

STEPHANIE MOULTON

John Glenn School of Public Affairs
The Ohio State University
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Education

Indiana University, Bloomington
School of Public and Environmental Affairs
Ph.D. Public Affairs, December 2008
Major Fields: *Public Management & Policy Analysis*; Minor Field: *Sociology*

Ball State University, Muncie
Department of Political Science
M.P.A. Coursework, January 2003- June 2004
Public Management & Research Methods and Statistical Analysis

Taylor University, Upland
College of Arts & Science
B.A. (Honors) Social Work, May 2000
Magna Cum Laude

Faculty Appointments

January 2009- present Assistant Professor
John Glenn School of Public Affairs
The Ohio State University, Columbus OH
Courses: PPM 810 Public Management, PPM880 Introduction to the Nonprofit Sector, PPM880 Nonprofit Management

2006-2008 Associate Instructor
School of Public & Environmental Affairs
Indiana University, Bloomington IN
Courses: K300 Statistical Techniques, V221 Nonprofit and Voluntary Sector

Peer- Reviewed Publications

Moulton, Stephanie. (Forthcoming). The Authority to do Good: Publicly Responsible Behavior Among Private Mortgage Lenders. *Public Administration Review*.

Moulton, Stephanie and Adam Eckerd. (Forthcoming). Preserving the Publicness of the Nonprofit Sector: Resources, Roles and Public Values. *Nonprofit and Voluntary Sector Quarterly*.

Moulton, Stephanie and Mary Feeney. 2011. Public Service in the Private Sector: Private Loan Originator Participation in a Public Mortgage Program. *Journal of Public Administration Research and Theory*. 21(3): 547-572.

Moulton, Stephanie and Barry Bozeman. 2011. The Publicness of Market Environments: An Evaluation of the Subprime Mortgage Lending Strategy. *Journal of Public Administration Research and Theory*. 21(1): 87-115.

Bozeman, Barry and Stephanie Moulton. 2011. Integrative Publicness: A Framework for Public Management Strategy and Performance. *Journal of Public Administration Research and Theory*. 21 (suppl 3): i363-i380.

Eckerd, Adam and Stephanie Moulton. 2011. Heterogeneous Roles and Heterogeneous Practices: Understanding the Adoption and Uses of Nonprofit Performance Evaluations. *American Journal of Evaluation* 32(1): 98-117.

Nesbit, Rebecca, Stephanie Moulton, Leisha DeHart-Davis, Mary Feeney, Beth Gazley, Yilin Hou, Craig Smith, Scott Robinson. 2011. Wrestling with Intellectual Diversity in Public Administration: Avoiding Disconnectedness and Fragmentation While Seeking Rigor, Depth and Relevance. *Journal of Public Administration Research and Theory*. 21(s1):13-28.

Moulton, Stephanie and Charles Wise. 2010. Shifting Boundaries between Public and Private Sectors: Implications from the Economic Crisis. *Public Administration Review* 70(3): 349-360.

Moulton, Stephanie. 2010. Originating Lender Localness and Mortgage Sustainability: An Evaluation of Delinquency and Foreclosure in Indiana's Mortgage Revenue Bond Program. *Housing Policy Debate* 20(4): 547-583.

Moulton, Stephanie. 2009. Putting Together the Publicness Puzzle: A Framework for Realized Publicness. *Public Administration Review* 69(5): 889-900.

Book Chapters, Editor Reviewed and Other Academic Publications

Moulton, Stephanie. (Forthcoming). "Homebuyer Education and Mortgage Outcomes." In *Financial Decisions Across the LifeSpan: Problems, Programs and Prospects*, ed. Douglas Lamdin. New York, New York: Springer.

Moulton, Stephanie & Roy Heidelberg. 2010. Beyond The Market: Homeownership and Public Values. *PA Times* 33(5):3.

Moulton, Stephanie. 2010. "Integrating the Public in Public Administration: Envisioning the Scholarly Field in the year 2020," in *Public Administration Review* 70(s1): 317-18.

Moulton, Stephanie. 2009. Public Management across Sectors: Insights from the Mortgage Crisis. *PA Times*. Vol.,32, no. 1.

Scholarly Conference Presentations

Moulton, Stephanie and Emre Ergungor. 2010. Beyond the Transaction: Depository Institutions and Reduced Mortgage Default for Low Income Homebuyers. Presented at the *Association for Public Policy Analysis and Management*. Boston, MA: November 4, 2010.

Moulton, Stephanie. 2010. Preserving the Publicness of the Nonprofit Sector: Resources, Roles and Public Values. Presented at the *Public Values Research Consortium*, Leiden, Netherlands: June 8, 2010.

Heidelberg, Roy and Stephanie Moulton. 2011. Affordable Lending to Minority Homebuyers post the Subprime Crisis. *To be presented at the Urban Affairs Association Annual Conference*, New Orleans, LA. April 2011.

Heidelberg, Roy and Stephanie Moulton. 2010. A Good Place to Live? Low-Income Homeownership & Neighborhood Quality. Presented at the *Association for Public Policy Analysis and Management*. Boston, MA: November 6, 2010.

Eckerd, Adam and Stephanie Moulton. 2010. Heterogeneous roles and practices: Understanding the adoption and uses of nonprofit evaluations. Presented at the *2010 Academy of Management Conference*. Montreal, QC: August 10, 2010.

Eckerd, Adam and Stephanie Moulton. 2010. Nonprofit accountability, learning and legitimacy: The effects of the Better Business Bureau evaluation process. Presented at the *2010 Association for Research on Nonprofit Organizations and Voluntary Action Conference*. Alexandria, VA: November 18, 2010.

- Eckerd, Adam and Stephanie Moulton. 2009. The Institutionalization of Nonprofit Evaluation: Inter-Organizational Relationships and Indicators of Organizational Performance. Presented at the *Association for Research on Nonprofit and Voluntary Associations*. Cleveland, Ohio: November 19-21.
- Moulton, Stephanie. 2009. The Substitutability of Mortgages to Underserved Borrowers: The Mortgage Revenue Bond Program as an Alternative to High Cost Lending. Presented at the *Association for Public Policy Analysis and Management*. Washington, DC: November 5-7, 2009.
- Moulton, Stephanie. 2009. The Authority to Do Good: Constraining and Enabling Socially Responsible Lending Behavior in a Public Mortgage Program. Presented at the *Public Management Research Association Conference*. Columbus, Ohio October 2-3, 2009
- Wise, Charles and Stephanie Moulton. 2009. Shifting Boundaries between Public and Private Sectors: Implications from the Economic Crisis. Presented at the *Public Management Research Association Conference*. Columbus, Ohio October 2-3, 2009.
- Moulton, Stephanie and Mary Feeney. 2009. Public Service in the Private Sector: Private Loan Originator Participation in a Public Mortgage Program. Presented at the *International Public Service Motivation Research Conference*. Bloomington, Indiana June 8-9, 2009.
- Moulton, Stephanie. 2009. Picking up the Pieces: Mortgage Revenue Bond Loans for Underserved Homebuyers? Presented at the *Urban Affairs Association Research Conference*. Chicago, IL March 6, 2009.
- Moulton, Stephanie. 2008. Marketing and Education Strategies of Originating Lenders: Borrower Effects and Policy Implications. Presented at the *Association for Public Policy Analysis and Management 30th Annual Research Conference*, San Francisco, CA, November 6th, 2008.
- Bozeman, Barry and Stephanie Moulton. 2008. The Publicness Puzzle Revisited: An Integrative Approach to Managing Publicness. Presented at the *Minnnowbrook III Conference*, Lake Placid, NY, September 6, 2008.
- Moulton, Stephanie and Barry Bozeman. 2008. Public Value Failure and the Subprime Mortgage Lending Market: Implications for Managing Publicness, Presented at the *Public Values Research Workshop*, Copenhagen, May 2008.
- Nordyke, Shane, Stephanie Moulton and Becky Nesbit. 2008. Playing with Numbers: Bringing Statistics to Life in the Undergraduate Classroom. Conference paper for presentation at the *American Political Science Association Conference*, February 22-24, 2008.
- Moulton, Stephanie. 2008. Balancing Risk & Sustainability: The Originating Lender and Mortgage Default, Presented at the *Urban Affairs Association 38th Annual Meeting*, Baltimore, Maryland April 23- 26, 2008.
- Moulton, Stephanie and David Reingold. 2007. Increased Targeting and Reduced Delinquency in Low Income Homeownership Initiatives: Evaluating the Influence of the Originating Lender, Presented at the *Association for Public Policy Analysis and Management 29th Annual Research Conference*, Washington, DC, November 8, 2007.
- Moulton, Stephanie. 2007. More than Intent: Evaluating Publicness in Mortgage Lending. Presented at the *Public Management Research Association Conference*, Tucson, Arizona, October 26, 2007.
- Moulton, Stephanie. 2007. Putting Together the Publicness puzzle: Conceptualizing Publicness. Working Paper Presented at the *School of Public and Environmental Affairs PhD Student Conference*, Bloomington, Indiana, April 20, 2007.
- Moulton, Stephanie. 2006. Towards the Public Intent: The Role of Public Resource Provision in Homebuyer Education and Counseling Programs, Conference paper presented at the *Association for Research on Nonprofit Organizations and Voluntary Action (ARNOVA)*, November 18, 2006, Chicago, IL.
- Christensen, Robert K., Helen Kang-Huey Liu, Stephanie Moulton, Becky Nesbit, and Eva Witesman 2006. Assessing the Effectiveness of Capacity Measures and Frameworks in Public and Nonprofit Performance

Evaluation. Conference paper presented at the *Association for Research on Nonprofit Organizations and Voluntary Action (ARNOVA)*, November 18, 2006, Chicago, IL.

Professional Publications & Presentations

Moulton, Stephanie. 2011. Beyond the Transaction: Depository Institutions and Reduced Mortgage Default for Low Income Homebuyers. Invited Research Seminar Presentation at the *Federal Reserve Bank of Cleveland*. Cleveland, Ohio: April 26, 2011.

Moulton, Stephanie. 2011. Beyond the Transaction: Depository Institutions and Reduced Mortgage Default for Low Income Homebuyers. Invited Research Seminar Presentation at the *Department of Agricultural Economics, The Ohio State University*. Columbus, Ohio: February 11, 2011.

Moulton, Stephanie. 2010. Current Research in Homeownership. Guest Panelist at the *Ohio Housing Finance Agency Statewide Annual Housing Conference*. December 1, 2010.

Moulton, Stephanie. 2010. Closing the Gap: Minority Low and Moderate Income First Time Homebuyers and Neighborhoods. Presented at the *Ohio Housing Finance Agency Statewide Annual Housing Conference*. December 1, 2010.

Moulton, Stephanie, Roy Heidelberg and Blaine Brockman. 2010. Closing the Gap: Minority Low and Moderate Income First Time Homebuyers and Neighborhoods. Presented at the *Annual National Conference on Diversity, Race & Learning (NCDR&L)*, The Ohio State University, Columbus, OH. May 4, 2010.

Moulton, Stephanie. 2010. Closing the Gap: Minority Low and Moderate Income First Time Homebuyers and Neighborhoods. Policy Brief for the *Office of Affordable Housing Research*, The Ohio Housing Finance Agency. April, 2010.

Moulton, Stephanie. 2010. Understanding Nonprofit Management. Invited Presentation for the *Fisher Board Fellows*, Fisher College of Business, The Ohio State University, March 12, 2010.

Moulton, Stephanie. 2009. The Truth about Homebuyer Education and Counseling. Policy Brief for the *Office of Affordable Housing Research*, The Ohio Housing Finance Agency. December, 2009. Available online at: http://www.ohiohome.org/housingresearch/HR_homebuyereducation.pdf

Moulton, Stephanie. 2009. What Have we Learned About Homeownership? Lessons from Current Research. Invited Presentation for the *Ohio Housing Finance Agency Statewide Annual Housing Conference*. November 17, 2009.

Moulton, Stephanie. 2009. Mortgage Revenue Bond Program Use in Ohio: Executive Summary. Policy Brief for the *Office of Affordable Housing Research*, The Ohio Housing Finance Agency, October, 2009. Available online at: http://www.ohiohome.org/housingresearch/HR_maps.pdf

Moulton, Stephanie. 2009. Mortgage Delinquency in the Mortgage Revenue Bond Program. Invited Presentation for the *Housing Studies Group*, Department of Economics, The Ohio State University. October 7, 2009.

Moulton, Stephanie and Adam Eckerd. 2009. Promoting Your Organization: Measuring and Reporting Effectiveness. Training provided for local nonprofit organizations through The Columbus Foundation, July 31, 2009.

Moulton, Stephanie. 2009. Originating Lenders and Mortgage Sustainability: Institutional Predictors of Mortgage Outcomes in the Mortgage Revenue Bond Program. Invited Research Seminar Presentation for the *Federal Reserve Bank of Cleveland*, June 26, 2009.

Moulton, Stephanie. 2009. Originating Lender Localness and Mortgage Sustainability: An Evaluation of Delinquency and Foreclosure in Indiana's Mortgage Revenue Bond Program. Invited Lecture Presentation for the *City and Regional Planning Department*, Ohio State University. Columbus, OH. February 6, 2009.

Stephanie Moulton. 2009. Mortgage Revenue Bond Program Analysis: Origination Practices and Borrower Outcomes (Ohio). Summary Report Prepared for the Ohio Housing Finance Agency. Available online at: http://www.ohiohome.org/housingresearch/HR_mrbanalysis.pdf

Stephanie Moulton. 2009. Mortgage Revenue Bond Program Analysis: Origination Practices and Borrower Outcomes (Florida). Summary Report Prepared for the Florida Housing Finance Corporation.

Stephanie Moulton. 2008. Mortgage Revenue Bond Program Analysis: Origination Practices and Borrower Outcomes (Indiana). Summary Report Prepared for the Indiana Housing and Community Development Authority.

Moulton, Stephanie. 2007. Utilizing Mortgage Revenue Bonds to Create Homeownership Opportunities. Invited Presentation at the *Indiana Statewide Conference on Housing and Community Economic Development*, September 19, 2007.

Moulton, Stephanie. 2006. CHDO Capacity: Improving Capacity with Existing CHDOs. Invited Presentation and Panel Moderation at the *Indiana Statewide Conference on Housing and Community Economic Development*, September 26, 2006.

Selected Grants, Awards & Honors

2010-2011 Impact Outreach and Engagement Grant, Principle Investigator

The Ohio State University

Competitive award of \$50,000 for outreach and evaluation, "Homeownership Investment Program"

Invited Minnowbrook New Scholar

One of 50 invited public management scholars nationwide invited to participate in the Minnowbrook III (Phase I) Pre-Conference Session for New Scholars.

2008 Best Public Management Conference Paper

Indiana University SPEA Association of Ph.D. Students, competitive \$100 award.

2007-2008 Early Doctoral Student Research Grant (EDSRG) Recipient

US Department of Housing & Urban Development

Competitive national award of \$15,000 to fund research on housing related issues

2007 Fannie Mae Travel Grant

Association for Public Policy Analysis and Management

Competitive award of \$400 for doctoral students in housing and community development

2004 Foundation Award

Indiana Association for Community Economic Development

Competitive award of \$500 for outstanding practitioner in community & economic development

Selected Extracurricular & Community Service

Research Affiliate, The Center for Financial Security, University of Wisconsin-Madison, April 2011-Present.

Research and Policy Advisor, The Ohio Housing Finance Authority, 2009- Present.

Appointed Member, Charitable Advisory Council for the Ohio Attorney General, 2009-2011

Invited Member, Facing the Foreclosure Crisis Advisory Team, WOSU Public Media, 2009

Reviewer: Journal of Policy Analysis and Management; Journal of Public Administration Research and Theory; Public Administration Review; Nonprofit and Voluntary Sector Quarterly; State and Local Government Review

Public Relations Chair & Board Member, Association of SPEA PhD Students, 2007-2008

ASPS Annual Conference Director, Association of SPEA PhD Students, 2007-2008

Regional Trainer, Individual Development Accounts
Indiana Department of Commerce, 2002-2005

Co-Chair, Indiana State Individual Development Account Working Group, 2000-2005

Board Member: Taylor University Social Work Community Advisory Board (2002-2005)

Board Member: Grant County Drug/Alcohol Resource Team (2000-2002)

President, Taylor University Student Social Work Organization 1999

Professional Experience

- May 2000 – 2005** Programs Manager
Affordable Housing Corporation, Marion Indiana
~ *Managed community, housing & individual development programs*
~ *Designed and implemented financial education & counseling protocols*
~ *Procured & administered federal, state and local grants (in excess of \$1 million)*
- January 2001 –2003** Independent Contractor
Project Development Contractors, Inc., Marion Indiana
~ *Developed grant proposals for various community organizations*
~ *Facilitated agency strategic planning and development processes*
~ *Evaluated program outcomes and strategies for organizations*

Professional Memberships & Certifications

- ~ **Member,** American Real Estate And Urban Economics Association
- ~ **Member,** Urban Affairs Association
- ~ **Member,** Association for Public Policy Analysis and Management
- ~ **Member,** Public Management Research Association
- ~ **Member,** Association for Research on Nonprofit Organizations and Voluntary Action
- ~ **Certified Grant Administrator,** Indiana Department of Commerce, 2001-2006
- ~ **Certified Reverse Mortgage Counselor,** AARP, 2004-2006
- ~ **Certified Consumer Credit Counselor,** National Foundation for Credit Counseling, 2002-2005
- ~ **Certified Homebuyer Education Trainer,** Neighborhood Reinvestment Corporation, 2000-2005