-2021, 2023)
Journal of Green Building (2022)
Journal of Housing and the Built Environment (2010, 2024-2025)
Journal of Housing for the Elderly (2014, 2016)
Journal of Housing Research (2016, 2019, 2021, 2023-2025)
Journal of Macromarketing (2024)
Journal of Place Management and Development (2010)
Journal of Public Administration & Policy Research (2010)
Journal of Real Estate Practice and Education (2015-2017, 2022-2023)
Journal of Real Estate Literature (2021-2022)
Journal of Real Estate Research (2023, 2025)
Journal of the Operational Research Society (2024)
Journal of Urban Affairs (2014, 2016-2018)
Journal of Urbanism (2019-2020)
Land (2022)
Landscape Journal (2013)
Land Use Policy (2019-2022)
Marriage & Family Review (2024)
Methodological Innovations (2016)
Nonprofit and Voluntary Sector Quarterly (2012, 2018)
Planning Perspectives (2019-2020)
Planning Practice and Research (2018)
PLoS ONE (2018, 2020-2022, 2024)
Populations (2025)
Property Management (2016-2024)
Public Administration & Management (2007)
Rural Sociology (2024)
SAGE Open (2021-2022)
Springer Nature Social Sciences (2022, 2024)
Sustainability (2017-2018, 2020-2024)

Systems (2023, 2025)

Urban Geography (2014)

Urban Science (2020-2022, 2024)

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

Hopkins, E.Z. (2023). *Holistic green real estate management*. [reviewed proposal for book]

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* (2nd ed.). New York, NY: Routledge Publications. [review of 1st 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; 2021 – present)

Property Management (2017 – present)

PLOS One (2018 – present)

Land (2021 – present; topics editor)

Journal of Housing Research (2022 – present)

Journal of Real Estate Practice and Education (2024 – present)

Springer Nature Social Sciences (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 3150E (Consumer Economics Theory)
- 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 4900 (Financial Aspects of Residential Property Management)*
- 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)*
- MKT 310 (Consumer Behavior), John Cabot University

Teaching and Course Statistics through Fall 2023: The following descriptive statistics pertain to my teaching experience at UGA:

108 total classes; an average of 48.9 students per class; average class GPA of 2.96 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. Overall average response rate for student evaluations equals 61.5%. For those classes with response

rate of 50% or over, the average evaluation score is 4.40 (out of 5.00).

Full Professor (Fall 2020 – Fall 2025) [n = 30 classes]

Mean: 4.15 (out of 5.00) Median: 4.29 (out of 5.00) Std. Dev.: 0.58

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

Notable sub-category items within the overall evaluation results since Fall 2020 include the following individual response categories and their respective means (out of 5.00): *Created classroom environment that supported learning (4.80); demonstrated knowledge of subject matter (4.75); effectively engaged students in course content (4.71); and acted in professional manner (4.70).*

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

- Some of the journal articles mentioned above have been published in fairly high-profile outlets. The following information represents these various journals, their respective Scopus SJR impact factor (SJR IF) and the corresponding percentile by which the journal ranks for that particular year, relative to all ranked academic journals *regardless of academic discipline*. †
 - 2020 *Journal of Rural Studies* (2020 SJR IF = 1.497; 92nd %ile)
 - 2020 *Personality and Individual Differences* (2020 SJR IF = 1.328; 90th %ile)
 - 2022 *Indoor Air* (2022 SJR IF = 1.211; 90th %ile)
 - 2009 *Environment & Behavior* (2009 SJR IF = 0.942; 82nd %ile)
 - 2021 *International Journal of Environmental Research & Public Health* (2021 SJR IF = 0.814; 80th %ile)

† Data cover over 27,000 total academic journals published internationally in 2022. Not all academic journals achieve an impact factor or ranking through Scopus. Source: <https://www.scimagojr.com/index.php>

- The reviewing and editorial experiences of academic journals mentioned above include three from noteworthy publications, in which I have contributed greatly over the past several years. *International Journal of Environmental Research and Public Health* (#24), *Sustainability* (#26) and *PLoS One* (#28) appear in the top 100 journal publications by h-5 rating, according to the 2025 Google Scholar Metrics (out of more than 27,000 scholarly journals across all academic disciplines). More information about Google Scholar Metrics' Top 100 list can be found at: https://scholar.google.com/citations?view_op=top_venues&hl=en.

- Some of the above professional certifications might require some contextual information. The following information provides background on these various credentials:

- *The LEED Green Associate certification is administered by the U.S. Green Building Council, and signifies broad understanding of green building principles and practices. As of October 2022, there were nearly*

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16,000 such certificate holders in the U.S. and over 8,000 additional people certified internationally. There are 337 such certification holders within the state of Georgia. [Source:

<https://www.usgbc.org/people?LEED+Credentials=%5B%22LEED+Green+Associate%22%5D>]

- The REFM certifications listed above signify intermediate to expert capabilities in applying MS Excel formatting and formulas to various real estate investment and operation situations. The designation is administered through Real Estate Financial Modeling, a training company out of Atlanta. Since its inception in 2011, the number of REFM certification holders has risen an average of 76% year-over-year, making it one of the most sought-after credentials within the real estate profession. At year-end 2022, approximately 6,500 individuals had completed Level 1 and 5,000 had completed Level 2. [Data source: <https://courses.getrefm.com/holders-of-refm-certification-in-excel-for-real-estate/>]
 - The Certified Analytics Professional (CAP®) certification is internationally administered by the Institute for Operations Research and the Management Sciences, commonly known as INFORMS. Established in 1995, INFORMS is made up of 12,500 members internationally, and is one of the foremost associations for professionals in operations research, analytics, management science, economics, behavioral science, statistics, artificial intelligence, data science, and applied mathematics. The CAP exam is made up of 100 questions, and passage of the exam requires at least 70% correct responses. INFORMS internal records show 50% of exam takers pass the first time, while only 40% of second-time takers ultimately pass. First introduced in 2013, CAP has since been recognized by CIO magazine and Indeed as currently one of the top professional analytics certifications in the world. The CAP exam is vendor- and technology-neutral. The exam is subdivided into seven knowledge domain components: (1)business problem framing; (2)analytics problem framing; (3)data; (4)methodology; (5)model building; (6)model deployment; and (7)lifecycle management. As of January 2023, there were 614 CAP certificate holders from 40 countries. [Sources: INFORMS; <https://www.cio.com/article/230388/big-data-certifications-that-will-pay-off.html>; <https://www.indeed.com/career-advice/finding-a-job/data-analytics-certification>; <https://www.certifiedanalytics.org/current-certificants#displayY>]
 - The AICP designation is the highest administered by the American Planning Association, a group of urban planning and development professionals and officials with a total membership of 40,000, spread out across 90 countries. Of that number, 17,000 have earned the AICP designation, an independent verification of planners' qualifications and a testament to individual competence and ethical integrity within the industry. As of June 2023, there were 468 AICP designees within the state of Georgia, with 21 based in Athens. The AICP exam consists of 170 multiple choice questions, which requires roughly 73% correct responses covering such core areas as fundamental planning knowledge, research and assessment methods, and planning policy development. The minimum raw score for passing the exam is 55 out of a possible 75. More information on AICP holders can be found at <https://www.planning.org/members/directory/>. [Sources: <https://www.planning.org/aboutapa/#:~:text=The%20planning%20movement%20has%20been,17%2C000%20are%20certified%20by%20AICP.>]
 - The Praxis Exam II for Economics is one of a handful of subject-based post-graduate exams that are administered by the Educational Testing Service (ETS), perhaps the preeminent testing organization in the country. The Economics Exam measures general knowledge of economics across a broad spectrum, and denotes economic proficiency as a subject matter. ETS statistics confirm that the 2018 cohort group encompassed 375 Praxis Economics Exam test takers, with an average score of 152 and an interquartile range of 140-164. My score places me within the 97th %ile. While the 2018-19 Praxis score breakdown is no longer available online, similar stats for the 2019-2020 cohort can be found at the following Web site: https://www.ets.org/s/praxis/pdf/understanding_your_scores_19_20.pdf. [A PDF version of the 2018-2019 ETS stats can be provided by me upon request.]
 - LinkedIn began offering its skills assessments in 2019. As of July 2023, the total number of assessment takers for each of the skills listed above were: a) MS Excel (29.0 million); b) MS Word (11.5M); c) MS PowerPoint (10.8M); d) MS Outlook (5.5M); e) Accounting (4.8M); and f) Machine Learning (1.5M). Since early 2025, both LinkedIn and Indeed skills assessments have been discontinued.
- 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. As of July 2025, there have been over 15,000 views of this material by SlideShare visitors.

These presentations are available at the following link:

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 (RG), an online forum of over 20 million international academics and researchers, covering 190 countries. My “research interest” score of 321.3 (as of July 2025) is the result of an RG metric designed to gauge the impact of a researcher’s work within the scientific community, independent of self-citations and bot/automated system interactions among other things. This metric incorporates both research volume and quality, and as of July 2025 I rank in the 81st %ile for the entire RG community. Similar percentiles have been generated by RG for specific subject areas which are “best matches” closely associated with my research, such as urban/rural sociology (89th %ile), real estate economics (86th %ile), and socioeconomics (86th %ile). For access to publication abstracts, some downloadable papers, my profile, participation in various discussions/forums, and statistics associated with my particular site, please visit the following link: https://www.researchgate.net/profile/Andrew_Carswell?ev=prf_highl. Stats on total RG community size can be found at: <https://www.researchgate.net/about>.

• My published work has been cited as supporting material for reports/testimonies provided either by or to various international and domestic government agencies, including:*

- European Union
- World Bank
- UNESCO World Heritage Center
- German Federal Ministry of Education and Research
- Netherlands’ Ministry of Education, Culture and Science
- Government of Australia
- Bank of Canada
- U.S. Senate Committee on Banking, Housing, and Urban Affairs
- U.S. Government Accountability Office
- U.S. Department of Justice
- U.S. Department of Housing and Urban Development
- U.S. Federal Housing Finance Agency
- U.S. Consumer Financial Protection Bureau
- GA House of Representatives
- Fannie Mae
- Freddie Mac

* Citations for these reports/testimonies can be made available upon request.

• 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>]

Ball State University, *Housing Decisions* (PMGT 104), Fall 2024 (Instructors: Carla Earhart, Jody Rogers) [Carswell, Sweaney 2006 Introduction to Housing chapter on housing industry part of required readings]

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 first edition of 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 75 college and university libraries. Data on the *ITH*, 2nd ed. regarding classroom adoption is not as readily available, but it is available in 784 libraries worldwide as of February 2026. [*Sources: Prentice-Hall Publishing; WorldCat. Notes: unit sales for the original edition 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* (SOC1330), 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)

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- Oberlin College, *Social Psychology: A Sociological Approach (SOC1 222)*, 2015 (Instructor: C. White)
- Portland State University, *Urban Housing and Development (USP 312U)*, Winter 2017 (Instructor: Y. Fang)
- Queen's University (Canada), *Qualitative Methods in Planning (SURP 812)*, Spring 2024 (Instructor: L. Viswanathan)
- Sacramento State University, *Applied Economic Analysis (PPA 220B)*, Spring 2012 (Instructor: R. Wassmer)
- Sacramento State University, *Policy and Practice for Education Leaders (EdD 602)*, Fall 2021 (Instructors: T. Lascher & 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 213-01)*, Fall 2015 (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)
- University of Witwatersrand (S. Africa), *Human Settlements, Housing Theory, Concepts and Policy (ARPL7004)*, Spring 2015 (Instructor: M. Huchzermeyer) †
- Washington University – St. Louis, *Poverty and Social Reform in American History (HIST 3091)*, Fall 2022 (Instructor: K. Smemo)
- 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 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:
 - 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.
 - It has been documented that the 2019 Moore/Carswell/Worthy/Nielsen *FCSRJ* article on luxury amenity student housing was among the top 10 most downloaded archived *FCSRJ* articles in each of the years 2020, 2021, 2023, and 2024. For perspective, this covers the journal’s entire content which encompasses an estimated 1,800 articles dating back to 1972. (Source: *FCSRJ*)
 - 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 20th 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.

- 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* (2nd 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.

- Since its publication in mid-2012, the *Encyclopedia of Housing* has achieved a few sales landmarks that are worth noting, which are listed below.

As of April 2025, the encyclopedia was 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 (sources: WorldCat, LibDex, Lib-Web-Cats, Library of Congress, Librarydir.org, and several country/state specific online public access catalogues, or “OPACs”):

- *More than 1,200 public and private four-year colleges/universities within the U.S., with over 92% 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 650 international college and university libraries outside the U.S., representing 106 different countries across 6 continents.*
- *Several national libraries (China, Croatia, the Czech Republic, Denmark, Germany, Great Britain, Iceland, India, Israel, Japan, Latvia, Luxembourg, Malaysia, Qatar, Scotland, Serbia, South Africa, Sweden, Taiwan, and Wales), plus U.S. Library of Congress and an agency of the European Union (EU)*
- *Over 400 community colleges or 2-year academic institutions in the U.S. and Canada*
- *Over 250 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; 12 law libraries; 9 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 2024, total gross sales revenue for the book is estimated at nearly \$1 million, 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 a recent semester (Fall 2019), 20 out of 27 students (74%) successfully completed the REFM Level I exam, with 12 of those students passing the exam “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: Over 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, USA Today and Wall Street Journal.*

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)

Podcasts: Appeared on the podcast “Booked on Planning” in September 2025 to discuss the publication of the 3rd edition of *Introduction to Housing*.

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, www.ewallstreeter.com, www.wallethub.com, www.freedomexposed.com, www.mortgagefraudblog.com, www.dankrell.com, www.flippingfrenzy.com, *Science Blog*, and 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: I have been interviewed by the following TV news crews for on-air programming:

- 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)
- 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.