

***Curriculum Vitae***  
**MOLLY W. METZGER, PhD**  
(she/her)

Teaching Professor  
Concentration Chair, Domestic Social and Economic Development  
Brown School (Master of Social Work Program)  
Washington University in St. Louis  
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**Formal Education**

2012 Ph.D., Human Development and Social Policy, Northwestern University  
2001 B.A., Women's Studies, Carleton College

**Books & Book Chapters**

1. Lesorogol, C., Baumann, A. A., Eyler, A., Metzger, M. W., Reis, R., & Tabak, R. G. (2020). Generating thriving, diverse, and durable communities. In M. R. Rank (Ed.), *Toward a Livable Life: A 21<sup>st</sup> Century Agenda for Social Work*. New York: Oxford University Press.
2. Metzger, M. W., & Webber, H. S. (Eds.; 2018). *Facing Segregation: Housing Policy Solutions for a Stronger Society*. New York: Oxford University Press.
3. Metzger, M. W. (2016). *Learning to live together: Connecting the classroom to the community for racial justice in housing*. In W. F. Tate IV, N. Staudt, & A. Macrander (Eds.), *The crisis of race in higher education: A day of discovery and dialogue*. Bingley, UK: Emerald Group Publishing Limited.
4. Rank, M., & Metzger, M. W. (2015). Social welfare and politics. In M. Shally-Jensen (Ed.), *American political culture: An encyclopedia*. Westport, CT: ABC-CLIO/Greenwood Press.
5. Duncan, G. J., Bergman, L., Duckworth, K., Kokko, K., Lyyra, A., Metzger, M., Pulkkinen, L., & Simonton, S. (2012). The role of child skills and behaviors in the intergenerational transmission of inequality: A cross-national study. In J. Ermisch, M. Jäntti, & T. Smeeding (Eds.), *From parents to children: The intergenerational transmission of advantage* (pp. 207–234). New York: Russell Sage Foundation.

**Peer-Reviewed Articles**

1. Shannon, M., Koch, K., & Metzger, M. W. (2025). *Lawsuits for unpaid medical bills and the role of physician groups*. *JAMA Network Open*, 8(7).
2. Davis, B. A., Arcaya, M. C., Williams, D. R., Metzger, M. W., & Krieger, N. (2023). *Examining discrimination in home improvement financing (Home Mortgage Disclosure Act 2012–2016) and neighborhood health in the United States*. *Cities & Health*, 7(6), 1029–1044.
3. Metzger, M. W., Bender, A., Flowers, A., Murugan, V., & Ravindranath, D. (2019). *Step by step: Section 8 tenant accounts of searching for quality housing with a Housing Choice Voucher*. *Journal of Community Practice*, 27(1), 31–44.
4. Harris, N., & Metzger, M. W. (2018). *St. Louis's "Team TIF": A community-academic partnership for tax incentive reform*. *Urban Affairs Review*, 40(6), 863–886.
5. Metzger, M. W., Fowler, P. J., & Swanstrom, T. (2018). *Hypermobility and educational outcomes: The case of St. Louis*. *Urban Education*, 53(6), 774–805.

6. Metzger, M. W., & Oliphant, J. (2017). ["I didn't really want to leave": A case study of public housing relocation under pressure.](#) *Critical Social Work*, 18(1), 1–23.
7. Bender, A., Metzger, M. W., Murugan, V., & Ravindranath, D. (2016). [Housing choices as school choices: Subsidized renters' agency in an uncertain policy context.](#) *City & Community*, 15(4), 444–467.
8. Metzger, M. W., & Pelletiere, D. (2016). Segregation and Section 8: National trends using updated data and more precise comparison groups. In *Economic Mobility: Research and Ideas on Strengthening Families, Communities, and the Economy* (pp. 353–382). Federal Reserve Bank of St. Louis and Board of Governors of the Federal Reserve System.
9. Swanstrom, T., Webber, H. S., & Metzger, M. W. (2016). Rebound neighborhoods in older industrial cities: The case of St. Louis. In *Economic Mobility: Research and Ideas on Strengthening Families, Communities, and the Economy* (pp. 312–351). Federal Reserve Bank of St. Louis and Board of Governors of the Federal Reserve System.
10. Magnuson, K., Duncan, G. J., Lee, K. T. H., & Metzger, M. W. (2016). [Early elementary school adjustment and educational attainment.](#) *American Educational Research Journal*, 53(4), 1198–1228.
11. Metzger, M. W., Fowler, P., Anderson, C., & Lindsay, C. (2015). [Residential mobility during adolescence: Do even “upward” moves predict dropout risk?](#) *Social Science Research*, 53, 218–230.
12. Marley, T., & Metzger, M. W. (2015). [Structural risk factors for obesity and diabetes in American Indian young adults: A 1994 to 2008 longitudinal study.](#) *Preventing Chronic Disease*, 12,140469.
13. Metzger, M. W., Erete, S. L., Barton, D. L., Desler, M., & Lewis, D. (2015). [The new political voice of young Americans: Online engagement and civic development among first-year college students.](#) *Education, Citizenship, and Social Justice*, 10(1), 55–66.
14. Metzger, M. W. (2014). [The reconcentration of poverty: Patterns of housing voucher use, 2000–2008.](#) *Housing Policy Debate*, 24(3), 544–567.
15. McDade, T. W., Metzger, M. W., Chyu, L., Duncan, G. J., Garfield, C., & Adam, E. K. (2014). [Long term effects of birth weight and breastfeeding duration on inflammation in young adulthood.](#) *Proceedings of the Royal Society B*, 281(1784), 20133116.
16. Metzger, M. W., & McDade, T. W. (2010). [Breastfeeding as obesity prevention in the United States: A sibling difference model.](#) *American Journal of Human Biology*, 22(3), 291–296.
17. Figlio, D., Hart, C., & Metzger, M. W. (2010). [Who uses a means-tested scholarship, and what do they choose?](#) *Economics of Education Review*, 29(2), 301–317.
18. Li-Grining, C., Raver, C. C., Champion, K., Sardin, L., Metzger, M., & Jones, S. M. (2010). [Understanding and improving classroom emotional climate in the real world: The role of teachers' psychosocial stressors.](#) *Early Education and Development*, 21(1), 65–94.
19. Raver, C. C., Jones, S. M., Li-Grining, C., Zhai, F., Metzger, M. W., & Solomon, B. (2009). [Targeting children's behavior problems in preschool classrooms: A cluster-randomized controlled trial.](#) *Journal of Consulting and Clinical Psychology*, 77(2), 302–316.
20. Raver, C. C., Jones, S. M., Li-Grining, C., Metzger, M. W., Smallwood, K., & Sardin, L. (2008). [Improving preschool classroom processes: Preliminary findings from a randomized trial implemented in Head Start settings.](#) *Early Childhood Research Quarterly*, 63(3), 253–255.

## Working Papers

1. Metzger, M. W., & Khare, A. T. (2017). [Fair housing and inclusive communities](#). (Working Paper No. 24). American Academy of Social Work and Social Welfare: Grand Challenges for Social Work Initiative.
2. Metzger, M. W., & Pelletiere, D. (2015). [Patterns of housing voucher use revisited: Segregation and Section 8, 2013](#). (Working Paper 15-22). St. Louis, MO: Washington University, Center for Social Development.
3. McDade, T. W., Metzger, M. W., Chyu, L., Duncan, G. J., Garfield, C., & Adam, E. K. (2013). [Long term effects of birth weight and breastfeeding duration on inflammation in young adulthood](#). Working paper 13-13, Institute for Policy Research, Northwestern University.
4. Duckworth, K., Duncan, G. J., Kokko, K., Lyra, A., Metzger, M. W., & Simonton, S. (2012). The relative importance of adolescent skills and behaviors for adult earnings: A cross-national study. Working Paper No. 12-03, Department of Quantitative Social Science, University of London.

## Research & Policy Briefs

1. Metzger, M. W. (Ed.). (2023, February). [Welcome home: A policy briefing book for housing opportunity in St. Louis County](#). (CSD Research Summary No. 23-07). Washington University, Center for Social Development.
2. [Bouncing between homes: Hypermobility and its impact on children's education and communities at large](#). Policy Brief, Clark-Fox Policy Institute, Child Well-being Series.
3. DeWind, C., Dickey, J., O'Neill, E., & Metzger, M. W. (2016). [Tax abatement in St. Louis: Reforms could foster equitable development](#). (CSD Policy Brief 15-47). Washington University, Center for Social Development.
4. Metzger, M. W., Fowler, P. J., & Kelberman, B. (2015). [Moving during adolescence: Even "upward" moves predict high school dropout](#). (CSD Research Brief 15-52). Washington University, Center for Social Development.
5. Kantor, N., & Metzger, M. W. (2015). [Evicting victims: Reforming St. Louis's nuisance ordinance for survivors of domestic violence](#). (CSD Policy Brief 15-47). Washington University, Center for Social Development.
6. Metzger, M. W. (2014). [Section 8 housing in the St. Louis region: Local opportunities to expand housing choice](#). (CSD Policy Brief 14-29). Washington University, Center for Social Development.

## Grants

2023	Center for the Study of Race, Ethnicity, & Equity (CRE <sup>2</sup> ), Washington University. Rotating Graduate Studio: "Social and Economic Development Practicum."
2020	Community-based Teaching and Learning Grant, Gephhardt Institute Civic Engagement Fund, Washington University in St. Louis
2016	Community-based Teaching and Learning Grant, Gephhardt Institute Civic Engagement Fund, Washington University in St. Louis
2015	Inclusive Housing Initiative. Funded by the Center for Social Development, the Brown School, and the Office of the Provost at Washington University
2014	Pilot Grant, Center for Diabetes Translation Research
2013	Arlene Stiffman Junior Faculty Award, Brown School, Washington University in St. Louis

2007-2012      Graduate Research Fellowship, Institute for Policy Research, Northwestern University

### **Awards**

2021      Open Door Award, Metro St. Louis Equal Housing and Opportunity Council

2017      Christopher Harris Youth Advocacy Award, Missouri House of Representatives. Awarded by Rep. Bruce Franks, Jr.

2017      Gerry and Bob Virgil Ethic of Service Award, Gephardt Institute of Civic and Community Engagement, Washington University in St. Louis

2015      Excellence in Teaching Award, Brown School, Washington University in St. Louis

### **Public Scholarship**

#### **Selected Government Testimony**

1. March 10, 2025. [“Protecting Our Revenue, Protecting Our Kids.”](#) Presentation to St. Louis Public Schools Real Estate Committee.
2. June 20, 2023. Testimony regarding tenants' right to counsel in eviction court. St. Louis Board of Aldermen—Housing, Urban Development, & Zoning Committee. [VIDEO](#)
3. February 19, 2020. Testimony regarding closing the Medium Security Institution (the “Workhouse”). St. Louis Board of Aldermen—Public Safety Committee.
4. November 19, 2019. Testimony regarding the creation of an Affordable Housing Trust Fund (Bill #284). St. Louis County Council hearing on affordable housing.
5. October 15, 2019. Testimony regarding the creation of an Affordable Housing Trust Fund (Bill #284). St. Louis County Council. [VIDEO](#)
6. April 23, 2019. Testimony regarding an anti-discrimination ordinance for source of income. St. Louis County Council. [VIDEO](#)
7. March 14, 2018. [“Tax Increment Financing in Missouri.”](#) Testimony to the Committee on Local Government, Missouri House of Representatives.
8. June 13, 2017. [Testimony regarding Resolution 33 for interim incentive reform.](#) Presented to St. Louis Board of Aldermen – Housing, Urban Development, and Zoning Committee.
9. November 2, 2016. [“Fair Housing, Clawback Provisions, and Racial Equity.”](#) Testimony to St. Louis TIF Commission.
10. May 18, 2016. Testimony in support of Affordable Housing Trust Fund. Ways and Means Committee, St. Louis Board of Alders. [VIDEO](#)
11. February 4, 2015. Testimony in support of Board Bills 235 and 260. Presented to St. Louis Board of Aldermen – Housing, Urban Development, and Zoning Committee. [VIDEO](#)

#### **Public Event Leadership**

1. December 15, 2022. Organizing committee chair. [“Welcome Home: How Thoughtful Housing Policy Promotes Thriving Communities.”](#) With Women's Voices Raised for Social Justice, the Alliance for Interracial Dignity, and the Center for Social Development.
2. February 16, 2019. Organizing committee member and panel moderator. “Fair Housing 50 Years Later.” Missouri History Museum.

3. December 7, 2020. Organizer and speaker. “What Our Students Lose: Tackling the Tax Breaks that Take from Our Schools.” St. Louis Public Library: Carpenter Branch.
4. June 1, 2017. Organizing committee member. “What are Community Benefits Agreements?” Event co-hosted by Forward Through Ferguson, SLEHCRA, and Team TIF.
5. April 14, 2017. Organizer and moderator. [Online Tools for Political Mobilization.](#) Tools for Democracy Series, Gephardt Institute for Civic and Community Engagement.
6. April 6, 2017. Organizing committee member and panel moderator. “Evicted: Poverty and Fair Housing in St. Louis.” Metropolitan St. Louis Equal Housing and Opportunity Council, Annual Fair Housing Training Conference.
7. June 2, 2016. Organizer and speaker. *What is TIF?* St. Louis Public Library— Schlafly Branch.
8. October 22, 2015. Conference organizer. [Inclusive Housing: A Public Forum for Policy Action in St. Louis.](#) Washington University in St. Louis.
9. February 25, 2015. Invited talk. [Sustaining the Diversity of Our Neighborhoods.](#) Community Conversation hosted by City Garden Montessori School.

### **Public Talks and Panels**

1. September 23, 2025. “Community Land Trust—What Is It and Why Does It Matter?” Invited talk for Kirkwood for Everyone. [SLIDES](#)
2. July 16, 2024. “Racism and Resistance in St. Louis Housing Policy.” Invited talk for HUD Office of General Counsel, Senior Managers Annual Meeting.
3. January 18, 2024. “Who Benefits from Tax Incentives in St. Louis?” Brown School Open Classroom webinar. [VIDEO](#)
4. December 15, 2022. “Welcome Home: How Thoughtful Housing Policy Promotes Thriving Communities.” Brown School “Open Classroom” presentation. [VIDEO](#)
5. May 5, 2020. Brown School “Open Classroom”: Local Housing Advocacy During the Pandemic. [VIDEO](#)

“What is TIF?” Invited presentation: [SLIDES](#)

6. December 15, 2022 and November 16, 2023. St. Louis Public Schools—Parent Action Council. [SLIDES: SHORT VERSION](#)
7. March 4, 2020. American Federation of Teachers, Local 420, Executive Committee.
8. April 25, 2018. Metropolitan St. Louis Equal Housing and Opportunity Council – Annual Conference. University of Missouri-St. Louis.
9. September 9, 2017. United We Stand Conference, Harris-Stowe State University.
10. July 16, 2017. Ethical Society of St. Louis.
11. July 11, 2017. Board of Education, City of St. Louis.
12. March 4, 2017. Together St. Louis.
13. January 30, 2017. Saint Louis University.
14. January 20, 2017. Empower Missouri – STL Chapter Forum.
15. November 28, 2016. St. Louis Association of Community Organizations.
16. December 10, 2016. Neighborhoods United for Change.
17. October 27, 2016. Empower Missouri, Economic Justice Task Force.
18. September 18, 2016. South City Solidarity.
19. June 2, 2016. St. Louis Public Library, Schlafly Branch.

“Housing Justice in St. Louis County.” Invited presentation. [VIDEO SLIDES](#)

20. April 8, 2021. “Issues and Action” community group, Richmond Heights, MO.

21. March 5, 2021. Women's Voices Raised for Social Justice.
22. February 10, 2021. League of Women Voters of Metro St. Louis—Webster-Kirkwood Unit.
23. March 26, 2021. Invited presentation. St. Louis County Continuum of Care, "Lunch and Learn." [VIDEO](#)
24. December 4, 2020. Invited presenter and panelist. "Segregation and the City: What Happened Next?" Missouri History Museum. [VIDEO](#)
25. February 27, 2020. "Conversations on Housing" Social Justice in Action, Sts. Joachim & Ann Care Service, St. Charles, MO.
26. December 14-15, 2019. Presenter and panelist. "Segregation in the City: Fighting a Lasting Legacy." Missouri History Museum.
27. November 20, 2019. Discussion of *The Color of Law*. Race Matters, Friends. Columbia, MO.
28. October 24, 2019. Keynote speaker. "The Delmar Divide and What We Can Do About It." Archdiocese of St. Louis.
29. September 20, 2019. Guest speaker. "At Home with Diversity." St. Louis Realtors Inclusion Advisory Group.
30. September 5, 2019. Presenter and moderator. "Bridging the Great Divide." Jewish Community Relations Council of St. Louis.
31. June 1, 2019. Affordable housing panel discussion. Forward Together in Action, Webster Groves, MO.
32. April 12, 2019. Keynote address. "[Segregation: A Threat to Americans' Shared Goals.](#)" Metropolitan St. Louis Equal Housing and Opportunity Council, Annual Fair Housing Training Conference.
33. February 16, 2019. Panel moderator. "Fair Housing 50 Years Later." 4TheVille and St. Louis History Museum.
34. September 13, 2018. "Equitable Housing: A Conversation about Solutions." Alliance for Interracial Dignity, Webster Groves, MO.
35. September 8, 2018. "What is (Team) TIF? Opportunity for Engagement around Incentive Reform." United We Stand Conference, Harris-Stowe State University.
36. June 1, 2017. Invited panelist. "What are Community Benefits Agreements?" Event co-hosted by Forward Through Ferguson, SLEHCRA, and Team TIF.
37. August 15, 2017. Invited panelist. "The New Federal and State Administrations: The First Six Months." St. Louis OASIS.
38. April 6, 2017. Organizing committee member and panel moderator. "Evicted: Poverty and Fair Housing in St. Louis." Metropolitan St. Louis Equal Housing and Opportunity Council, Annual Fair Housing Training Conference.
39. October 29, 2016. Invited talk. "School as a Partner for Affordable Housing and Neighborhood Diversity." SLACO Regional Neighborhoods Conference. [LINK](#)
40. May 26, 2016. Invited panel moderator. "Does College Level the Playing Field? Racial and Ethnic Differences in Family Wealth among College-Educated Families." Federal Reserve Bank of St. Louis.
41. May 21, 2016. Invited keynote address. "Demographic Changes in North County: How Do We Define Problems and Solutions?" Spring Luncheon, American Association of University Women, Ferguson-Florissant Branch.

42. February 6, 2016. Invited talk. [“Black Homes Matter: The Ferguson Commission’s Calls to Action on Housing.”](#) Expanding Opportunities and Creating Equity: An Affirmatively Furthering Fair Housing Conference, Civil Rights Enforcement Agency of St. Louis.
43. April 10, 2015. Invited talk. [“Section 8 Voucher Discrimination.”](#) Metropolitan St. Louis Equal Housing and Opportunity Council, Annual Fair Housing Training Conference.
44. September 5, 2014. Invited panelist. “Affirmatively Furthering Fair Housing: A Mandate for Integration?” Conference hosted by the Civil Rights Enforcement Agency of St. Louis City.
45. November 21, 2013. Invited talk. [“Housing Choice Vouchers and Segregation: Local and National Trends.”](#) St. Louis Metropolitan Research Exchange.
46. October 10, 2013. Invited talk. “Residential Mobility and School Mobility: Moving Targets for Community Development Efforts.” Presented to the Greater Saint Louis Community Foundation and Gateway Center for Giving. Missouri History Museum.
47. July 25, 2013. Invited talk. [“Measuring and Modeling Mobility.”](#) Presented to Beyond Housing’s Collective Impact Working Group. St. Louis, MO.
48. May 10, 2013. Invited talk with Miguel Suarez. “Transformation without Displacement: Our Vision for the Lathrop Homes.” *Service Speaks: Connecting Community and Classroom*, DePaul University, Chicago.
49. April 5, 2013. Invited panelist. Metropolitan St. Louis Equal Housing and Opportunity Council, Annual Fair Housing Training Conference.
50. November 14, 2012. Panel moderator. “Envisioning Home,” St. Louis International Film Festival.
51. May 11, 2011. Invited talk. “Urban Policy and Inequality.” Presented to New Trier High School, American Studies Day. Winnetka, IL.

### Op-eds & Other Commentary

1. August 15, 2016. Regarding [“Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in Housing Choice Voucher Program.”](#) Comments submitted to U.S. Department of Housing and Urban Development.
2. June 3, 2016. [“City Must Meet Legal Requirement to Fund Affordable Housing.”](#) Guest column, *St. Louis American*.
3. June 3, 2015. “Fair Housing Protections for Section 8 Renters.” Guest column, *St. Louis American*.
4. October 20, 2014. [“fergusonoctober.com.”](#) Commentary contributed to *Wash U Voices: Ferguson and Beyond*.
5. January 16, 2013. “Change in the 24:1 Footprint, 2000-2010.” Report delivered to Beyond Housing, St. Louis, MO.
6. November 12, 2012. With Mary Pattillo, Larry Bennett, Edward Goetz, Sudhir Venkatesh, and Leonard Rubinowitz. “The Forecast for Lathrop.” Op-ed published in *Skyline*, Chicago.
7. January 12, 2010. “Teachers’ Benefits.” Letter to the editor, *Chicago Tribune*.

### Media Appearances

1. March 4, 2019. Interviewed for the documentary, [“The Red Line: The Spiral of Violence and Discrimination in ‘the Gateway to the West.’”](#) CGTN America.
2. April 9, 2019. Interviewed in [“Facing Segregation’ Co-Editors, EHOC Rep Share Evidence-Based Solutions For St. Louis And Beyond.”](#) *St. Louis on the Air*, St. Louis Public Radio.

3. December 13, 2016. "Episode 89: Molly Metzger and Nay'Chelle Harris of Team TIF." Interview on Collateral Damage, KDHX.
4. February 21, 2016. Interviewed in "[Is Tax Increment Financing Used Too Much in St. Louis?](#)" *St. Louis on the Air*, St. Louis Public Radio.
5. August 11, 2015. Invited webcast. "[How Housing Segregation Hurts Ferguson and America.](#)" *HuffPost Live*.

### Media Reports on Scholarly Activities

1. January 5, 2026. "[WashU study found gaps in St. Louis' emergency preparedness ahead of tornado, calls for change.](#)" Kavahn Mansuri, St. Louis Public Radio.
2. November 19, 2024. "[From classroom to City Hall: Brown School students gain hands-on policy experience.](#)" Myra López, The Brown School.
3. May 10, 2024. "[Brown School students engage with St. Louis neighborhoods.](#)" Neil Shoenherr, *The Source*.
4. February 27, 2023. "[Metzger, social work students deliver policy briefing book on St. Louis County housing opportunities.](#)" Myra López, *The Record*.
5. June 2, 2021. "[Brown School works with Webster Groves to improve housing equity.](#)" Neil Shoenherr, *The Record*.
6. October 2018. "[The Hidden Costs of TIF: Reconsidering a Vaunted Economic Development Tool.](#)" Anthony Flint, Lincoln Institute of Land Policy, *Land Lines*.
7. February 26, 2018. "[Advocacy group: Limiting incentives could decrease inequality in St. Louis.](#)" Kae M. Petrin, St. Louis Public Radio.
8. July 26, 2017. "Foreclosures devastated South St. Louis; Nathan Cooper saw opportunity." Caitlin Lee and Clark Randall, *Riverfront Times*.
9. June 15, 2017. "[From complaint to eviction, here's how the Maplewood nuisance ordinance works.](#)" Jenny Simeone-Casas, St. Louis Public Radio.
10. May 21, 2017. "[St. Louis voters approved \\$5 million for affordable housing, but budget routinely falls short.](#)" Mike Faulk, *St. Louis Post-Dispatch*.
11. February 27, 2017. "[Stadium funding would cut into underfunded Affordable Housing Trust Fund.](#)" Rebecca Rivas, *St. Louis American*.
12. February 21, 2017. "[St. Louis Families Use Housing Vouchers for School Choice.](#)" How Housing Matters, Urban Institute.
13. December 21, 2016. "New Team TIF Effort Takes on the St. Louis Development Corporation." Sarah Fenske, *Riverfront Times*.
14. October 7, 2016. "[Developer Subsidies May Get More Scrutiny in St. Louis.](#)" Jacob Barker, *St. Louis Post-Dispatch*.
15. October 6, 2016. "[Tax Abatements and the Segregation of Incentives.](#)" Clark Randall, *St. Louis American*.
16. August 18, 2016. "[How Owners of a \\$600,000 House Get Away with Paying \\$400 in Property Taxes.](#)" Jeanette Cooperman, *St. Louis Magazine*.
17. July 14, 2016. "NorthSide Phase 1: Affordable for Whom?" Megan Betts and Rasheen Aldridge, *St. Louis American*.

18. June 16, 2016. “NorthSide to Build 500 Residential Units over Next 5 Years.” Rebecca Rivas, *St. Louis American*.
19. March/April, 2016. [“Trends in Macro Social Work Education.”](#) Sue Coyle, *Social Work Today*.
20. February 11, 2016. “Housing Conference Focuses on Needed Policy Changes.” Rebecca Rivas, *St. Louis American*.
21. October 20, 2015. [“Moving, Even to a Nicer Neighborhood, Puts Children at Risk of Not Graduating.”](#) Brooks Hays, *United Press International*.
22. October 8, 2015. “‘Public Nuisance’ Bill Defeated.” Mariah Stewart, *St. Louis American*.
23. September 15, 2015. [“Providing Broader Choices.”](#) Forward Through Ferguson: A Path Toward Racial Equity,” the report of the Ferguson Commission.
24. August 8, 2015. [“A Year After Ferguson, Housing Segregation Defies Tools to Erase It.”](#) John Eligon, *New York Times*.
25. February 26, 2015. [“St. Louis Passes Bills to Reduce Section 8 Concentration in Poor Neighborhoods.”](#) Walker Moskop, *St. Louis Post-Dispatch*.
26. June 12, 2014. “The Fight to Preserve a Model Public Housing Project.” Maya Dukmasova, *Chicago Reader*.
27. October 28, 2010. [“Where Are the Poor Supposed to Go?”](#) Rory Fanning, *The Socialist Worker*.

#### **Selected Fact Sheets & Memos**

1. December 18, 2014. “The Decreasing Black Population in the City Garden Catchment Area,” “The Changing Income Distribution in the City Garden Catchment Area,” and “HUD-Subsidized Units in the City Garden Catchment Area.” Fact sheets produced for City Garden Montessori School’s Affordable Housing Task Force. [FACT SHEETS](#)
2. September 9, 2014. “Changing Demographics in Fox Park.” Fact sheet delivered to Fox Park Neighborhood Association. [FACT SHEET](#)
3. August 8, 2014. “Preliminary Results from St. Louis Section 8 Study.” Memo delivered to St. Louis Housing Authority.
4. November 16, 2011. With Logan Square Neighborhood Association/Lathrop Leadership Team. “There’s Nothing Green about Demolition and Displacement.” Fact sheets presented to Lathrop Homes stakeholders.
5. July 20, 2010. With Logan Square Neighborhood Association/Lathrop Leadership Team. “Lathrop Homes Maintenance Survey – Summary.” Community survey results presented to the Chicago Housing Authority.

#### **Talks & Panels on Campus**

1. April 25, 2025. “Unlocking Innovation: Community-Engaged Teaching in Action.” Panelist at Faculty Symposium, Brown School Centennial.
2. April 25, 2025. “Ecosocial Work and Environmental Health at the Brown School: Visions for Healing, Connection, and Justice.” Panel moderator at Faculty Symposium, Brown School Centennial.
3. July 10, 2024. “Affordable Housing and the Politics of the Low-Income Housing Tax Credit.” Invited talk for SHIELD (Strategies for Human Injury Elimination & Leveling of Disparities) at Washington University School of Medicine.

4. April 14, 2024. [Affordable Housing 101.](#) Invited talk for Heart for the Housed and Habitat for Humanity at Washington University.
5. February 28, 2022. Invited panelist. Graduate Impact Forum: Economic Development in St. Louis. Gephardt Institute, Washington University.
6. April 28, 2019. [Gentrification and TIF.](#) Invited presentation at “The Cost of a Costco,” Taiwanese Students Association, Washington University.
7. September 12, 2017. Faculty colloquium. [Democratizing Research: An Agenda for Racial Equity in Housing.](#) Brown School, Washington University in St. Louis.
8. March 31, 2016. Invited panelist. “Structural Racism, Power, and Privilege: Residential Segregation and School Resegregation Symposium.” American Culture Studies, Washington University in St. Louis.
9. April 14, 2017. Organizer and moderator. “Online Tools for Political Mobilization.” Tools for Democracy Series, Gephardt Institute for Civic and Community Engagement. [SLIDES](#)
10. December 12, 2016. Invited post-election panel discussion. Diversity and Inclusion Forum for Faculty and Staff, Washington University in St. Louis.
11. March 24, 2016. Invited panelist. “WashU vs. St. Louis? Growth, Gentrification, and the Consequences of Development.” Alpha Delta Phi panel, Washington University in St. Louis.
12. February 26, 2016. Invited panelist. Campus Compact, The Research University Civic Engagement Network (TRUCEN) conference. Washington University in St. Louis.
13. November 11, 2015. Invited talk. “Gentrification in St. Louis.” St. Louis Up Close dialogue series, Gephardt Institute for Civic and Community Engagement. [SLIDES](#)
14. February 18, 2015. Invited talk. “From Settlement Houses to CDCs: Social Work Returns to its Roots.” Social Work lecture series, Brown School, Washington University in St. Louis. [SLIDES](#)
15. February 6, 2015. Invited panelist. “Moving Beyond Stereotypes.” Conference hosted by the Society for Black Students for Social Welfare and the Black Graduate Council, Washington University in St. Louis.
16. November 8, 2014. Invited panelist. “Dismantling Institutionalized Racism.” Conference hosted by the Society for Black Students for Social Welfare and the Black Graduate Council, Washington University in St. Louis.

### Academic Conference Presentations

1. Metzger, M. W. (2021). Housing justice in St. Louis: The importance of inside/outside strategy. Invited presentation, Population Association of America Annual Conference.
2. Colloquy moderator. Metzger, M. W., Freeman, L., Joseph, M., Tegeler, P. & Webber, H. (2019). Fifty years after the Fair Housing Act: The causes and consequences of segregation, and the bold policy agenda needed to solve it. Urban Affairs Association Conference, Los Angeles.
3. Metzger, M., & Harris, N. (2018). Fighting for government transparency and racial equity in the use of local tax incentives: A St. Louis case study. Urban Affairs Association Conference, Toronto.
4. Murugan, V., Flowers, A., Metzger, M. W., Bender, A., & Ravindranath, D. (2017). Housing processes and preferences: Subsidized renters' experience in an uncertain policy context. Annual Conference of the Society for Social Work and Research, New Orleans.
5. Metzger, M. W. (2016). Inclusive housing in the United States. Annual Social Exclusion Discussion Series, Southeast Asia McDonnell Scholars Academy, Jakarta, Indonesia; Social Work Departmental

Series on Social Inclusion, National University of Singapore. Sponsored by the Center for Social Development and the Next Age Institute.

6. Coffin, S., Metzger, M. W., Reilly, R., & Andrews, A. (2016). Zoning and (un)sustainability in the St. Louis Region: A critical pedagogical approach. Urban Affairs Association Conference, San Diego.
7. Metzger, M. W. (2015). U.S. housing policy: Structural racism and the future of fair housing. Invited talk, *Housing, Inclusion, and Social Equity: A Global Perspective* Conference, Brookings Institution, Washington DC. [SLIDES](#)
8. Webber, H., & Metzger, M. W. (2015). STL's rebounding neighborhoods: What can we do to preserve affordability and diversity? SLACO Regional Neighborhoods Conference, St. Louis.
9. Metzger, M. W. & Pelletiere, D. (2015). Segregation and the U.S. Housing Choice Voucher Program: Changing trends, 2000 to 2013. International Sociological Association RC43 Conference, *Housing in an Unequal World*, Chicago.
10. Metzger, M. W. & Pelletiere, D. (2015). Segregation and Section 8: National trends using updated data and more precise comparison groups. Biennial Federal Reserve System Community Development Research Conference, Washington DC.
11. Swanstrom, T., Webber, H. S., & Metzger, M. W. (2015). Rebound neighborhoods and economic opportunity: The case of St. Louis. Biennial Federal Reserve System Community Development Research Conference, Washington DC.
12. Metzger, M. W., Fowler, P., Anderson, C., & Lindsay, C. (2014). Residential mobility and high school completion: The role of neighborhood dynamics. Paper presented at the Annual Meeting of the Society for Prevention Research, Washington DC.
13. Estrada-Martinez, L., Chung, S., Metzger, M. W., & Butler-Barnes, S. (2013). The effects of neighborhood social and structural characteristics on intra-ethnic disparities in youth violence among Latinos. Paper presented at the American Public Health Association Meeting, Boston.
14. Schulenberg, J., Duncan, G., Jager, J., Kokko, K., Lyra, A., Metzger, M. W., & Simonton, S. (2013). The association between cumulative child and adolescent difficulties and adult functioning: Replication across studies from Finland, Sweden, UK, and US. Paper presented at the 4th Annual International Conference of the Society for Longitudinal and Lifecourse Studies, Amsterdam.
15. Metzger, M. W., Lewis, D. A., & Lewis, S. (2012). The new political voice of young Americans: Preliminary findings from the Northwestern Civic Engagement Study. Paper presented at the Annual National Conference of the Midwest Political Science Association, Chicago.
16. Metzger, M. W. (2011). The reconcentration of poverty: Patterns of housing voucher use, 2000-2008. Paper presented at the Annual Meeting of the Population Association of America, Washington DC.
17. Lewis, D. A., & Metzger, M. W. (2010). Deconstructing deconcentration: Chicago's Plan for Transformation as Gautreaux's legacy. Paper presented at the Annual National Conference of the Midwest Political Science Association, Chicago.
18. Duncan, G. J., Lee, Y., Magnuson, K., & Metzger, M. W. (2009). Early school skills and behaviors: Precursors to young adult crime? Paper presented at the Biennial Meeting of the Society for Research in Child Development, Denver.
19. Lewis, D. A., & Metzger, M. W. (2009). No place to call home: A comparison of urban and suburban homelessness. Poster presented at the Annual Conference of the Population Association of America, Detroit.
20. Metzger, M. W., Smith-Donald, R., Li-Grining, C., Jones, S. M., & Raver, C. C. (2007). Measuring change in teachers' classroom management and young children's regulation in the context of RCT

intervention. Poster presented at the Annual Meeting of the American Educational Research Association, Chicago.

21. Metzger, M. W., Solomon, B., & Raver, C. C. (2007). The Checklist of Behavior Management Style: Assessing the strategies of Head Start teachers. Poster presented at the Biennial Meeting of the Society for Research in Child Development, Boston.
22. Metzger, M. W., Raver, C. C., & Young, T. (2006). Keeping it positive in the Head Start classroom: Preliminary reliability and validity of the Checklist of Behavior Management Style. Poster presented at Head Start's National Research Conference, Washington DC.

### Courses Taught

#### **Brown School, Washington University in St. Louis (2012 – now)**

*Recipient of the Brown School Excellence in Teaching Award (2015)*

Domestic Social and Economic Development Policy

*Student work published:*

- [Welcome Home: A Policy Briefing Book for Housing Opportunity in St. Louis County](#) (2023)
- [Envisioning Community Land Trusts: A Toolkit for Public Dialogue](#) (2021)

*Student work featured:*

- [From Classroom to City Hall: Brown School students gain hands-on policy experience](#) (2024)

Community Development Practice

*Student work published:*

- [Community Development and Disaster Preparedness in the City of St. Louis](#) (2025)

*Student work featured:*

- [Brown School students engage with St. Louis neighborhoods](#) (2024)

Fundamentals of Community Organizing

Developing Sustainable Urban Communities

Social Welfare Policies and Services

Research Methods with Statistical Applications

### Intramural Service

2025 – now	Teaching Track Representative, Goldbach Faculty Council, Brown School, Washington University in St. Louis
2024 – now	Environmental Justice Lead, Brown School Strategic Plan
2024 – now	Faculty Scholar, Center for the Environment, Washington University
2023 – now	Faculty Advisor, <a href="#">Heart for the Unhoused</a> , Washington University
2015 – 17 & 2019 – now	Concentration Chair, Domestic Social and Economic Development, Master of Social Work Program, Brown School, Washington University
2015 – 17 & 2019 – now	MSW Curriculum Committee, Brown School, Washington University
2022 – now	Faculty Affiliate, Center for the Study of Race, Ethnicity, and Equity (CRE <sup>2</sup> )
2014 – now	Faculty Director, Center for Social Development
2024 – 25	Co-Chair, Brown School Centennial Community Engagement

2022 – 23	Impact St. Louis—Strategic Planning Implementation Committee, Brown School, Washington University
2022 – 23	Brown School Committee to Advance Social Policy in Social Work
2022	St. Louis Research and Teaching—Strategic Planning Action Team, Washington University
2020 – 21	Co-chair, “Impact with St. Louis” Strategic Planning Committee, Brown School
2016 – 17	Inclusive and Affordable Housing Workgroup, For the Sake of All
2017	Personnel Advisory Committee, Brown School
2016 – 17	Washington University Sexual Assault Investigation Board
2015 – 17	Brown School Diversity Committee
2014 – 17	Steering Committee for Community-Based Partnerships, Brown School
2016 – 17	Faculty Fellow, Gephardt Institute for Civic and Community Engagement Washington University in St. Louis
2016 – 17	Co-Chair, Faculty Committee for Community-Engaged Teaching, Gephardt Institute for Civic and Community Engagement
2016	Organizer, <a href="#">Rally for the 3rd Annual Transgender Spectrum Conference</a>
2013	Community Engagement Task Force, Brown School
ad hoc	Academic Progress and Academic Integrity Committee, Brown School

#### Extramural Service

2024 – now	Programs Committee Member, <a href="#">DeSales Community Development</a>
2023 – now	C-o-chair, Housing and Incentives Committee, <a href="#">St. Louis Public Schools Parent Action Council</a>
2022 – now	Board Member, <a href="#">World Community Center</a>
2022 – 24	Board Member & Programs Committee Chair, DeSales Community Development
2023 – 24	Member, 7 <sup>th</sup> Ward Development Scorecard Committee, St. Louis
2021	Stimulus Advisory Board, City of St. Louis
2020 – 21	Ad hoc committee for the Emergency Rental Assistance Program, St. Louis County
2020 – 21	Capacity Building Team, Home Sweet Home
2016 – 21	Founding Member, <a href="#">Team TIF</a>
2018 – 19	Affordable Housing Trust Fund Task Force, St. Louis County <a href="#">FINAL REPORT</a>
2017 – 19	Macro Guide National Task Force, Council on Social Work Education
2017	Policy Team, <a href="#">Curricular Guide for Macro Social Work Practice</a> , CSWE
2013 – 2019	Board Member (2017-2019, Board Secretary) Metropolitan St. Louis Equal Housing and Opportunity Council
2014 – 2015	Events & Fundraising Committee, Invest STL
2014 – 2015	Equitable Economic Development Conference Committee, OneSTL

ad hoc      Reviewer for *City and Community, Environment and Behavior, Housing Policy Debate, Housing Studies, Humanities and Social Sciences Communications, Journal of Applied Geography, Journal of Community Practice, Journal of Urban Affairs, Pediatrics, Preventing Chronic Disease, Social Science and Medicine, Urban Affairs Review, Urban Education*

### Selected Advising & Supervision

#### PhD Advising

2021 – 22      Dissertation Committee Member, Joseph Fetter, St. Louis University  
 2018 – 22      Dissertation Committee Member, Kyle Pitzer, Washington University  
 2018 – 21      Mentor, Brigitte Davis, Harvard University,  
                     RWJF Health Policy Research Scholars Program  
 2018 – 19      Dissertation Committee Member, Richa Joshi, Washington University  
 2017 – 18      Area Statement Committee Member, Kyle Pitzer, Washington University  
 2016 – 18      Dissertation Committee Member, Divya Ravindranath,  
                     Washington University  
 2015 – 18      Dissertation Committee Member, Jill Kuhlberg, Washington University  
 2014 – 17      Dissertation Committee Member, Rachel Voth Schrag,  
                     Washington University  
 2013 – 15      Dissertation Committee Member, Jennifer Threlfall, Washington University  
 2013 – 14      Dissertation Committee Member, Donna-Mae Knights,  
                     Washington University

#### Supervisor for MSW Practica, Research Assistantships, & Independent Studies

2025      Olivia Sourivong  
 2025      Ethan Fudge (with Janelle Gibson)  
 2023      Zied Ghebregiorgis (with Dr. Deidra Thomas-Murray, St. Louis Public Schools)  
 2020 – 21      Madeline Kronfeld, Marybeth Lindstrom, Kelsey Wulfkuhle, Hannah Brumbaum, Angelica Santiago Gonzalez, Jenna Hampton, Sangdo Han, Bumjun Kim, Julian Schriedel, Jack Seigel, Eric Weinzelte (with Cora Faith Walker, Office of the St. Louis County Executive)  
 2016 – 18      Nay'Chelle Harris  
 2016 – 17      Alana Flowers, Reuben Riggs  
 2015 – 16      Nava Kantor  
 2014 – 15      Wynette Whitegoat  
 2013 – 14      Janie Oliphant  
 2012 – 13      Lydia Kim

#### Previous Professional Roles

2020 – 21      Senior Policy Advisor, Office of the St. Louis County Executive  
 2009 – 10      Data Analyst, Russell Sage Foundation,  
                     “A Cross-National Study of SES Differences in and Adult Correlates of  
                     Age 7-10 Achievement, Attention, and Behavioral Skills”  
                     PI: Greg J. Duncan  
 2009      Data Analyst, Brookings Institution,  
                     “Social Inequality and Education Disadvantage Project”  
                     PIs: Rebecca Blank, Greg J. Duncan  
 2004 – 06      Research Assistant, Harris School of Public Policy,  
                     University of Chicago, “Chicago School Readiness Project”  
                     PI: C. Cybele Raver

2002 – 06      In-Home Respite Worker, Little City Foundation, Chicago

2003 – 04      Social Services Coordinator, Ike Sims Village Apartments and Campbell Terrace Apartments, Chicago

2001 – 02      Admissions Case Manager, Mercy Home for Boys and Girls, Chicago

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