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RESEARCH

Penn IUR Studies Urban Regeneration in U.S., South Korea



View of Seoul, South Korea. Photo by Amanda Lloyd.

Penn IUR concluded the second year of a study of urban regeneration practices in South Korea and the United States with a presentation to the Korean Housing and Urban Guarantee Corporation (HUG), a national public company, in September 2020. In the presentation, Penn IUR shared research, undertaken in partnership with HUG and the Wilson Center, a nonpartisan policy think tank headquartered in Washington, D.C., comparing South Korean and U.S. practices for implementing urban regeneration projects and examining various models for public-private partnerships to revitalize struggling older neighborhoods and former industrial centers.

U.S. and Korean researchers developed case studies in both South Korea and the United States to investigate and compare how public agencies, private developers, civic organizations, and other actors form and fund partnerships that lead to successful projects and community investments. Penn IUR's 2020 case study of Atlantic Yards (now called Pacific Park) in the Fort Greene neighborhood of Brooklyn, New York detailed the challenges of an ambitious public-private partnership with the State of New York. This 22-acre "megaproject" is the redevelopment of a mixed-use site adjacent to one of the city's biggest multimodal transit hubs, Atlantic Terminal. In 2019, the

partnership's first year, Penn IUR researchers presented two case studies on the value of business improvement districts (BIDs) in Philadelphia. The studies detailed how two public space projects—Dilworth Plaza in the central business district and The Porch, adjacent to 30th Street Station and I-76 in West Philadelphia—created amenities that attracted local workers and residents, spurred private investment, and increased surrounding land values.

The anthology of case studies will be published by the Wilson Center in the first quarter of 2021, and additional case studies will be undertaken later in the year.

CONVENING

Penn IUR Continues to Convene Experts on State and Local Finance

In Fall 2020, Penn IUR continued its monthly webinar series on the impact of COVID-19 on the fiscal outlook of state and local governments. Hosted in partnership with The Volcker Alliance, the series is part of the Penn IUR Initiative for State and Local Fiscal Stability, launched in July 2020. The webinars featured experts from The Volcker Alliance's and Penn IUR's national research networks, along with other leading academics, economists, and fiscal policy leaders from around the United States. Free and open to the public, the events attracted hundreds of participants from around the country. Penn IUR Co-Director Susan Wachter and Penn IUR Fellow William Glasgall, Volcker Alliance Senior Vice President and Director of State and Local Initiatives, introduced and moderated the discussions.

A description of each event's topic and guest speakers follows, along with a link to video of the webinar:

- "Fiscal and Operational Priorities for Cities in the COVID Crisis Era" took place September 10, 2020 and focused on how U.S. mayors are managing the fiscal, societal, and operational stresses resulting from the COVID-19 pandemic. The event featured presentations by Linda J. Blimes, Daniel Patrick Moynihan Senior Lecturer in Public Policy, Harvard Kennedy School; Andrew Reschovsky, Professor Emeritus of Public Affairs and Applied Economics, Robert M. LaFollette School of Public Affairs, University of Wisconsin-Madison; Bill Lucia, Senior Reporter, Route Fifty; and Andrew Rein, President, Citizens Budget Commission.

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Faculty Spotlight: Vincent Reina



VINCENT REINA is a Penn IUR Faculty Fellow; Assistant Professor in the Department of City and Regional Planning, Stuart Weitzman School of Design; and Faculty Director, Housing Initiative at Penn (HIP), an initiative based in PennPraxis that brings research, analysis, and partnerships to achieve more effective, equitable housing policy. His research focuses on urban economics, low-income housing policy, household mobility, neighborhood change, and community and economic development. He began his career at the U.S. Department of Housing and Urban Development (HUD) as a Community Planning and Development Representative and a Project Manager in its Division of Multifamily Housing, and then at the Local Initiatives Support Corporation (LISC), where he underwrote financing for affordable housing developments across the country. Penn IUR conducted this interview as part of its semi-annual spotlight on Penn IUR Faculty Fellows.

THE PENN PRESS/PENN IUR CITY IN THE 21ST CENTURY (C21) SERIES PUBLISHED PERSPECTIVES ON FAIR HOUSING, WHICH YOU CO-EDITED WITH PROVOST WENDELL PRITCHETT AND PENN IUR CO-DIRECTOR SUSAN WACHTER THIS FALL. WHAT DOES THE BOOK HAVE TO SAY ABOUT THE FHA AND ITS ROLE IN ADDRESSING INEQUALITY IN HOUSING?

The book pulled together experts across disciplines to look at the legacy of the Fair Housing Act (FHA), passed more than 50 years ago. The nation is now reckoning with long-standing racial inequality. We bring together an amazing set of scholars from across Penn and the academy who are studying the topic of fair housing: the history of the current context, policies and programs that intersect with it, and the evolution of the challenges and opportunities around it.

The book frames these challenges and opportunities from a broad set of perspectives and shows how fair housing permeates every facet of our society. It also shows the challenges of meaningfully addressing longstanding fair housing issues, particularly the racial discrimination that is ingrained in our housing market. It makes the case very clearly for the importance of the Fair Housing Act—how historically significant it was and how valuable it still is to the fight for fair housing. But the book also very clearly makes the case that the Act on its own is not sufficient: policy advances to affirmatively further fair housing are essential but they are often fraught and politically sensitive.

We know that the Fair Housing Act is crucial to addressing issues of racial discrimination, segregation, inequality, and inequity, but we can't stop there. It will take more proactive efforts, more proactive policy, planning, and follow-through to truly dismantle racism in housing markets—along

with an acknowledgement that the challenges around fair housing compound and evolve over time, therefore requiring ongoing action.

HOW IS THE COVID-19 PANDEMIC AFFECTING THESE LONG-STANDING INEQUITIES?

COVID-19 has highlighted and amplified many of the existing, well-documented inequities discussed in the book. There's overwhelming evidence showing that individuals and communities of color, and particularly Black communities, are disproportionately being affected by the pandemic through their employment, housing, and actual exposure to the virus. This moment makes those systemic inequities stark.

There's evidence showing that these same individuals and communities are facing challenges in accessing vaccines in cities like Philadelphia. Even knowing the disproportionate impact that COVID-19 has had on communities of color, we're still seeing those same communities disproportionately underrepresented in vaccine rollout. It's such a staggering reminder of the ingrained challenges and the absolute need to fundamentally reshape our approach to thinking about government's role in proactively planning and addressing these inequities.

IN 2017 YOU HELPED THE CITY OF PHILADELPHIA DEVELOP ITS FRAMEWORK AND STRATEGY FOR PRESERVING ITS STOCK OF EXISTING AFFORDABLE HOUSING; IN 2018 YOU WORKED WITH THE CITY TO WRITE ITS FIRST CITYWIDE HOUSING PLAN. THROUGH HIP, YOU HAVE CONTINUED TO PARTNER WITH CITIES TO DEVELOP HOUSING PLANS AND RENTAL ASSISTANCE PROGRAMS. WHAT HAVE YOU LEARNED ABOUT THE NEED FOR

RENTAL ASSISTANCE PROGRAMS AND THEIR EFFICACY? HOW HAS THE PANDEMIC AFFECTED THESE EFFORTS?

At this point, we all know there is a long-standing housing affordability crisis across the country that predated the pandemic. Many things have contributed to this, not the least of which is a retrenchment of the federal government's support for rental housing—particularly rental housing for lower-income individuals.

Cities need to think constructively and proactively about how to address their housing needs. Our work with the City of Philadelphia highlights opportunities to address challenges around current and long-term housing affordability: to assess, understand, promote, and increase the supply of affordable housing; to think critically about tenant protections and tenant rights; and to promote investment in neighborhoods that doesn't result in displacement. But the need for rental assistance programs far exceeds the financial capacity of the City of Philadelphia on its own—federal support is needed.

The disproportionate demand for support relative to the number of people actually served of course is not limited to Philadelphia. I'm working with Professor Jovanna Rosen from Rutgers University-Camden and Penn doctoral candidate Joshua Davidson on a study of the City of Los Angeles' voucher lottery. Over 170,000 households applied for a voucher, 20,000 of which were put on the waitlist—but only a fraction of those on the waitlist are offered a voucher each year and not everyone who is offered a voucher is even able to successfully use it. There's clearly a need for a distinct federal role in addressing the depth of our housing affordability challenges.

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CONVENING

Research for Equity in Recovery: Informing a Fairer Future

From July 2020 through September 2020, Penn IUR partnered with the Federal Reserve Bank of Philadelphia and the Upjohn Institute to host a five-part event series exploring research and strategies for equity in the pandemic recovery. In addition to the extreme health and economic impacts the pandemic has had on many, it has exacerbated existing negative outcomes for marginalized groups. When planning for recovery from the pandemic, returning to the status quo will not be enough. This series provided a space to discuss research that will inform a more equitable recovery and brought together academic, philanthropic, private partners, and local government to share relevant research on labor and market dynamics, workforce development, and more.

"How Job Training Matters," held July 1, focused on the development and training needs of the U.S. workforce as the economy recovers from the effects of widespread state and city shutdown measures. This session featured presentations by Penn IUR Scholar Harry Holzer, Professor, Georgetown University, and Former Chief Economist, Department of Labor, Steven J. Davis, Professor, University of Chicago, and Michelle Miller-Adams, Senior Researcher, Upjohn Institute. Theresa Singleton, Senior Vice President and Community Affairs Officer, Federal Reserve Bank of Philadelphia, moderated.

Holzer set the stage by presenting research on the demographic impacts of COVID-19 on the labor market, noting critical considerations that any policy proposal should consider. In his presentation, Davis shared research demonstrating that the pandemic resulted in an economic "reallocation shock" that would far outlast the pandemic itself, characterized by major shifts in consumer spending, working arrangements, and business practices (toward online meetings, among other things). Miller-Adams spoke to strategies local communities and states can use to respond to the economic upheaval with an explicit equity lens.

"Place-Based Strategies," held July 16, focused on how recovery efforts can prevent the COVID-19 pandemic from widening the divide between prosperous coastal cities and distressed metropolitan regions with little high-tech growth. This session featured Penn IUR Fellow Timothy J. Bartik, Senior Economist, Upjohn Institute, Simon Johnson, Professor, Massachusetts Institute of Technology, and Mark Muro, Senior Fellow and Policy Director, Brookings Institution. Penn IUR Co-Director Susan Wachter moderated.

Bartik noted that "distressed areas in 2000 were still distressed prior to this pandemic recession" which often "worsened the situation." He then shared research demonstrating that place-based strategies can be more cost-
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Participants in the webinar "Research for Equity in Recovery: Does COVID-19 Accelerate Automation?" clockwise from top left: Susan Wachter, Penn IUR Co-Director; Anne Gemmell, Founder, Future Works Strategy; Ashley Putnam, Director, Economic Growth & Mobility Project, Federal Reserve Bank of Philadelphia; David H. Autor, Ford Professor of Economics, MIT; and Lei Ding, Senior Economic Advisor, Federal Reserve Bank of Philadelphia.



CONVENING

Perspectives on Fair Housing Event Series

Throughout the month of October 2020, Penn IUR hosted the *Perspectives on Fair Housing* event series, featuring some of the nation's top fair housing scholars, to discuss the many reasons why fair housing is one of the most critical policy issues of our time. This six-part conversation was presented in conjunction with the new Penn Press volume *Perspectives on Fair Housing*, available here.

Contributors to the volume include Francesca Russello Ammon, Raphael Bostic, Devin Michelle Bunten, Camille Zubrinsky Charles, Nestor M. Davidson, Amy Hillier, Marc H. Morial, Eduardo M. Peñalver, Wendell E. Pritchett, Rand Quinn, Vincent J. Reina, Akira Drake Rodriguez, Justin P. Steil, and Susan M. Wachter.

Borrowing its structure from the book, each event in the series focused on one perspective on fair housing: history, sociology, economics, education, law, and gender. Each event highlighted the fact that, no matter your perspective, fair housing policy has far-reaching implications and demands urgent attention. Each panel was moderated by Penn IUR Faculty Fellow Vincent Reina, Assistant Professor, Department of City and Regional Planning, Weitzman School of Design.

The series began on October 13, 2020 with a conversation between Francesca Ammon, Penn IUR Faculty Fellow and Associate Professor, Departments of City and Regional Planning and Historic Preservation, Weitzman School of Design, and Penn IUR Faculty Fellow Wendell Pritchett, Provost and Presidential Professor of Law and Education.

The two set the stage for the creation of the Fair Housing Act (FHA) in 1968. Ammon traced the public policies, financing mechanisms, and federal programs that led to the deeply segregated environment that the FHA sought to rectify. Pritchett spoke to the civil rights and housing crises of the era that the FHA was responding to and the role of the fair housing activist movement in the post-war era.

They then discussed some of the FHA's impacts to date while highlighting some limitations and sharing ideas on additional measures to further the existing legislation.

The second panel included Camille Zubrinsky Charles, Penn IUR Faculty Fellow and Walter H. and Leonore C. Annenberg Professor in the Social Sciences and Professor of Sociology, Africana Studies, and Education, Xavier de Souza Briggs, Nonresident Senior Fellow, Metropolitan Policy Program, Brookings, and Justin Steil, Associate

Professor of Law and Urban Planning, MIT. The panelists discussed the complex relationship between fair housing and sociology, with a particular emphasis on how a lack of fair housing has affected individuals and communities and exacerbated unequal access to neighborhoods and networks.

Steil discussed the interconnectedness of housing and segregation and, as an example, how the systematic structure of racial subordination plays out in current struggles over municipal zoning. Charles expanded on the micro-level processes that help perpetuate residential segregation, such as the role individual prejudice plays in housing choice. Briggs highlighted the perspectives of sociologists in this area who look into how "certain structures and the ordering rules of our society not just get put in place, but legitimated and sustained over time," which is particularly interesting in the spaces of housing, segregation, and white supremacy.

The group then discussed the difficulty of confronting these deeply ingrained systems and how the FHA can be a tool to confront them as well.

The third panel focused on the economic importance of fair housing and its link to wealth creation and community economic development. The panel featured Raphael Bostic, President and Chief Executive Officer, Federal Reserve Bank of Atlanta; Alanna McCargo, Vice President, Housing Finance Policy, Urban Institute; and Penn IUR Co-Director Susan Wachter.

Bostic, in his discussion on the economic imperative to end racism, highlighted the macro-level effects that racism has on everyone, and how emphasizing these effects are important in building broad coalitions to address segregation. Wachter discussed her research on homeownership disparities and the link between place and mobility as a key mechanism of systemic racism. Her research looks at when homeownership gaps narrow and how doing so improves outcomes for mobility and transferring wealth intergenerationally. McCargo shared the Urban Institute's research on the racial homeownership gap, which found that income inequality, marital status, and credit score explain much of the existing gap. She noted the importance of additional factors such as housing affordability and supply, intergenerational wealth, and discrimination in closing the gap.

After each presentation, the group discussed the FHA's failure to make progress on Black homeownership rates and the wealth gap, and how to address these disparities in the future.

The fourth panel, linking fair housing to school access and education investment, featured Ariel Bierbaum, Professor, Urban Studies and Planning, University of Maryland; Akira Drake Rodriguez, Penn IUR Faculty Fellow and Assistant Professor, Department of City and Regional Planning, Weitzman School of Design, and David Stovall, Professor, African-American Studies and Criminology, Law, and Justice, University of Illinois at Chicago.

Rodriguez discussed the link between housing and schools and its place in the ongoing civil rights movement. Her chapter in the book and her research explores the fallacy of choice and the ways in which "school choice and housing choice are offered as an alternative to a dysfunctional state that had short-changed and underserved groups in enduring ways." Bierbaum offered provocations to how we think about the housing/schools nexus more broadly, the narrative of opportunity and mobility, and the importance of integrating spatial and environmental justice into the conversation. Stovall shared views on housing and education on the ground in Chicago, specifically the impact of COVID-19 on evictions and the exacerbation of the existing digital divide, and how these illustrate the confluence of housing mobility and school segregation.

The group then discussed how to use the FHA to more actively solidify the intrinsic relationship between education and housing before taking questions from the audience.

The fifth panel focused on the legal significance of the FHA and limitations that challenge the government's capacity for proactively advancing fair housing. Panelists included Nestor Davidson, Albert A. Walsh Chair in Real Estate, Land Use, and Property Law and Faculty Director, Urban Law Center, Fordham University; Eduardo Peñalver, Allan R. Tessler Dean and Professor of Law, Cornell Law School; and Lisa Rice, President and CEO, National Fair Housing Alliance.

Rice spoke to the uniqueness of the FHA, the disparate impact rule, and the importance of using advocacy to push for compliance with the more recent Affirmatively Furthering Fair Housing (AFFH) legislation.

Davidson went more deeply into AFFH, its creation during the Obama administration, reversal during the Trump administration, and what the next administration can do to mandate fair housing practices. Peñalver spoke to challenges around reviving the AFFH rule and how enforcement is

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INSTRUCTION

Instructional Activities Continue Online

Despite the coronavirus pandemic and consequent university shutdown, Penn IUR maintained its support of graduate and undergraduate students over the fall semester. By shifting to digital convenings and publications, Penn IUR continued to provide instructional activities so that urban scholars at all stages could continue to benefit from—and contribute to—urban scholarship at Penn.

Penn IUR transitioned its undergraduate programs to online instruction and engagement. In June 2020, Penn IUR’s Advisory Committee selected participants for the 2020-21 Penn IUR Fellows in Urban Leadership Program. The program, open to Penn undergraduates, engages a small cohort of selected students with high-level local, regional, and national leaders drawn from government, business, and civil society to discuss decision-making in urban places. Fellows gathered virtually starting in September 2020, meeting with Former Mayor Michael Nutter, Councilmember Jamie Gauthier from District 3; Christine Knapp, the Director of Sustainability for the City of Philadelphia; and Rebecca Rhynhart, Philadelphia Controller. They will continue to meet in Spring 2021 with guests such as Anne Fadullon, Director of Planning and Development for the City of Philadelphia; Anne Nevins, President of the Philadelphia Industrial Development Corp; and Inga Saffron, Pulitzer Prize-winning architectural critic of the Philadelphia Inquirer. The Penn IUR Undergraduate Urban Research Colloquium (UURC) accepted applications for the Spring 2021 cohort, which will convene online.

Penn IUR continued its support of masters students as well, working with the Master in Urban Spatial Analytics (MUSA) program, which offers a nine-month degree coupling spatial analysis skills with substantive knowledge in an urban content area of the student’s choosing. The #MusaMasterClass is a community lecture and workshop hosted by the Master of Urban Spatial Analytics program (MUSA), Penn IUR, and the Weitzman School of Design. The Fall 2020 MUSA Master Class was led by Dr. Kyle Walker, Associate Professor of Geography and Director, Center for Urban Studies, Texas Christian University. More information on the Fall 2020 MUSA Master Class can be found in the article on page 11.

Similarly, Penn IUR continued to support and connect doctoral students whose research is on urban-related topics. In Fall 2021, Penn IUR facilitated the formation of the Penn IUR Forum on Urban Informality. As part of the Penn IUR Lab on Sustainable Development and Informality, the goal of the Forum is to convene early-career experts across different disciplines and institutions to explore the way informality is shaping sustainable urban development.

Penn IUR remains dedicated to the instructional activities that are central to its mission; all events and lectures are easily and widely accessible as Penn IUR Livestream programming. For more detail on the programs that comprise these activities, visit the Instruction section of the Penn IUR website.

A Penn IUR Fellows in Urban Leadership Program meeting with Penn IUR Co-Directors Eugenie Birch and Susan Wachter and Penn IUR Project Manager Amanda Lloyd.



INITIATIVE

Connecting Cities with Financing for Climate-Resilient Infrastructure Projects

The City Climate-Resilient Infrastructure Financing Initiative (C2IFI) continues its work connecting cities' infrastructure projects with global climate financing mechanisms. In the second half of 2020, C2IFI launched a knowledge-sharing platform, initiated the creation of a guide for mayors on finding financing for climate-resilient projects, and adjusted its ongoing pilot projects in light of the COVID-19 pandemic.

C2IFI is a growing partnership between Penn and key actors like the Cities Climate Finance Leadership Alliance (CCFLA), United Cities and Local Governments, Urban Climate Change Research Network, C40 Cities, The Chicago Council on Global Affairs, and the World Economic Forum. Penn IUR, with partners Perry World House and the Kleinman Center for Energy Policy, launched C2IFI in December 2019.

In the summer of 2020, C2IFI partnered with CCFLA to create a knowledge-sharing platform: the Green City Finance Directory. The directory serves as a resource for cities in their efforts to scale up their development of green and resilient infrastructure. Launched in August, the platform helps subnational governments and stakeholders identify early-stage financial and technical assistance for developing green and resilient infrastructure, such as green forms of transportation, zero- or low-carbon buildings, and clean energy systems.

In the winter of 2020-21 C2IFI started a new project: A Mayor's Guide to City Climate Financing. The guide is intended to clarify and navigate the complex systems and factors that a city government needs to consider when looking at international green climate financing. The guide will be designed to as a primer, focusing on cities' specific strategic and policy concerns with links to partner sources for detailed advice and information on financing opportunities. The guide is expected to launch in early summer 2021.

C2IFI also continued two pilot studies: investigation of financing opportunities for early-stage infrastructure proposals in Freetown, Sierra Leone, and the Galapagos Islands in Ecuador. The pilot studies are intended to help local governments find a path towards a "better normal" that can help local communities recover and respond to climate change.

The goals for each pilot were originally conceived in the fall of 2019, before the pandemic; throughout the summer of 2020 the C2IFI team worked with both locales to consider pandemic impacts on



Galapagos Islands, Ecuador. Photo via istock.com-pxhidalgo.

project planning and international recovery funding. The city of Freetown planned to prepare a cable car proposal as part of an ambitious citywide land use and economic development planning effort to improve real estate cadastral mapping, reduce CO₂ emissions, improve mobility of low-income neighborhoods, and increase accessibility to the central business district. Once COVID-19 became a factor, the government focused on financial viability; the team looked into ways the city could leverage land value capture around new cable car stations as a way to help fund the project or related neighborhood improvements.

The Galapagos Islands is a UNESCO biosphere preserve with a tourism-based island economy that relies on diesel fuel and old, undersized port facilities. The collapse in tourism due to the pandemic highlighted the value of increasing the Galapagos's self-sufficiency and turned the team's attention to strengthening a comprehensive set of recommendations to support off-grid green transportation—not only to protect the biosphere but also to appeal to eco-tourists keen on low-impact travel.

RESEARCH

Urban Innovation Index

Penn IUR, in partnership with the Guangzhou Institute for Urban Innovation, launched the Urban Innovation Assessment project in September 2020. In this three-part project, the partners are developing an assessment tool to help local leaders understand and expand their city's capacity for innovation, particularly as it relates to work towards Sustainable Development Goals (SDGs) and the commitments of the New Urban Agenda.

Most local governments and institutions acknowledge that traditional systems are failing to fully address today's urban challenges; they understand that innovation is urgently needed to address issues such as outdated institutional structures, inadequate infrastructure and pollution control, environmental degradation, inequitable access to health and education, and lack of economic opportunities. The Urban Innovation Assessment project will help cities evaluate their innovation ecosystems holistically to meet these challenges.

Two of the project's three phases will be completed in the spring of 2021. In Phase One, partners are surveying existing urban innovation literature and researching indicators and best practices. The findings from Phase One will shape the work done in Phase Two, which will include review and feedback from urban experts and will result in a draft assessment tool. The final phase

of the project will begin in July 2021. In that phase, cities will test the draft tool in participatory stakeholder workshops; Penn IUR and the Guangzhou Institute will then incorporate cities' feedback into the final Urban Innovation Assessment tool, which will be available in the summer of 2022. The partners will determine which cities will participate in beta testing over the summer of 2021.

A wide range of audiences will find the assessment tool useful. City managers, administrative officials, decision-makers, and agencies collaborating across government departments may use it as an internal management tool. A wider circle of stakeholders—such as civic, community, and business leaders—may also use the tool to understand their city's collective capacity to explore and implement innovative ideas and solutions.

This project evolved from the Guangzhou Award for Urban Innovation, a biennial award that focuses on innovative approaches taken by local and regional governments to accomplish the SDGs and meet the commitments of the New Urban Agenda. For more information about the Guangzhou Institute and its efforts to promote urban innovation, visit its website.

PUBLICATION

The City in the 21st Century Series Releases Two New Volumes

Two new books in Penn IUR's series with Penn Press, *The City in the 21st Century*, were released in Fall 2020. *Perspectives on Fair Housing*, edited by Vincent J. Reina, Wendell E. Pritchett, and Susan M. Wachter, argues in a series of essays that government intervention is necessary to achieve an equitable housing market. *New Towns for the Twenty-First Century*, edited by Richard Peiser and Ann Forsyth, explores the trajectory and development of new towns through U.S. and international case studies.

Perspectives on Fair Housing is a collection of essays encompassing the history of the Fair Housing Act of 1968, urban sociology, and intersectional housing opportunities across race and class. Contributors contextualize fair housing through legal, economic, and social perspectives to explore geographic disparities and racial segregation across neighborhoods in American cities. They present historical and modern efforts towards fair housing to address the current spatial differentials that have resulted from housing discrimination.

In *New Towns for the Twenty-First Century: A Guide to Planned Communities Worldwide*, Peiser and Forsyth provide an extensive framework for site planning and design, opportunities afforded by new towns, and anticipated challenges such as adaptations to climate change. With an understanding of how twenty-first-



To see the University of Pennsylvania Press list for Spring 2021, which includes hardcover releases, first-time paperbacks, and ebook editions intended for scholars, students, and serious general readers worldwide, visit <https://www.upenn.edu/pennpress/current/index.html>.

century problems may affect the development of new towns and regional urban systems, they pose the question, "what is the future of new towns in the coming decades and even the coming century?"

Case studies include [accounts of] new towns with populations over 30,000 in the United States, the Netherlands, South America, China, South Korea,

India, and Africa. *The City in the 21st Century* series explores the depth and breadth of contemporary urban scholarship across a wide range of disciplines and represents a cross-section of research and experience on cities across the developed and developing world. To view the full list of titles in the series and to purchase the books above, visit the Penn Press website.

CONVENING

Balakrishnan on India's Spatial Development

On October 22, 2020, the Center for Advanced Study of India, the South Asia Center, and Penn IUR hosted Sai Balakrishnan, Assistant Professor of City and Regional Planning at UC Berkeley and Penn IUR Scholar to discuss urbanization along India's economic corridors. Drawing on research for her book *Shareholder Cities: Land Transformations Along Urban Corridors in India*, recently published in the Penn Press-Penn IUR City in the 21st Century series, Balakrishnan's talk explored India's uneven spatial development and its role in India's internal migrant crisis during the COVID-19 pandemic.

Balakrishnan began her seminar by discussing India's COVID-19 restrictions in March of 2020 and the harrowing accounts of migrants' journeys to their home villages amidst violent police enforcement of lockdown measures. Explaining the origin of uneven spatial development, Balakrishnan reviewed contributing historical factors, including the importance of agriculture in the late 19th century, how sugar politics and India's sugar lobby were linked to electoral politics, and how land with irrigation canals (once used for protection from famine as well as to pacify an agitated peasantry) is now home to powerful politicians. After introducing the history of cities and croplands, she talked about the successful characteristics of these agrarian constituencies.

"The key determinant of land value in an agrarian society and an agrarian economy is a combination of fertility and location—the most fertile land, or the more irrigated land, that is most well-connected to the market center will, of course, fetch the highest market price," she said.

Balakrishnan brought up two case studies of societies transitioning out of this agrarian economy



Sai Balakrishnan discusses her book *Shareholder Cities: Land Transformations Along Urban Corridors in India*.

in innovative ways. First, she discussed the unique case of Magarpatta City, where—instead of being displaced by real estate development as many other farming communities were—sugarcane farmers formed their own real estate company and developed agrarian land themselves. While Magarpatta farmers are often celebrated as entrepreneurs, Balakrishnan noted that state subsidies made real estate development possible.

She then described Khed, India, where the region's economic corridors trumped fertility as the main determinant of land value and what was once a "farmer wasteland" now had an advantage that could fetch a higher market price. This is one of the regions she researched where the changing price of land is

bringing about new recognition for owners. Making certain strategic regions attractive destinations for private investment can additionally address the migrant crisis by helping industry clusters provide decent livelihoods in states. She said migrants would be able to stay in their home regions and hold onto their agricultural land.

Balakrishnan's seminar focused on the new spatial forms of urbanization along India's economic corridors. *Shareholder Cities Land Transformations Along Urban Corridors in India* can be bought at Penn Press and the full seminar can be watched on the Penn IUR website.

INITIATIVE

Monitoring City Recovery from COVID-19

Penn IUR launched the Recovering Cities Project: New York City in the fall of 2020 as part of its Cities and Contagion: Lessons from COVID-19 initiative.

For this project, Penn IUR is monitoring New York City's recovery from the health, economic, and social impacts of the coronavirus pandemic and convening stakeholders to observe, discuss, and help shape future responses to recent challenges: pandemic-related public health concerns, economic distress, and the quest for racial equity.

Penn IUR staff are preparing "indicator dashboards" of available, updatable data. In September 2020, Penn IUR prepared the first of the city's indicator dashboards; updated dashboards are being prepared every other month and are available on the Penn IUR website. These dashboards frame and inform discussions with the stakeholder group that Penn IUR is convening bi-monthly.

The Recovering Cities Project: New York City is the pilot project in what is expected to be a network of city recovery monitoring projects

undertaken in partnership with research institutes across the country. In Atlanta, the Center for Quality Growth and Regional Development at Georgia Tech convened the first city seminar in November 2020. Partnerships with other research institutes are being explored for other cities. While each group will tackle questions relevant to its own city, collectively they will be able to compare the progress of their city relative to others as well as to the nation.

CONVENING

Smart City Technologies

On October 29, Penn IUR hosted a conversation between John Paul Farmer, Penn IUR Scholar and Chief Technology Officer, City of New York, and Allison Lassiter, Penn IUR Faculty Fellow and Assistant Professor, Department of City and Regional Planning, Weitzman School of Design. The two discussed how New York is using smart city technologies and strategies to promote equity during the COVID-19 pandemic and beyond.

Farmer outlined the priorities of his work at the Mayor's Office of the CTO, including efforts to increase productivity across agencies through better use of data and working with Cyber NYC and the Mayor's Office of Information Privacy to safeguard important digital rights in the process. Farmer's office also works to close the digital divide and help neighborhoods meet their goals through better access to and use of technology. He outlined the city's Internet Master Plan, released in January 2020 and accelerated after the onset of the pandemic, which Farmer noted was "the moment when it became clear to everybody that broadband is not a luxury. It's not something that even just affects an individual. It's a public health issue."

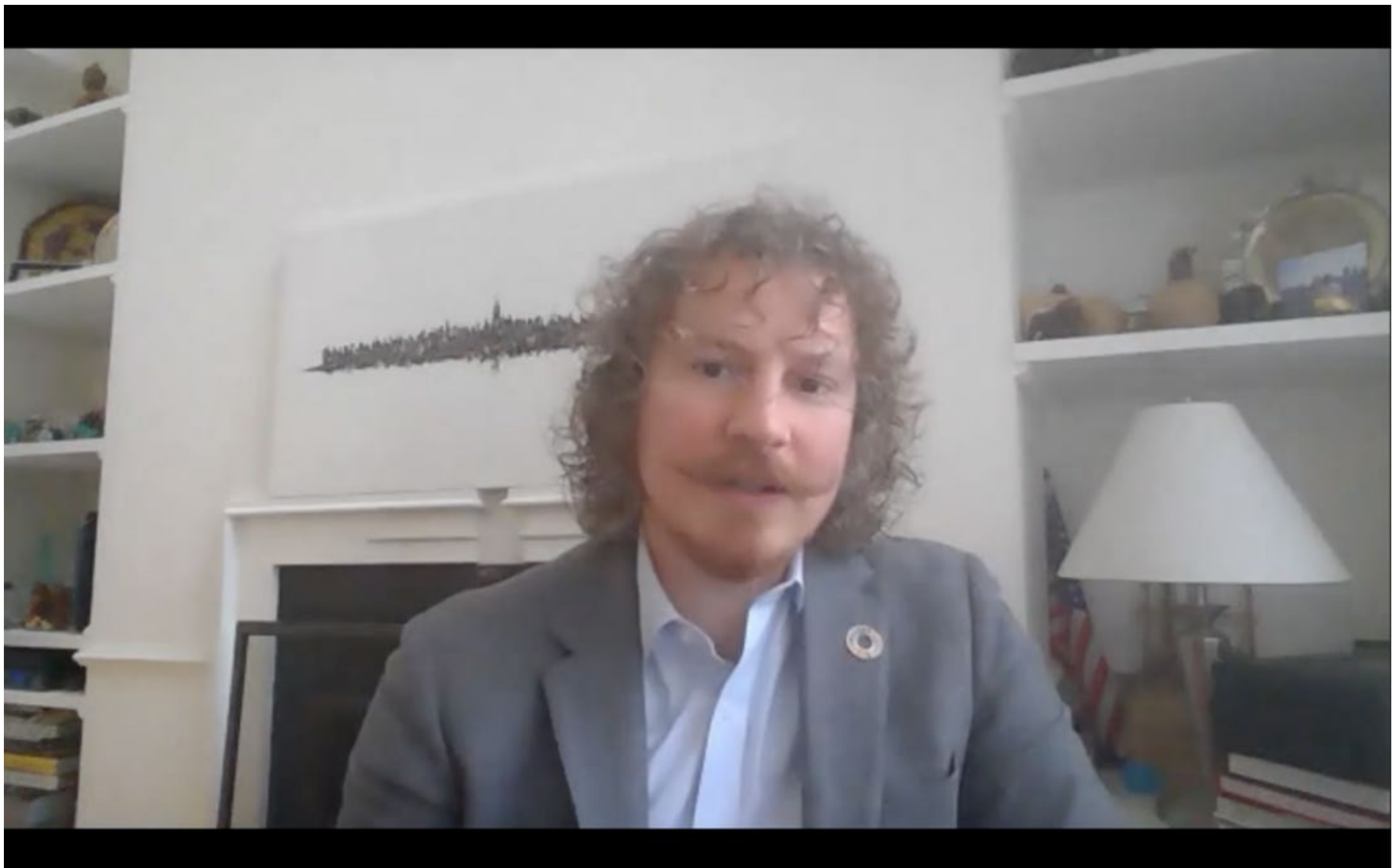
The conversation then turned to how the Office of the CTO worked to collect COVID-19 data and disseminate information to New Yorkers in early 2020. As cities around the world were working to address the undercounting of infections and determining the virus's degree of contagion, the Office of the

CTO was tasked with pivoting all City of New York agencies to remote work while continuing essential services. In addition, Farmer's office was responsible for consolidating data from multiple sources to provide New Yorkers a single repository for information, setting up a COVID-19 task force, and increasing broadband connectivity as more information and services moved online. Farmer noted that much of this work required breaking down silos and forming strong partnerships between public, private, and academic institutions.

Farmer and Lassiter also discussed the importance of broadband access in education as students pivot to virtual learning. In addition, they noted the expanding role of technology in mental healthcare, as well as the future of telehealth services and the challenge of ensuring equal access at home and on the go.

During the Q&A session with the audience, Farmer spoke to the importance of balancing data-driven decision making with transparency in government and of measures to increase technical literacy. He noted the value of digital literacy campaigns "to ensure we are driving tech skills more deeply throughout society and giving people 21st-century skills that can open up economic opportunity and employment." To watch a recording of the event, visit the event archive on the Penn IUR website.

John Paul Farmer, Penn IUR Scholar and Chief Technology Officer, City of New York, speaking at the webinar "Smart City Technologies for Health and Equity: Examples from New York City."



INSTRUCTION

H+U+D Supports Inclusive, Diverse, Urbanism

The Penn Humanities, Urbanism, and Design (H+U+D) Initiative, funded by the Andrew Mellon Foundation, continues to bridge the divide between the humanities and design disciplines in the study of cities. This fall, H+U+D officially welcomed Andrea Goulet, Professor of Romance Languages (School of Arts and Sciences), as a new co-director of the Initiative following the retirement of founding H+U+D co-director, David Brownlee, a Penn IUR Faculty Fellow and current Frances Shapiro-Weitzenhoffer Professor Emeritus of 19th Century European Art (School of Arts and Sciences). Penn IUR Co-Director Eugenie Birch will continue to serve as co-director of H+U+D for the 2020-21 academic year.

A signature component of the initiative is the H+U+D Colloquium, a group of fifteen scholars from both design and humanities disciplines across the university who meet bi-weekly to share research, foster collaboration, and build relationships. The initiative also sponsors cross-disciplinary courses, awards research funding to students, and underwrites fellowships and public lectures. This fall, the H+U+D Initiative welcomed six new faculty members into the colloquium from both humanities and design disciplines; each is appointed for two-year terms. The new members include: Brent Cebul (History, School of Arts and Sciences), Nancy Steinhardt (East Asian Languages and Civilizations, School of Arts and Sciences), Jorge Téllez (Romance Languages, School of Arts and Sciences), Randy Mason (Historic Preservation, Weitzman School of Design), Akira Drake Rodriguez (City and Regional Planning, Weitzman School of Design), and Domenic Vitiello (City and Regional Planning, Weitzman School of Design). For more information on the H+U+D Faculty Colloquium members, see <https://www.humanitiesurbanismdesign.com/colloquium/>.

Two Junior Fellows, Tyeshia Redden and Syantani Chatterjee, as well as two Doctoral Dissertation Fellows, Rui Castro (Architecture, Weitzman School of Design) and Aaron Bartels-Swindells (English, School of Arts and Science), joined this new H+U+D Colloquium faculty cohort for the 2020-21 academic year. Redden (Ph.D. in Design, Construction & Planning, University of Florida) and Chatterjee (Ph.D. in Anthropology, Columbia University) presented their research at the Colloquium this fall and are both teaching undergraduate H+U+D seminars during the spring semester. Redden specializes in race studies and housing policy and is currently studying urban marginalization in the Olympic host cities of Atlanta and Rio de Janeiro. Chatterjee, whose research focuses on urban belonging and migration in India, is examining how waste and toxicity in migrant urban communities in Mumbai help to shape notions of urban citizenship.

All of the Fall 2020 semester H+U+D Colloquium meetings were held virtually because of the ongoing COVID-19 pandemic. In addition to the Junior Fellows, several faculty members presented their current research and works-in-progress, which ranged from book projects to a film screenplay. In November, H+U+D was pleased to welcome guest speaker Adrienne Brown, Associate Professor of English at the University of Chicago and author of *The Black Skyscraper: Architecture and the Perception of Race* (2017), to discuss her research on the history of race and real estate in America. A number of doctoral candidates from various departments in the Weitzman School of Design attended Brown's colloquium presentation and contributed to the discussion afterward. In December, the staff of Taller Puertorriqueño, including Carmen Febo-San Miguel (Executive Director) and Rafael Damast (Exhibitions Program Manager and Curator), spoke to the H+U+D faculty about the history of the organization, its new building, and its goals for the future. Taller is a non-profit that promotes cultural understanding and community engagement through a focus on Puerto Rican and Latinx art, history, and culture. H+U+D is delighted to partner with Taller this spring for H+U+D's annual "Anchor Institution" seminar, a course taught in collaboration with one of the cultural institutions that reflect and serve Philadelphia's diverse populations.

During the fall semester, H+U+D also sponsored a graduate "Problematics" seminar, which is a course co-taught by design and humanities faculty on a topic that grows out of the collaborative work of the H+U+D Colloquium. The seminar, "Modern Architectural Theory-Urbanism" (ARTH71/CPLN572), which was co-taught by David Brownlee (History of Art, School of Arts and Sciences) and Zhongjie Lin (City and Regional Planning, Weitzman School of Design), surveyed the literature of urbanism from the late eighteenth century to the present.

H+U+D is a joint project with the Weitzman School and the School of Arts and Sciences, funded by the Andrew W. Mellon Foundation to foster critical and integrative considerations of the relationship between the humanities and the design professions in the analysis and shaping of the built environment. Following the successful completion of the project's first five-year period, Mellon renewed the grant for a second five-year period beginning in 2018. Under the renewed grant, the Initiative takes "The Inclusive City: Past, Present, and Future" as its theme, focusing on issues of inclusivity and diversity. For more information on the Initiative and its programs visit www.humanitiesurbanismdesign.com.

Urban Link

The Urban Link e-newsletter is a monthly online publication featuring expert commentary and scholarship from Penn IUR Faculty Fellows and other affiliates. To bring Penn IUR's latest initiatives, publications, and events to your inbox, visit www.pennur.upenn.edu and add your email address to subscribe.



CONVENING

MUSA Master Class Featuring Dr. Kyle Walker

The #MusaMasterClass is a community lecture and workshop hosted by the Master of Urban Spatial Analytics program (MUSA), Penn IUR, and the Weitzman School of Design. The Fall 2020 Master Class on October 9 was led by Dr. Kyle Walker, Associate Professor of Geography and Director, Center for Urban Studies, Texas Christian University. Walker is the author of several notable geospatial Rstats packages including tidycensus and mapboxapi, his newest package, which makes a host of complex transportation network and routing tools accessible to beginners. In this workshop, he taught participants how to use mapboxapi, which incorporates the suite of Mapbox tools into spatial data science projects.

Walker began the lecture by detailing his graduate work as a population geographer and his early professional work with RStudio and open-source programs. At the time he received

his PhD at the University of Minnesota, RStudio was growing in popularity, which Walker observed was due to “its ability to interface with so many software ecosystems,” allowing multiple tools and programming languages to be integrated “into a single project.” This philosophy has informed much of his subsequent open-source work, including the creation of the tigris and tidycensus packages in R.

Walker also noted that the collaborative nature of such projects dramatically enhances the final product: “Working within an open-source context, there’s so much innovation going on around it that invariably, if you’re plugging into that framework, everything is always going to be improving.”

Walker started using Mapbox, a location data platform that powers maps and location services, for his project Mapping Immigrant

America, released in 2015 and updated in 2020. Mapping Immigrant America is a dot-density representation of the U.S. immigrant population, with general region of origin represented by the color of each dot. He created mapboxapi to help R users incorporate Mapbox web services into their maps, as well as to apply the R interface to Mapbox in order to combine different Mapbox services and create a bridge between them.

Following Walker’s lecture, he led a live tutorial of mapboxapi for participating students and members of the public. To view the projects completed by event participants on additional datasets, see the Twitter hashtag #MusaMasterClass. Tutorial materials and recordings of the 2019 and 2018 MUSA Master Classes can be found at the following link: <https://penniur.upenn.edu/events?filtered=true&theme=musa-master-class>.

The Fall 2020 #MUSAMasterClass, featuring (clockwise from top left): Kyle Walker, Associate Professor of Geography and Director, Center for Urban Studies, Texas Christian University; Kate Sutton, Master of City Planning and Urban Spatial Analytics Student, Weitzman School of Design; Michael Fichman, Lecturer, Penn MUSA Program; and Ken Steif, Associate Professor of Practice and Penn MUSA Program Director, Weitzman School of Design.



RESEARCH

Urban 20 Knowledge Parter

Penn IUR, the Kleinman Center for Energy Policy (KCEP), and Perry World House (PWH) continued to serve as knowledge partners for the Urban 20 (U20), one of eight engagement groups that support the Group of 20 (G20). For the U20 Summit in September 2020, these knowledge partners authored or contributed to the 15 white papers and special report that fed into the U20 Communique (the group's formal recommendations to the G20). The knowledge partners led the development of three publications in particular:

- "The Post Covid Circular Economy: Transitioning to Sustainable Production and Consumption in Cities and Regions" by Eugenie L. Birch and Oriano Romano. Written for the SWG's Task Force on the Circular, Carbon-Neutral Economy, this paper explores the circular economy's 4R principles (reduce, recycle, recover and reuse) across different sectors and outlines

the opportunities for cities to transition to a circular economy as they as they recover from the shock of COVID-19. The paper identifies elements of a successful transition, provides illustrative examples from cities around the world, and offers policy recommendations.

- "Efficiency and Diversification: A Framework for Sustainably Transitioning to a Carbon-Neutral Economy" by Mark Alan Hughes, Cornelia Colijn, and Oliver Serpell. Written for the SWG's Task Force on the Circular, Carbon-Neutral Economy, this paper presents a framework for increasing energy efficiency and diversity; surveys implementation efforts spanning monitoring, capacity building, and financing; offers case studies; and presents policy recommendations.

- "Financing Cities' Recovery from Covid-19 and Preparing for Future Shocks" by Eugenie L.

Birch, Mauricio Rodas, and Ian Klaus. Written for the Special Working Group on COVID-19 and Future Shocks (SWG) convened by Riyadh, the 2020 U20 Chair, this special report offers recommendations to address current and future shocks, including the recommendation to create a city-led Global Urban Resilience Fund to support short- and long-term recovery efforts. Endorsed by the G20 at its November 2020 summit, this fund will be a shared and accessible fund for cities, governed by cities; ultimately, its aim is to develop new financial instruments and funding mechanisms for cities currently unavailable through international finance architecture.

Following the fall release of these papers and special report, Penn IUR and partners KCEP and PWH participated in programming around the Urban 20's recommendations to the G20.

Penn IUR Continues to Convene Experts on State and Local Finance

(CONTINUED FROM P. 1)

- "State and Local Infrastructure Spending Cutbacks Amid the COVID-19 Recession" took place October 15, 2020 and focused on the outlook for state and local infrastructure spending as governments seek to balance budgets amid the stress of the COVID-19 pandemic and recession. The briefing featured presentations by Alison Premo Black, PhD, senior vice president and chief economist for the American Road & Transportation Builders Association (ARTBA); Norman E. Brown, nonvoting member, Metropolitan Transportation Authority Board of Directors and legislative director, New York State Council of Machinists; Howard Cure, director of municipal bond research, Evercore Wealth Management; and Robert Poole, director of transportation policy and Searle Freedom Trust Transportation Fellow, Reason Foundation.

- "Assuring Public Worker Retirement Security Amid COVID-19 Fiscal Stress" was held on November 19, 2020 and focused on how states and localities are addressing

trillions of dollars in public employee retirement obligations as governments balance budgets amid the COVID-19 pandemic and recession. Panelists' discussed the Bureau of Economic Analysis's new comprehensive state-level pension data, starting in 2000, consistently measured on an accrual basis, using a common discount rate, and benchmarked to the 2017 Census of Governments. The event featured Donald Boyd, Co-Director, Project on State and Local Government Finance, SUNY Albany; David Lenze, Economist, Regional Economic Accounts, Bureau of Economic Analysis; Timothy Little, Director and Lead Analyst, U.S. States, S&P Global Ratings U.S. Public Finance; Stephanie Miner, former Mayor, Syracuse, New York, and Director, Volcker Alliance; and Herman B. Santos, Chair, Board of Retirement, Los Angeles County Employees Retirement System, and Chair, Regional SEIU Local 721 Secure Retirement Committee.

- "Working with the CARES Act and What May Come Next" took place on December

10, 2020 and focused on the lessons states and localities learned from the Coronavirus Aid, Relief, and Economic Security (CARES) Act and what is in store in 2021. The event featured Carolyn Bourdeaux, Representative-Elect (D-GA); Julie Demuth, Budget Manager, Pierce County, Washington; Mark Funkhouser, Former Mayor, Kansas City, Missouri, and President, Funkhouser & Associates; Fitzroy Lee, Chief Economist and Deputy Chief Financial Officer, District of Columbia; Brandon McComas, Research Associate, Peter G. Peterson Foundation; and Penn IUR Fellow Richard Ravitch, Former New York State Lieutenant Governor and Director, Volcker Alliance.

This series, which will continue throughout 2021, began in April 2020 and included 17 special briefings by the end of 2020. For more information, read about the Initiative for State and Local Fiscal Stability and visit Penn IUR's event listings for upcoming events in the series and for videos of past events.

Research for Equity in Recovery: Informing a Fairer Future

(CONTINUED FROM P. 3)

effective, have longer-lasting effects, and improve the nation's unemployment rate overall. Johnson discussed the causes and implications of the growing urban divide among U.S. cities, focusing on the hyper-concentration of tech jobs in some metros, which makes moving to areas of opportunity more difficult than it used to be.

Muro expanded on the uneven geography of tech opportunities, presenting research on how to spread innovation to more of the country's cities and offering a solution: counter regional divergence by creating more "growth centers" across the nation.

"Small Business Recovery" took place on July 30 and focused on the impact of COVID-19 on small businesses and how governments at all levels could advance and adapt programs like the Paycheck Protection Program (PPP) to promote an equitable recovery. This session featured Marianne Bertrand, Professor, University of Chicago, Chi Mac, Small Business Research Lead, JPMorgan Chase Institute, and Maurice A. Jones, President and CEO, Local Initiatives Support Corporation (LISC). Penn IUR Fellow Timothy J. Bartik, Senior Economist, Upjohn Institute, moderated.

Bertrand presented research on labor markets negatively impacted by the pandemic and the role of shutdown orders and economic interventions in exacerbating or slowing industry-specific decline. Mac shared research on small-business-owner demographics, the cash flow patterns of small businesses, and the communities that small businesses serve. Her research found that the availability of PPP loans in late April disproportionately benefitted white-owned small businesses and she called for more targeted assistance to Black- and Hispanic-owned small businesses to help mitigate pre-existing disparities. Jones described LISC's efforts to aggregate funds for small-business grants and serve as a lender of PPP loans. She argued that a revised PPP should be crafted with such lenders in mind, rather than privileging mainstream financial institutions.

"Unemployment Insurance During the COVID-19 Crisis," held September 10, focused on changes in unemployment insurance (UI) under the Coronavirus Aid, Relief, and Economic Security (CARES) Act and how lessons from these changes can guide reform of the federal-state UI system. Panelists included

Christopher J. O'Leary, Senior Economist, Upjohn Institute, Suzanne Simonetta, Director of Policy, Legislation, and Regulations, U.S. Department of Labor, and Patricia M. Anderson, Professor of Economics, Dartmouth College. Michael Horigan, President, Upjohn Institute, moderated.

O'Leary provided background on why UI was declining before the pandemic and how the CARES Act and other federal programs expanded UI benefits. Simonetta shared insight to help understand why the U.S. had a patchwork of federal interventions to address the impacts of the pandemic. She noted "the risk that is being insured by the permanent UI program is not compatible with the health-based unemployment crisis" and discussed why it was necessary for new federal programs to expand the benefits offered in the permanent UI program like PUA and FPUC. Anderson shared data on UI at the state level and research that disproved the fear that increased UI would lead to large numbers of people not returning to the workforce.

"Impact of COVID-19 on Automation" took place on September 17 and featured panelists David H. Autor, Ford Professor of Economics, MIT, Lei Ding, Senior Economic Advisor, Federal Reserve Bank of Philadelphia, and Anne Gemmill, Founder, Future Works Strategy. Penn IUR Co-Director Susan Wachter moderated.

Autor began by sharing data in four areas that suggest what trends may stay after the pandemic, including the likely change in demand for many services, reduced centrality of cities for "knowledge" work, re-allocation of sales from small business to large firms that will widen wage gaps, and more pressure on low-wage industries due to a slack job market. Ding discussed new research that found the pandemic likely accelerated automation by exposing more automate-able jobs, mostly held by minority workers, and elevated their risk of being permanently automated. Gemmill talked about pillars of future-proofing: innovation, education, land use, and talent. She noted the promising strategies are underway in each of these areas and stressed the importance of each working together to co-design the future.

For access to videos of all five events, visit Penn IUR's archive of Research for Equity in Recovery recordings.

Perspectives on Fair Housing Event Series

(CONTINUED FROM P. 4)

impossible without talking about race, which bumps up against the Supreme Court's hostility to race-conscious policymaking.

The group then discussed what bold actions can be made to ensure fair housing legislation is a permanent fixture in American policy going forward.

The sixth and final panel acknowledged the many groups not protected by the FHA and focused on how future fair housing efforts can place greater emphasis on the issues of gender and sexual identity. The panel featured Devin Michelle Bunten, Edward H. and Joyce Linde Assistant Professor of Urban Economics and Housing, MIT; Amy Hillier, Penn IUR Faculty Fellow, Associate

Professor, School of Social Policy & Practice, and Associate Professor, Department of City and Regional Planning, Weitzman School of Design; and Kerbie Joseph, Community Organizer, ANSWER Coalition.

Hillier opened with her thoughts on the intersection of housing and LGBTQ issues, inviting the audience to interrogate "how racism and white supremacy connect with historically cis-normative and hetero-normative ways we have thought about families and neighborhoods." Bunten elaborated on this intersection, discussing non-normative housing and shelter arrangements often sought out by queer and trans people with limited traditional housing

options. Joseph discussed her work in New York City around youth homelessness and shared examples of discrimination towards trans and gender non-conforming people in obtaining housing.

The panelists discussed how to further expand housing protections for LGBTQ and TGNC people and highlighted promising local developments to expand safety nets for these groups.

For access to videos of all six events, visit Penn IUR's archive of *Perspectives on Fair Housing* recordings. For more information on the book that inspired the series, visit the Penn Press website.

Faculty Spotlight: Vincent Reina

(CONTINUED FROM P. 2)

What's interesting in the current COVID-19 moment is the federal response, which, in many ways, is unprecedented. The \$25 billion for rent relief legislated several months ago, and additional support that was just passed, represents a real moment of opportunity for local governments to address affordable housing needs. It's also an opportunity to make the case that this housing emergency existed before the pandemic and is not going away after the pandemic. Many households consistently face emergencies due to factors outside of their control—not the least of which is systemic racism that affects employment and housing access, opportunities, and stability.

These emergency programs have also created the opportunity to document and understand the critical importance of emergency rental assistance, and rental assistance more broadly on a broad set of outcomes—especially current and future outcomes of youth, which is what we at HIP are doing in a multi-city study. This also allows us to understand program development, design, and implementation, which is the focus of a series of research reports HIP produced with the National Low-Income Housing Coalition and the NYU Furman Center to understand the way governments are setting up their rent relief programs and what seems to be working effectively. One of our reports specifically highlights ways to advance racial equity through the design and implementation of emergency rent relief programs. These local and national studies inform the response to the pandemic and provide critical lessons about the need for affordable housing and safety nets, and the role that government can play in both.

AT PENN IUR YOU ARE HEADING UP AN EFFORT TO CONSIDER LOCAL SOLUTIONS TO THE CHALLENGE OF AFFORDABLE HOUSING. WHAT ARE YOU LEARNING ABOUT WHAT WORKS?

We're learning that there's a lot of innovative stuff going on in cities across the country and that every city is different. We know cities need federal support, but local context matters—programs work differently in different places. We need to acknowledge the import of local contexts, histories, and resources. In a city like Philadelphia, there's a lot of housing that needs investment. Some new development is needed, but in Philadelphia the primary challenge is to preserve existing housing and ensure that it's affordable. In other cities, like Los Angeles, there is a real challenge to just develop more units at every price point across the market, and particularly for lower-income households.

My colleagues at HIP and I are working on a long-term evaluation of the City of Los Angeles's rent relief program, including surveying households who apply for rent relief and seeing how it impacts them, and surveying landlords to understand how the pandemic affects them and whether or why they engage in rent relief efforts. We've partnered with the City and adjusted our survey to serve the City's needs as well as our research needs. As a result, we've been able to produce a whole lot of data that the City has used to develop and operate their new rent relief program. We have similar partnerships with LA County, the Cities of Atlanta, Baltimore, Oakland, Philadelphia, and the State of California, with each partnership and research project taking on a slightly different form. One common theme across all these sites is that, when partnerships with government agencies are reciprocal relationships, we're more able to see connections and opportunities to add value to our civic partners in real time. Support from places like the Stoneleigh Foundation, and Annie E. Casey foundation has allowed us to pursue this work and ensure it doesn't come at any cost for municipalities who need to use all of their public funds to directly assist households and develop and deliver programs.

All to say, this work shows the importance of local context and the power of partnerships. There's a distinct value in leveraging our abilities and resources as academics to do applied, practical work that can really inform what these places are doing on a day-to-day basis—and we can do this while acknowledging and undertaking important, broad, more traditional research work like making the case for why rental assistance is critical for long-term outcomes.

BEFORE BECOMING A PROFESSOR, YOU WORKED AS A PRACTITIONER IN HOUSING FINANCE, FIRST AT HUD AND THEN AT LISC. WHAT GOT YOU INTERESTED IN HOUSING ORIGINALLY? AND WHY DID YOU MAKE THE SHIFT TO RESEARCH AND TEACHING AND RESEARCH?

One of the things that really struck me is that in the world of practice I felt like we were doing amazing work, but there were very few opportunities to take a step back and to objectively analyze: Why are we doing this? Is this the most efficient, best option? I really wanted the space and opportunity to think critically about the effectiveness and efficiency of programs. My time as a practitioner solidified for me the importance of people on the ground doing this work on a day-to-day basis—but

also my real desire to have the opportunity, in many ways the privilege, to take a step back and say: Why are we doing it this way and how can we do it better? That's why in my work I very much try to form a bridge between academia and practice.

I think it's important to form bridges across disciplines, too. I'm working now in partnership with Professor Megan Ryerson to study the connection between transportation, housing affordability, and jobs. Through an NSF Civic Innovation grant we are working on a project that directly leverages Professor Ryerson's expertise in transportation, mine in housing, and other expertise at Penn—including Professor Ken Steif's spatial analytics work and Professor Akira Drake Rodriguez's critical geography and engagement work—to proactively address issues of spatial mismatch. This project is founded on meaningful partnerships with state housing agencies, regional planning organizations, and transportation organizations. We're currently in the planning grant phase and hope we receive the ongoing support to proceed with this work. It's a really exciting project.

IN ADDITION TO THE PUBLICATION OF YOUR RECENT BOOK IN THE PENN PRESS/PENN IUR C21 SERIES, YOU LED A SIX-PART PENN IUR LIVESTREAM SERIES IN FALL 2020 ON FAIR HOUSING. WHAT OPPORTUNITIES DO YOU SEE FOR CONTINUED COLLABORATION WITH PENN IUR?

One of the amazing things about Penn IUR is that it contextualizes urban policy questions. We would be doing a disservice to fair housing to view it as just a housing issue. That was the premise of *Perspectives on Fair Housing*: that this is more than a housing issue. It's a matter of history, of legal importance and precedence, of economic vitality and growth, of personal human wellbeing, and of broader urban and regional development. human wellbeing, and of broader urban and regional development.

One of the most significant interventions in housing in recent years was the CDC eviction moratorium, which made the case that eviction is a matter of importance to health. Those connections across disciplines—in this case housing and health—are so important. In my eyes, my work on housing is fundamentally at the intersection of housing and other things. With Penn IUR, I see the opportunity to leverage a broad set of conversations and scholarship to ensure that we're framing work on housing within a larger context.

We Won't Say Good-Bye Lawrence C. Nussdorf, Founding Member, Penn IUR Advisory Board, Will Be with Us Forever



— Eugénie Birch and Susan Wachter on behalf of the Penn IUR Family

It was a beautiful fall evening, October 10th, 2010, as the black-tie crowd assembled in the Annenberg Center for the Performing Arts for

the 76th University of Pennsylvania Alumni Award of Merit Ceremony. Larry Nussdorf (1946-2020), W'68 was sitting center stage among the five other honorees. After the opening, the master of ceremonies called Melanie Nussdorf, C'71 and Larry to the podium, noting that with the

granting of the award, the Nussdorfs would be one of two couples to be so honored as Melanie was an awardee nine years earlier.

With a warm greeting to the audience, Melanie began: "It is with the greatest honor that I introduce the next Alumni Award recipient who just happens to be the love of my life." They exchanged a special smile and then Melanie got to the heart of the matter. She described what Penn had meant to Larry over the past 40 years: "Penn engages and energizes him; it enlightens and enlivens his view of the world." She recorded his work with the Graduate School of Education (GSE), on whose Board of Advisors he had served as vice chair, and then observed, "He was captivated by the innovative ideas of the Penn Institute of Urban Research, never missing a meeting of its Advisory Board and strategizing on the next project, the next forum, the next symposium." A bit later, Melanie concluded, listing Larry's special qualities: "Your good heart along with your integrity, keen intelligence, and ability to cut through problems to arrive at solutions."

We, from Penn IUR who were in the audience, nodded knowingly. Melanie had captured Larry perfectly. She missed only one thing: Larry's unassuming nature. He was, at the time, the president and chief operating officer of Clark Enterprises, the Washington D.C.-based multi-billion-dollar company that had built or invested in a major portion of the capitol's built environment (arenas, hospitals, metro stations, office and residential buildings) as well as operating throughout the nation. At the time, Penn IUR, a university-wide center, was six years old, having been founded in 2004 with a simple mandate from then-president Judith Rodin and provost Bob Barchi: unite urban-focused scholarship across Penn and make it more visible worldwide. As we worked with them to craft Penn IUR, the first project was to assemble an external advisory board. They suggested only one name: Larry Nussdorf. Little did we know then what sage advice they gave us. Little did we know then how much Larry would shape Penn IUR, setting it on a firm footing ... while gently probing us to examine and evaluate its work continually. Let us try to describe Larry's gift—in its tangible and intangible forms.

From the beginning, Larry knew that Penn IUR needed to have a strong focus and wide



Larry never missed an Advisory Board meeting or an Urban Leadership Symposium. He is pictured here at the 11th symposium with (left to right) Genie Birch, Nussdorf Professor and Penn IUR Co-Director, awardees Renee Glover, Chair of the Board, Habitat for Humanity; Michael Nutter, Mayor, Philadelphia; Penn IUR Advisory Board Chair Egbert Perry; and Penn IUR Co-Director Susan Wachter.

engagement within and outside of the academy. He urged us to articulate clear but inclusive objectives and identifiable themes—informing public and private decision-making on issues of sustainable urban growth and development and understanding the role of anchor institutions in urban places through multi-disciplinary research, instruction, and research. And he held our feet to the fire, reminding us quietly if we were straying or not on point.

A shining example of his advice remains after more than 15 years. It was Fall, 2005. Provost Ron Daniels had invited us, as Penn IUR co-directors, to develop a response to Hurricane Katrina. Thrilled, we sat down and drew up an impossibly elaborate plan including a conference involving every conceivable discipline and broad topics, which we shared with the Advisory Board. As our presentation came to a conclusion, Larry looked up from the multi-page description that we had handed out, frowned slightly and said, “Make it your own—make it urban.” We have never forgotten those seven words, and are guided in all that we do, often repeating a question when faced with some decision: “What would Larry say?”

As it turned out, we went back to the drawing board and created “Rebuilding Urban Places after Disaster, Lessons from Hurricane Katrina,” our first conference and the second book in Penn IUR’s City in the 21st Century series with Penn Press, now with nearly 50 volumes. This effort evolved to include projects such as a collaboration with the East-West Center encompassing a three-year exchange program with Japan on resilience and ongoing projects jointly with the Wharton Risk Management and Decision Processes Center. It is the root of Penn IUR’s current work, Cities and Contagion: Lessons from COVID-19, which includes the Cities and COVID-19 Resource Library, an online compendium of resources for urban practitioners and researchers, and the Recovering Cities Project, which monitors key indicators marking the aftermath of COVID-19 in selected cities in partnership with research institutes nationwide.

Larry’s contributions permeate Penn IUR well beyond that first year’s advice. Generous with his time as chair of the nominating committee, he helped build the Advisory Board, realizing that a strong, talented board would be an essential

ingredient for Penn IUR’s success. Notably, in 2007, when Judith Rodin stepped down as Board chair upon assuming the presidency of the Rockefeller Foundation, he recruited Egbert Perry, CE’76, WG’78, and GCE’79, to replace her.

Recognizing Perry’s leadership skills, deep interest in Penn IUR’s work, and strategic position on the University’s Board of Trustees, Larry was an astute judge of character. Egbert served as chair for more than a decade, helping clarify Penn’s functions as a lab, voice, and convenor, elements that provide Penn IUR’s signature identity. As Larry wisely observed at the time, “the themes may change but the functions will remain.”

Generous with his ideas, Larry stimulated directly two important streams of Penn IUR research and programming: the Penn IUR Roundtables on Anchor Institutions and Transforming Cities: Municipal Fiscal Stability. In addition, working with Melanie, who was a member of the Board of Advisors of Penn’s School of Nursing, he supported Penn IUR’s work on global women’s health, a multi-year effort that yielded two major



Larry Nussdorf at the 2011 Penn IUR Roundtable on Anchor Institutions with Craig Carnaroli, executive vice president, University of Pennsylvania, and Edward L. Cohen, principal owner, Washington Nationals.

conferences, several convenings around the United States, and the highly regarded Women's Health and the World's Cities (2013), published in the Penn Press series.

On anchor institutions, Larry's intellectual and financial support helped Penn IUR develop a major conference (2007) and five day-long roundtables on anchor institutions. The roundtables brought anchor institution leaders to Penn for public meetings to discuss their respective roles and private meetings to engage in peer-level problem solving. The sessions covered Performing Arts Centers (2008), Museums (2010), Ballparks (2011), Eds and Meds (2013), and University-Led Innovation (2015). Larry and Melanie not only attended each one but also were active participants in several. With his experience in building their facilities, Larry introduced us to key leaders for each session. Memorably, he brought us on a site visit to the Nationals Park, recently completed by Clark Construction. There we met with the team's owner who gave us a tour of the facility and even led us onto the pitching mound, a coveted "inside experience!"

The anchor work had many outcomes, including Penn IUR and the Netter Center's policy paper, *Retooling HUD for a Catalytic Federal Government* (2009) for the Obama administration that took up its key message—put the UD (urban development) back into HUD—and the founding of the Anchor Institutions Task Force in 2009 that now supports a 700-member network. It also stimulated Penn Press publications, including Judith Rodin's *The University and Urban Revival: Out of the Ivory Tower and Into the Streets* (2007) and Richard Freedland's *Transforming the Urban University: Northeastern, 1996-2006* (2019), among other publications. In addition, the state of Connecticut selected us to undertake statewide research (ultimately published as *Innovation in Higher Education in Connecticut*) to develop the roadmap for the state's 38 public and private institutions, currently used to guide the state's Higher Education and Entrepreneurship Fund created in 2017.

The work on the transforming cities and municipal fiscal stability initiative has also evolved. It started in September 2004 with Penn IUR's inaugural public interest series event, *Transforming*

Cities: Positive Outcomes of Public/Private Engagement, a session that established the Penn IUR practice of convening distinguished urban practitioners and thinkers together. At this event, Alice Rivlin, The Brookings Institution; John Timoney, then Chief of Police, Miami (former chief in NYC and Philadelphia); and James Nevels, Chair, Philadelphia School Reform Commission, discussed the impact of contemporary urban policy changes across the country.

The following year, the initiative assessed the role of mayors in urban transformation. This would lead to firsthand accounts by Manny Diaz (*Miami Transformed* [2012]) and Michael Nutter (*Mayor: The Best Job in Politics* [2017]). It would also stimulate a strong partnership with Philadelphia's Federal Reserve Bank that produced three conferences and three books with Penn Press: *Neighborhood and Life Chances: How Place Matters in Modern America* (2011), *Revitalizing American Cities* (2013) and *Shared Prosperity in America's Communities* (2016). Recently, Penn IUR partnered with the Philadelphia Fed on a virtual series focusing on race and inequality.



Top: The participants in the 2008 Penn IUR Anchor Institution Roundtable on Performing Arts Centers. Larry Nussdorf is the sixth person from the left in the second row.

Bottom Left: Larry and Melanie Nussdorf at the 2008 Penn IUR Roundtable on Anchor Institutions on Performing Arts Centers. Photo credit: Stuart Watson.

Bottom Right: Larry Nussdorf at the 2014 Urban Leadership Forum with Raphael Bostic, President and CEO of the Federal Reserve Bank of Atlanta and Genie Birch, Nussdorf Professor and Penn IUR Co-Director,

By 2007, the transforming cities and fiscal stability initiative added an international dimension. It pursued this area through two conferences at the



Larry Nussdorf at the 2008 Penn IUR Roundtable on Anchor Institutions focused on Performing Arts Centers.

Rockefeller Foundation's Bellagio Center, another Penn Press book, *Global Urbanization* (2011), and a special issue of *The Economist*. The international work has evolved into a focus on informality and sustainable development including conferences, publications, new courses, and participation in worldwide convenings including Habitat III. It has a full portfolio of activities now being carried out in conjunction with Penn's Perry World House and Penn Global.

The domestic aspects of the fiscal stability initiative stimulated several public events. They were "Sustainable Public Finance Options" (2011), "Financial Stress in Governments" (2012) with the Fels Institute for Government, and Penn IUR's 10th anniversary symposium: "Fiscal Stability and Public Pensions" (2014), summarized in *Public Pensions and Fiscal Solvency* (2016) in the Penn Press series. In 2018, Penn IUR launched the "State & Local Public Finance Links," a regularly updated web-based resource library. Inspired by the 2014 symposium, a subgroup of the Advisory Board met regularly from 2015 to 2019 to explore pension reform, efforts that led to a partnership with the Volker Alliance whose expertise in state finance complemented Penn IUR's strength

in local issues. In April 2020, this fortuitous arrangement yielded the 18-session virtual series on the effect of COVID-19 on state and municipal finance that has reached thousands of attendees and also yielded an ongoing partnership under the leadership of Bill Glasgall and Dick Ravitch.

Many more instances of Larry's support exist because at every moment he was ready to help with a speaker, an idea for a lecture or a new member of the Advisory Board. His office door was always open when we, along with Paula Clark, Executive Director, Principal Gifts at the University of Pennsylvania, would pay a visit to Washington. As can be seen in the brief account above, Larry's impact is deep-rooted and enduring—it touched every aspect of Penn IUR.

Larry's acceptance speech for the 2010 Alumni award offers an explanation for his immense assistance and encouragement: "For me, Penn has been a family affair. As many of you know, not only is Melanie an active alum, as are my two sons, Jed and Ben, and daughter-in-law, Ina. But my family extends well beyond those who are related to me by blood and marriage ..." and he listed those Penn family members. So, he treated us as family,

taking care, paying attention, and supporting us in all things. We are eternally grateful.

We at Penn IUR are not the only ones to appreciate Larry's massive contributions to their professions, philanthropic work, and home city as reflected in recent tributes: Clark Enterprises ("Larry made an indelible mark on who we are today"), the Clark Foundation ("He was an incisive advisor"), the *Washington Biz Journal* ("A titan of Greater Washington's commercial real estate industry") and *The Washington Post* that outlined his many professional accomplishments. Perhaps one of his greatest tributes occurred years ago, in 2004, when James A. Clark affirmed his high esteem for Larry's ethics and ability by honoring him with the gift to Penn of the Lawrence C. Nussdorf Chair in Urban Research and Education. And Larry, in a further mark of his generosity, dedicated the chair to the Penn Institute for Urban Research.

So we are not saying good bye to Larry—it's impossible, he is in every part of Penn IUR and will be there forever.

About Penn IUR

THE PENN INSTITUTE FOR URBAN RESEARCH

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 21st-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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