NYU
Furman Center

Informing Policy, Driving Impact: NYU Furman Center's 2026 Annual Report



Contents

From the Directors 3

What We Do 4

Where We Directed Our Work 5

Our Impact, Measured 8

Tracking Land Use Policy Nationally 9

Housing Solutions Lab 10

From Evidence-Based Research to Policy Impact in New York City 12

State of the City 14

Furman Center in the Media 16

Our Supporters 17

Our Team 20

Advisory Board Members 21

Acknowledgements

This annual report was prepared by Donna Borak, Director of Strategic Communications, Bethany O'Neill, Director of Operations and Finance, Chloe Fauber-Lyle, Chief of Staff, and William Taylor, Operations and Program Assistant.

FROM THE DIRECTORS

Thirty Years of Insight, Data, and Impact

Thirty years ago, the NYU Furman Center was established as a place where academic scholarship could be leveraged to impact real-world urban policy. Today, that commitment is stronger than ever. We focus every day on our mission—conducting rigorous analysis, building interactive data tools, training the next generation of urban leaders, and convening a robust community across government, academia, non-profits, and the private sector. Our work continues to shape the housing debate in New York City and across the nation.

Over the past year, we expanded our national reach, leveraging our **Housing Solutions Lab** to partner with public housing authorities, and cities and counties to assist them in designing and evaluating evidence-based housing policies. By launching in March our **Land Use Policy Reform Tracker**, we provided leaders nationwide with a tool to understand how the land use policy landscape is changing nationally as state legislators and governors continue to enact new laws in this space.

In New York City, our work turned spatial and economic data into direct policy action. We **launched a tool** covering more than 15,000 city-owned sites and **hosted the Deputy Mayor** to discuss the City's work to potentially unlock public land for 50,000 new homes. Where systemic inequities threatened vulnerable residents, **our research** illuminated how title-related risks are concentrated in Black neighborhoods, bolstering the City and State's efforts to combat deed theft. By documenting the **disproportionate tax burden placed on multifamily rentals**, we provided the technical foundation for property tax reform and informed changes adopted in the Mayor's housing plan to change how rent-stabilized properties are taxed.

We also kicked off public **testimony** for the Rent Guidelines Board, evaluated **home repair programs**, created next-generation data tools to **track evictions**, and studied **public housing conversions** among other accomplishments. The NYU Furman Center remains committed to grounding housing policy in evidence, rigor, and equity. Thank you for walking alongside us through 30 years of impact—we look forward to the work ahead.



Brad Greenburg,
Executive Director,
NYU Furman Center



Vicki Been,
Faculty Director



Ingrid Gould Ellen,
Faculty Director



Katherine O'Regan,
Faculty Director



Martha Galvez,
Executive Director,
Housing Solutions Lab

What We Do

The NYU Furman Center conducts rigorous housing and urban policy research, turning complex data into actionable insights for a broad audience.

Conduct Rigorous Research & Analysis

We conduct independent, rigorous research and analysis that informs scholarship, practice, and policy.

Develop Data Tools & Resources

We provide interactive data tools, maps, and other resources that make complex housing data easier to understand and apply for policymakers, researchers, journalists, and residents.

Train the Next Generation

We develop and train students to engage meaningfully in our work. They conduct research and analysis and communicate our work in ways that broaden understanding, inform debate, and reach wider audiences.

Foster Dialogue Among Housing Policy Stakeholders

We convene stakeholders from government, academia, nonprofits, and the private sector for informed, candid dialogue on pressing housing challenges.



Housing Solutions Lab

Our Housing Solutions Lab assists cities, public housing authorities and counties around the country to plan, launch, and evaluate evidence-based local housing policies. Since its launch in 2021, the Lab has helped drive policy change, enabling greater housing opportunities across **more than 150 cities** by working directly with local leaders. The Lab also develops research partnerships with government officials and housing providers, studying cutting-edge programs in areas like cash assistance and publicly-led housing development.

NYU Furman Center Faculty Director Vicki Been, Policy Director Hayley Raetz, Director of Data Strategy and Operations Rohun Iyer, and Director of Strategic Communications Donna Borak listening at our November 17 Policy Breakfast panel held at the NYU School of Law.

Where We Directed Our Work

The NYU Furman Center and Housing Solutions Lab work to address every dimension of housing and urban policy. Our goal is to learn what works, so we can design the physical world to be more equal, more beautiful, more meaningful and more communitarian. This year our work focused on expanding housing supply, preserving and repairing aging affordable homes, state-led land use reforms, and efforts to protect vulnerable residents.



NYU Furman Center Executive Director Brad Greenburg at our April 22 Policy Breakfast held at the NYU School of Law.

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Housing Supply, Land Use and Municipal Capacity

To track the rapidly evolving landscape of state-level land use reforms, the NYU Furman Center launched the **Land Use Policy Reform Tracker**, providing comprehensive analysis on enacted zoning legislation, comparative state policy briefs, and national webinars. Concurrently, the Housing Solutions Lab expanded its national footprint, working with new cities and counties designing **plans to comply with state product mandates**. The Lab also delivered peer learning to local governments in three key areas:

Public Development

Advising **five cities**—including supporting Cambridge's Social Housing Task Force through 2027—on direct municipal development and ownership of housing.

Homelessness Response

Launching the 2026 Homelessness Peer Network across **seven jurisdictions** to build resilient, high-impact homeless response systems amid funding constraints.

Home Repair Preservation

Supporting **eight new cities and counties** and convening more than 40 cities through the third annual Home Repair Network and publishing research on how we can maintain quality across local home repair systems.

Data-Driven Housing Policy in New York City

In New York City, the NYU Furman Center continues to provide critical data that catalyzes key housing and urban policy initiatives. We enhanced our **Neighborhood Data Profiles**, our **CoreData.nyc** tool, and our annual ***State of New York City's Housing and Neighborhoods*** report to include new data on flood risk and the City's rent-stabilized housing stock. We also re-launched our tool to track **evictions citywide** and provided the public with new data including:

Public Land Utilization

Mapping **15,000+ City-owned sites** informed the launch of the Land Inventory Fast Track (LIFT), aimed at delivering 50,000 homes in New York City.

Homeowner Protection

Highlighting **title risk and deed theft** vulnerabilities in Black neighborhoods to help bolster efforts among City and State officials, legal services providers and partners.

Property Tax Reform

Documenting **disproportionate tax burdens on multifamily rentals** led to proposed citywide changes to our tax structure, including the assessment guidelines for rent-stabilized buildings.

NYU Furman Center Faculty Director Ingrid Gould Ellen, Lindsay Greene, Chief Executive Officer, Brooklyn Navy Yard, Ariel Aufgang, AIA, Principal, Aufgang Architects, and Lorraine Grillo, Lorraine Grillo Consultants at our April 22 Policy Breakfast held at the NYU School of Law.

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Preserving and Providing Access to Affordable Homes

Our research also covered the impact of programs that provide lower-income renters access to affordable housing:

Housing Lottery

We published a comprehensive **analysis** showing how more than 64,000 applicants navigated **NYC Housing Connect**, highlighting challenges and laying out recommendations later adopted by the City's SPEED Task Force.

Public Housing

We published the **first national study** on public housing conversions, finding the RAD program, on average, had no effect on eviction filings.

Homelessness

The Furman Center also published work reflecting on the complex challenges facing policymakers addressing the City's **homelessness crisis**.

Preservation

Finally, we focused both **nationally** and locally on how affordable housing operators and renters are struggling to maintain aging buildings as operating costs grow faster than inflation and renters with lower-incomes struggle to keep up with rent. Our expert **testimony** before the Rent Guidelines Board emphasized the need to focus on policy solutions for the segments of our rent-stabilized housing stock that serve lower-income renters, ensuring we invest in the buildings and keep rents affordable.

Top: Former NYU Furman Center Visiting Policy Fellow Molly Wasow Park at our April 22 Policy Breakfast held at the NYU School of Law.

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Bottom: NYU Furman Center Senior Policy Fellow Mark Willis speaking with guests at our June *State of New York City's Housing and Neighborhoods* event held at the NYU School of Law.

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Our Impact, Measured

30
Years

For three decades, we have been delivering on our mission to advance debate on housing and urban policy.

550
Alumni

Training hundreds of students and staff to be the next generation of national leaders in housing policy.

28
New Publications

Our published research and academic literature spanned land use policy, rent-stabilized housing, and tenant protections.

5
Academic Articles

Our work was published in a range of books and journals, including the *Review of Economic Statistics*, *Housing Policy Debate*, the *Review of Income and Wealth*, and the *Russell Sage Foundation Journal of the Social Sciences*.

80+
Media Mentions

Our work was featured in major news outlets including the *New York Times*, the *Wall Street Journal*, WNYC/Gothamist, Politico and others.

25
Events

From in-person events on at-risk homeowners to webinars on how states are expanding housing supply, our events fostered a data-driven dialogue among housing policy stakeholders on critical housing issues.

20
New Cities

Our Lab worked with an additional 20 new cities and counties, delivering technical assistance, and peer learning in three key areas: homelessness, home repair, and public development.

57
Students

We continue to develop and train our doctoral students, masters' and law student researchers, legal fellows, and undergraduates to serve as the next generation of housing policymakers.

6,000+

Our work and programming engaged more than 6,000 participants across 25 events helping to build momentum and expand our impact on critical housing policy issues.

Tracking Land Use Policy Nationally

The NYU Furman Center in March released its **Land Use Reform Tracker**, a first-of-its-kind resource designed to provide researchers, state lawmakers, city officials, the media, and others with a database they can use to gain a deeper understanding of how the land use policy landscape is changing nationally.

The Land Use Reform Tracker provides a database on enacted bills, including summaries of bill text, analysis of how the legislation compares to that of other states, and information on the different types of land use reforms.



More than 200 attendees joined the NYU Furman Center April 22 Policy Breakfast at the NYU School of Law.

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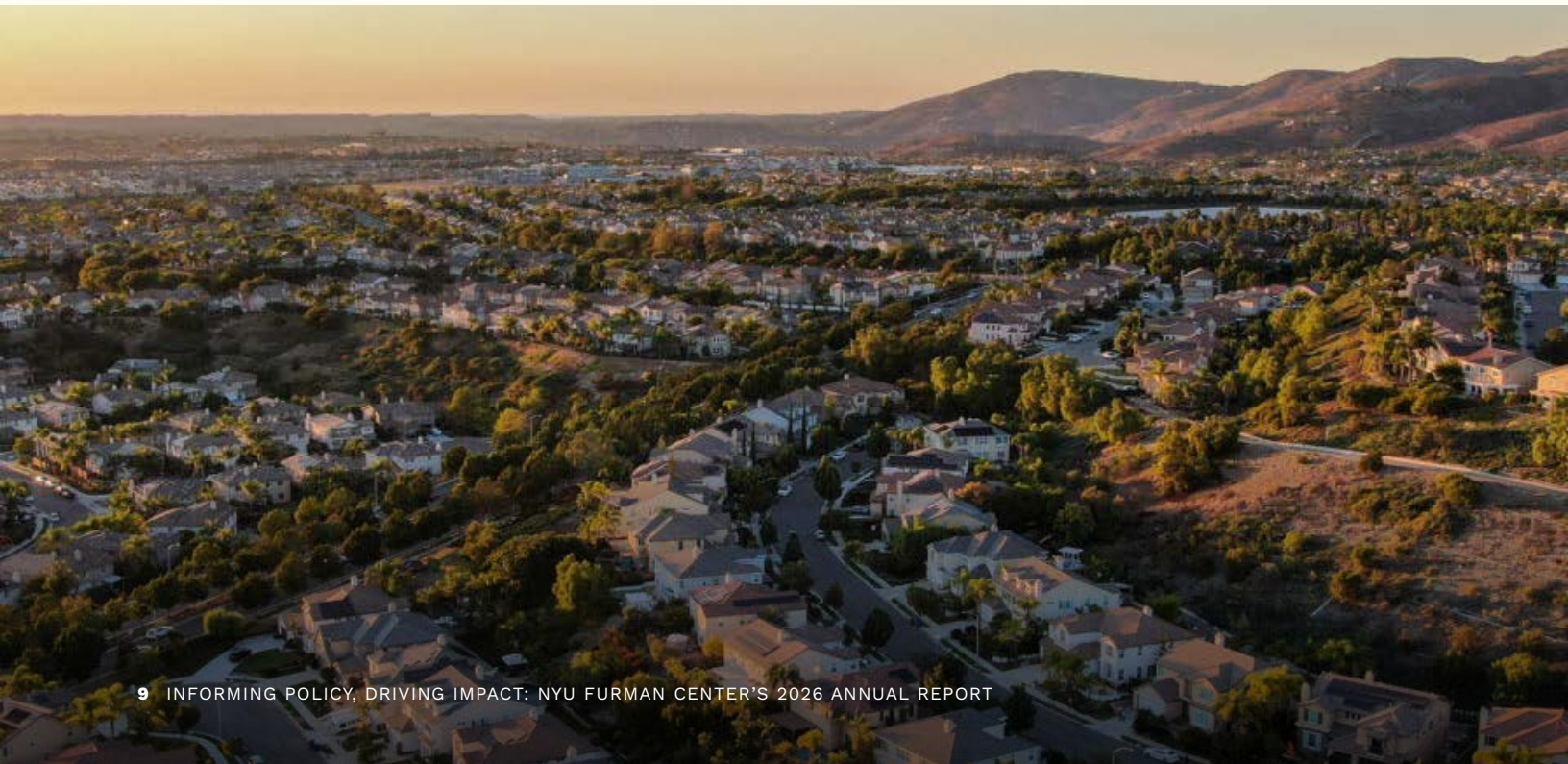
Series on State Land Use Reforms

In October, we published **three research and policy briefs** that compare state approaches across different categories of land use reform: **planning requirements**, **the builder's remedy**, and **procedural reforms**. We also held two webinars in **April** and **October** with more than 1,000 participants from across the country, including Colorado, Delaware, Hawaii, Iowa, Illinois, Pennsylvania, Massachusetts, and Oregon.



Housing Solutions Lab

Strengthening Housing Policy in Communities Nationwide

For the past five years, our Housing Solutions Lab has helped cities and counties plan, launch, and evaluate evidence-based housing policies—expanding housing opportunities across more than 150 communities. Through direct work with local leaders, housing authorities, and providers, the Lab also builds research partnerships and studies pilots in cash assistance and public development. In 2026, they worked with key stakeholders across a number of critical areas including:

Public Development

Building on previously awarded work in 2024, the Lab launched a **six-month program** selecting five cities that are actively considering ways they can play a bigger role in **directly building and owning housing**. The Lab was also invited in June by the City of Cambridge to serve as an advisor to its **newly formed Social Housing Task Force**.

Homelessness

Jurisdictions are facing immense **pressure to respond** to the rise in homelessness while protecting and bolstering their existing homeless response systems. The Lab selected seven jurisdictions for its **2026 Homeless Response Peer Network** to develop practical approaches that enhance the capacity, connectivity, and impact of their local homeless response systems.

Home Repair

Home repair grants and loan programs serve as essential tools for cities. They help to prevent abandonment by maintaining the quality and affordability of their housing stock and preserve opportunities for homeownership and wealth building across generations. The Lab published a **research brief** providing an overview of the critical role home repair programs play across the country, gathering **insights from over 40 programs** that participate in the Lab's Community of Practice.

Additionally, the Lab selected **eight jurisdictions** to join the third annual Home Repair Network to strengthen coordination across programs and scale service delivery. The cohort closed with a two-day in-person convening at NYU, with 14 other cities and counties as part of the Lab's ongoing Home Repair Community of Practice.



Jess Wunsch, Housing Solutions Lab's Director of City Engagement, listening to Taylor Canseco, Senior Program Specialist, from Kansas City during a facilitated discussion at a Home Repair convening held at the NYU School of Law in October.

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Public Housing Authority Community of Practice

The Lab's PHA Community of Practice, which launched in 2023, continued to meet quarterly this year, including sessions on new research about the Family Self-Sufficiency Program, inspection reforms, and the Rental Assistance Demonstration program. The Community of Practice brings together a group of more than forty public housing authorities to discuss how new research can inform their work, surface gaps in the evidence base, and share innovative strategies with their peers. The group continues to grow in number and diversity, with new agencies joining this year from communities including Nashville, TN; Atlanta, GA; Alameda County, CA; and Marion County, OR.

New York State Community of Practice

The NYU Furman Center and the Lab continued to work with our New York State Community of Practice, which includes city and county housing officials from across the State. We held sessions on leveraging public land for affordable housing development, the 21st Century Road to Housing Act, SEQRA reform, and new sources of statewide financing with the group. The group includes officials from every corner of the State, including Rochester, Buffalo, Syracuse, Albany, Kingston, Rockland County, Tompkins County and others.



Housing Solutions Lab's Director of Strategy and New Research Partnerships Claudia Aiken, and Nora Carrier, the Lab's City Engagement and Research Associate facilitating a conversation at a Home Repair convening held at the NYU School of Law in October.

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Bay Area Thriving Families

As part of our **Bay Area Thriving Families** basic income study, the **Housing Solutions Lab** has been studying whether unconditional cash payments to families leaving rapid rehousing programs can help them achieve long-term housing stability. Working alongside partners **Compass Family Services**, **Hamilton Families**, and the **Terner Center for Housing Innovation, UC Berkeley**, the Lab has been examining the impacts on hundreds of participants, who receive around $1,000 a month for a year.

From Evidence-Based Research to Policy Impact in New York City

Growing New York City's Housing Supply

The NYU Furman Center released in April **four interactive maps** highlighting both the location and suitability of more than 15,000 parcels, totaling 2.2 billion square feet of City-owned or City-leased sites.

Using publicly available data, we categorized available City-owned and City-leased land based on a range of factors. Our analysis showed that **20 percent** of the City's land has no current use. However, we found some may be too small to develop large multifamily housing projects.

In July, the Mamdani administration released their **Land Inventory Fast Track (LIFT) Tracker**, which maps more than 100 City-owned sites across the five boroughs anticipated to deliver more than 50,000 homes. The effort is a central part of the Mayor's ***Block by Block*** housing plan, which aims to create 200,000 new affordable homes over the next decade.

"There's not going to be a one size fits all approach to this," Leila Bozorg, Deputy Mayor for Housing and Planning, said at the NYU Furman Center's **Policy Breakfast** on April 22. "I think people want to say that public land should be used for x, public land should be used for y. It really is much more complex than that."



Leila Bozorg, Deputy Mayor for Housing and Planning, speaking on a panel at the NYU Furman Center's Policy Breakfast on April 22 held at the NYU School of Law.

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Stabilizing Vulnerable Homeowners

Building on our 2025 data brief, "Using Data to Prevent the Loss of Home Equity in New York City," new research shows that the Bronx and Queens had the highest share of 1- to 3-family owner-occupied properties at risk of having unclear titles due to missing legal paperwork or disputed ownership records. Those high risk properties due to unclear title issues were also likely to exhibit other indicators of financial distress, including being on the tax lien sale list. Our research also looked at the prevalence of human-to-entity transfers by community district.

Our policy breakfast covered how City and State officials are working to strengthen protections for homeowners through the Attorney General's Homeowner Protection Program and by launching in April the City's first Mayor's Office of Deed Theft Prevention.

Peter White, Director of the Mayor's Office of Deed Theft Prevention, NYC Department of Finance, and Melissa Ysaguirre, Special Counsel, New York State Office of the Attorney General speaking at our November 17 Policy Breakfast event held at the NYU School of Law.

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State of the City

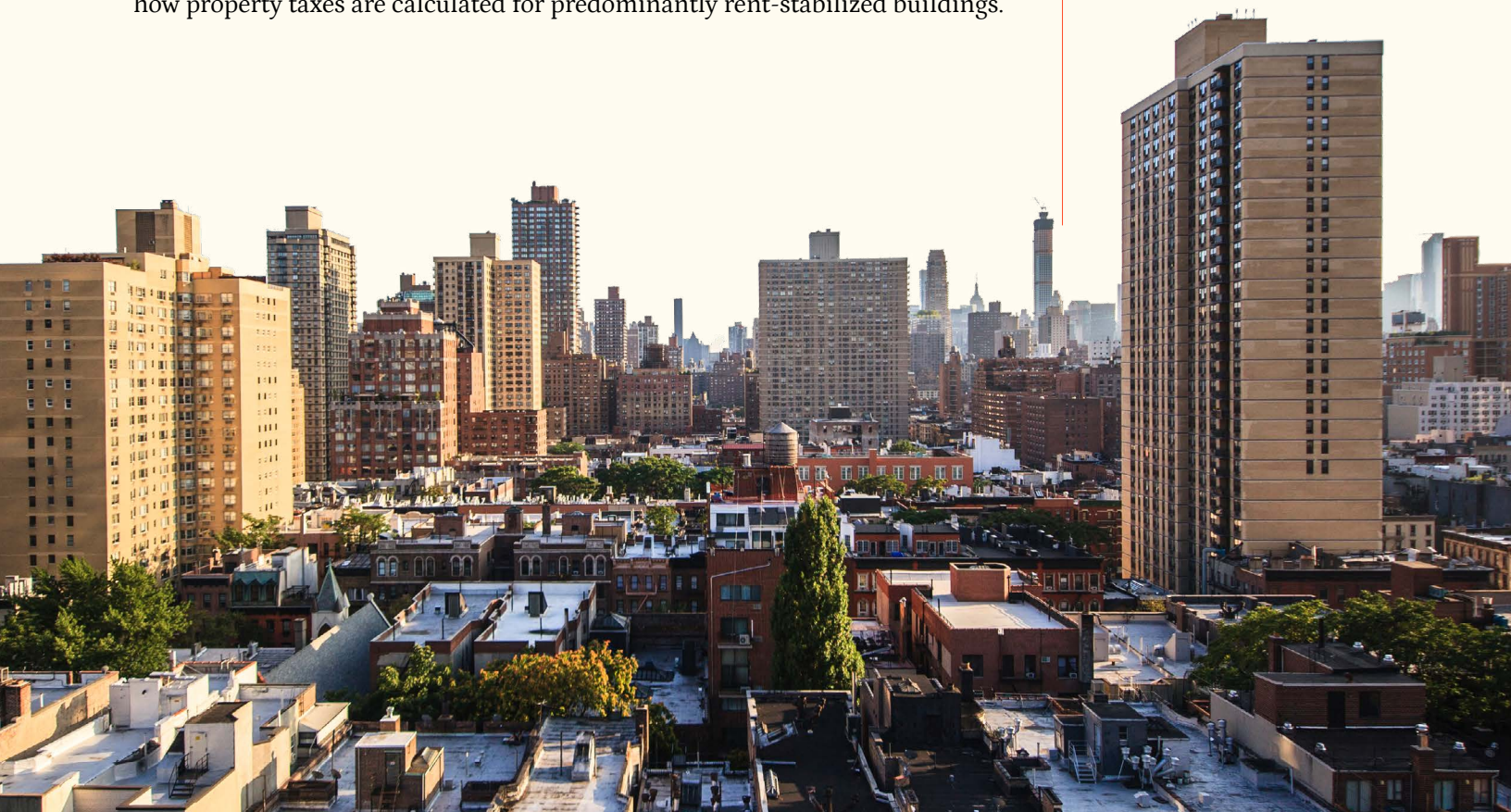
The Impact of Property Taxes on NYC's Multifamily Buildings

In our annual *State of New York City's Housing and Neighborhoods* report, the NYU Furman Center found that large rental properties with 11+ units pay a disproportionate share of the property tax levy relative to their value. These disparities translate into higher operating expenses for owners of rental buildings, who often pass at least some of these costs to their tenants. Separately, the most expensive coops and condos have the lowest relative tax burden in our current property tax system.

Rent-stabilized buildings in particular have struggled under the existing property tax system, said Sharon Redhead, a small owner of rent-stabilized buildings in East Flatbush, Brooklyn, who spoke on a panel at our State of the City event in June.

As part of its report, the NYU Furman Center recommended creating a new category of buildings for 90%+ rent-stabilized buildings in the City's assessment guidelines to ensure that New York City's Department of Finance has the ability to generate more appropriate market values for this critical stock of affordable housing. Under this new category, the City could use higher expense ratio caps and allow for higher capitalization rates consistent with the recent declines in the market for these buildings. Mayor Mamdani's proposed *Block by Block* housing plan adopted some of these recommendations, promising to change how property taxes are calculated for predominantly rent-stabilized buildings.

"This disparity has real implications," said Rohun Iyer, the NYU Furman Center's Director of Data Strategy and Operations during the research presentation. "Higher tax burdens on rental housing may discourage new development of rentals, and it adds financial pressure to existing rent-stabilized buildings facing tighter operating margins."



Addressing the Affordability Crisis

Housing Connect

Our policy brief, "The House Doesn't Always Win: Understanding NYC's Housing Connect Lottery System and How to Improve It," revealed that a significant share of the more than 64,000 applicants we tracked dropped out of the verification process or were rejected. Our paper suggests there are both short-term and longer-term reforms the City could implement, including changing how applicants apply for units, and collecting more information on eligibility and preferences before the verification process. The Mamdani administration adopted in its final SPEED Task Force report many of the recommendations outlined in our report, and pledged to continue to work on other longer-term recommendations.



Housing Solutions Lab's Executive Director Martha Galvez listening to Karen Black, the CEO of May 8 Consulting, Inc. at a two-day Home Repair convening held at the NYU School of Law in October.

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The Effects of RAD Conversions on Eviction Patterns

In the first systematic national study on the Rental Assistance Demonstration (RAD) program's impact on eviction trends the NYU Furman Center and the Eviction Lab examined more than 4,000 public housing developments nationwide and more than 500,000 eviction records and found that, on average, RAD conversions had no effect on eviction filings or judgments. That was true in New York State, where we have especially detailed and long-running data. It was equally true in the rest of our sample as well.

Vulnerabilities of NYC's Rent-Stabilized Stock

Senior Policy Fellow Mark Willis delivered testimony before the Rent Guidelines Board in March on the status of the City's nearly one-million rent-stabilized housing units, outlining the need for policymakers to use more accurate data so they can thoughtfully analyze each segment of the stock. Willis' testimony focused on our work last year identifying two subsegments that are of the most concern. He stressed the importance of analyzing at the subsegment level and laid out a growing issue with the expense data upon which the RGB has based its past analyses.

Furman Center in the Media

FEB. 25, 2026
The City Reporter
How NYC's Tangled Property Tax System Works, and Why You Should Care

MARCH 26, 2026
The City Reporter
Landlord Income Up 6% Key Report Says as Board Weighs Rent Freeze in Earnest

APRIL 24, 2026
New York Times
Mamdani Creates Office to Fight Deed Theft in New York City

MAY 2, 2026
The Real Deal
Housing Lotteries Frustrate Landlords, Tenants. Here's How to Fix Them

MAY 13, 2026
New York Times
Affordable N.Y.C. Homes Stay Empty for Months. That May Soon Change.

MAY 14, 2026
The Real Deal
City Says It Will Halve Affordable Housing Lease-Up Period

MAY 26, 2026
Politico
Mamdani Targets Housing Holdouts

MAY 28, 2026
New York Magazine
How Mamdani Plans to Solve New York's Most Pressing Problem

JULY 5, 2026
The Washington Post
For Some Families, the Answer to the Housing Crisis is in the Backyard

AUG. 3, 2026
Bloomberg News
Mamdani's Rent Freeze Heaps Pressure on a Teetering CMBS Deal

AUG. 19, 2026
New York Times
What Will It Take to Fix New York's Housing Shortage?

SEPT. 19, 2026
New York Times
The Team 'Racing Against the Clock' to Save New Yorkers From Eviction

OCT. 1, 2026
The Gothamist
New apartments are coming and there's nothing these 12 neighborhoods can do to stop it

OCT. 12, 2026
New York Times
What a Year of Free Money Meant: Softer Diapers, Clean Laundry, a Visit to Six Flags

OCT. 15, 2026
Shelterforce
Work Requirements and Time Limits on Housing Assistance? Those Who've Tried It Urge Caution

OCT. 16, 2026
City Limits
More Apartments on Church Land?

"The most significant problem our analysis reveals is the tremendous number of applicants who drop out of the verification process or are rejected. This inefficiency wastes the time and hopes of the ineligible or never-engaged applicant, the eligible applicants next in line, the marketing agents, and the owners with units sitting vacant."

—NYU Furman Center Faculty Director Vicki Been and her co-authors wrote in a new brief about NYC's Housing Connect system.

Our Supporters

The NYU Furman Center is grateful to the organizations and individuals whose grant support and donations make our research, events, and public data possible.

NYU Furman Center Fiscal Year 2026 Revenue Sources

Our research center relies on three core revenue streams to power housing research and public data tools. The majority of funding in fiscal year 2026 (77%) comes from competitive research grants awarded by foundations and government entities. The remaining support is drawn from individual and corporate gift contributions (14%), as well as university endowment returns and auxiliary income sources (9%).

Financial Supporters

The NYU Furman Center extends special thanks to our financial supporters who provided major funding of $50,000 or more.

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Citizens' Housing and Planning Association (CHAPA)

The Constellation Fund

Enterprise Community Partners

Goldman Sachs

Google.org

The Housing Collective

J-PAL

JPMorgan Chase Foundation

Lincoln Institute of Land Policy

National Institutes of Health

New America

New York City Council

New York Community Trust

Regenerational Roots Foundation

Robert Wood Johnson Foundation

Russell Sage Foundation

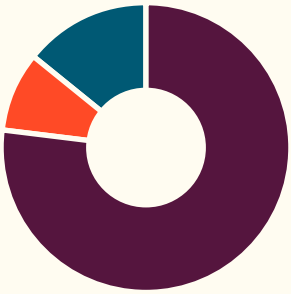
Trinity Church Wall Street

U.S. Administration for Children and Families, DHHS

U.S. Department of Housing and Urban Development

Yardi Systems

NYU Furman Center Revenue Breakdown



77%
Research Grants

14%
Individual and Corporate Gifts

9%
Endowment and Other Income

State of the City Sponsors

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Nixon Peabody LLP
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Park Tower Group
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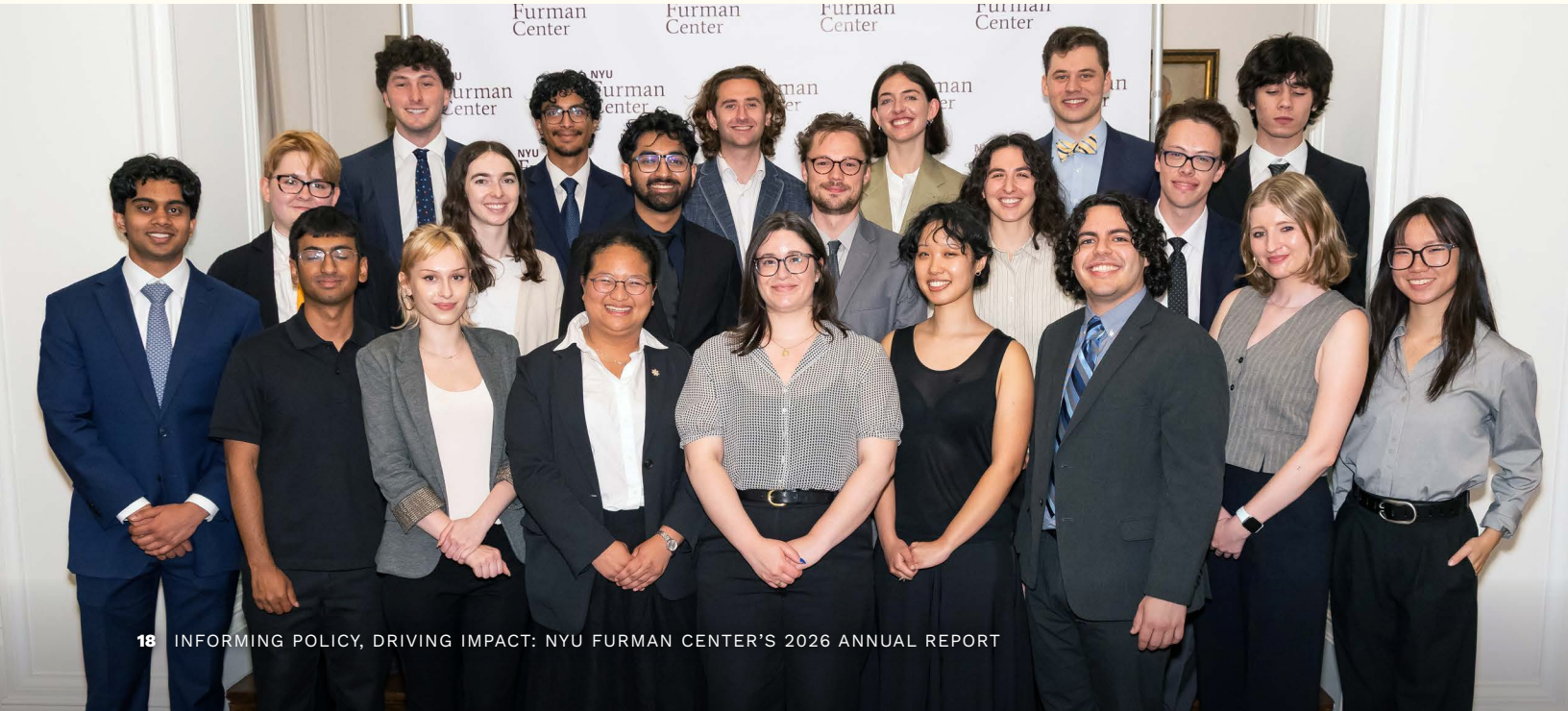
Real Estate Board of New York
Related Companies
Research Institute for Housing America
SBV RE Investments LLC
SKA Marin
Valley Bank
VHB
Wavecrest Management
Zillow / StreetEasy



NYU Furman Center Doctoral Students, Graduate Student Research Assistants, Legal Research Assistants, and Undergraduate Students at our *State of New York City's Housing and Neighborhoods* event in June at the NYU School of Law.

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Jessica Yager

The NYU Furman Center celebrated its 30th anniversary at the NYU Kimmel Center in February with more than 300 guests.

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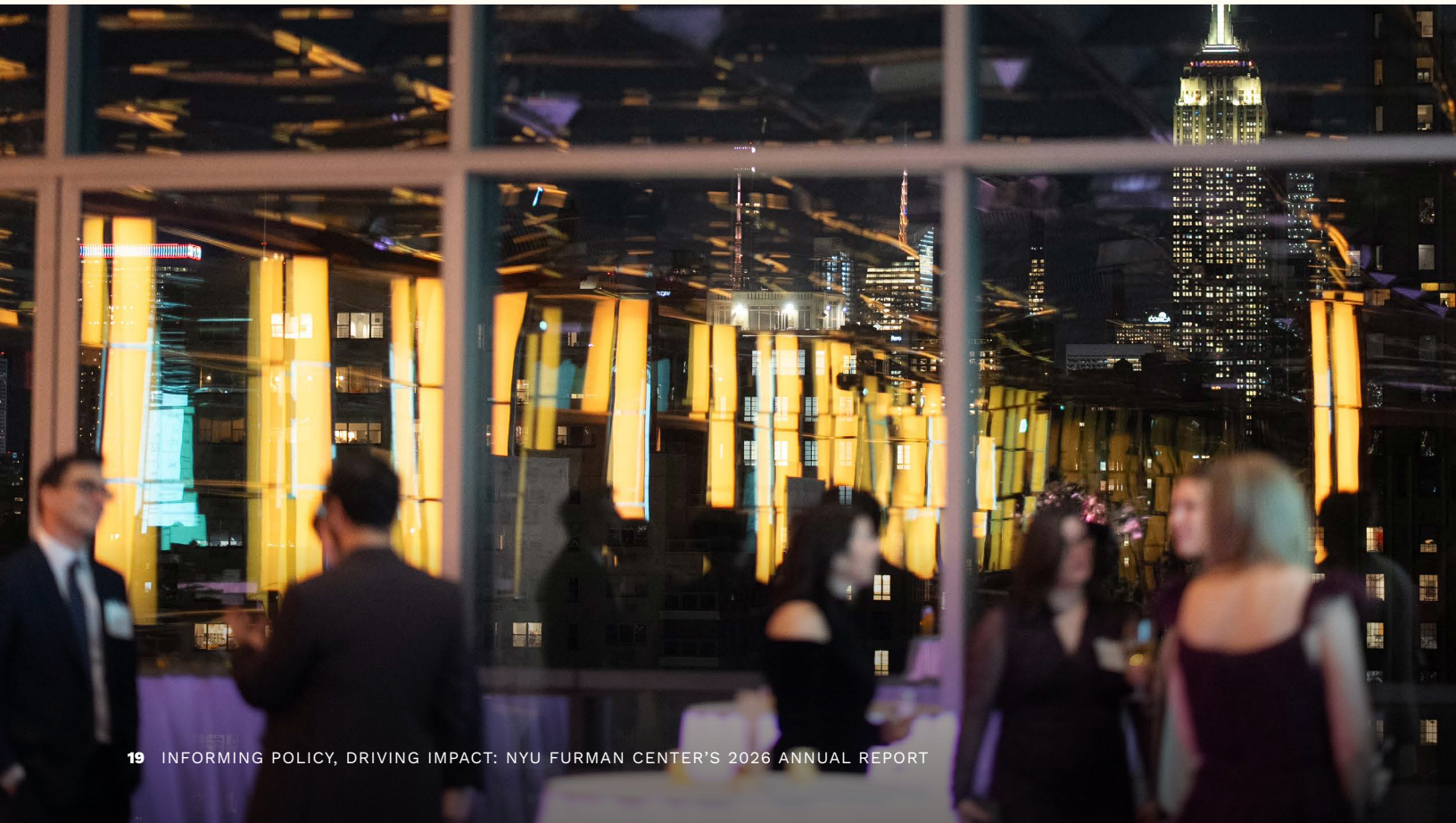

Our Team

Faculty Directors

Vicki Been
Ingrid Gould Ellen
Katherine O'Regan

Executive Director, NYU Furman Center

Brad Greenburg

Executive Director, Housing Solutions Lab

Martha Galvez

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Hayley Raetz
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Vickie Wang
Mark Willis
Jess Wunsch
Kiley Yuthas
Claudia Zequeira

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Nate Barkow
Harrison Boyer
Grace Brang
Giao Bunge
Nicole Burek
Eliza Cash
Miguel Coste
Matt D'Annuzio
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Jeremy Faust
Julia Fish
Agatha Fusco
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Gary Rodney
Stephen Ross
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Mitchell Rutter
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Sharmi Shoban
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Adam Weinstein
Eli Weiss
Michael David Williams
Paul Woody
Jessica Yager
Aviva Yakren
James Yolles
Aaron Yowell