

CONVENING

Designing a 21st-Century Housing Finance System



THE FUTURE OF HOUSING FINANCE: Susan Wachter and Joseph Tracy welcome participants to the conference.

On March 18, Penn IUR co-hosted, with the Penn Wharton Public Policy Initiative and the Federal Reserve Bank of New York, “The Future of the U.S. Housing Finance System: Bringing the Residential Mortgage Finance System into the 21st Century,” a meeting to discuss proposals for reforming the U.S. housing finance system attended by policy experts, practitioners, and scholars. The event included invitation-only roundtable discussions and a public panel featuring Robert Ryan, Senior Advisor, Federal Housing Finance Agency; Theodore Tozer, President, Ginnie Mae; and David Stevens, President and CEO, Mortgage Bankers Association,

on legislative reform proposals.

Following a welcome by Joseph Tracy, Executive Vice President, Federal Reserve Bank of New York, and Penn IUR Co-Director Susan Wachter, scholars presented papers on creating a stable post-conservatorship system. Joshua Wright, Economist, Bloomberg Intelligence, Bloomberg LP, and Joseph Tracy presented on the capital structure and governance of a mortgage securitization utility; David Scharfstein, Edmund Cogswell Converse Professor of Finance and Banking, Harvard Business

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CONVENING

Penn IUR Celebrates Earth Day with Focus on Sustainable Urbanization

On April 22, Penn IUR partnered with the Master of Spatial Analytics (MUSA) program and the Wharton Initiative for Global Environmental Leadership (IGEL) to commemorate Earth Day with an invitation-only expert meeting on the role of geospatial technology in monitoring the United Nations' upcoming Sustainable Development Goals (SDGs) followed by a public panel entitled “Global Mapping and Remote Sensing for Sustainable Urbanization.”

Penn IUR Co-Director Susan Wachter set the stage for the discussion with her observation that “sustainability is a global enterprise.” Penn IUR Co-Director Eugénie Birch challenged the attendees with the following question: “How will the world choose indicators that are scientific, valid, and S.M.A.R.T. (specific, measurable, achievable, results-focused, and time-bound)?” She noted that with 66% of the world expected to be living in urban areas by 2030, this question would be critical for sustainable development.

Penn IUR Faculty Fellow Richard Weller, Martin and Margy Meyerson Professor and Chair, Department

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Upcoming Events

VISIT PENNIUR.UPENN.EDU FOR MORE DETAILS AND TO REGISTER

SEPTEMBER 9, 2015

PENN IUR URBAN BOOK TALK

JOHN MCDONALD: *CHICAGO, AN ECONOMIC HISTORY*

PENN BOOKSTORE | 5:30 – 6:30

Join Penn IUR for a talk with John McDonald, who will speak about his new book *Chicago, An Economic History*. McDonald's book compares the evolution of Chicago to that of other major cities of the North from the 1820s to the present. McDonald is Professor emeritus, Department of Economics, University of Illinois at Chicago and Penn IUR Scholar.

SEPTEMBER 11, 2015

PENN IUR MUSA LUNCH SPEAKER SERIES

MEYERSON HALL, PENN IUR CONFERENCE ROOM, G12 | 12:00 – 1:30 PM

Join Penn IUR for the first MUSA lunch session of the 2015-2016 academic year. This month's speaker is Amory Hillengas (MUSA '14), Geospatial Analyst for Philadelphia's Department of Public Health. She will discuss current projects and practical applications of GIS in city government and public health. Registration is required. Lunch will be served.

OCTOBER 2, 2015

PENN IUR MUSA LUNCH SPEAKER SERIES

MEYERSON HALL, PENN IUR CONFERENCE ROOM, G12 | 12:00 – 1:30 PM

Join Penn IUR for the monthly MUSA lunch session. This month's speaker is Jonathan Sinker, Geospatial Analyst for JMT Technology Group, a progressive geospatial services provider that assists government and private sector markets in solving business challenges. Sinker previously worked as a GIS Analyst for the City of Philadelphia. He will discuss the use of GIS in implementing public and private partnerships. Registration is required. Lunch will be served.

OCTOBER 6, 2015

H+U+D ANNUAL LECTURE

SAM KATZ ON *PHILADELPHIA: THE GREAT EXPERIMENT*

LOCATION TBD | 5:30 – 7:30 PM

Penn IUR is co-sponsoring an evening with filmmaker Sam Katz, who will discuss and present excerpts from his film and internet series *Philadelphia: The Great Experiment*, which won seven Emmys. The series tells the story of the city that it describes as "the single most compelling stage for the unfurling and testing of American ideals." Before becoming a filmmaker Katz was a founder of Public Financial Management, CEO of Greater Philadelphia First, and an adviser to legislators and mayors, including Ed Rendell. For more on *Philadelphia* visit <http://www.historyofphilly.com>.

OCTOBER 7, 2015

PENN IUR PUBLIC INTEREST EVENT

PENN IUR ROUNDTABLE ON ANCHOR INSTITUTIONS: UNIVERSITY-LED INNOVATION INITIATIVES

MEYERSON HALL, LOWER GALLERY | 5:00 – 6:30 PM

Penn IUR and the Penn Center for Innovation (PCI) are hosting this conversation about university-led innovation initiatives. Leaders from some of the nation's most engaged urban universities will discuss how their institutions are fostering innovation and commercialization through new strategic initiatives such as corporate alliances, new venture practices and programs, seed fund programs, and virtual and on-site incubators.

OCTOBER 21, 2015

PENN IUR URBAN BOOK TALK

PETER HENDEE BROWN: *HOW REAL ESTATE DEVELOPERS THINK*

PHILADELPHIA CENTER FOR ARCHITECTURE, 1218 ARCH STREET | 5:30 – 6:30 PM

Join Penn IUR for an urban book talk with Penn IUR Scholar, Peter Hendee Brown, Lecturer, Humphrey School of Public Affairs, University of Minnesota. His recently published book, *How Real Estate Developers Think: Design, Profits, and Community*, is the most recent volume in Penn Press's City in the 21st

Century Series. It explains the interests, motives, and actions of real estate developers, using case studies to illustrate the basic principles of development. Co-sponsored with the Philadelphia Center for Architecture and the University of Pennsylvania Press.

NOVEMBER 4, 2015

PENN IUR PUBLIC INTEREST EVENT

SUSTAINABLE DEVELOPMENT GOALS

VAN PELT LIBRARY, 6TH FLOOR PAVILION | 3:00 – 6:00 PM

Join Penn IUR for this half-day program on strategies for urbanization and sustainable development and the provision of affordable housing. The event will include a panel discussion among policy-makers, practitioners, and scholars followed by a keynote address by Jeffrey D. Sachs, Director, The Earth Institute, Columbia University and Director, UN Sustainable Development Solutions Network. This event is co-hosted by Perry World House, Penn's new university-wide international affairs institute, founded in 2014.

NOVEMBER 18, 2014

PENN COMMUNITY EVENT

PENN GIS DAY: THE INTERSECTION OF GEOGRAPHY, REAL ESTATE, AND CIVIL RIGHTS

MEYERSON HALL, LOWER GALLERY | 10:00 AM – 2:00 PM

Penn GIS Day, held in conjunction with the National GIS Day celebration, focuses on real-world applications and innovations stemming from uses of Geographic Information Systems. The forum examines the use of GIS both at Penn and more broadly, offering an opportunity for professional and academic interaction. The event is co-sponsored by the Master of Urban Spatial Analytics program, the Wharton GIS Lab, and the School of Design.

DECEMBER 2, 2015

PENN IUR PUBLIC INTEREST EVENT

AUTOMATION, ROBOTICS, AND THE FUTURE OF CITIES

LOCATION TBD | 3:00 – 6:00 PM

Join Penn IUR in celebrating Penn's Year of Discovery with an afternoon symposium exploring innovations in automation and robotics and their urban utility. Speakers from academia and the private sector will share current developments in automated and remote-controlled technology—from driverless vehicles to drones—and explore how these advancements will change the way we move and live in cities.

DECEMBER 4, 2015

PENN IUR MUSA LUNCH SPEAKER SERIES

MEYERSON HALL, PENN IUR CONFERENCE ROOM, G12 | 12:00 – 1:30 PM

Join Penn IUR for the monthly MUSA lunch session. This month's speaker is Kate Raman (MUSA '14), Associate Director for Econsult Solutions, based in Philadelphia. Raman will discuss the latest uses of GIS in addressing economic problems and policy questions. Registration is required. Lunch will be served.

DECEMBER 9, 2015

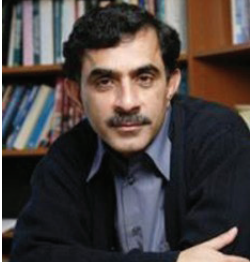
PENN IUR PUBLIC INTEREST EVENT

URBAN BOOK TALK: *VILLAGES IN THE CITY: A GUIDE TO SOUTH CHINA'S INFORMAL SETTLEMENTS*

PENN BOOKSTORE | 5:30 – 6:30 PM

Join Penn IUR for a book talk with Associate Professor of Urban Design Stefan Al about *Villages in the City: A Guide to South China's Informal Settlements*. The edited volume shows the Chinese path to urbanization, including urban villages as entry points for migrants into the city, and points to the way forward, including pedestrian-oriented alternatives to China's prevailing planning paradigm. This event is co-sponsored by the Department of East Asian Languages and Civilizations; the Department of City and Regional Planning; and the Mellon Humanities, Urbanism, and Design (H+U+D) Initiative at Penn.

Faculty Spotlight: Devesh Kapur



Devesh Kapur was appointed Director of Penn's Center for the Advanced Study of India (CASI) in 2006. He is Professor of Political Science at Penn and holds the Madan Lal Sobti Chair for the Study of Contemporary India. Prior to arriving at Penn, Kapur was Associate Professor of Government at the University of Texas at Austin, and before that the Frederick Danziger Associate Professor of Government at Harvard. His research focuses on India's political economy, international migration and international financial institutions, and political and economic change in developing countries, especially India.

1. YOU EARNED BACHELOR'S AND MASTER'S DEGREES IN CHEMICAL ENGINEERING BEFORE GETTING A PH.D. FROM THE WOODROW WILSON SCHOOL AT PRINCETON. HOW DID YOU BECOME INTERESTED IN POLITICAL SCIENCE?

I didn't have any exposure to the social sciences after high school because, in India, when you study engineering as an undergraduate you don't study social sciences at all. And then I received my master's in engineering in the United States—and, similarly, in graduate engineering programs you focus only on the science of engineering. So my interest in political science did not emerge from an interest in a particular academic discipline, it came from trying to understand how I grew up.

I grew up in the state of West Bengal, India, where my father had a factory. West Bengal went into economic decline from the mid-'60s onward, which was accompanied by industrial unrest, all of which affected my father and his firm. I was too young to really understand but, after my father died and I came to the United States, trying to understand what happened to my father and his business was on my mind. I wanted to understand the forces that shape the larger context in which people live and work. So my interest in political science and policy was a fairly inchoate interest originally—it was driven more by an emotional need to understand than by a cerebral and intellectual motivation. That came later of course, but it was not the initial impetus.

2. YOUR MOST RECENT BOOK, *DEFYING THE ODDS: THE RISE OF DALIT ENTREPRENEURS* (CO-AUTHORED WITH D. SHYAM BABU AND CHANDRA BHAN PRASAD AND PUBLISHED IN 2014 BY RANDOM HOUSE INDIA), RECOUNTS THE BUSINESS SUCCESS OF TWENTY-ONE MEMBERS OF THE DALIT COMMUNITY, THE SO-CALLED "UNTOUCHABLE" CASTE. WHAT

FACTORS ENABLED THESE MEN (AND ONE WOMAN) TO START AND SUCCEED IN BUSINESS?

To answer this question, I need to start with some background on the role of markets on social institutions. To understand how markets affect social institutions, consider as an example the study of deep-rooted social inequities in the United States. To understand these hierarchies, you might ask the question: What are the effects of markets and technological change on, say, race in the United States over the past century? Or on, say, gender relationships within the household?

The study that resulted in this book took this approach in India. We considered India's market liberalization, which began in the early-'90s, asking how it affected a particular, very tenacious social institution in India: caste. We were particularly looking at the effects of the market on the lowest caste, the Dalits.

We undertook several surveys in rural India in which we asked members of the Dalit community how their lives had changed over the previous two decades and we discovered that their lives had changed considerably for the better. It's not that life had become great, but it had moved from terrible to bad—which for us may seem bad, but for them was a massive improvement because it was relative to what they had, not to some hypothetical future. We discovered something hopeful: that market liberalization was providing space for entrepreneurship among members of the Dalit community.

We then worked with the Dalit Indian Chamber of Commerce and Industry to identify and survey a thousand Dalit entrepreneurs. This book includes the stories of twenty-one of those thousand.

3. WHAT ROLE DOES INDIA'S GROWING URBANIZATION PLAY IN DALIT SUCCESS? IN WHAT WAYS IS URBANIZATION SHAPING INDIA'S

SOCIAL AND POLITICAL LANDSCAPE?

This question has its roots in a debate that goes back to India's independence and the drafting of its constitution. This was a debate between two giants of twentieth century India: Gandhi and Ambedkar. Mahatma Gandhi had a great deal of skepticism about modernity, felt that India's heart and soul was in the intimacy of its villages, and that post-independence India should stress village life in improving the lives its people.

B.R. Ambedkar, the iconic leader of the Dalit (formerly "untouchables") community was the head of the Constitutional Assembly and a key architect of the Indian Constitution. In sharp contrast to Gandhi, Ambedkar saw village life as fundamentally discriminatory. He famously called India's villages a "cesspool, a den of ignorance, narrow-mindedness, and communalism." He pointed out that Dalits in villages were very clearly identifiable. Something that Gandhi took as a positive—the intimacy of the village, where everyone knows everyone—Ambedkar saw as a terrible situation for Dalits: if everyone knows everyone, Dalits can never escape their ascriptive identity which had been forced on them by the upper castes. He saw the anonymity of urbanization as an escape route.

Gandhi and Ambedkar had two very different views of what India's future should be and, consequently, what public policy should stress. Arguably, Gandhi's position won out initially but, in the long term, Ambedkar's vision is proving correct. India's urbanization rate was unusually low relative to other urbanizing countries, especially immediately after independence—but it's really begun accelerating now. Between 2014 and 2050, India's urban population is expected to grow by about 400 million people—just under a million a month. About one-sixth of the global increase in urban population until 2050 is expected to be in India (China, with under one-eighth, is expected to be second). The society-wide transformations intrinsic to urbanization create opportunities and challenges for governments and

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LEADERSHIP

Penn IUR Celebrates 11th Annual Urban Leadership Awards

MAYOR MICHAEL NUTTER AND RENÉE LEWIS GLOVER RECEIVE PENN IUR URBAN LEADERSHIP AWARD

On April 9, Penn IUR held its eleventh annual Urban Leadership Forum and presented the Penn IUR Urban Leadership Award (ULA) to Michael A. Nutter, Mayor, City of Philadelphia, and Renee Lewis Glover, Chair, Board of Directors, Habitat for Humanity International and former President and CEO, Atlanta Housing Authority. The award recognizes those who have demonstrated exceptional skill in revitalizing urban centers, responding to urban crises, and championing urban sustainability in the United States and around the globe.

Since taking office in January 2008, Michael Nutter has vigorously managed city government through the worst economic downturn since the Great Depression by maintaining core services, reducing Philadelphia's spending, and putting into place important new initiatives. "I set some ambitious goals on the first day [in office as mayor], and said that we would be the number one green city in the United States," Nutter said. Philadelphia is now recognized nationally and internationally as a green and sustainable city.

As head of the Atlanta Housing Authority, Renee Glover pioneered master-planned, mixed-use, mixed-income residential development while creating spaces in which people of all socio-economic profiles live together in amenity-rich communities. Her work has been modeled widely and is now being used as the redevelopment blueprint by the U.S. Department of Housing and Urban Development (HUD).

Since 2005, Penn IUR has recognized innovators in urban affairs through the ULA, presenting the honor annually in recognition of outstanding work in building a better, more sustainable future for all. Past recipients include: Sister Mary Scullion and Joan Dawson McConnon, co-founders of Project HOME; Martin O'Malley, Governor, State of Maryland; Joan Clos, Executive Director, UN-HABITAT and former Mayor, Barcelona, Spain; Yael Lehmann, Executive Director, The Food Trust; Ridwan Kamil, Founder and Principal, Urbane Indonesia; Derek R.B. Douglas, Vice President for Civic Engagement, University of Chicago and former Special Assistant, White House Domestic Policy Council; Paul Levy, President and CEO, Philadelphia's Center City District; Lily Yeh, Global Artist and Founder, Barefoot Artists; Raphael Bostic, Assistant Secretary for Policy Development and Research, HUD; Henry Cisneros, Executive Chairman, CityView, and former Secretary, HUD; Jane Golden, Executive Director, Philadelphia Mural Arts Program; John Timoney, former Miami Chief of Police; William Hudnut III, Senior Fellow emeritus, Urban Land Institute, and former Mayor, Indianapolis; Shirley Franklin, Mayor, City of Atlanta, Georgia; Parris Glendening, President, Smart Growth Leadership Institute, and former Governor, State of Maryland; Bruce Katz, Vice President and Founding Director, Metropolitan Policy Program, The Brookings Institution; Edward J. Blakely, Executive Director, Mayor's Office of Recovery and Development Administration, City of New Orleans; M. Susan Savage, Secretary of State, Oklahoma; Donna E. Shalala, President, University of Miami and former Secretary, HUD; Joseph P. Riley, Jr., Mayor, City of Charleston, South Carolina; James Lee Witt, Chairman and CEO, James Lee Witt Associates; Brent Warr, Mayor, City of Gulfport, Mississippi; Loree D. Jones, Secretary of External Affairs, Office of the Mayor, City of Philadelphia; Manuel A. Diaz, Mayor, City of Miami; Stephen Goldsmith, Former Mayor, City of Indianapolis; Marc H. Morial, former Mayor, City of New Orleans; and John F. Street, Mayor, City of Philadelphia. A video of the 2015 event can be found here: <http://penniur.upenn.edu/events/penn-iur-11th-annual-urban-leadership-forum>.



URBAN LEADERSHIP AWARD: Eugénie Birch, Renee Glover, Michael Nutter, Susan Wachter, Egbert Perry, and Larry Nussdorf at the Urban Leadership Forum.

CONVENING

Collaboration with SILUS on Urban Ecosystems Event

On May 19, Penn IUR co-hosted, with the Spatial Integration Laboratory for Urban Systems (SILUS), a collaborative partnership between the Wharton GIS Lab and the U.S. Geological Survey (USGS) Science and Decisions Center, a day-long symposium, "The Sustainable City: Roundtable on Science, Urban Ecosystem Services, and Green Infrastructure." More than 70 attendees, including policymakers, practitioners, and researchers from a variety of fields discussed the use of green infrastructure in managing storm water in cities, the role of incentives and regulatory mechanisms in developing such systems, and issues for the future of research and practice in urban ecosystem services and green infrastructure. Penn IUR Co-Director Susan Wachter; Dianna Hogan, Research Physical Scientist, USGS Eastern Geographic Science Center; and Carl Shapiro, USGS Science and Decisions Center, facilitated the event.

Michael Nutter, Mayor, City of Philadelphia; Suzette Kimball, Acting Director, USGS; and Shawn M. Garvin, Regional Administrator, EPA Mid-Atlantic Region, delivered the event's opening keynotes. Michael DiBerardinis, Deputy Mayor of Environmental and Community Resources, City of Philadelphia, and Katherine Gajewski, Director,

Philadelphia Mayor's Office of Sustainability, spoke on green infrastructure and urban sustainability with particular emphasis on the goals and outcomes of the Greenworks program, Philadelphia's groundbreaking sustainability plan.

Presentations from a panel of green infrastructure experts explored examples of comprehensive sustainable stormwater management strategies. The speakers included Margot Walker, Director, Capital Planning and Partnerships, New York City Office of Green Infrastructure; Tommy Wells, Director, District Department of the Environment, Washington D.C.; George Hawkins, CEO and General Manager, Washington D.C. Water and Sewer Authority; Jerome Tinianow, Chief Sustainability Officer, City and County of Denver; Michelle Kunec-North, Program Coordinator, City of Portland (Oregon) Bureau of Planning and Sustainability; Tracy Tackett, Green Infrastructure Program Manager, Seattle; and Howard Neukrug, Program Coordinator, Philadelphia Bureau of Planning and Sustainability.

Karen C. Seto, Associate Dean of Research, Yale School of Forestry and Environmental Studies, gave the luncheon address "How Urbanization Can Save (or Wreck) the Planet, and the Science We Need." She discussed the positive and

negative effects of cities on the planet's ecology and the role of science in guiding sustainable urban growth. William Guertal, Deputy Associate Director for Water, USGS, followed with a presentation on the potential for federal and local partnerships in promoting scientific discovery and informed decision-making.

The afternoon featured three roundtable discussions on green infrastructure with respect to urban sustainability. Dianna Hogan moderated the first, guiding a discussion of the pitfalls and successes in planning for green infrastructure and urban ecosystem services. The second roundtable, moderated by Wachter, addressed the topic of incentives and regulatory mechanisms used to promote green infrastructure. The third discussion, moderated by Shapiro, focused on the current standing and future direction of urban sustainability research and the impact of this research on policy-level decision-making.

Wachter and Hogan offered concluding remarks. They noted the ideas generated and the importance of sharing innovations and best practices in this early stage of implementing new storm water management practices and moving from gray to green infrastructure to advance urban ecosystem services.



SUSTAINABLE URBANIZATION: From left: Dianna Hogan (right) moderates the day's first panel. An audience member poses a question to the panelists.

PARTNERSHIP

US–Japan Exchange: Citizen Participation After Disasters

Penn IUR and the East-West Center launched a three-year program featuring dialogue and travel exchanges in Japan and the United States to explore how local leaders, small businesses, and community-based organizations influence the recovery process after a natural disaster. They are collaborating with the Urban Community Research Center for Asia and Kansai Gakuin University. Inaugurated in the summer of 2015, the program includes site visits, expert discussions, and the exchange of lessons-learned in an effort to build next generation leadership capacity and networks that engage citizens in providing meaningful input to address the long-term recovery and rebuilding of their communities post-disaster.

Four Japanese and U.S. cities impacted by major disasters are participating in the program. They are: Miyako City, Iwate Prefecture, hit by the Eastern Japan Earthquake and Tsunami in 2011; Kobe, Hyogo Prefecture, impacted by the Great Hanshin Earthquake in 1995; New Orleans, Louisiana, devastated by Hurricane Katrina in 2005; and Galveston, Texas, hit by Hurricane Ike in 2008. The program involves twenty-four participants, including representatives from community grassroots/nonprofit organizations, local government branches,

and small business groups from the four cities. Penn IUR is documenting the entire exchange and will host a concluding conference in the project's third year.

In the 2015 exchange, delegates from Kobe and Miyako City hosted delegates from New Orleans and Galveston. They shared their post-disaster experiences demonstrating the role of local leaders and organizations in the short- and long-term recovery process. They argued that personal knowledge of the area and the ability to garner support from their communities to enact changes were critical factors in the recoveries. Though they acknowledged the differences between tsunami and earthquake disasters, the delegates discussed the economic and social similarities in the recovery processes.

In 2016, the U.S. delegates will host the Japanese visitors in New Orleans and Galveston where they will discuss the political, social, and economic recovery of the Gulf Coast. In 2017, Penn IUR will host a conference in Philadelphia focused on collaborative relationships between civil society, government, and business to address a wider range of disaster recovery scenarios and sustainable rebuilding strategies.



DISASTER RECOVERY: Clockwise from top: Participants in the exchange tour Miyako in Iwate Prefecture and talk with locals about the lessons they learned after the 2011 earthquake and tsunami. In Kobe, a building engineered to withstand earthquakes sits by the water's edge. Penn IUR's Laura Barron and Amy Montgomery talk with students in Miyako. Classroom discussions supplement local tours.

INSTRUCTION

H+U+D in Spring 2015

The Penn Humanities, Urbanism, and Design (H+U+D) Initiative, funded by the Mellon Foundation and co-directed by Penn IUR Faculty Fellow David Brownlee, Frances Shapiro-Weitzenhoffer Professor and Chair of the Graduate Group in the History of Art, School of Arts and Sciences, and Penn IUR Co-Director Eugénie Birch had a busy spring schedule as it pursued its mission to bridge the divide between the humanities and design disciplines in the study of cities. It launched two undergraduate international city seminars, supported an undergraduate domestic city seminar, continued the ongoing H+U+D Faculty Colloquium that hosted a presentation by student research awardees, organized a site visit to the Museum of Modern Art (MoMA), awarded course development and research funds to faculty and students, and selected two junior fellows to spend a year at Penn working on humanities/design projects.

The two international city seminars offered by the Initiative were *FREN/URBS 300: The Making of Modern Paris* and *ARCH/STSC314: Cosmopolitan Urbanism in the 21st Century*. In the former course, undergraduate students studied the development of the "City of Light" from the early nineteenth century to the present examining literature and city planning projects over time. The course, taught by Penn IUR Faculty Fellow Andrea Goulet, Associate Professor, Department of Romance Languages, School of Arts and Sciences, and Eugénie Birch, Penn IUR Co-Director, featured a field trip to Paris. In the latter course, taught by Penn IUR Faculty Fellow Daniel Barber, Assistant Professor and Associate Chair, Department of Architecture, School of Design, and John Tresch, Associate Professor and Graduate Chair, Department of History and Sociology of Science, School of Arts and Sciences, students examined the multiple pressures placed on metropolitan centers and the uneven ways urban development proceeds, and made a site visit to Rio. Details from both trips are available on the H+U+D

website (<http://www.humanitiesurbanismdesign.com>).

The Initiative granted four research awards to undergraduate and graduate students for work that braids disciplinary threads in the study of cities. The 2014-15 awardees were: Elizabeth Dyer, a Ph.D. student in History, who examined the history of theater construction and the evolution of its use in Kenya; Jesse Smith, a Ph.D. student in History and Sociology of Science, who explored the cruise ship industry and its impact on urban form in Miami; Alon Tam, a Ph.D. student in Near Eastern Languages and Civilization, who studied the role of cafés in the development of cosmopolitan culture in Cairo in the first half of the twentieth century; and Thuy Le, an undergraduate student in Architecture, who designed an app for mobile devices that allows users to view the computer renderings of the "virtual history" of particular building façades in Philadelphia.

In 2015-16, the Initiative granted seven student research awards. Kurt Koehler, an undergraduate student in Health and Societies, will study the relationship between neighborhood spaces and blood pressure management among African Americans in West Philadelphia. Erin Putalik, a Ph.D. student in Architecture, will examine the environmental history of plywood and its use as a low-cost housing material. Lucas Stephens, a Ph.D. student in Art and Archeology of the Mediterranean World, will study the built environment during the Iron Age in Anatolia. Kristian Takemoto, a Ph.D. student in History, will explore urbanization in the late-twentieth century. Joseph M. Watson, a Ph.D. student in Architecture, will undertake an examination of skyscrapers and suburbs. Madeline Wattenberger, an undergraduate student in Urban Studies, will examine street art and political engagement in Valparaiso, Chile. Melanie Young, a graduate student in Education, will look at changes in West Philadelphia

between 1980 and 2010 from an arts perspective.

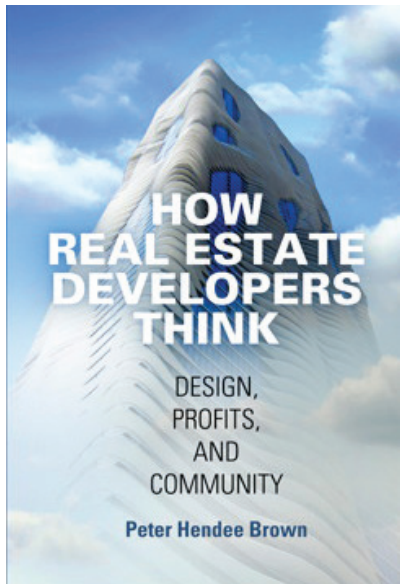
In the spring of 2015, H+U+D Colloquium members traveled to New York City to tour MoMA's largest exhibition on Latin American architecture in over fifty years: "Latin American in Construction: 1955-1980." Patricio de Real, one of the show's curators, joined the group for a lively discussion of the process of putting together an exhibition that spans a long period of time and a large amount of geography.

The Initiative selected two Junior Fellows (junior scholars who have completed their doctoral work in humanistic and design disciplines, and whose work deals with cross-disciplinary study of the built environment) to join the Faculty Colloquium in 2015-16. They are: Christina Svendsen, with a Ph.D. in Comparative Literature from Harvard University, and Helen Gyger, with a Ph.D. in Architecture from Columbia University. They will be hosted at Penn by a department outside of their usual disciplines, to promote interdisciplinary scholarship; Svendsen will be hosted by the Department of Architecture, School of Design, and Gyger will be hosted by the Department of History, School of Arts and Sciences. They will participate in the H+U+D Faculty Colloquium and teach undergraduate courses.

Fall public events co-sponsored by H+U+D include a book talk on *Villages in the City: A Guide to South China's Informal Settlements* (University of Hawaii Press, 2014), by H+U+D Colloquium member and Penn IUR Faculty Fellow Stefan Al, Associate Professor of Urban Design, Department of City and Regional Planning, School of Design, and a lecture by Sam Katz, who will discuss and present excerpts from his seven-Emmy-winning film and internet project *Philadelphia: The Great Experiment*. For more information on the Initiative and its programs, visit <http://www.humanitiesurbanismdesign.com>.

PUBLICATION

How Real Estate Developers Think by Peter Brown Added to Penn Press Series on Cities



The latest release in Penn IUR and Penn Press's City in the 21st Century book series, *How Real Estate Developers Think: Design, Profits, and Community*, by Peter Hendee Brown, uses several case studies to show how the basic principles of development remain the same everywhere even as practices vary based on climate, local culture, and geography.

Brown, who holds a Ph.D. in City and Regional Planning from Penn, is an architect, planner, and development consultant based in Minneapolis. Also a lecturer at the Humphrey School of Public Affairs, University of Minnesota, Brown wrote the book to provide an understanding of and rationale for developers' work for use by students, community members, elected officials,

and others.

Based on interviews with more than a hundred real estate professionals in Chicago, Miami, Portland (Oregon), Minneapolis and St. Paul, Brown argues that understanding them will lead to better outcomes for neighbors, communities, and cities. He characterizes developers in three ways. First, he profiles the careers of individual developers to illustrate the character of the entrepreneur. Second, he considers how they react to innovation, design, marketing, and sales in the production of real estate. Third, he examines the risks and rewards that motivate developers. In sum, Brown portrays developers as creative visionaries able to imagine future possibilities for their cities and communities.

INSTRUCTION

Penn IUR Supports Emerging Urban Scholars

In Spring 2015, Penn IUR sponsored the eleventh annual Penn IUR Undergraduate Urban Research Colloquium (UURC) for undergraduates and their faculty mentors who explore research methods and apply them to urban issues. The class featured guest lecturers from among the faculties at the schools of Arts and Sciences, Design, Education, Nursing, Social Policy and Practice, and Wharton. Students presented their research designs and findings three times in the semester. In many instances, research begun in the class is continued through the summer. This year, the student-faculty teams shown in the table at right participated.

Student	Faculty	Project title
Tess Kerins	Elaine Simon	Assessing the influence of resistance to market-based education reform on the school change narrative in Philadelphia via a media scan
Carmen Abello	Richard Voith	Pension systems and political parties
Megan Brookens	Molly McGlone	A sonic history of West Philadelphia through music education: A look at West Philadelphia High School and Henry C. Lea Elementary School music program ca. 1910-present
Iz Korostoff	Amy Hillier	The Ward: Race and class in Du Bois' Seventh Ward
Olivia Lopez	Amy Hillier	Chester food shopping study
Anne Stack, Laura Rigell	Eugénie Birch	Land for public good: Sites and services, a solution to rapid urbanization?

RESEARCH

Global Urban Commons

Penn IUR's Global Urban Commons—a publicly accessible directory of university-based urban research centers from around the world and a source for information about global urban research—continues to grow, adding a fifteen-member Advisory Board in Spring 2015 and adding new sections and content. Penn IUR created the Commons in response to scholar and practitioner requests for a platform to build awareness about the breadth and depth of global urban research. Funded by the Rockefeller Foundation as part of its “Transforming Cities” initiative, which aims to address issues affecting urban areas and promote more equitable cities, the platform can be accessed here: <http://www.globalurbancommons.org>.

In Spring 2015, the Global Urban Commons added new sections, including lectures, interviews with scholars and authors, guest writers, articles on urban research and field collaborations, and additional resources for scholars and builders of our urban world.

In Spring 2015, the Commons editors, Penn IUR Co-Directors Susan Wachter and Eugénie Birch, created an Advisory Board, including fifteen internationally renowned scholars drawn from around the globe. They are: Monica Brezzi, Head, Regional Analysis and Statistics Unit, OECD Directorate for Public Governance and Territorial Development; William Cobbett, Director, Cities Alliance; Yongheng Deng, Professor, School of Design and Environment, National University of Singapore; Gilles Duranton, Dean's Professor and Chair, Department of Real Estate, The Wharton School; Vernon Henderson, Professor of Economic Geography, London School of Economics; Mark Alan Hughes, Professor of Practice, Department of City and Regional Planning, Penn School of Design and Faculty Director, Penn's Kleinman Center for Energy Policy; Abha Joshi-Ghani, Director, Knowledge Exchange and Learning, Leadership Learning and Innovation Vice Presidency, World Bank; Kyung-Hwan Kim, President, Korea Research Institute for Human Settlements (KRIHS); Steve Malpezzi, Professor, James A. Graaskamp Center for Real Estate, School of Business, University of Wisconsin; George McCarthy, President, Lincoln Institute of Land Policy; Susan Parnell, Professor, African Centre for Cities, University of Capetown, South Africa; Bimal Patel, President, Centre for Environmental Planning and Technology (CEPT) University; Aromar Revi, Director, Indian Institute for Human Settlements (IIHS); Saskia Sassen, Robert S. Lynd Professor of Sociology, Columbia University; and Anthony Yeh, Chair, Professor, and Head, Department of Urban Planning and Design, Director, Centre of Urban Studies and Urban Planning, Director, GIS Research Centre, University of Hong Kong.

The Global Urban Commons has several functionalities including a searchable database, video-conferencing and blogging capacities, timely information on its member organizations' initiatives, news, publications, and educational opportunities. It aims to strengthen existing partnerships, stimulate new relationships, and expose scholars and practitioners to new lines of thought that they would not otherwise encounter. It reaches across disciplines to support common research agendas and foster opportunities for collaboration among urbanists at research centers around the world.

New volumes in the

City in the 21st Century

series arriving Spring 2016

SHARED PROSPERITY IN AMERICA'S COMMUNITIES

Edited by Susan Wachter and Lei Ding

CITY SOLVENCY AND PUBLIC PENSIONS

Edited by Susan Wachter

SLUMS: HOW INFORMAL REAL ESTATE MARKETS WORK

Edited by Eugénie Birch, Shahana Chattaraj, and Susan Wachter

Visit <http://www.upenn.edu/pennpress/series/C21.html> for a list of books in the series.

Eugénie Birch and Susan Wachter,
Series Editors | Published by Penn Press

Penn IUR Faculty Fellows News & Awards



AL GARNERS PRAISE FOR *VILLAGES IN THE CITY*

Villages in the City (University of Hawaii Press, 2014) edited by Stefan Al, Associate Professor, Department of City and Regional Planning, School of Design, recently received a favorable review from *Architectural Record* (<http://archrecord.construction.com/features/critique/books/2015/1506-Informal-Urbanism.asp>). Additionally, the University Research Foundation awarded Al a grant to analyze high-density housing in Shanghai. The aim of the project is to develop prototypes for urban design guidelines fostering sustainable development to be applied in Shanghai and other rapidly urbanizing places throughout Asia.



CNAAN CONTRIBUTES TO NEW JOURNAL

A paper entitled "The Multifaceted Nature of Civic Participation: A Literature Review" by Ram A. Cnaan, Associate Dean for Research, Professor and Chair, Graduate Group in Social Welfare and Director, Program for Religion and Social Policy Research, School of Social Policy & Practice, will be the inaugural and only paper in *Voluntaristics Review*, a new journal devoted to voluntary action. He co-authored the paper with doctoral student Sohyun Park.



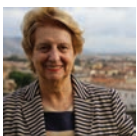
BRANAS COAUTHORS STUDY ON BUILDING REMEDIATION

Charles Branas, Professor of Epidemiology, Department of Biostatistics and Epidemiology, Perelman School of Medicine, has coauthored a study, "A difference-in-differences study of the effects of a new abandoned building remediation strategy on safety" in *PLOS ONE* (2015) demonstrating the beneficial effects of building remediation. He found that repairing doors and windows significantly diminishes serious and nuisance crimes in the immediate vicinity. The research team included John MacDonald, Penn IUR Faculty Fellow and Professor of Criminology and Sociology and Chair, Department of Criminology, School of Arts and Sciences.



DILULIO CITED IN WASHINGTON POST

The Washington Post cited *Bring Back the Bureaucrats* (Templeton Press, 2014) by John Dilulio, Frederick Fox Leadership Professor of Politics, Religion, and Civil Society, Department of Political Science, School of Arts and Sciences (http://www.washingtonpost.com/opinions/taming-big-government-by-proxy/2015/02/16/783792f4-b5ff-11e4-9423-f3do1ec335c_story.html). In this book, Dilulio argues that adding more workers to the federal workforce will improve its performance.



BIRCH KEYNOTES THE ANNUAL CONVENTION OF THE ROYAL TOWN PLANNING INSTITUTE

Eugénie Birch, Lawrence C. Nussdorf Professor of Urban Research, Department of City and Regional Planning, School of Design and Co-Director, Penn IUR, offered the keynote address at the annual convention of the Royal Town Planning Institute (RTPI) in London in July. She spoke on critical issues in global urbanization. Earlier, *The Planner*, the RTPI monthly magazine featured her work in a cover article. Birch's other recent activities include speaking at the "Future of Places" conference (Stockholm, June) and appointment to the Habitat III Policy Unit on Spatial Frameworks (August).



DURANTON CO-EDITS ELSEVIER HANDBOOK OF REGIONAL AND URBAN ECONOMICS

Gilles Duranton, Dean's Chair in Real Estate Professor and Chair, Department of Real Estate, The Wharton School, is co-editor (with J. Vernon Henderson and William Strange), of the newly published two-volume *Elsevier Handbook of Regional and Urban Economics* (2015). The collection includes a chapter he co-authored (with Diego Puga) entitled "Urban Land Use."

Penn IUR Faculty Fellows News & Awards



FERREIRA WORK IN *FORTUNE*, *FORBES*

Fernando Ferreira, Associate Professor, Departments of Real Estate and Business Economics and Public Policy, The Wharton School, is co-author (with Faculty Fellow Joseph Gyourko) of "A New Look at the U.S. Foreclosure Crisis: Panel Data Evidence of Prime and Subprime Lending" (National Bureau of Economic Research (NBER) Working Paper No. 21261). *Fortune* (<http://fortune.com/2015/06/17/subprime-mortgage-recession/>) and *Forbes* (<http://www.forbes.com/sites/danielfisher/2015/06/24/dont-blame-subprime-for-the-foreclosure-crisis-its-about-home-values-period/>) featured the paper.



HARKAVY AWARDED HONORARY DOCTORATE

Ira Harkavy, Associate Vice President and Founding Director, Barbara and Edward Netter Center for Community Partnerships, has been honored widely in the past months. Cleveland State University awarded him an honorary Doctor of Urban Studies, and the Philadelphia City Council issued a resolution recognizing Harkavy's lifetime of accomplishments and the Netter Center's dedication to community service as well as its significant contributions to West Philadelphia. The New American Colleges & Universities' (NAC&U) presented him with its 2015 Ernest L. Boyer Award, given for outstanding contributions to higher education.



GYOURKO CONTINUES STUDY OF HOUSING MARKETS

Joseph Gyourko, Martin Bucksbaum Professor, Department of Real Estate and Director of the Zell/Lurie Estate Center, The Wharton School, continues his work on Chinese housing markets, the last American housing cycle, and U.S. housing policy, including co-authoring (with Faculty Fellow Fernando Ferreira) the NBER working paper entitled "A New Look at the U.S. Foreclosure Crisis: Panel Data Evidence of Prime and Subprime Lending" (NBER Working Paper No. 21261).



HUGHES WRITES ON PHILADELPHIA'S ENERGY POLICY

Mark Alan Hughes, Professor of Practice, Department of City and Regional Planning, School of Design and Faculty Director, Kleinman Center for Energy Policy, authored a three-part series on the future of Philadelphia as an energy hub in *Philadelphia Magazine* (collected at <http://kleinmanenergy.upenn.edu/policy-digests/stakes-are-high-philadelphia-energy-hub>). Hughes has also been appointed Faculty Director of the new Fels Policy Research Initiative (FPRI) at the Fels Institute of Government.



HANDBURY PAPER RECEIVES NATIONAL ATTENTION

Jessie Handbury, Assistant Professor, Department of Real Estate, The Wharton School, co-authored (with Ilya Rahkovsky, USDA Economic Research Service, and Molly Schnell, Princeton University) "What Drives Nutritional Disparities? Retail Access and Food Purchases across the Socioeconomic Spectrum" (National Bureau of Economic Research (NBER) Working Paper No. 21126). The article has received attention in *The New York Times* (<http://www.nytimes.com/2015/05/09/upshot/giving-the-poor-easy-access-to-healthy-food-doesnt-mean-theyll-buy-it.html>), *FiveThirtyEight* (<http://fivethirtyeight.com/datalab/food-deserts-community-colleges-and-innovative-slackers>), and the *Capital Ideas* blog (<http://www.chicagobooth.edu/capideas/blog/2015/april/daily-data-food-deserts-are-only-part-of-the-problem>).



KEENE AUTHORS ENCYCLOPEDIA ENTRY ON ENVIRONMENTAL PLANNING

John C. Keene, Professor emeritus, Department of City and Regional Planning, School of Design, wrote "Environmental Planning and Sustainability," in the *International Encyclopedia of the Social & Behavioral Sciences* (Elsevier, 2015).

Penn IUR Faculty Fellows News & Awards



LUM EXHIBITS SCULPTURE IN VANCOUVER, CANADA

Kenneth Lum, Professor, Department of Fine Arts and Director, Undergraduate Fine Arts program, School of Design, completed a \$300,000 bronze sculpture of the explorer Simon Fraser that is placed in a major transit-oriented development in Vancouver, Canada. Simon Fraser University, his undergraduate alma mater, awarded him an honorary Doctor of Fine Arts. Lum served as curator for *Monument Lab*, a public art project that took place in the Philadelphia City Hall Central Courtyard from May 15 to June 17 and that was cosponsored by Pew Center for Art & Heritage and Penn IUR (see page X for more on this project).



SOMMERS NAMED CHAIR, NIH HEALTH DISPARITIES AND EQUITY PROMOTION SECTION

Marilyn (Lynn) Sommers, Lillian S. Brunner Professor of Medical-Surgical Nursing, School of Nursing, has been named the Chair, Health Disparities and Equity Promotion study section at the National Institutes of Health (NIH). Sommers will also be speaking at the fall meeting of the National Institute of Allergy and Infectious Diseases (NIAID) on the risks of age and injury in HIV susceptibility (RAIS). She has recently published articles on injury, violence, and women's health in the *Journal of the American Medical Association (JAMA)*, *Alcoholism: Clinical and Experimental Research*, and *The Lancet*.



PERNA ELECTED CHAIR-ELECT OF FACULTY SENATE

Laura Perna, Professor, Graduate School of Education, is completing her year's presidency of the Association for the Study of Higher Education (ASHE). This spring, the faculty chose her as Chair-Elect, Faculty Senate.



TOMLIN PRESENTS HIS WORK NATIONWIDE

Dana Tomlin, Professor, Department of Landscape Architecture, School of Design, and Co-Director, Penn Cartographic Modeling Laboratory, has recently made presentations on his work at Harvard University, the University of Texas at Dallas, and Google, Inc.



PUCKETT WRITES ON PENN AND CITY RENEWAL

John Puckett, Professor, Graduate School of Education, co-authored (with Mark Frazier Lloyd, Director, Penn's University Archives and Records Center) *Becoming Penn: The Pragmatic American University, 1950 – 2000* (University of Pennsylvania Press, 2015).



WACHTER KEYNOTES SINGAPORE CONFERENCE

Susan Wachter, Sussman Professor of Real Estate and Professor of Finance, The Wharton School, and Co-Director, Penn IUR, gave the keynote address, "Perspectives on Macro Prudential Policy," in June at the Institute of Real Estate Studies of the National University of Singapore's Policy Forum. In March, Wachter convened a conference entitled "The Future of the U.S. Housing Finance System: Bringing the U.S. Residential Mortgage Finance System into the 21st Century" along with Joseph Tracy of the New York Federal Reserve Bank. Wachter's article, "Housing America: The Unequal Geography of Risk and Opportunity," appeared in the 25th Anniversary edition of *Housing Policy Debate* (Vol. 25, Issue 4, 2015).

RESEARCH

Public Art Project Explores Ideas for a New Monument in Philadelphia

Monument Lab: Creative Speculations for Philadelphia, a Penn IUR-sponsored public art and urban research project funded by the Pew



MONUMENT LAB: From top: Terry Adkins, *Prototype Monument for Philadelphia* (2015) was installed in Philadelphia's City Hall Courtyard. People gather at the installation on the opening day of the exhibit. Artists propose art installations in four of Philadelphia's public squares as audience members listen attentively. Photo credit: Lisa Boughton.

Center for Art & Heritage and led by Penn IUR Faculty Fellow Ken Lum, Professor, Department of Fine Arts, School of Design; Paul M. Farber, Postdoctoral Writing Fellow, Haverford College; and A. Will Brown, Curatorial Assistant of Contemporary Art at the Rhode Island School of Design (RISD) Museum, took place in the Philadelphia City Hall Central Courtyard from May 15 to June 17. The project included the erection of the *Monument Lab* Research Pavilion for lectures and the other public events and the temporary installation of *Prototype Monument for Center Square* (2015) by the late Terry Adkins, Professor, Department of Fine Arts, Penn School of Design. The aim was to investigate the question: What is an appropriate monument for the city of Philadelphia today?

Included in programming for *Monument Lab* was a series of lectures by artists Zoe Strauss, Alexander Rosenberg, Kara Crombie, and We the Weeds (a botanical arts collaboration headed by artist Kaitlin Pomerantz, MFA student at Penn, and botanist Zya S. Levy, founder of the Collecting Collective and the Philadelphia Investigative Institute of the Wild), each of whom was invited to propose a monument for the four remaining squares in the original city plan. Strauss chose Logan Circle, proposing a speculative monument to make more public the history of the land theft promulgated on the Lenape by James Logan. Rosenberg planned a monument in which viewers would be able

to see, with the aid of augmented reality, all the plans for Rittenhouse Square that have been built or proposed since its inception. Crombie proposed an interactive sculpture for Franklin Square, with a programmable drum machine and sampler with a sound bank of music from Philadelphia's history. We the Weeds proposed establishing a cleared lot, filled with salvaged architectural items and allowed to grow with weeds, within manicured Washington Square.

In addition, *Monument Lab* hosted more than twenty public programs with speakers from all walks of life. Among them were a high school history teacher from the Science Leadership Academy in Philadelphia and her students; Jane Golden, Executive Director, Philadelphia Mural Arts Program; and Conner Barwin, linebacker for the Philadelphia Eagles.

The project team, including the curators and volunteers, worked in City Hall's Central Courtyard from noon to 7:00 pm every day throughout the duration the project. They captured more than 400 proposals for a new monument for Philadelphia from members of the public. In addition, the team engaged thousands of visitors in evaluating Adkins' *Prototype Monument for Center Square* in order to think about the location and placement of a new monument. Lum, Farber, and Brown view this relatively short-term effort as the first phase of a larger project that will incorporate the newly generated ideas into several temporary public art installations placed throughout the city.

In addition to the support from Pew, nine Philadelphia arts and cultural institutions backed the project. They were: Penn IUR, the Philadelphia Mural Arts Program, Recycled Artists In Residency (RAIR), City of Philadelphia – Office of Arts, Culture, and the Creative Economy, Haverford College, Pennsylvania Academy of Fine Arts, *Next City*, Philadelphia Center for Architecture, and the Penn School of Design. The project received much attention in Philadelphia-area press. For more information see: <http://monumentlab.com>.

INSTRUCTION

MUSA Speaker Series Provides Networking Opportunities

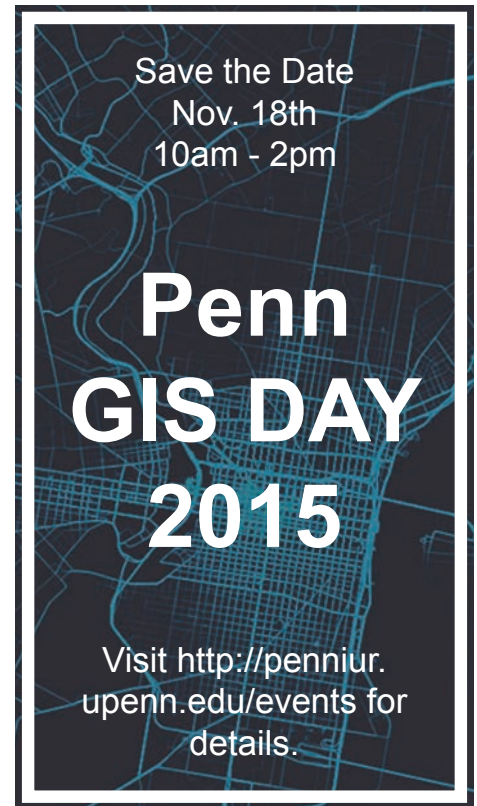
The Penn IUR and the Master's of Urban Spatial Analytics (MUSA) Spring 2015 Speaker Series on GIS for Urban Sustainability included three events: a talk on Risk Terrain Modeling (February) and a two-part session on the impact of new GIS technologies in the public and private sectors (March).

The first talk, "GIS, Crime Analysis, and Risk Terrain Modeling," by Joel Caplan, Associate Professor, School of Criminal Justice and Deputy Director, Center on Public Security, Rutgers University, provided an overview of his work evaluating illegal behavior, crime patterns, and spatial risks.

"Working in the Civic Technology Space," a two-part series on the impact of new,

innovative technologies and attendant approaches in the public and private sectors, focused on the use of web-based services and mobile technologies, and their contributions to performance management, open government, and civic transparency. Todd Baylson (MUP '04), Technology Procurement Advocate, City of Philadelphia Office of Innovation and Technology, led the sessions. Baylson explained the municipal procurement process, introduced the concept of performance-based projects and answered audience questions related to integration of technology in nonprofit management.

Visit the Penn IUR website (<http://pennur.upenn.edu>) for information about the 2015-16 schedule.



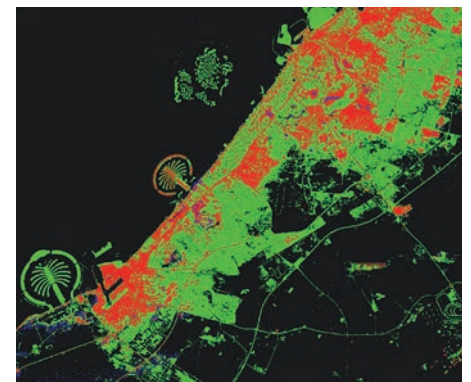
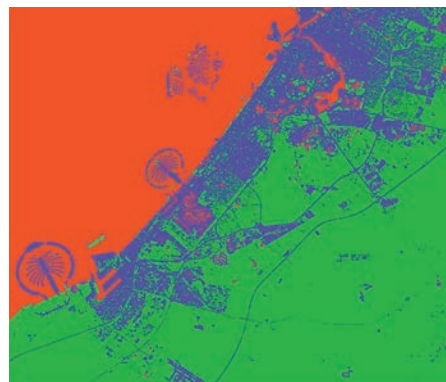
INSTRUCTION

MUSA Grad's Work Showcased in ESRI Map Book

ESRI, the world's dominant supplier of Geographic Information System (GIS) software, web GIS, and geodatabase management applications headquartered in Redlands, California has selected "Application in Urban Spatial Analysis: Mapping Urbanization in Dubai," by MUSA '14 alumna Shrobona Karkun's

work for its *ESRI Map Book Volume 30*, its annual publication showcasing exemplary work. ESRI distributed the volume at its 2015 International User Conference in San Diego attended by more than 15,000. Karkun's maps demonstrate an analysis of aerial imagery using open source remote sensing data to evaluate the change in

urbanization in the Emirate of Dubai between 2004 and 2013. She undertook the work in partial fulfillment of the requirements for the Master's in Urban Spatial Analytics (MUSA) under the direction of by Kenneth Steif, Lecturer, Department of City and Regional Planning, School of Design.



URBANIZED AREAS DUBAI: From left, Shrobona Karkun's maps show urbanization in the Emirate of Dubai in 2004 (urbanized areas in black); 2013 (urbanized areas in purple); and a composite map showing areas urbanized before 2004 (red), urbanized from 2004 to 2013 (green), deurbanized from 2004 to 2013 (blue), and natural areas (black).

INSTRUCTION

Penn IUR Convenes Urban-Focused Doctoral Students

Penn IUR cosponsored with Penn's Urban Studies Program two events for urban-focused doctoral students: the annual Penn IUR Urban Doctoral Poster Session, February 15; and the Urban Doctoral Symposium, May 15.

Eight Ph.D. students presented their work at this year's Urban Doctoral Poster Session to their mentors and advisors. The presenters and their subjects were:

- Ellen Donnelly, Graduate Group in Political Science and Criminology, School of Arts and Sciences, "In Pursuit of Racial Justice: Assessing the Politics and Consequences of Racial Disparity Reform in the U.S. Criminal Justice System"
- Sara Jacoby, Graduate Group in Nursing, School of Nursing, "Ethnographic study of Black patients' experiences of injury and hospitalization at an urban trauma center in Philadelphia"
- Theodore Lim, Graduate Group in City and Regional Planning, School of Design, "Beyond Percent Impervious: Importance of Context in Planning Urban Green Storm water Infrastructure"
- Simon Mosbah, Graduate Group in City and Regional Planning, School of Design, "Defining and Analyzing Airport Economic Development zones in the U.S."
- Mary Rocco, Graduate Group in City and Regional Planning, School of Design,

"Revitalizing Legacy Cities: A Landscape Study of Philanthropic Grant Making, 2003-2013"

- Joseph Su, Graduate Group in City and Regional Planning, School of Design, "Rebuild, Retreat, or Resilience: Can Taipei Plan For Resilience?"
- Alexandra Wimberly, Graduate Group in Social Policy and Practice, School of Social Policy and Practice, "Yoga Intervention for Substance Use and ART Adherence in Community Reentry"
- Albert Alex Zevelev, Graduate Group in Applied Economics, The Wharton School, "Regulating Mortgage Leverage: Fire Sales, Foreclosure Spirals, and Pecuniary Externalities"

The Penn IUR Annual Urban Doctoral Symposium featured presentations by graduating students followed by a luncheon for their families and mentors. The graduates and their topics of study were:

- Jonathan Argaman, Graduate Group in Political Science, School of Arts and Sciences, "International, Connected, and on the Edge: Aspirational City Planning in Cairo"
- Peter Blair, Graduate Group in Applied Economics, The Wharton School, "The Effect of Outside Options on Neighborhood Tipping Points"

- Benjamin Chrisinger, Graduate Group in City and Regional Planning, School of Design, "If You Build It, Will They Come, and What Will They Eat? Investigating Supermarket Development in Food Deserts"
- Meagan Ehlenz, Graduate Group in City and Regional Planning, School of Design, "Anchoring Communities: The Impact of University Intervention in Neighborhood Revitalization"
- Joseph Su, Graduate Group in City and Regional Planning, School of Design, "Rebuild, Retreat, or Resilience: Can Taipei Plan for Resilience?"
- Albert Alex Zevelev, Graduate Group in Applied Economics, The Wharton School, "Regulating Mortgage Leverage: Fire Sales, Foreclosure Spirals, and Pecuniary Externalities"

Mark Stern, Co-Director of the Urban Studies Program and Kenneth L.M. Pray Chair and Professor of Social Welfare and History, School of Social Policy and Practice, moderated the session that also included introductory remarks by Elaine Simon, Co-Director of the Urban Studies Program and Adjunct Associate Professor, Department of Anthropology, School of Arts and Sciences, and closing remarks by Eugénie Birch, Co-Director of Penn IUR.

RESEARCH

Energy Smart Communities Initiative Best Practices Awards Program

The Asia Pacific Economic Cooperation's (APEC) Energy Smart Communities Initiative Knowledge Sharing Platform (ESCI-KSP), co-managed by the Taiwan Institute for Economic Research and Penn IUR and funded by the Taiwan National Development Council, is sponsoring the second 2015 ESCI Best Practices Award program to recognize exceptional best practices in energy efficiency related to smart transit, buildings, the electric grid, and jobs.

The ESCI-KSP supports APEC's goal of reducing energy intensity (energy consumed

per gross domestic product) by 45% by 2030. The twenty-one APEC member economies are eligible to participate through their submissions to the knowledge-sharing platform. In addition, other projects submitted by Penn IUR researchers and close project partners are also part of the completion. An eight-member jury including Xie Baichen, Associate Professor, College of Management and Economics, Tianjin University; Jyuung-Shiauu Chern, Section Chief, Bureau of Energy, Ministry of Economic Affairs; Shinjii Ishii, Director for Natural Resources and Energy Research, Agency for Natural Resources

and Energy (ANRE), Ministry of Economy, Trade and Industry (METI); Omjimi Takato, President, The Asia Pacific Energy Research Centre (APEREC); Robert Tromop, International Energy Consultant; Toh Eng Shyan, Director, Building and Construction Authority (BCA); and Munlika Sompranon, Senior Policy and Planning Analyst, DEDE, Ministry of Energy, and chaired by Penn IUR Co-Director Eugénie Birch will determine six awardees and runners-up. The awards will be given at the 50th Meeting of the Energy Working Group in November 2015. For more information see: <http://esci-ksp.org>.

RESEARCH

Penn IUR Supports Consortium for Building Energy Innovation

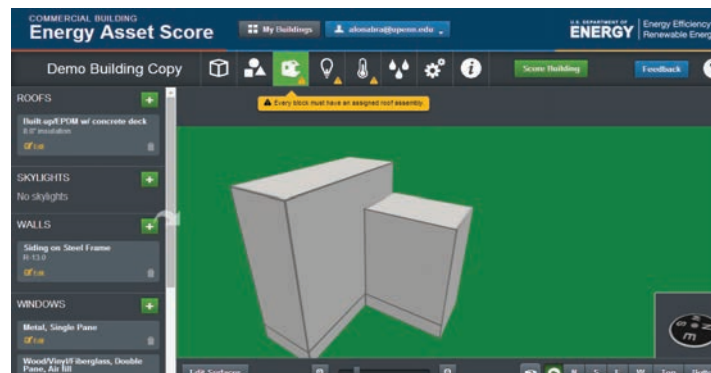
In its fifth year of work with the Consortium for Building Energy Innovation (CBEI), Penn IUR continues its management of the CBEI Research Digest, the primary means of disseminating current findings and is taking on an expanded role in CBEI communications and outreach. Penn IUR is now managing the organization's website and social media communications. In addition, in partnership with Carnegie Mellon University, Penn IUR is promoting the adoption of two U.S. Department of Energy (DOE) commercial building projects: the Asset Score Tool and the BuildingSync data schema.

The Asset Score Tool captures a building's physical characteristics—exterior materials, lighting, heating/cooling equipment, etc.—to paint

a picture of the structure's energy efficiency characteristics, considered separately from the way the building is actually operated. The tool provides building owners a deeper understanding of their assets' energy performance and insight

into enhancements that could contribute to improved energy efficiency, such as adoption of low-energy light fixtures.

BuildingSync provides a data standard for cataloging data collected during building energy audits. Standardized data cataloging is essential for the efficient use of information. It allows the collected data to be used in other applications from audit to analysis (including energy modeling), building design, and construction. Penn IUR is engaging with software developers, owners of large portfolios of buildings (to drive demand for the standard), standard-setting bodies, and other stakeholders to promote the adoption of BuildingSync as the industry standard.



ENERGY ASSETS: A screenshot of the Energy Asset tool illustrates how users input their buildings' characteristics to determine how energy intensive they are.

EVENT

Penn Alumni Club of Atlanta Features Penn IUR at February Meeting

On February 24, the Penn Alumni Club of Atlanta sponsored a Penn IUR presentation on urbanization at the High Museum of Art. Penn IUR Advisory Board member Virginia Hepner, (W'79), President and CEO, Woodruff Arts Center (of which the High Museum is part) hosted the evening event. The evening began with a special tour by the curator of the High's exhibit "Wifredo Lam: Imagining New Worlds." A panel on Atlanta's evolution as a city followed. The panel explored how Atlanta's development compares to other U.S. cities and how to assess and integrate values of health and shared prosperity into redevelopment efforts. The panelists highlighted the role of anchor institutions, especially the Woodruff Arts Center, in

Atlanta's growth. Hepner (W'79) moderated the panel, whose members were: Penn IUR Advisory Board Chair Egbert Perry (C'76, W'78, ENG'79), University of Pennsylvania Trustee and Chairman and CEO, The Integral Group, LLC; David Brenneman, Director, Collections and Exhibitions, High Museum of Art; Nisha Botchwey (CPLN'99 PhD'03), Associate Professor, School of City and Regional Planning, College of Architecture, Georgia Institute of Technology, Stuart Andreason (PhD'14), Senior Community and Economic Development Adviser, Federal Reserve Bank of Atlanta; and Penn IUR Co-Director Eugénie Birch. Brenneman discussed the development of the Woodruff Art Center and the High

Museum and their role in the redevelopment of Atlanta. Perry discussed several projects including the prize-winning mixed-income Centennial Place, emphasized the importance of transit-centered development to new, young Atlanta residents. Andreason echoed his sentiment, focusing his discussion on labor force development. Botchwey's presentation demonstrated the development of transit and city planning over time and the current challenges Atlanta faces. Birch wrapped up the conversation with a call-to-action for Atlanta. With the 2016 UN Habitat III approaching, she urged the audience to use the upcoming global event to foster increased dialogue around resurgent cities.

CONVENING

Partnership with Kleinman Center on Green Building Panel

On March 25, Penn IUR and Penn's Kleinman Center for Energy Policy convened "Healthy Urban Infrastructure: The Future of Green Building Standards and Energy Policy," an expert panel to discuss the development of buildings that conserve energy, reduce water consumption, and improve indoor air quality in urban areas. Panelists also addressed questions related to toxic building materials, lifecycle issues, and more effective energy use.

Mark Alan Hughes, Kleinman Center Faculty Director, moderated the discussion. Members of the panel were: Alex Dews, Executive Director, Delaware Valley Green Buildings Council; Elizabeth Beardsley, Senior Policy Counsel, U.S. Green Building Council; William Braham, Professor, Department of Architecture, Director, Master's of Environmental Building Design Program, and Director, T.C. Chan Center for Building Simulation and Energy Studies, Penn School of Design; and Erica Cochran,

Assistant Professor, School of Architecture, Carnegie Mellon University. Dews presented an overview of existing tools and policies that address sustainable measures of built infrastructure. Beardsley discussed LEED program successes as well as EPA's Clean Power Plan, which aims to reduce carbon dioxide emissions at existing fossil fuel electric power plants. Braham talked about the trade-off between rural and urban environments and the adoption of specific renewable resources and Cochran spoke about transparency in data analysis of building efficiency.

The speakers also discussed the challenge of widespread climate change disbelief and the role of private sector players in early adoption of green building policy. To view the event, go to: <http://penniur.upenn.edu/events/healthy-urban-infrastructure-the-future-of-green-building-standards-energy>.

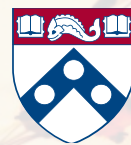
**PENN IUR ROUNDTABLE ON
ANCHOR INSTITUTIONS
(PRAI) PRESENTS**

**UNIVERSITY-
LED INNOVATION
INITIATIVES**

A panel discussion with leaders from some of the nation's most engaged urban universities to discuss how universities are fostering innovation and commercialization.

October 7, 2015 | 5:00-6:30
Meyerson Hall, Lower Gallery

Visit <http://penniur.upenn.edu/events>
for details.



PennIUR
PENN INSTITUTE *for* URBAN RESEARCH

PENN
CENTER FOR
INNOVATION 
Empowering Ideas

CONVENING

Penn IUR Celebrates Earth Day with Focus on Sustainable Urbanization

(CONTINUED FROM P. 1)

of Landscape Architecture, School of Design, discussed the importance of preserving “representative and connected” open space throughout the world. He called for the need for a one-stop shop, or ecological inventory, for the whole planet. “Maps are as important for what they leave out as for what they show,” he said, “but we can’t help but make maps.”

Budhendra Bhaduri, Corporate Research Fellow and founding Director, Urban Dynamics Institute, Oak Ridge National Laboratory, talked about LandScan HD, a new high-resolution mapping tool that can precisely map population distribution. He demonstrated its accurate extraction of every building in California in less than five minutes. He argued that the application can be used to “map people who have never been mapped before...who have never existed to you and me.” He underlined the implications of this monitoring capacity, noting that it could be used to improve the growth and development of urban areas and to provide more accurate calculation of these areas’ vulnerability to the vicissitudes of climate change.

In addition to population mapping, geospatial satellite data has allowed for the measurement

and mapping of sustainability on the planetary level. Marc Imhoff, Visiting Research Scientist, Earth System Science Interdisciplinary Center, University of Maryland, demonstrated the importance of sustainability as “urbanization increasingly becomes the human enterprise.” With urban growth inevitable, we need to measure how important sustainable methods of transportation, agriculture, energy use, and more are to the survival of urban areas.

Martino Pesaresi, Scientific Leader, Global Security and Crisis Management Unit, European Commission Institute for Protection and Security of the Citizen, demonstrated the abilities of the Global Human Settlement Layer (GHSL), which allows for “systematic collection using satellite data that can create indicators for more effective measurement of human settlements.”

Christopher Small, geophysicist, Lamont-Doherty Earth Observatory, Columbia University, demonstrated his latest project, which seeks to quantify the spatiotemporal changes of the earth’s surface. Understanding the consequences of land and settlement changes using satellite imagery can help

inform future planning efforts and better prepare vulnerable populations for climate and development-induced environmental changes.

Mark Montgomery, Professor, Department of Economics, SUNY-Stony Brook University and Senior Associate, Poverty, Gender and Youth Program, Population Council, described the ability of Desventar, another program created using geospatial technologies, to record disasters at a fine scale. “Spatial locations of disasters haven’t been specifically recorded in the past,” Montgomery said. Worldwide, there is next to no information on small-scale disasters and their environmental, social, and economic impacts on countries. Such information could open up a whole new set of opportunities for emergency management and urban resilience.

Following the Earth Day event, Penn IUR Co-Directors Eugénie Birch and Susan Wachter reported on the role of geospatial technologies in earth-wide sustainability in Penn IUR’s *Urban Link*. To access full presentations by the Earth Day panelists and read the *Urban Link* article, see: <http://penniur.upenn.edu/publications/geospatial-technologies-for-a-healthier-earth>.



EARTH DAY 2015: Susan Wachter opens the Earth Day expert meeting.

CONVENING

Designing a 21st Century Housing Finance System

(CONTINUED FROM P. 1)

School, and Phillip Swagel, Professor, University of Maryland School of Public Policy, discussed legislation to reform the housing finance system; and Diana Hancock, Senior Associate Director, Board of Governors of the Federal Reserve System, and Wayne Passmore, Senior Advisor, Division of Research and Statistics, Board of Governors of the Federal Reserve System, presented on the feasibility of macro-prudential mortgage-backed securitization. Andrew Davidson, President, Andrew Davidson & Co., commented on the paper presentations.

A second morning panel delved into the details of a reformed system, with paper presentations by Akash Kanojia, Senior Trader/Analyst, Federal Reserve Bank of New York, and Meghan Grant, Research Analyst, Federal Reserve Bank of New York, on preserving the TBA market; Roberto

Quercia, Trudier Harris Distinguished Professor and Chair, Department of City and Regional Planning, and Director, UNC Center for Community Capital, University of North Carolina-Chapel Hill, and Kevin Park, Ph.D. Candidate, Department of City and Regional Planning, and Graduate Research Assistant, UNC Center for Community Capital, University of North Carolina-Chapel Hill, on the future of the Federal Housing Administration; and Scott Frame, Financial Economist and Senior Policy Advisor, Federal Reserve Bank of Atlanta, on the federal home loan system. Andreas Fuster, Senior Economist, Federal Reserve Bank of New York, responded to these paper presentations.

Two afternoon roundtable discussions explored the policy implications of alternative reforms. Peter Carroll, EVP, Mortgage Policy and

Counterparty Relations, Quicken Loans; Michael Krimminger, Partner, Cleary Gottlieb Steen & Hamilton; and Joshua Rosner, Senior Managing Director, Graham Fisher & Co., discussed the policy implications of the topics raised earlier in the day, such as appropriate levels of private-sector risk and the future of the FHA. Mitria Wilson, Vice President of Government Affairs, Center for Responsible Lending; Laurie Goodman, Center Director, Housing Finance Policy Center, Urban Institute; and Barry Zigas, Director of Housing Policy, Consumer Federation of America, discussed policy alternatives' impacts on housing affordability.

The papers presented at the meeting are expected to be published in Spring 2016 as *Housing Finance Reform* in Penn Press's City in the 21st Century series.

FACULTY SPOTLIGHT

Devesh Kapur

(CONTINUED FROM P. 3)

citizens everywhere, but given the sheer scale of urbanization occurring in India, understanding its implications is vital to India's future.

4. CASI IS UNDERTAKING A MULTI-YEAR SURVEY ON URBANIZATION AND SOCIAL CHANGE IN INDIA. CAN YOU TELL US MORE ABOUT THE STUDY? WHAT ARE YOU HOPING TO LEARN?

We are trying to understand the nature and intensity of social change brought on by burgeoning urbanization. We are beginning with the study of one large metro, the National Capital Region of Delhi, which now has more than 28 million people (up from a few million in the early 1970s). We intend to expand the study geographically over time. After Delhi, we will survey Mumbai, then other large metros, starting with those with more than 4 million people, then those with 1 to 4 million, and so on.

We want to understand changes in urban political economy. We are trying to answer such questions as: Who do people go to when, say, basic services like water or sanitation are not working? Do they go to their local politicians? To the local bureaucracy? To a middleman? Or do they simply go to the private sector and buy the service?

We are also asking questions related to the Gandhi-Ambedkar debates about urbanization's effects on social identities. Are rural migrants to cities bringing with them local identities from their villages? Are these identities getting reshaped? How? Are new identities emerging? For instance, are there more inter-caste marriages in urban settings? Is there more inter-caste commensality (which is basically the idea of who you eat with)?

5. CASI REGULARLY HOSTS EVENTS AND BRINGS IN DISTINGUISHED SCHOLARS AND POLITICIANS TO SPEAK AT PENN.

ARE THERE ANY PROGRAMS YOU ARE PARTICULARLY LOOKING FORWARD TO THIS COMING YEAR (2015-16)?

On September 29 we are going to have a public lecture by the Director of the Indian Institute for Human Settlements (IIHS), who is looking at urbanization and climate change. Then, in mid-November, we are hosting an invitation-only workshop on urbanization. In early February, we are bringing in Jairam Ramesh who was the Minister of the Environment in the previous government who will be talking about India's international stance and domestic policies on climate change. He'll be on campus for about a week and will be interacting with various groups. Details about all of these events will be available on CASI's website once they are finalized: <http://casi.sas.upenn.edu>.

About Penn IUR

THE PENN INSTITUTE FOR URBAN RESEARCH (PENN IUR)

is dedicated to advancing cross-disciplinary urban-focused research, instruction, and civic engagement on issues relevant to cities around the world. As the global population becomes increasingly urban, understanding cities is vital to informed decision-making and public policy at the local, national, and international levels. Penn IUR has a strong focus on research that informs the sustainable and inclusive twenty-first-century city. By providing a forum for collaborative scholarship and instruction at Penn and beyond, Penn IUR stimulates research and engages with urban practitioners and policymakers to inform urban policy.

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