

John E. Balzarini, Ph.D.

Curriculum Vitae

Delaware State University
Department of Sociology & Criminal Justice
129a Delaware Hall
1200 N. DuPont Highway
Dover, DE 19901
302-857-7103
jbalarini@desu.edu

Academic and Professional Appointments

Delaware State University

2025-Present Professor, Department of Sociology & Criminal Justice.
2019-2025 Associate Professor, Department of Sociology & Criminal Justice.
2015-2019 Assistant Professor, Department of Sociology & Criminal Justice.
2014-2015 Visiting Assistant Professor, Department of Sociology & Criminal Justice.

Education

Ph.D. 2013 Temple University, Sociology. Dissertation Committee: Anne Shlay (Chair), Matt Wray, Kevin Delaney and Bryant Simon.
Dissertation Title: *Casino Development and the Right to the City: Conflict and Community Place-Making in Philadelphia.*

Prelim Exam Areas

Urban Sociology
Political Sociology

M.A. 2006 Temple University, Sociology.

B.A. 2001 West Chester University, Sociology.

Research Interests

Urban Sociology; Community; Uneven Development and Inequality; Urban Culture; Gentrification; Landlords and Housing; Neoliberal Urbanization; Urban Political Economy; Social Networks and Social Capital.

Grants and Funding

- 2024—2027 NIH STRONG Grant (MPIs: Sudler, Murray-Jackson, and Harrington) “Identifying Needs and Building Research Capacity at an Historically-Black University.” Faculty Research and Workload Committee.
- 2023 – 2025 Catholic Charities USA. (PI: Goodman) Evaluation Project of the Healthy Housing Program. Research Evaluation Consultant.
- 2022 – 2027 1 U54 MD015959 (MPIs: Harrington and Gupta) Interdisciplinary Health Equity Research (IHER) Center. Core Scientist for Qualitative Research & Evaluation Core.
- 2018 – 2023 National Science Foundation (MPIs: Boyd and Balzarini): “Gatekeeping Communities: The Role of Landlords in Neighborhood Change and Gentrification” Grant no. 1823618. (\$56,904).

Publications

Articles and Book Chapters

- 2024 **John Balzarini** & Melody L. Boyd. “Cashing Out?: How Small-Scale Landlords in Philadelphia Perceive Big Development and Tax Policies.” *Housing & Society*. 51(3): 233-259.
<https://doi.org/10.1080/08882746.2024.2345525>
- 2021 **John Balzarini** & Melody L. Boyd. “Working with Them: Small-Scale Landlord Strategies for Avoiding Evictions.” *Housing Policy Debate*. 31(3-5): 425-445.
First published online September 2020: <https://doi.org/10.1080/10511482.2020.1800779>
*Article Featured on *Housing Matters: An Urban Institute Initiative*.
<https://housingmatters.urban.org/research-summary/how-small-scale-landlords-work-tenants-avoid-evictions>
- 2018 **John E. Balzarini** & Anne B. Shlay. “The Strength of Strong Ties Reconsidered: Social Ties and Collective Power in a Gentrifying Community.” *Social Currents*. 5(1): 67-85.
First published online April 2017: <https://doi.org/10.1177/2329496517704860>
- 2016 **John E. Balzarini** & Anne B. Shlay. “Gentrification and the Right to the City: Community Conflict and Casinos.” *Journal of Urban Affairs*. 38(4): 503-517.

First published online December 2016: <https://doi.org/10.1111/juaf.12226>

- 2015 Anne B. Shlay & **John Balzarini**. "Urban Sociology." In: James D. Wright (editor-in-chief), *International Encyclopedia of the Social & Behavioral Sciences*, 2nd edition, Vol 24. Oxford: Elsevier. pp. 926–933.

Book Reviews & Other Publications

- 2023 Melody L. Boyd & **John Balzarini**. "City Spotlight: Landlord Strategies for Avoiding Evictions in Philadelphia." In *CUSS Newsletter: Newsletter of the Community & Urban Sociology Section*. 36(2): 1-4. <https://connect.asanet.org/discussion/cuss-summer-2023-newsletter>
- 2016 **John E. Balzarini**. Review of Matthew Desmond, *Evicted: Poverty and Profit in the American City*. *Journal of Children and Poverty*. 22(2): 149-150.
<https://doi.org/10.1080/10796126.2016.1182478>
- 2016 **John E. Balzarini**. Review of Andrea S. Boyles, *Race, Place, and Suburban Policing: Too Close for Comfort*. *Contemporary Sociology*. 45(6): 727-728.
<https://doi.org/10.1177/0094306116671949j>
- 2005 **John Balzarini**, Rebecca Jenkins, Whitney Miles, Mellissa Pittaoulis, Alma-Kristina Rodriguez, & Helen Marie Rosenbaum. "For whom Transformation Tolls? Philadelphia's Neighborhood Revitalization Project." In *CUSS News: Newsletter of the Community & Urban Sociology Section*.
http://www.commurb.org/Newsletters/CUSS-Newsletter-Summer_2005.pdf

Manuscripts in Progress

John Balzarini & Melody Boyd. *For Rent: Understanding Landlords, Rental Housing, and Eviction in Philadelphia*. Book under contract with Temple University Press.

Presentations

Invited Presentations

- 2024 "The Gatekeepers: Understanding Landlords and the Supply-Side of Rental Housing in Philadelphia." Drexel University, Philadelphia, PA.
- 2018 Panelist: "Regional Spotlight: Inequality in the Philadelphia Area." Presented at the annual meeting of the American Sociological Association, Philadelphia, PA.
- 2018 Panelist: "Sociology Alumni in Academic Careers." Temple University, Department of Sociology, Philadelphia, PA.

Conference Presentations

- 2023 "Momlords, Investors, and Benevolent Landlords: Analyzing the Trajectories of Landlords' Entry into Rental Housing." (Melody Boyd, co-presenter). Paper presented at the annual meeting of the American Sociological Association, Philadelphia, PA.
- 2023 "Getting In and Getting Out: Trajectories of Landlords' Tenure in Rental Real Estate." (Melody Boyd, co-presenter). Paper presented at the 'Housing and Urban Sociology I' paper session, at the annual meeting of the Eastern Sociological Society, Baltimore, MD.
- 2022 "*Working with Them*: Landlord Strategies for Avoiding Evictions." Paper presented at the annual meeting of the Urban Affairs Association, Washington, DC.
- 2022 "Cashing Out?: How Big Development Impacts Small-Scale Landlords in Philadelphia." (Melody Boyd, co-presenter). Paper presented at the 'Space, Place, and People,' paper session at the annual meeting of the Eastern Sociological Society, Boston, MA. ***Virtual Session**
- 2021 "Gentrifying the Gentrifiers?: Small-Scale Landlords, Tax Abatements, and Development in Philadelphia." Paper presented at the 'Responding to the Politicization of Space: Spatial Inequality and Claims-Making,' Community and Urban Sociology Section (CUSS) regular session at the annual meeting of the American Sociological Association. ***Virtual Meeting**
- 2020 "Avoiding Eviction: How Landlords Attempt to Keep Tenants in their Homes." (Melody Boyd, co-presenter). Paper presented at the 'Displacement and Disparities in Urban Environments,' Community and Urban Sociology Section (CUSS) regular session at the annual meeting of the American Sociological Association, San Francisco, CA. ***Virtual Meeting**
- 2020 "'Working with Them': Landlord Strategies for Avoiding Evictions." (Melody Boyd, co-presenter). Paper accepted at the annual meeting of the Urban Affairs Association, Washington, DC. ***Unable to deliver, meeting canceled due to COVID-19 outbreak.**
- 2020 "Landlords versus the Growth Machine: Landlord Perspectives on Philadelphia's 10-year Tax Abatement and Uneven Development." (Melody Boyd, co-presenter). Paper presented at the annual meeting of the Eastern Sociological Society, Philadelphia, PA.
- 2019 "Mediating Evictions in Landlord/Tenant Relationships." (Melody Boyd, co-presenter). Paper presented at the annual meeting of the Eastern Sociological Society, Boston, MA.
- 2019 Speaker: "Critical Ethnographies: Case Studies of Identity, Intergenerational Wealth, and Urban Renewal." At the University of Pennsylvania Ethnography in Education Research Forum, Philadelphia, PA.
- 2017 "The Attitudes and Agency of Landlords in Gentrifying Neighborhoods." Paper presented at the annual meeting of the Urban Affairs Association, Minneapolis, MN.
- 2017 "Community Activism and the Power of Place-Based Social Ties." Paper Presented at the annual meeting of the Eastern Sociological Society, Philadelphia, PA.

- 2017 "Gatekeeping Community: The Role of Landlords in Shaping Neighborhood Change." (Melody Boyd, co-presenter). Paper presented at the annual meeting of the Eastern Sociological Society, Philadelphia, PA.
- 2016 "Place-Identity and the Right to the City: Gentrification, Ethnicity and Anti-Casino Activism." Paper presented at the annual meeting of the Urban Affairs Association, San Diego, CA.
- 2013 "Social Capital and Community Power over Urban Casino Construction." Paper presented at the annual meeting of the Urban Affairs Association, San Francisco, CA.
- 2013 "Strong Community Ties Revisited: Social Capital and the Mobilization of Community Power in Fishtown." Paper presented at the annual meeting of the Eastern Sociological Society, Boston, MA.
- 2012 "Framing Place: Conflict over Casino Development and the Right to Community." Paper Presented at the annual meeting of the American Sociological Association 'Space and Place,' Community and Urban Sociology Section (CUSS) regular session, Denver CO.
- 2012 "The Right to the City and the Casino Dispute: The Framing of Neighborhood Legitimacy and Value over Casino Development in Philadelphia." Paper presented at the annual meeting of the Urban Affairs Association, Pittsburgh, PA.
- 2006 "Social Capital, Race and Political Participation." Paper presented at the annual meeting of the American Sociological Association, Montreal, QC.
- 2005 "Progress in Media Theory and Mass Communication Studies." Paper presented at the annual meeting of the American Sociological Association, Philadelphia, PA.

Other Presentations

- 2024 "The Gatekeepers: Understanding Landlords and the Supply-Side of Rental Housing in Philadelphia." Invited speaker, Department of Sociology & Criminal Justice Colloquium Series, Delaware State University.
- 2024 Panelist: "Ethics of AI in Research and Teaching." Faculty Research Forum, Delaware State University Research Day. Dover, DE.
- 2023 Organizer and Moderator: "Beyond the Silos: A Spotlight on the Diversity of Research Practice at DSU." Faculty Research Forum, Delaware State University Research Day, Dover, DE.
- 2022 Panelist: "Preparing Strategic Plans: What Does it Take to Reach R1?" Faculty Research Forum: Road to R1, Delaware State University Research Day. Dover, DE.
- 2021 Panelist: "An Invitation to Sociological Research from DSU's Sociology and Criminal Justice Department." DSU Department of Sociology & Criminal Justice Research Colloquium Series. Dover, DE.
- 2021 Panelist: "Faculty Research Forum: Mentorship Matters" at the Fourth Annual Delaware State

University Research Day. Dover, DE.

- 2019 "Gatekeeping Communities: Understanding How Landlords Make Sense of and Capitalize on Neighborhood Change and Gentrification." Delaware State University-Colloquium Series: Sustaining Social Science Research Culture at DSU. Dover, DE.
- 2015 "The Strength of Strong Ties and Collective Power in a Gentrifying Philadelphia Community." Paper presented at the Delaware State University Roundtable Seminar Series, Dover, DE.

Teaching Experience

2019 ACUE: The Association of College and University Educators and The American Council on Education - Certificate in Effective Instruction

Delaware State University (2014-Present)

Urban Structure and Process (graduate)
Sociological Theories (graduate)
Urban Sociology
Social Stratification
Sociology of Poverty
Senior Seminar
Honors Introduction to Sociology
Introduction to Sociology
Sociology of the Family
Writing in the Major
Social Change
Social Deviance
University Seminar

Temple University (Adjunct Instructor: 2006-2014)

Historical Significance of Race in America
Race and Poverty in America
Money
Ethnicity and the Immigrant Experience in the United States
American Ethnicity
Gender in America
The Politics of Identity in America
Introduction to Sociology

Rowan University (Adjunct Instructor: 2009-2014)

Urban Sociology
The Sociology of Complex Organizations
Introduction to Sociology

La Salle University (Adjunct Instructor: 2013)

Sociological Theory

Rutgers University: Camden, NJ Campus (Adjunct Instructor: 2010)

Introduction to Sociology

Rider University (Adjunct Instructor: 2008)

Introduction to Sociology

Mentoring and Advising

M.A. Thesis Committee Chair

2022-2023 Cassie Sampogna: "Wilmington is a Gun Range": The Juvenile Perspective on Gun Possession

2022-2023 Jo'lana Smith: The Impacts of Child Abuse and Neglect Among Low-Income Children and the Possible Relationship with Juvenile Delinquency

Selected Service

Professional Service

Grant Proposal Reviewer

2022 National Science Foundation, Sociology Program Grant

2022 National Science Foundation, SBE Postdoctoral Research Fellowship (SPRF)

2019 Social Sciences and Humanities Research Council of Canada: Insight Grants

Editorial Board Membership

2020-2022 *Sociology Compass*, Social Stratification section

Article Peer Reviewer

American Sociological Review; Social Problems; Urban Affairs Review; Journal of Urban Affairs; Social Forces; City & Community; Sociological Forum; Social Currents; Housing & Society; Housing Policy Debate; Human Geography; Pacific Affairs; Sociological Focus; Peace Human Rights Governance; Urban Research and Practice; International Journal of Housing Policy; Housing Studies

University Press Peer Reviewer

Temple University Press

Conference Participation

- 2018 Presider: Section on Community and Urban Sociology Refereed Roundtable, “The Gentry and Crime.” At the annual meeting of the American Sociological Association, Philadelphia, PA.
- 2005 Presider: “Social Theory Roundtable.” At the annual meeting of the American Sociological Association, Philadelphia, PA.

University Service

Delaware State University

- 2019-2024 Faculty Senate – Faculty Research Subcommittee
 ○ 2022-2023 Chair – Faculty Research Subcommittee
- 2019-2024 Delaware State University – Excellence Awards Committee
- 2014-2019 Faculty Senate - Teaching Effectiveness Subcommittee
- 2018 Academic Affairs - College Redesign and Implementation of General Education Mathematics Working Group

Delaware State University: Department of Sociology & Criminal Justice

- 2020-present Personnel Committee
 ○ 2024-present Chair – Personnel Committee
- 2024-present Graduate Program Committee
- 2019-2024 Ad hoc Research Committee
- 2021 Faculty Search Committee—Instructor and Retention Specialist
- 2020 Faculty Search Committee—Associate Research Professor
- 2014-2019 Curriculum Committee
- 2018 Faculty Search Committee—Assistant Professor
- 2016 Personnel Committee
- 2015 Substitute, Department Faculty Senator

Temple University: Department of Sociology

- 2010 Graduate Student Representative: Faculty Hiring Committee

Community Service and Participation

Board Membership

2020-2022 Philadelphia Chess Society

Other Funding

2019 Delaware State University, Professional Development Fund. \$1,000.

2017 Delaware State University, Professional Development Fund. \$1,518.

2016 Delaware State University, Professional Development Fund. \$1,606.

2013 Temple University Travel Grant. \$300.

2012 Temple University Travel Grant. \$285.

2011 Temple University, Sociology Department Research Grant. \$900.

2006 Temple University Travel Grant. \$300.

Media Commentary and Public Sociology

2020 *Observer-Reporter*: “Lottery Continues Amid COVID-19 Precautions.”
<https://bit.ly/2xNhFFA>

2019 *Citation Needed* Podcast, episode 63: “Gambling and the Neoliberal Rot—How our Most Regressive Tax Flies under the Radar.”
<https://soundcloud.com/citationsneeded/ep-63-gambling-and-neoliberal-rot-how-our-most-regressive-tax-flies-under-the-radar>

2017 Documentary: *The Fight: Grappling with Philadelphia Gentrification*
<https://www.youtube.com/watch?v=jPycadovxCg>

Selected Professional Development

2023 Future in Teaching Higher Education: DSU Think Tank

2023 Delaware State University, the Annual Assessment Summit

2022 Delaware State University, Center for Customer Service Excellence, Customer Service Training.

2021 Delaware State University, Professional Development Workshop. United We Grow, Divided We Fail: A Diversity, Equity, and Inclusion Training Series.

2020	Delaware State University, Center for Teaching and Learning. Supporting our Students: A Student Affairs Approach.
2018-2019	Delaware State University, Center for Teaching and Learning. ACUE: Effective Teaching Practices Course.
2019	Delaware State University, Center for Teaching and Learning Professional Development Workshop: Writing Your P&T Narrative.
2018	"Getting Your Share of the Pie-The Complete Guide to Finding Grants," workshop. Valerie J. Mann, presenter. Wesley College, Dover, DE.
2017	Delaware State University, Center for Teaching and Learning Professional Development Workshop: Integrative Learning: The Importance of Helping Students Understand the Integrative Nature of Knowledge.
2016	Delaware State University, Center for Teaching and Learning Professional Development Workshop: How to Write a Winning Grant Proposal.
2016	Delaware State University, Center for Teaching and Learning Professional Development Workshop: Classroom Observation.
2016	Delaware State University, the annual Assessment Summit.
2015	Delaware State University, Center for Teaching and Learning Professional Development Workshop: Promotion and Tenure.

Membership in Professional Associations

2004-present	American Sociological Association
2011-present	Community and Urban Sociology Section of the American Sociological Association
2011-present	Urban Affairs Association
2012-present	Eastern Sociological Society