

Curriculum Vitae

Kelly L. Patterson, PhD School of Social Work
685 Baldy Hall
Buffalo, NY 14260-1050

Education

Ph.D., Urban Studies, University of Wisconsin-Milwaukee, August 2002.

M.S., Public Affairs, State University of New York at Buffalo, 1995.

B. A., Sociology, North Carolina Central University, Cum Laude 1990.

EMPLOYMENT HISTORY

Academic Positions:

- 2016-current** Associate Professor, State University of New York at Buffalo, School of Social Work
- 2008-2016** Assistant Professor, State University of New York at Buffalo, School of Social Work
- 2004-2008** Assistant Professor, State University of New York at Buffalo, Department of Urban and Regional Planning
- 2003-2004** Visiting Assistant Professor, State University of New York at Buffalo, Department of Urban and Regional Planning
- Fall 2002** Lecturer, Wayne State University, Department of Sociology
- Fall 2001** Lecturer, Wayne State University, Department of Geography and Urban Planning
- Winter 2001** Lecturer, Wayne State University, Department of Sociology
- Fall 2000** Lecturer, Wayne State University, Department of Geography and Urban Planning,
- 1998-1999** Associate Lecturer, Jeffrey Campbell Fellow, St. Lawrence University, Department of Sociology
- Summer 1997** Teaching Assistant, University of Michigan, ICPSR Summer Program in Quantitative Methods
- Spring 1997** Teaching Assistant, University of Wisconsin-Milwaukee, Department of History

Research Positions:

- 2003-present** Senior Research Associate, State University of New York at Buffalo, Center for Urban Studies

- 2007-present** Affiliate Research Associate, State University of New York at Buffalo, Buffalo Center for Social Research
- 2000-2003** Visiting Research Associate, Wayne State University, Center for Urban Studies
- Fall 1997** Graduate Project Assistant, University of Wisconsin Milwaukee, Urban Studies Program (with Margo Anderson)
- 1995-1997** Graduate Research Associate, University of Wisconsin-Milwaukee Continuing Education Extension, Small Business Development Center and Department of Business and Management
- 1993-1994** Graduate Research Assistant, University of Wisconsin-Milwaukee, Center for Economic Development
- 1991-1993** Research Assistant, State University of New York at Buffalo, Center for Applied Public Affairs Studies

Awards and Fellowships

- Dec. 2015** **Homeless Alliance of Western New York Collaboration Award** (with Tom Nochajski), for *A Study of Hope* research on chronically homeless women.
- Sept. 2015** **ACOSA's 2015 Marie Weil Award**, *Journal of Community Practice*, "Neighborhood Outcomes of Formally Homeless Veterans Participating in the HUD-VASH Program."
- May 2012** **Emerald Literati Network, Highly Commended Article Award**, *International Journal of Public Sector Management*, "The Effects of Perceived Funding Trends on Nonprofit Advocacy: A National Survey of Nonprofit Advocacy Organizations in the United States."
- May 2008** **Outstanding Program Award, Community Development Society** for the University at Buffalo East Side Neighborhood Transformation Partnership--Community Outreach Partnership Center grant from the United States Department of Housing and Urban Development, Co-Principal Investigator
- 1998-1999** **Jeffrey Campbell Dissertation Fellowship**, St. Lawrence University
- 1993-1997** **Advanced Opportunity Program Fellowship**, University of Wisconsin-Milwaukee
- 1991-1993** **Arthur Alfonso Schomberg Graduate Fellowship**, State University of New York at Buffalo

Professional Memberships and Activities

Society for the Study of Social Problems
 Urban Affairs Association
 Council of Social Work Education
 Association of Community Organizing and Social Administration

Research

Grants Funded

Co-Principal Investigator, "Who Lives in the Worst Government Subsidized Housing: A Demographic Analysis of Residential Patterns in U.S. Department of Housing and Urban Development Properties" Baldy Center Research Grant 2019-2020, The Baldy Center for Law & Social Policy, University at Buffalo (\$2,400).

Principal Investigator, "Small area fair market rents (SAFMRs): Best practices and the scope of institutional and community support for their expansion," Poverty, Race & Research Action Council, 2018, (\$10,000).

Co-Principal Investigator, "Sustainable Village and Learning Community - Pre-Implementation Phase," State University of New York SUNY Global Center in Partnership with W. K. Kellogg Foundation, 2018, (\$139,863).

Principal Investigator, "Anchor Institutions and Neighborhood Revitalization Policy: The Use of Linked Development Agreements (DAs) and Community Benefit Agreements (CBAs) in Shrinking Cities," Baldy Center Faculty Research Grant, The Baldy Center for Law & Social Policy, University at Buffalo, 2014-2015, (\$3,996).

Co-Principal Investigator, "Examining the Feasibility for Intervening with Chronically Homeless Women and Identifying Possible Factors that Influence Participation," Les Brun Pilot Funding Program, Buffalo Center for Social Research, University at Buffalo, 2014-2015, (\$9175).

Co-Principal Investigator, "Sustainable Affordable Housing in Shrinking US Cities: Developing an Analytic Tool for Siting Subsidized Housing and Evaluating HUD Program Outcomes" HUD, (2013-2015) Sustainable Communities Research Grant (\$124,897).

Co-Principal Investigator, "The Effects of Perceived Funding trend on Non-Profit Agency and Civic Engagement: A National Survey of Organizations Serving African American and Latino Communities," Baldy Center Faculty Research Grant, The Baldy Center for Law & Social Policy, University at Buffalo, 2008-2009, (\$4,639.00).

Principal Investigator, "Analysis of Impediments to Fair Housing Choice," Erie County Department of Environment and Planning and the Erie County Urban County Consortium September 2007, (\$56,634.45).

Co-Principal Investigator, "University at Buffalo Neighborhood Transformation Community Outreach Partnership Center (UBNT-COPC)," United States Department of Housing and Urban Development (HUD), 2005-2008, (\$359,050).

Principal Investigator, "Does Subsidized Housing Policy Reinforce Existing Patterns of Racial Segregation?" Baldy Center Small Grant, The Baldy Center for Law & Social Policy, University at Buffalo 2005-2006, (\$1,000).

Co-Principal Investigator, "Housing Service Agency Structural Definition Report," Buffalo Branch, Federal Reserve Bank of New York, 2005, (\$48,966).

Contracts

Principal Investigator, “Analysis of Impediments to Fair Housing Choice,” Erie County Department of Environment and Planning and the Erie County Urban County Consortium September 2007, (\$56,634.45).

Co-Principal Investigator, “Housing Service Agency Structural Definition Report,” Buffalo Branch, Federal Reserve Bank of New York, 2005, (\$48,966).

Co-Principal Investigator, “Sustainable Village and Learning Center - Pre-Implementation Phase,” State University of New York (W. K. Kellogg Foundation), 2018, (\$205,223).

Publications (scholarship)

Peer reviewed publications in press or print

Yin, L., Zhang, H., Patterson, K., Silverman, R. M., and Wu, L. (forthcoming). Walkability, safety, and housing values in Shrinking cities: A Spatial Hedonic Study in Buffalo, NY, Pittsburgh, PA, and Detroit, MI. *Urban Planning and Development*.

Patterson, K.L. and Silverman, R.M. (2019) The best-laid plans often go awry: An analysis of the implementation of small area fair market rents (SAFMRs), *Cityscape*, 21(3): 125-158.

Patterson, K.L. and Silverman, R.M. (2019). “Measuring Fidelity to HUD’s Small Area Fair Market Rents (SAFMRs) Rule: Lessons from First Year Implementation.” *Poverty & Race*, 28(2): 5-9.

Silverman, R.M., Yin, L. and Patterson, K.L. (2017) “Siting affordable housing in neighborhoods of opportunity: An assessment of HUD’s affirmatively furthering fair housing mapping tool,” *Journal of Community Practice*: 25(2): 143-158.

Patterson, K.L., Ranahan, M., Silverman, R.M. and Yin, L. (2017) Community Benefit Agreements (CBAs): A Typology for Shrinking Cities. *International Journal of Sociology and Social Policy*, 37(3/4): 241-247.

Patterson, K.L., Silverman, R.M, Yin, L. and Wu, L. (2016). Neighborhoods of Opportunity: Developing an operational definition for planning and policy implementation. *Journal of Public Management and Social Policy* 22(3): 142-153.

Silverman, R.M, Patterson, K.L., Yin, L. and Wu, L. (2015). Neighborhood characteristics and the location of HUD subsidized housing in shrinking cities: An analysis to inform anchor-based urban revitalization strategies. *Community Development*, 46, 632-651.

Silverman, R. M., Patterson, K. L., & Yin, L. (2015). Municipal Property Acquisition Patterns in a Shrinking City: Evidence for the Persistence of an Urban Growth Paradigm in Buffalo, NY. *Cogent Social Sciences*, 1:1012973.

Patterson, K. L., Nochajski, T., & Wu, L. (2014). Neighborhood Outcomes of Formally Homeless Veterans Participating in the HUD-VASH Program. *Journal of Community Practice*, 22, 324-341.

Silverman, R. M., Lewis, J., & Patterson, K. L. (2014). William Worthy’s Concept of ‘Institutional Rape’ Revisited: Anchor Institutions and Residential Displacement in Buffalo, NY. *Humanity & Society*, 38, 158-181.

Silverman, R. M., Patterson, K. L., & Lewis, J. (2013). Chasing a Paper Tiger: Evaluating Buffalo's Analysis of Impediments to Fair Housing Choice. *Current Urban Studies*, 1, 28-35.

Silverman, R. M., Yin, I., & Patterson, K. L. (2013). Dawn of the Dead City: An Exploratory Analysis of Vacant Addresses in Buffalo, NY 2008-2010. *Journal of Urban Affairs*, 35,131-152.

Articles under Review

Silverman, R.M., Patterson, K.L., Wang, C. (under review). Housing choice vouchers (HCVs) on the geographic, socio-economic, and public policy periphery: A critical case study of blocked mobility in the city of San Diego, CA, *Applied Geography*.

Silverman, R.M., Patterson, K.L., Wang, C. (under review). Interrogating stereotypes about site-based subsidized housing: A demographic analysis of the relationship between residential characteristics and physical inspection scores, *International Journal of Housing Markets and Analysis*.

Yin, L., Patterson, K., Silverman, R., Wu, L., and Zhang, H. (under review). Neighborhood accessibility and walkability of subsidized housing in shrinking U.S. Cities, *Urban Studies*.

Articles in Process

Patterson, K. L., Wu, L., and Nochajski, T. Effects of Intensive Case Management Interventions on Housing Stability for a sample of Formally Homeless Veterans.

Patterson, K.L., Critelli, F., and Lewis, L. Community Capacity Building to Empower Native, Deficient Social Welfare Organizations in Haiti. For special issue on "Community Development for Equity and Empowerment" in *Societies*.

Authored books

Silverman, R.M., Patterson, K.L., Yin, L., Ranahan, M., Wu, L. (2016). Affordable housing in US shrinking cities: From neighborhoods of despair to neighborhoods of opportunity? Bristol: Policy Press.

Silverman, Robert Mark and Patterson, Kelly L. 2015. *Qualitative Research Methods for Community Development: A Practical Guide for Promoting Social Change*. New York: Routledge.

Edited books

Patterson, Kelly L. and Robert Mark Silverman, eds. 2013. *Schools and Urban Revitalization: Rethinking Institutions and Community Development*. New York: Routledge.

Silverman, Robert Mark and Kelly L. Patterson, eds. 2012. *Fair and Affordable Housing in the US: Trends, Outcomes, Future Directions* (paperback). Chicago: Haymarket Books.

Silverman, Robert Mark and Kelly L. Patterson, eds. 2011. *Fair and Affordable Housing in the US: Trends, Outcomes, Future Directions* (hardcover). Brill Series: Studies in Critical Social Sciences.

Edited Journal Volumes:

Edited Journal Volume (Co-Editors Santiago, A.M. and Silverman, R. M.). (2015). "Moving Beyond the Great

Recession: Innovative Programmatic and Policy Responses to Poverty," *Journal of Community Practice*, 23 (3/4).

Edited Journal Volume (Co-Editor Silverman, R.M.). (2013). "Special issue on Urban Education and Neighborhood Revitalization," *Journal of Urban Affairs*, 35(1).

Edited Journal Volume (Co-Editor Silverman, R.M.). (2012). "Themed issue on Inner-city Empowerment and Revitalization," *Community Development*, 43(4).

Book chapters

Patterson, K.L., Ranahan, M., Silverman, R.M. and Nochajski, T.H. (2018). Qualitative approaches to evaluating community development, Pp. 248-264, in *Community Development and Public Administration Theory: Promoting Democratic Principles to Improve Communities*, edited by Ashley Nichols and Jason Rivera, New York: Routledge.

Patterson, K.L., Ranahan, M., Silverman, R.M. and Yin, L. (2016). Public Engagement, Governance, and the Pursuit of Equity in Contemporary Urban Revitalization: A Meta-Analysis of Community Benefit Agreements (CBAs) with Public versus Nonprofit Developers. Pp. 317-336 in *Critical Reflections on Interactive Governance*, edited by Jurian Edelenbos & Ingmar van Meerkerk. UK: Edward Elgar Publishing.

Patterson, Kelly L. and Silverman, Robert Mark (2013). "Institutions and the New Normal for Community Development." Pp 3-13. in *Schools and Urban Revitalization: Rethinking Institutions and Community Development*, edited by Kelly L. Patterson and Robert Mark Silverman, New York: Routledge.

Silverman, Robert Mark, Kelly L. Patterson, and Henry L. Taylor Jr. (2012). "Including Voices of the Excluded: Lessons from Buffalo, NY." Pp. 61-86 in *Deliberations on Community Development: Balancing on the Edge*, edited by J. Peter Rothe and Linda Carroll Dejan Ozegovic. New York, NY: Nova Science Publishers.

Patterson, Kelly L. 2011. "Stuck in Buffalo, But Why?: Residential Spatial Patterns of Housing Choice Voucher Holders in a Rust belt City." Pp. 181-211 in *Fair and Affordable Housing in the US: Trends, Outcomes, Future Directions*, edited by Robert Mark Silverman and Kelly L. Patterson. Brill Series: Studies in Critical Social Sciences.

Silverman, Robert M., and Kelly L. Patterson "Paradise Lost: Social Capital and the Emergence of a Homeowner's Association in a Suburban Detroit Neighborhood." In *Community-Based Organizations in Contemporary Urban Society: The Intersection of Social Capital and Local Context*, Robert Silverman (ed.), (2005), Detroit: Wayne State University Press.

Book reviews

Stephen Ross and John Yinger, *The Color of Credit: Mortgage Discrimination, Research Methodology, and Fair-Lending Enforcement*. Cambridge: MIT Press, 2002, in *Contemporary Sociology* 32, 2003.

Peer Reviewed Presentations

November 2020 "It's not always sunny in San Diego for Housing Choice Voucher (HCV) holders: The reproduction of racial and socioeconomic segregation under the *Choice Communities*

Initiative,” with Chihuangji Wang and Robert Silverman. Association of Collegiate Schools of Planning Annual Meeting, Toronto, Canada.

- June 2020** “Educating for Social Change in Haiti,” with Filomena Critelli and Laura Lewis. Joint World Conference on Social Work Education and Social Development, Rimini, Italy.
- April 2020** “Who Lives in the Worst Government Subsidized Housing?: A Demographic Analysis of Residential Patterns in HUD Properties,” with Chihuangji Wang and Robert Silverman. Urban Affairs Association Annual Meeting, Washington, DC. (Canceled)
- April 2019** “The Best-laid Plans often go Awry: An Analysis of the Implementation of Small Area Fair Market Rents (SAFMRs),” with Robert Silverman. Urban Affairs Association Annual Meeting, Los Angeles, California.
- Nov. 2018** “University-Foundation Partnership to Create a Sustainable Village and Learning Community in Haiti,” with Filomena Critelli and Laura Lewis. Annual Program Meeting of the Council of Social Work Education, Orlando, Florida.
- Aug. 2017** “The Determinants of Housing Stability for Formally Homeless Veterans Participating in, the HUD-VASH Program,” with Tom Nochajski. Annual Meeting of the Society for the Study of Social Problems, Montreal, Canada.
- Oct. 2015** “Walkability and subsidized housing in U.S. shrinking cities: Assessing neighborhood accessibility of subsidized housing,” with Li Yin and Robert Silverman. Association of Collegiate Schools of Planning, Annual Conference, Houston, TX.
- April 2015** “Anchor Institutions and Neighborhood Revitalization Policy: The Use of Linked Development Agreements (DAs) and Community Benefit Agreements (CBAs) in Shrinking Cities,” with Molly Ranahan. Urban Affairs Association Annual Meeting, Miami, FL.
- April 2015** “Siting Affordable Housing in Neighborhoods of Opportunity: A Review of the Literature and an Assessment of Methodological Issues,” with Li Yin and Laiyun Wu. Urban Affairs Association Annual Meeting, Miami, FL.
- March 2014** “Institutional Rape Revisited: Anchor Institutions and Residential Displacement in Buffalo, NY,” with *Jade Lewis and Robert M. Silverman*. Urban Affairs Association Annual Meeting, San Antonio, TX.
- Nov. 2013** “Aging in Poor Places: The Diminished Residential “Choice” of Older Adults with Housing Choice Vouchers,” Gerontological Society of America Annual Scientific Meeting, New Orleans, LA.
- July 2013** “Picking Neighborhood Winners and Losers in the Incredible Shrinking City: Municipal Acquisition and Neglect of Abandoned Property in Buffalo, NY,” with *Robert M. Silverman and Li Yin*. Joint AESOP/ACSP Congress, Dublin, Ireland.
- April 2013** “The Implications of Neighborhood Outcomes for Formerly Homeless Veterans in the HUD-VASH Program,” with *Tom Nochajski* (poster). Urban Affairs Association Annual Meeting, San Francisco, CA.

Invited Presentations

Invited Panelist, *Panel 4: Small Area FMRs and Alternative Payment Standards – Maximizing Mobility Success Rates*. The 7th National Conference on Housing Mobility, Washington, DC, October 16-17, 2018.

Invited speaker, “*Study of Hope: An Exploration into the Lives of Chronically Homeless Women.*” with Tom Nochajski and Karen Carman at the Poverty Research Workshop sponsored by the Partnership for the Public Good, University at Buffalo, and the Homeless Alliance of Western New York at the Buffalo Public Library March 27, 2015.

Invited Panelist, “*Fair Housing: Laying a Foundation for a Better Tomorrow,*” at the Hyatt Regency Buffalo Hotel and Convention Center. Sponsored by the New York State Division of Human Rights, May 21, 2013.

Other Research Dissemination

Reports

Patterson, Kelly L., and Robert M. Silverman. 2019. Small area fair market rents (SAFMRs): An analysis of first year implementation in mandatory metropolitan areas and barriers to voluntary implementation in other areas, (Report written for the Poverty & Race Research Action Council).

Patterson, Kelly L., and Robert M. Silverman. 2008. *Analysis of Impediments to Fair Housing Choice in Erie County Report*. A Report to the Erie County Urban County Consortium and the Towns of Amherst, Cheektowaga and Tonawanda.

Patterson, Kelly L., and Robert M. Silverman. 2006. *Housing Service Agency Structural Definition Report*. A Report to the Buffalo Branch of the Federal Reserve Bank of New York in Partnership with the Margaret L. Wendt Foundation and The City of Buffalo’s Office of Strategic Planning.

Teaching

Courses Taught

Undergraduate Level:

Community Social Work-Haiti
Introduction to Urban Studies
Central City Revitalization Methods
of Social Research Introduction to
Sociology The City
Urban Sociology: A Race, Class and Gender Perspective

Graduate Level:

Central City Revitalization
Methods of Community Analysis and Management
Community Development Qualitative
Methods for Planners Quantitative
Techniques I Quantitative Historical
Methods
Quantitative Analysis of Historical Data
Social Welfare History and Policy

Diversity and Oppression Trauma
and Human Rights Social Service
Organizations Community Social
Work

Service

University Level Service

2019-present Steering Committee, UB Community Health Equity Research Institute
2018-present Graduate Fellowship Committee
2016-2017 Social Impact Fellows
2011-2012 On-line Learning Work Group
2010-2011 Dean's Review Committee
2007-2009 United University Professions (UUP) Family Medical Leave Act Committee
2005-2006 Academic Integrity Adjudication Committee
2004-2007 UBLearns Advisory Committee
Summer 2004 McNair Faculty Mentoring Program

School and Departmental Level Service

2016-present Chair, MSW Curriculum Committee
2013-2016 Committee on Students
2011-2013 Recruitment Committee
2008-2011 PhD Committee (School of Social Work)
2005-2006 Admissions Committee (Dept. of Urban and Regional Planning)
2005-2006 Parliamentarian-School of Architecture and Planning
Spring 2005 Portfolio Prize Committee
2004-present School of Architecture and Planning Lecture Series Committee
2004-2005 Clarkson Chair Coordinating Committee
2003-present Academic Performance Committee

2003-present Student Awards Coordinator
Fall 2003 Research Methods Committee

Professional Level Service

May 2020 Organizer and Moderator, "A Virtual Colloquium to Advance Health Equity Research in Buffalo." UB Community Health Equity Research Institute, Buffalo, New York.

2018-present Member, Editorial Board, Journal of Community Practice

2016-2017 Chair, Permanent Organization and Strategic Planning Committee for the Society for the Study of Social Problems

2013-2015 Program Co-Chair for the 2014 Annual Conference, Permanent Organization and Strategic Planning Committee for the Society for the Study of Social Problems

2013-current Reviewer, Journal of Urban Affairs, Housing Policy Debate, Journal of Community Practice, International Journal of Urban and Regional Research, and Critical Sociology

March 2007 Organizer and Panelist, "University-Community Partnerships Past, Present, and Future: Are we in the Post-COPC Era?" American Society for Public Administration Annual Conference, Washington D.C.

2006-2011 WNY APA Awards Committee

June 2006 Organizer and Panel Moderator, "Change in the Nonprofit Sector and Its Impact on Local Community Development Strategies," Community Development Society Conference, St. Louis, Missouri.

Fall 2004 Reviewer, *Journal of Urban Affairs*

2003-present Editorial Board, *Cyberhood*

2000-2003 Managing Editor, *Critical Sociology*

August 2003 Organizer Refereed Roundtables, "Race, Gender, Class" Section, American Sociological Association Annual Meeting, Atlanta, Georgia

August 2002 Organizer Refereed Roundtables, "Race, Gender, Class" Section, American Sociological Association Annual Meeting, Chicago, Illinois

Contributor

The Wiley-Blackwell Encyclopedia of Race, Ethnicity and Nationalism. 2014. Kelly L. Patterson, "Rustbelt and Race," Chicago, Illinois: Wiley-Blackwell.

International Encyclopedia of Housing and Home, 2012, s.v., Robert Silverman and Kelly L. Patterson, "Community and Neighborhood-Based Organizations in the United States," Oxford, UK: Elsevier.

Community Service

- 2015-present Chair, Board of Directors, Belmont Housing Resources for WNY
- 2007-2015 Member, Board of Directors, Belmont Housing Resources for WNY
- 2007-2009 Vice President, Board of Directors, HomeFront, Inc.
- 2006-2007 Board Member-HomeFront, Inc.
- 2006-present Member-Housing Opportunities Made Equal (HOME)
- 2005-2008 Co-housing Director, Community Outreach Partnership Center
- 2003-2005 Inner City Transformation Group (ICTG)