

EDUCATION

PhD	George Mason University, Economics	2025 (Expected)
	<i>Fields:</i> Urban Economics & Economic Sociology	
	<i>Dissertation Title:</i> “Exploring the Persistent Effects of Sundown Towns and Institutional Racial Discrimination”	
	<i>Committee:</i> Thomas Stratmann (Chair), Stefanie Haeffele, Noel Johnson	
MA	George Mason University, Economics	May 2020
BS	George Mason University, Economics Graduated Magna Cum Laude Departmental Honors	May 2014
AS	Northern Virginia Community College, Business Administration Graduated Magna Cum Laude	May 2011

EMPLOYMENT

<i>Graduate Lecturer</i> , George Mason University	Aug 2025 – Present
<i>Economist</i> , U.S. Small Business Administration	Mar 2022 – Sep 2025
<i>Economist (Pathways Program)</i> , Bureau of Economic Analysis	Mar 2019 – Mar 2022
<i>Research Associate</i> , Mercatus Center at GMU	Nov 2016 – Mar 2019
<i>Research Assistant</i> , Mercatus Center at GMU	Sept 2014 – Oct 2016
<i>Program Associate</i> , Mercatus Center at GMU	May 2014 – Aug 2014
<i>Research Intern</i> , Mercatus Center at GMU	Oct 2013 – Apr 2014
<i>Intern</i> , U.S. Department of Energy	May 2012 – Aug 2012

PUBLICATIONS

Journal Articles

“From Violence to Formality: *Euclid*, Sundown Towns, and The Institutionalization of Exclusion,” *Journal of Law, Economics & Policy*, Spring 2026 (forthcoming).

Peer-Reviewed Book Chapters

“Exploring the Persistent Effects of Racial Discrimination on Entrepreneurship and Growth,” in *Knowledge and Entrepreneurship in Public Policy*, eds. Christopher J. Coyne, Abigail R. Hall, and Eileen Norcross. Lanham, Maryland: Lexington Books, 2023.

“Preparing State Finances for a Time of Crisis,” in *New Perspectives on State Government Fiscal Challenges*, eds. Barry W. Poulson and John Merrifield. Lanham, Maryland: Lexington Books, 2023.

“Destruction to Beauty: The Polycentric Adaptive Reuse of the Torpedo Factory,” in *Social Coordination and Public Policy: Explorations in Theory and Practice*, eds. Roberta Q. Herzberg, Gavin Roberts, and Brianne Wolf. Lanham, Maryland: Lexington Books, 2023.

Policy Research Papers

“Zoning for Opportunity: A Survey of Home-Based Business Regulations,” with M. Nolan Gray. *Center for Growth and Opportunity Research Paper*, March 11, 2020.

“The Economics of a Targeted Economic Development Subsidy,” with Matthew D. Mitchell, Michael D. Farren, and Jeremy Horpedahl. *Mercatus Special Study*, November 21, 2019.

“California Zoning: Housing Construction and a New Ranking of Local Land Use Regulation,” with Salim B. Furth. *Mercatus Center Research Paper*, August 28, 2019.

“Ranking the States by Fiscal Condition 2018 Edition,” with Eileen Norcross. *Mercatus Center Research Paper*, October 9, 2018.

“Making Room for Home-Based Businesses: A Survey of 12 Zoning Ordinances,” with M. Nolan Gray. *American Planning Association Economic Development Division News & Views Newsletter* and recipient of the Holzheimer Memorial Student Scholarship, August 2017.

“Ranking the States by Fiscal Condition 2017 Edition,” with Eileen Norcross. *Mercatus Center Research Paper*, July 11, 2017.

“Ranking the States by Fiscal Condition 2016 Edition,” with Eileen Norcross. *Mercatus Center Research Paper*, June 1, 2016.

Policy Briefs and Research Summaries

“Fiscal Health Lessons for New York City,” *Manhattan Institute Report*, March 23, 2023.

“The Path to Public Pension Reform,” with Eileen Norcross. *Mercatus Policy Brief*, February 9, 2017.

“State Budget Institutions,” with Matthew Mitchell. *Mercatus Center Research Summary*, April 19, 2016.

“State and Local Tax Policy,” with Adam Millsap. *Mercatus Center Research Summary*, January 12, 2016.

“Property Tax Rates and Local Government Revenue Growth,” with Justin Ross. *Mercatus Policy Brief*, August 2015.

Popular Press

“NYC’s Fiscal Problem is Even Worse than it Looks.” *City & State New York*, April 26, 2023.

“Home-Based Businesses Are Coming: As COVID-19 accelerates remote working, are cities prepared?” with M. Nolan Gray. *City Journal*, March 31, 2020.

“Ky.’s pension crisis isn’t just a funding problem – it’s a management one,” with M. Nolan Gray. *Lexington Herald Leader*, March 12, 2018.

“Are Virginia’s Attempts to Save for a Rainy Day Enough?” with Eileen Norcross. *Richmond Times-Dispatch*, August 19, 2017.

“How Planners Can Liberate the Next Amazon,” with M. Nolan Gray. *Planetizen*, July 20, 2017.

“Florida Defies Big-State Financial Curse,” with Eileen Norcross. *Tribune News Service*, July 11, 2017.

“The Texas Budget Battle: The Good, the Bad and – Well, at Least It’s Not All Ugly,” with Eileen Norcross. *Fort Worth Star-Telegram*, April 18, 2017.

“The Biggest Movers in State Fiscal Health,” with Adam Millsap. *Real Clear Policy*, June 16, 2016.

“Human Nature Makes for Bad Budgeting,” with Matthew Mitchell. *U.S. News & World Report*, April 25, 2016.

“Tax Rates Matter; Smarter Taxes Matter More,” with Adam Millsap. *Real Clear Policy*, January 19, 2016.

CONFERENCE PRESENTATIONS

Paper Presentation, “Exploring the Persistent Effects of Sundown Towns and Institutional Racial Discrimination,” *Markets & Society Conference*, October 20, 2025.

Panel Presentation, “Building Capacity: The Benefits of an Interdisciplinary Team in Federal Program Evaluation and Research,” *Session A-1 at the FCSM Annual Conference*, October 22, 2024.

Panel Presentation (Invited/Virtual), “Public Policy and the Changing Workforce,”
Barriers to Economic Opportunity for the Next Generation Conference hosted by the
 Center for Growth and Opportunity at Utah State University (CGO) and the Institute
 for Humane Studies (IHS), April 2, 2020.

Paper Presentation (Invited), “Arkansas Fiscal Health and Ranking,” *Arkansas Center for
 Research in Economics Speaker Series*, November 29, 2018.

Workshop (Invited), “Do Targeted Incentives work as Advertised?” *Arkansas Center for
 Research in Economics Workshop*, November 29, 2018.

CURRICULUM DEVELOPMENT & MENTORSHIP

Graduate Lecturer, George Mason University Fall 2025

Course: International Economic Policy (ECON 385-DL1) – Online
 Asynchronous

Description: Developed a fully asynchronous online course examining the economics
 of international trade, finance, and policy. Self-designed syllabus
 emphasizing interactive digital engagement, asynchronous discussion
 frameworks, and multimedia resources. Integrated current events and
 policy debates to foster deep understanding of trade theory,
 protectionism impacts, and contemporary global economic issues.
 Adapted teaching methods for diverse student backgrounds and learning
 styles in an undergraduate virtual learning environment.

Staff Training Course, U.S. Small Business Administration (SBA) 2022 – 2025

Course: Regulatory Analysis 101

Description: Developed and delivered an introductory course on regulatory economic
 analysis and cost-benefit associated with agency rulemakings.

Student Capstone Coordinator, SBA Fall 2024 – Spring 2025

Program: McCourt School of Public Policy Client Capstone Program,
 Georgetown University

Description: Served as client coordinator for Master of Public Policy (MPP) student
 teams. Provided guidance and mentorship as students applied training
 in economics, quantitative methods, and policy analysis to real-world
 client projects. Facilitated client-student collaboration on policy-
 focused research.

Graduate Student Liaison, Mercatus Center 2016 – 2019

Program: MA Fellowship Program, George Mason University

Description: Served as the primary liaison between graduate students and policy
 research teams, provided mentorship, and matched students with
 research projects.

PROFESSIONAL SERVICE & AFFILIATIONS

<i>Peer Reviewer, Journal of Regional Analysis & Policy</i>	2025
<i>Member, U.S. Economic Classification Policy Committee (ECPC)</i>	2024
<i>Member, Society for Benefit-Cost Analysis</i>	2022 – 2025
<i>Co-Lead, SBA's Evidence & Evaluation Community of Practice</i>	2022 – 2024
<i>Board Member, JP Innovation Project</i>	2021 – Present

AWARDS & FELLOWSHIPS

<i>Humane Studies Fellowship, Institute for Humane Studies</i>	2025
<i>Evaluation and Evidence Team of the year,</i> 2024 Evaluation Community Awards Program, Evaluation Officer Council	2024
<i>Frédéric Bastiat Fellow, Mercatus Center at GMU</i>	2019 – 2022
<i>Holzheimer Memorial Student Scholarship, American Planning Association</i>	2017

CERTIFICATIONS

<i>Agile Project Management Certification, Learning Tree International</i>	2024
<i>Certification for Contracting Officer's Representatives Levels I & II,</i> The Federal Acquisition Institute (FAC-COR)	2023 – 2025
<i>Census Special Sworn Status, U.S. Census Bureau</i>	2022 – Present