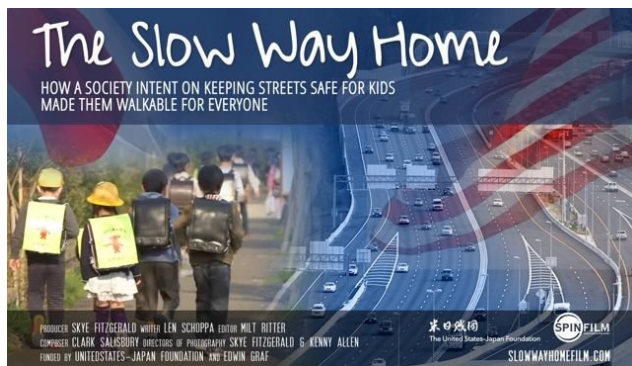


## The Effects of Housing Markets on Residential Mobility and Civic Engagement

While Americans swap houses frequently, Japanese renters and homeowners move much less frequently, often staying in a home for decades. In this research project, I have been examining how this difference in the level of residential mobility affects civic engagement and “livability” at the local level in Japan and the United States. What explains why Japanese join the PTA at twice the rate of Americans and “volunteer” to maintain the safety of their communities (from traffic, crime, fire) at much higher levels? This project has resulted in the publication of an article in *Comparative Political Studies* (Sept 2013) under the title “[Residential Mobility and Local Civic Engagement](#) in Japan and the United States: Divergent Paths to School.” I also published an article in *Perspectives on Politics* (2022) that lays out the theoretical framework I am using to think about how residential mobility affects the livability of neighborhoods. The article is titled “[Taking Voice Seriously](#)” and challenges some recent formalizations of Albert Hirschman’s Exit-Voice-Loyalty model. In addition, I wrote and co-produced the documentary film “Slow Way Home,” which explores these themes via this audio-visual medium and was broadcast on many PBS stations in May and June of 2016. The film can be viewed on Vimeo <https://vimeo.com/136897578>, with the password “Virginia\_22.” I am currently writing a book on this topic, tentatively titled *NIMBYs and Nomads*.



Available on Vimeo [here](https://vimeo.com/136897578), with the password “Virginia\_22”



*NIMBYs and Nomads*, coming soon.