

PROFESSIONAL EXPERIENCE

Econsult Solutions, Inc. (ESI) – Philadelphia, PA

Director

January 2025 – Present

- Direct, compose and produce analysis and presentations on housing policy, economics and development finance strategies for public- and private-sector clients while leveraging a variety of quantitative and qualitative skills and methods. Current and previous clients include – but are not limited to – AARP; NJHMFA; the Housing Authority of Baltimore City; the Philadelphia City Council; the Baltimore City Department of Housing and Community Development; the New Hampshire Department of Business and Economic Affairs; and Gwinnett County, Georgia.
- Manage and execute a portfolio of client projects by overseeing the project's staff, budget, timeline, intellectual direction and analytical approach while serving as the primary client point of contact and ensuring that all deliverable work products meet firm quality standards.
- Supervise and mentor a group of senior analysts while monitoring group and individual capacity and project allocation across the firm.
- Contribute to business development and proposal production while leading the firm's growth and external network in the housing policy field.

Associate Director

February 2023 – December 2024

- Managed and executed a portfolio of client projects by overseeing the project's staff, budget, timeline, intellectual direction and analytical approach while serving as the primary client point of contact and ensuring that all deliverable work products meet firm quality standards.
- Supervised and mentored individual analysts while monitoring capacity and project allocation across junior staff.
- Monitored and documented relevant information on project status, business metrics and invoicing.

New Jersey Housing and Mortgage Finance Agency (NJHMFA) – Trenton, NJ

Policy Research Coordinator

June 2020 – February 2023

- Designed and evaluated program efficacy and targeting measures for NJHMFA's strategic initiatives including – but not limited to – the Agency's use of Low-Income Housing Tax Credits; First-Time Homebuyer and Down Payment Assistance Programs, the Agency's federally-funded COVID-19 emergency response programs, the Small Landlord Emergency Grant Program and the Emergency Rescue Mortgage Assistance Program; and the Affordable Housing Production Fund.
- Prepared and presented policy research for review by a variety of internal and external stakeholders, including local and county governments; state agencies and departments; federal agencies and departments; and non-profit advocacy organizations.
- Researched and analyzed market trends and housing and public finance policies at the local, state and federal levels using a variety of public and proprietary data sources in support of new program ideation in support of the production and preservation of affordable housing and homeownership opportunities in New Jersey.

New York City Economic Development Corporation (NYCEDC) – New York, NY

Economic Research & Policy (ERP) Graduate Intern

February 2019 – May 2020

- Researched, monitored and analyzed key industry, labor market and socioeconomic trends in New York City using public and proprietary sources in support of interdepartmental data requests; policy briefings and ideation; and department publications, including work on ERP quarterly publication *Women 50+ in the NYC Workforce*; and other topics including, but not limited to, economic and workforce development incentives; consumer credit access; and the future of work.
- Prepared and assessed economic and fiscal impact models and benefit-cost analyses on NYCEDC-led real estate developments and policy initiatives, documenting best practices and department methodology.
- Monitored and evaluated key performance indicators for ongoing NYCEDC-led small business and start-up initiatives using qualitative and quantitative survey research methods.

Morgan, Lewis & Bockius LLP – Washington, DC

Paralegal

January 2013 – June 2018

- Analyzed and maintained case data on Litigation Practice's Mass Tort Database, an internal SharePoint database and client resource tool which enabled legal staff to visualize a clients' nationwide caseload as large datasets. This involved interpreting case data to identify trends and patterns; compiling statistical and observational case data and information; performing data cleaning processes and quality assurance checks; synthesizing data from primary and secondary data sources; developing new ways to amend and improve case data collection; and preparing datasets and case reports on findings for attorney and client review.
 - Assisted attorneys with pro bono landlord and tenant clients through the District of Columbia Bar Association's Landlord Tenant Resource Center.
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EDUCATION

Rutgers, The State University of New Jersey – Edward J. Bloustein School of Planning and Public Policy

Master of City and Regional Planning, Economic Development and Housing Concentration

May 2020

- *Independent Study, Spring 2020 – Expiring Subsidized Housing in NYC* | Using data from NYU Furman Center's CoreData.nyc, the research analyzes the role of public subsidies in the construction and preservation of affordable and rent-controlled apartments in New York City. Using this analysis as a baseline, the study explores the broader economic impacts of housing supply shocks created by lost units to expiring subsidy provisions in New York City.
- *Client Studio Project, Fall 2019 – Western Queens Community Land Trust (WQCLT)*
- *Client Studio Project, Spring 2019 – Borough of Dunellen, NJ Business Improvement District (BID)*
- Relevant Coursework: Community Economic Development; Cost/Benefit Analysis; Housing Economics & Markets; International Economic Development; Planning & Real Estate Analysis; Quantitative Planning Methods; Urban Economies; Urban Redevelopment

College of the Holy Cross

Bachelor of Arts, Political Science

May 2012
