

**Career goal** To contribute to the research on public policy and urban studies.

**Research interests** Social policy analysis, critical policy studies, comparative policy analysis, and research methods for public policy.  
Urban policy, development studies, policy studies, and housing studies.

### Education

2017–2023 Ph.D. (Public Policy), Ashank Desai Centre for Policy Studies, IIT Bombay

2012–2014 M.Phil. (Planning & Development), Dept of HSS, IIT Bombay

2001–2005 B.Tech. in Electrical Engineering, Dr. B.A.T. University, Maharashtra

### Professional Experience

March 2023 onwards Research Fellow & Project Coordinator, IIT Bombay  
• Designing the District Strategic Plan for Palghar district in Maharashtra.

2015–2017 Project Research Associate, Tata Centre for Technology and Design, IIT Bombay  
• Analyzing affordable housing finance model in India.

2005–2012 Industry experience in scientific instrument sales and marketing  
• Technical sales of scientific instruments handling techno-commercial sales.

### Academic research service

April 2023 Assistant Editor, South Asia Research journal

2022–2023 Ad-Hoc Peer-Reviewer: (1) Cities, (2) Journal of Urban Affairs, (3) Geoforum, (4) International Development Planning Review, (5) International Journal of Housing Markets and Analysis

### Publications

#### Peer-reviewed

1. **Khaire, M.**, Jha, S. K., Kalro, A., & Bhanot, D. (2024-Conditional Acceptance). Informality, affordability, and mortgage stress during COVID-19 pandemic: A mixed-methods study of urban low-income households in Mumbai's periphery. *Journal of Urban Affairs*.
2. **Khaire, M.** (2023). Exclusion by design: a case study of an Indian urban housing subsidy scheme. *Policy and Society*, 42(4), 493–505.
3. **Khaire, M.**, & Jha, S. K. (2022). Examining Homeownership Bias in Indian Housing Policy Using Frame Analysis. *Environment and Urbanization ASIA*, 13(1), 1–13.
4. **Khaire, M.**, & Muniappa, N. (2021). Housing policy research in India: a scoping review and thematic analysis. *International Journal of Housing Markets and Analysis*, 15(2), 339–356.
5. Bhanot, D., **Khaire, M.**, Kalro, A., & Jha, S. K. (2020). Affordable housing finance companies in India: how do they 'differently' serve the underserved? *Housing Studies*, 35(3), 537–566.

6. **Khair, M., & Jha, S. K.** (2024). *Analyzing the housing affordability discourse within the Indian urban housing policy*. ADCPS Working Paper Series.
7. **Khair, M., & Jha, S. K.** (2022). Evaluation of the uneven outcomes of Pradhan Mantri Awas Yojana – Housing for All (Urban) mission. *Shelter*, 23(2), 64–70.

#### Policy Blogs

1. **Khair, M., & Jha, S. K.** (2022, December). Time to Revamp Awas Yojana’s Strategy to Upgrade Slums. *The India Forum*.
2. **Khair, M., & Jha, S. K.** (2021, October 26). Struggles of low-income households at the cusp of informal-formal housing finance. *India Housing Report, Centre for Policy Research*.
3. **Khair, M., & Jonnalagadda, I.** (2021, March 1). Affordable Rental Housing Complexes for Urban Migrant: Problems and Prospects. *India in Transition, Centre for Advanced Studies in India, University of Pennsylvania*.
4. **Khair, M.** (2020, November 9). The perils associated with the media framing of ‘Migrant Crisis’. *Migrantscape, Aajeevika Bureau*.

#### Online news platforms

1. **Khair, M., & Jonnalagadda, I.** (2021, March 8). कैसा हो प्रवासियों का आवास, बता रहे हैं मानव कुमार एवं इंदीवर जोन्नलागाडा. अमर उजाला.
2. **Raj C, A., & Khair, M.** (2020, July 2). As Covid-19 puts India’s largest cities under strain, municipalities must rethink finance strategies. *Scroll India*.
3. **Khair, M.** (2019, April 4). A Struggle for the Right to the City: The Case of Mahul. *Mumbai Live*.

#### **Conferences (International)**

1. **Khair, M. & Bhanot, D.** (2024, May 15–17). *Public-Private Partnerships and Policy Capacity: A case study of an Indian affordable housing scheme*. Conference on Policy Process Research, Syracuse University, USA.
1. **Khair, M.** (2023, February 23–25). *Affordability and policy ambiguity in an urban housing subsidy scheme in India*. International Conference on Public Policy Design, Centre for Policy Design and Governance, Syracuse University, USA.
2. **Khair, M.** (2022, October 14–16). *Us and Them: Localized experiences of urbanization led segregation in the peripheries of the Mumbai Metropolitan Region*. Urban Sociology ESA RN37 V Midterm Conference, Seeing Like a City / Seeing the City Through, Georg Simmel Center for Metropolitan Research, Humboldt University Berlin.
3. **Khair, M., & Jha, S. K.** (2021, July 14–16). *Negotiating the (in)formality: The case of the housing finance sector in urban India*. The 2021 annual conference of the International Sociological Association Research Committee 21 (RC21 Conference 2021), University of Antwerp, Antwerp, Belgium.
4. **Bhanot, D., Jha, S.K., Kalro, A., & Khair, M.** (2016, November 16–18). *Housing Finance Companies in India: Negotiating the Last Financial Mile*. Sustainable Housing 2016 International Conference on Sustainable Housing Planning, Porto, Portugal.

### **Conferences (National)**

1. Singh, K., & **Khair**, M. (2021, August 23–25). *Examining Policy Problematizations of Disaster in Indian Disaster Management Policies*. XVI International Conference on Public Policy and Management. IIM Bangalore, India.
2. **Khair**, M. (2019, October 18–19). *Affordable Housing Continuum for Assessing Household Needs and Policy Outcomes in Urban India*. National Conference on Affordable Housing: Building Inclusive Society for the 21st Century, National Law University Delhi, India.

### **Guest lecture/presentation**

1. Centre for Policy Research, New Delhi. January 2023. Workshop on the topic of “Ambiguities around the policy language of affordable housing in India” at CPR-CSH workshop series.
2. O.P. Jindal Global University. October 2022. Guest lecture on the topic “Policy design analysis of PMAY–U” delivered at Jindal School of Art and Architecture.
3. IIM Ahmedabad. September 2020. Presentation on the topic “Housing policy research in India: Current trends and future research agenda” at the Forum on Critical Urban Studies and Policy.

### **Ph.D. thesis**

Title: “Examining ‘affordability’ as an intent within the Indian urban housing policy”

Description:

- Historical analysis of Affordable housing policy in India
- Policy design analysis of Indian National Urban Housing Policy the Pradhan Mantri Awas Yojana–Urban (PMAY–U)