

**KNOWLEDGE**

**FOR AN**

**URBANIZING  
WORLD**

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# ABOUT

# PENN

# IUR

**PENN IUR IS A UNIVERSITY-WIDE BODY THAT INFORMS URBAN DECISION-MAKING AND PUBLIC POLICY ON ISSUES OF SUSTAINABLE URBAN GROWTH BASED ON MULTI-DISCIPLINARY RESEARCH, INSTRUCTION, AND OUTREACH.**

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. Affiliated with all twelve schools of the University of Pennsylvania and with the world of practice, Penn IUR fosters collaboration among scholars and policymakers across disciplines to address the needs of an increasingly urbanized society. 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.

[This annual report details Penn IUR's accomplishments from July 2015 through June 2016 and looks ahead to future initiatives.](#)

**We are pleased  
to share this  
2015–2016 report,  
which documents  
the outstanding  
and creative work  
of Penn IUR over  
the past year.**

**A MESSAGE FROM  
THE PROVOST &  
VICE PROVOST  
FOR RESEARCH**

Penn IUR's distinctive mission brings together diverse people and programs to address vital contemporary challenges of urbanization around the world. To this end, Penn IUR cultivates an urban-focused intellectual community both within the University and beyond. Within the University, this community is drawn from across Penn's schools and from scholars across all stages of their careers. Beyond the University, this community includes academics and practitioners, international and domestic experts, and people working on all aspects of urban life.

Penn IUR brings members of this intellectual community together in novel ways, creating opportunities to collaborate across disciplines, continents, and lifespans and generating fresh insights and new knowledge. These exchanges include public events, research initiatives, publications, educational opportunities, and meetings of experts. For example, "Automation and the Future of Cities," held in December 2015, contributed to the University's Year of Discovery by bringing together urban planners, engineers, and federal policymakers to explore how technology will shape our cities, how we will move within and between cities as automation becomes more widespread, and how such changes will affect our lives.

As a critical part of its mission, Penn IUR offers a wide range of resources and support to both faculty and students. Through the Undergraduate Urban Research Colloquium, the Master of Spatial Analytics, and support of doctoral students, Penn IUR gives

students the resources they need to master the fundamentals of urban research in their chosen fields. For faculty, Penn IUR creates opportunities to make an impact nationally and internationally. For both students and faculty, Penn IUR offers opportunities to make cross-disciplinary connections.

Penn IUR's interdisciplinary book series at Penn Press, *The City in the 21st Century*, expands even further this mission to address the most pressing short- and long-range challenges confronting the world's cities. The books published in the past academic year—*Public Pensions and City Solvency*, *Shared Prosperity in America's Communities*, and *Slums: How Informal Real Estate Markets Work*—bring together scholars and practitioners from different fields to illuminate a single topic from a variety of perspectives. All of Penn IUR's print and online publications similarly work across disciplines to create and disseminate new knowledge, including the *SSRN Urban Research e-Journal*, the *Urban Link* e-news digest, the Global Urban Commons website, and numerous whitepapers, briefs, and special reports.

We look forward to another exciting year in which Penn IUR continues to create the community and connections that support vital new knowledge for an urbanizing world.



VINCENT PRICE  
*Provost; Steven H. Chaffee  
Professor of Communication,  
Annenberg School for  
Communication; Professor  
of Political Science,  
School of Arts and Sciences*



DAWN BONNELL  
*Vice Provost for Research;  
Henry Robinson Towne  
Professor of Engineering  
and Applied Science,  
School of Engineering  
and Applied Science*



**In the 2015–2016 academic year, Penn IUR’s research initiatives have explored the foundations of sustainable development in both the developed and the developing world.**

**A MESSAGE FROM PENN IUR’S CO-DIRECTORS & ADVISORY BOARD CHAIR**

Penn IUR’s initiatives have helped to showcase the opportunities for innovation and to demonstrate how smart urbanization can help create a world that is more prosperous and livable for all. These have included Land for Public Good in Emerging Economies, Urban Fiscal Stability and Sustainability Going Forward, the Energy Smart Communities Initiative, and the Consortium for Building Energy Innovation.

To expand the impact of these projects and the work of Penn IUR affiliates, we have continued to grow The City in the 21st Century book series with the University of Pennsylvania Press by editing three new volumes that advance knowledge on equitable economic development, informal real estate markets, and pensions and their role in municipal fiscal stability. We have launched Penn IUR Briefs, which give Penn IUR affiliates a rapid mechanism for getting their research out into the world. This year, three new briefs addressed issues of gentrification, urban development, and home ownership.

With the global community preparing for Habitat III, set to take place in Quito, Ecuador in October 2016, we have seen a growing appetite from thought-leaders around the globe for accessible research on sustainable urban development. This past year, Penn IUR, along with many of our long-standing partners, developed programs and resources for this important global effort and, as we look to the coming year, we see many opportunities to support Penn’s urban-focused research—by both established and emerging scholars—within this context.

These initiatives are the work of many people, with contributions from Penn IUR’s extensive networks and are made possible by the support of the Penn IUR Advisory Board, Penn IUR Executive Committee, grantors, and Penn’s Office of the Provost. We are most grateful to all the individuals and organizations who contributed to the many activities and accomplishments of the Institute over the past year.



EUGÉNIE BIRCH

*Co-Director, Penn Institute for Urban Research; Lawrence C. Nussdorf Professor of Urban Research and Education Professor; Department of City and Regional Planning, School of Design*



SUSAN WACHTER

*Co-Director, Penn Institute for Urban Research; Sussman Professor; Professor of Real Estate and Finance, The Wharton School*



EGBERT PERRY

*Advisory Board Chair, Penn Institute for Urban Research; Chairman and CEO, The Integral Group, LLC*

# 01

## **CURRENT RESEARCH INITIATIVES**

**PENN IUR LEADS A DIVERSE SET OF RESEARCH INITIATIVES TO INFORM SUSTAINABLE DEVELOPMENT IN RAPIDLY URBANIZING PLACES AS WELL AS IN ESTABLISHED CITIES. THE FOLLOWING PROJECTS GENERATE NEW KNOWLEDGE AND FACILITATE THE EXCHANGE OF BEST PRACTICES ACROSS THE GLOBE.**



## LAND FOR PUBLIC GOOD IN EMERGING ECONOMIES

The UN predicts that by 2050 nearly two-thirds of the world's population will live in cities—a total of 6.4 billion city-dwellers, 2.5 billion more than today's 3.9 billion. Finding ways to ensure that economic and population growth will occur sustainably, with shared prosperity, is the central question of twenty-first century urbanism.

In 2015–2016, Penn IUR continued to tackle this challenge with the two-stage Land for Public Good in Emerging Economies project, supported by Advisory Board member Robert Stewart (W '88). In many regions of the world, rapid urbanization has resulted in costly unplanned development. The uncontrolled spread of crowded informal settlements in vulnerable areas within cities are symptomatic. These places lack access to basic infrastructure (transportation, electricity, water, sewage), urban services (education, health), and public space (space for parks and community facilities such as schools and health care centers).

National governments have failed to define the appropriate spheres of activity for each level of government in urban development and consequently have not provided the enabling framework (legislation, regulation, finance) to allow for the proper distribution of responsibilities. Many have not conceived and planned for national infrastructure construction and ecosystem protection nor relinquished jurisdiction for activities such as urban planning and development that are more appropriately undertaken at the local or regional level.

The first stage of this study examined sites-and-services approaches that were popular in decades past, working with Penn IUR's Undergraduate Urban Research Colloquium to look closely at slum proliferation in Zambia. It also resulted in a new publication in The City in the 21st Century book series: *Slums: How Informal Real Estate Markets Work* (University of Pennsylvania Press, 2016), which provides clear examples of this problem and its complexities (see page 19 for more details).

The work to date has laid the foundation for the second stage, which will explore the feasibility of re-envisioning existing approaches in order to create large, orderly, well-serviced land for anticipated urban development. As Penn IUR advances this study, it will identify and evaluate governmental, regulatory, and financing structures that demonstrate efficient and equitable urban development techniques in the face of rapid urbanization.



## URBAN FISCAL STABILITY AND SUSTAINABILITY GOING FORWARD

In 2015–2016, Penn IUR addressed the complex fiscal issues facing both domestic and international cities as part of an initiative that examines the dynamics of urban fiscal stability and sustainability.

Penn IUR's examination of fiscal stability in U.S. cities focused largely on the looming problem of underfunded municipal pensions. This issue has received extensive media and political attention. The problem is a complicated one, requiring difficult trade-offs and complex regulatory and legal interventions. In 2015–2016, Penn IUR published *Public Pensions and City Solvency* to provide practitioners, policymakers, and citizen readers with the essential information on the topic of underfunded public pensions as it applies to urban fiscal stability (see page 18 for more information on the book).

On the international front, achieving urban fiscal stability requires taking a broader view: understanding fiscal stability and sustainability goes beyond an examination of government balance sheets to encompass fundamental issues related to urban structure and management. How can urban economies and governments be structured to deliver public goods equitably and sustainably? What are the policy and regulatory interventions that must take place in order that rapid, global urbanization be managed in an economically and environmentally sustainable way? With these questions in mind, Penn IUR teamed with Perry World House on November 4, 2015 to host a symposium entitled "Sustainable Global Urbanization," during which panelists examined the challenges of providing affordable housing and public services in a rapidly urbanizing world and discussed how to grow healthy cities through sustainable development policy and effective real estate regulation.

These efforts are part of a multi-year effort to investigate urban fiscal sustainability, made possible with support by from Penn IUR Advisory Board member Lawrence Nussdorf (W '68).

THE INFORMAL SETTLEMENTS THAT RESULT FROM RAPID URBANIZATION LACK BASIC INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC SPACE.

## Growing cities demand attention, as there is still time for them to adopt new, more sustainable forms of growth.

### ENERGY SMART COMMUNITIES INITIATIVE

The Energy Smart Communities Initiative (ESCI) was established in 2010 by U.S. President Obama and Japanese Prime Minister Kan to help Asia–Pacific Economic Cooperation (APEC) economies reduce the region's energy intensity (energy consumed per gross domestic product). Managed by APEC's Energy Working Group (APEC-EWG), the initiative's preeminent project is its Knowledge Sharing Platform (ESCI-KSP), a web-based knowledge-sharing platform that highlights best practices and demonstration projects in energy efficient urban development, specifically in the areas of transportation, buildings, smart grids, green employment, and industry.

Penn IUR, in partnership with the Taiwan Institute for Economic Research (TIER) and

with funding from the National Development Council (NDC) of Taiwan, developed and has maintained the ESCI-KSP since its inception in 2011. In 2015–2016, Penn IUR transferred the day-to-day management of the web platform to TIER, though Penn IUR continues to work with TIER to collect best practices for the ESCI-KSP and to present updates at APEC-EWG meetings.

In 2015–2016, Penn IUR also worked with TIER to organize the second ESCI-KSP Best Practices Awards to recognize exceptional demonstrations of best practices in energy efficiency across the study areas. The award winners—selected by a panel of judges led by Penn IUR Co-Director Eugénie Birch—were honored at the December 2015 Meeting of the APEC-EWG. Awards were

given for projects in each of the ESCI-KSP's content areas, such as awards for Hawaii's Clean Energy Initiative for the Smart Grids category and the Energy Conservation Campaign for the Richmond Convention Hotel in Thailand for the Smart Buildings category. Penn IUR has begun organizing, with TIER, the third ESCI-KSP Best Practices awards, to be presented at the May 2017 APEC-EWG meeting; Penn IUR Co-Director Eugénie Birch will again lead the judges panel.

For more information, visit: [esci-ksp.org](http://esci-ksp.org)



RIGHT: Hawaii's Clean Energy Initiative won the ESCI-KSP Best Practices Award for the Smart Grids category; the competition was organized by Penn IUR in partnership with the Taiwan Institute for Economic Research (TIER). Photo by user Xkclaim, via Wikipedia.



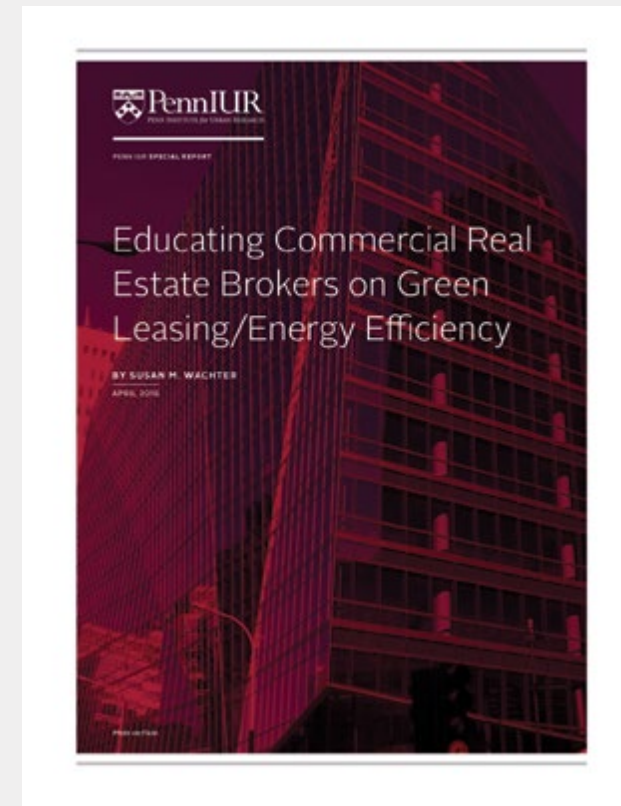
## CONSORTIUM FOR BUILDING ENERGY INNOVATION

The U.S. Department of Energy (DOE) established the Consortium for Building Energy Innovation (CBEI), based in Philadelphia, in 2011 as one of three innovation clusters nationwide. Intended to stimulate the innovative research required to make the nation's building stock more energy efficient, the five-year project involved numerous partners from academia and practice. Its vision was to reduce energy use by 50 percent in existing small- and medium-sized commercial buildings (those less than 250,000 square feet) by 2030.

Penn IUR played a central role over the life of the project, developing and managing CBEI's Research Digest, a web platform that was the organization's primary means of disseminating research findings and knowledge; translating complex research on building energy

efficiency into easily understandable narratives with accompanying infographics and videos for distribution on the Research Digest; and supporting several of CBEI's research programs. In addition to these ongoing tasks, during the 2015–2016 year, Penn IUR also led CBEI's communications program, including managing the organization's website as well as its social media communications. Although the project drew to a close in April 2016, the body of knowledge that CBEI accumulated lives on in the case studies and research briefs that Penn IUR developed; these are housed on CBEI's website.

For more information, visit: [cbei.psu.edu](http://cbei.psu.edu)



### SPOTLIGHT ON: EDUCATING COMMERCIAL REAL ESTATE BROKERS ON GREEN LEASING/ENERGY EFFICIENCY

Susan Wachter, acting in both her roles as Co-Director of Penn IUR and as Professor of Real Estate and Finance, piloted a commercial real estate broker education program for CBEI. This was intended to “green” the commercial real estate market by developing and promoting sustainability training so that commercial real estate brokers have the information they need to help clients appreciate the value of sustainability and energy efficiency measures, thereby increasing the market value and adoption of these often-invisible features.

Because buyers, sellers, owners, and tenants look to brokers as trusted advisors and sources of information, brokers are in a unique position to help their clients understand the potential impacts of energy efficiency measures. They are, in effect, gatekeepers in adopting new technology in energy efficiency. Yet most brokers lack the knowledge that would allow them to recognize and communicate the value of energy efficiency features in commercial buildings. The project leveraged existing instructional materials (such as the Green Lease Library, a centralized site for information on commercial leasing that aligns the financial

and energy incentives of building owners and tenants) and existing channels to market (such as mandatory continuing education requirements) to educate commercial brokers on the benefits of energy efficiency for the commercial real estate market.

The key method for encouraging this education was to deploy the newly developed broker-targeted commercial building energy efficiency materials into the continuing education requirements for brokers to renew their licenses. The project was piloted in the Philadelphia area and expanded nationwide: brokers in five additional markets were trained, education providers in six additional states agreed to teach the course, and numerous state licensing boards and market partners are in ongoing conversations about adopting and promoting energy efficiency education.

The Penn IUR Special Report, “Educating Commercial Real Estate Brokers on Green Leasing/Energy Efficiency” (Wachter, 2016) details the course development and delivery process and can be found at [penniur.upenn.edu](http://penniur.upenn.edu).





# 02

## **TRANSLATIONAL RESEARCH: PUBLICATIONS & DISSEMINATION**

**PENN IUR TRANSLATES RESEARCH THROUGH BOOKS, PAPERS, AND BRIEFS. THE CITY IN THE 21ST CENTURY BOOK SERIES PUBLISHED BY THE UNIVERSITY OF PENNSYLVANIA PRESS OFFERS DEEP INSIGHT INTO AN ARRAY OF URBAN ISSUES WHILE THE *URBAN RESEARCH eJOURNAL*, *URBAN LINK*, AND PENN IUR BRIEFS PROVIDE A MEANS FOR RAPID RESEARCH DISSEMINATION. THE GLOBAL URBAN COMMONS IS A DYNAMIC WEBSITE, SHARING NEW FINDINGS AMONG AN EVER-GROWING NETWORK OF RESEARCHERS AND PRACTITIONERS.**

## THE CITY IN THE 21ST CENTURY BOOK SERIES

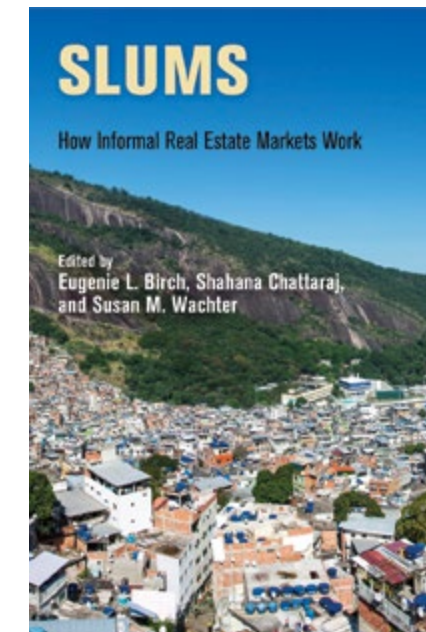
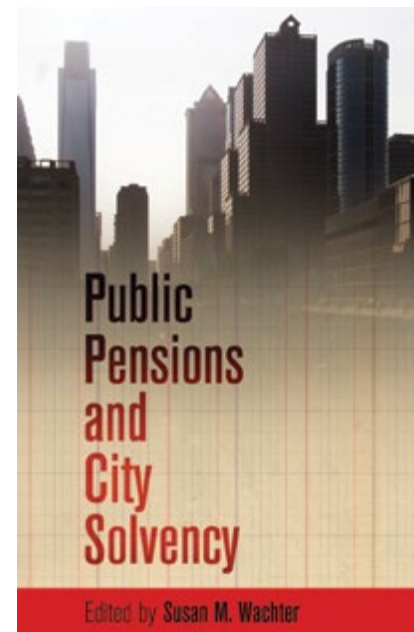
Penn IUR's Co-Directors Eugénie Birch and Susan Wachter edit The City in the 21st Century (C21) book series published by University of Pennsylvania Press, which now includes thirty-two volumes. This series explores the depth and breadth of contemporary urban scholarship across a wide range of disciplines including anthropology, planning, sociology, economics, architecture, urban design, political science, and history. The series represents a cross-section of research and experience on the city across the developed and developing world.

During the 2015–2016 year, Penn Press released three volumes in the series: *Public Pensions and City Solvency*, edited by Susan Wachter, *Shared Prosperity in America's Communities*, edited by Susan Wachter and Lei Ding, and *Slums: How Informal Real Estate Markets Work*, edited by Eugénie Birch, Shahana Chattaraj, and Susan Wachter.

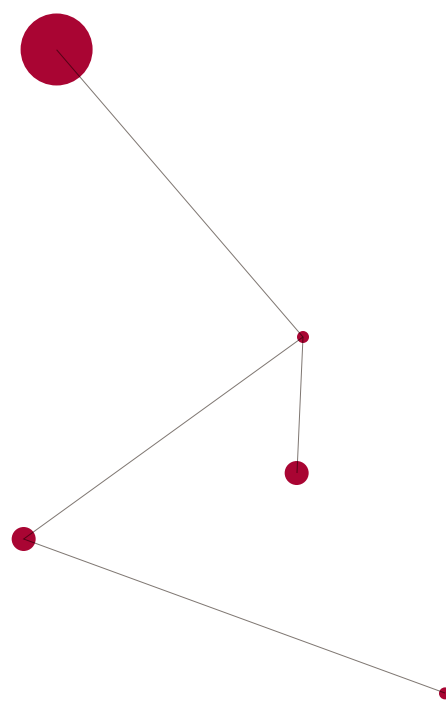
*Public Pensions and City Solvency*, published in January 2016, addresses the widespread problem of underfunded pension liabilities and presents strategies to achieve financial sustainability. In this volume, expert contributors provide incisive analyses and practical approaches to navigating the fiscal difficulties that cities face. The book's three chapters examine the issue from different key perspectives: Joshua Rauh, a leading scholar in the study of unfunded pension liabilities, provides an economist's perspective; Amy Monahan, a renowned authority in public employee benefits law, illuminates the legal framework; and D. Roderick Kiewiet and Mathew McCubbins, visionary political scientists, put the crisis and its economic and legal implications into context and lay out the reason why reforms are necessary.

Richard Ravitch, former lieutenant governor of New York, writes the Foreword and Robert Inman and Susan Wachter provide the Conclusion.

*Shared Prosperity in America's Communities*, published in March 2016, examines the place-based disparity of opportunity across the United States and suggests what can be done to ensure that the benefits of economic growth are widely shared. Contributors' essays explore social and economic mobility challenges and illuminate the changing geography of inequality, offer a portfolio of strategies to address place-based inequality, and show how communities across the nation are implementing change and building a future of shared prosperity. Contributors include: J. Cameron Anglum, Timothy Bartik, Chris Benner, Angela Glover Blackwell, Anthony Carnevale, Raj Chetty, Rebecca Diamond, Lei Ding, Paul Jargowsky,



The City in the 21st Century book 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 the city across the developed and developing world.



David Karp, Elizabeth Kneebone, Douglas Massey, Jeremy Nowak, Manuel Pastor, Victor Rubin, Chris Schildt, Nicole Smith, Margery Austin Turner, Susan Wachter, and Zachary Wood. (See page 30 for an excerpt from Elizabeth Kneebone's chapter.)

*Slums: How Informal Real Estate Markets Work*, published in April 2016, shows that unauthorized settlements in rapidly growing cities are not divorced from market forces; rather, they must be understood as complex environments where state policies and market actors still do play a role. In this volume, contributors examine how the form and function of informal real estate markets are shaped by legal systems governing property rights, by national and local policy, and by historical and geographic particularities. Chapters reveal in granular detail the workings of informal real estate markets, and they review programs that have been implemented in unconventional settlements to provide lessons about the effectiveness and implementation challenges of different approaches. Contributors explore the relationships between informality, state policies, and market forces from a range of disciplinary perspectives and on different scales, from an analysis of the

relationship between regulations and housing in 600 developing world cities to an ethnographic account of the buying and selling of houses in Rio de Janeiro's favelas. While many of the book's contributors focus on the emerging economies of India and Brazil, the conclusions drawn illustrate dynamics relevant to developing countries throughout the Global South. Contributors include: Arthur Acolin, Sai Balakrishnan, Eugénie Birch, José Brakarz, Shahana Chattaraj, Sebastian Galiani, David Gouverneur, Yvonne Mautner, Paavo Monkkonen, Vinit Mukhija, Janice Perlman, Lucas Ronconi, Bish Sanyal, Ernesto Schargrodsky, Patrícia Cezário Silva, and Susan Wachter. (See page 34 for an excerpt from Vinit Mukhija's chapter.)

The University of Pennsylvania Press publishes its volumes in hardcover, paperback, and electronic versions. In 2015–2016, it reprinted *Ed Bacon: Planning, Politics, and the Building of Modern Philadelphia*, by Gregory Heller with a foreword by Alexander Garvin, in paperback, and *The University and Urban Revival: Out of the Ivory Tower and Into the Streets*, by Judith Rodin, as an e-book.



The City in the 21st Century series includes the following thirty-two published titles, with more in development.  
(HC = HARD COVER, PB = PAPERBACK, EB = E-BOOK)



ROGER D. ABRAHAMS WITH  
NICK SPITZER, JOHN F. SZWED,  
AND ROBERT FARRIS THOMPSON  
*Blues for New Orleans:  
Mardi Gras and America's Creole Soul*  
(HC 2006, EB 2010)



ELIJAH ANDERSON WITH A FOREWORD  
BY CORNEL WEST, EDITOR  
*Against the Wall:  
Poor, Young, Black, and Male*  
(PB 2009, EB 2011)



EUGÉNIE L. BIRCH,  
SHAHANA CHATTARAJ,  
AND SUSAN M. WACHTER  
*Slums: How Informal  
Real Estate Markets Work*  
(HC 2016, EB 2016)



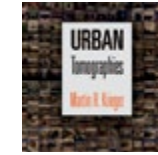
EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS  
*Rebuilding Urban Places After Disaster:  
Lessons from Hurricane Katrina*  
(PB 2006, EB 2013)



MICHAEL B. KATZ  
*Why Don't American Cities Burn?*  
(HC 2011, PB 2013, EB 2012)



SCOTT KNOWLES  
*The Disaster Experts:  
Mastering Risk in Modern America*  
(HC 2011, PB 2013, EB 2012)



MARTIN KRIEGER  
*Urban Tomographies*  
(HC 2011, EB 2011)



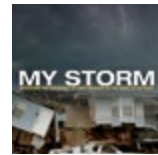
CHRISTIAN KROHN-HANSEN  
*Making New York Dominican: Small  
Business, Politics, and Everyday Life*  
(HC 2012, EB 2012)



EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS  
*Growing Greener Cities: Urban  
Sustainability in the Twenty-First Century*  
(PB 2008, EB 2011)



EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS  
*Global Urbanization*  
(HC 2011, EB 2011)



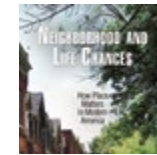
EDWARD J. BLAKELY WITH A  
FOREWORD BY HENRY CISNEROS  
*My Storm: Managing the Recovery of  
New Orleans in the Wake of Katrina*  
(HC 2011, EB 2012)



PETER HENDEE BROWN  
*America's Waterfront Revival: Port  
Authorities and Urban Redevelopment*  
(HC 2008)



AFAF IBRAHIM MELEIS,  
EUGÉNIE L. BIRCH, AND  
SUSAN M. WACHTER, EDITORS  
*Women's Health and the World's Cities*  
(HC 2011, PB 2013, EB 2011)



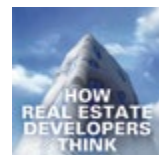
HARRIET B. NEWBURGER,  
EUGÉNIE L. BIRCH, AND  
SUSAN M. WACHTER, EDITORS  
*Neighborhood and Life Chances: How  
Place Matters in Modern America*  
(HC 2011, PB 2013, EB 2011)



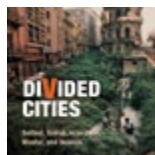
LAURA W. PERNA, EDITOR  
*Preparing Today's Students for Tomorrow's Jobs in  
Metropolitan America*  
(HC 2012, EB 2012)



MARINA PETERSON  
*Sound, Space, and the City: Civic  
Performance in Downtown Los Angeles*  
(HC 2010, PB 2012, EB 2012)



PETER HENDEE BROWN  
*How Real Estate Developers Think:  
Design, Profits, and Community*  
(HC 2015, EB 2015)



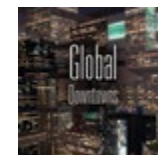
JON CALAME AND  
ESTHER CHARLESWORTH  
*Divided Cities: Belfast, Beirut,  
Jerusalem, Mostar, and Nicosia*  
(PB 2012, EB 2011)



NAOMI CARMON AND  
SUSAN FAINSTEIN  
*Policy, Planning, and People:  
Promoting Justice in Urban Development*  
(PB 2013, EB 2013)



RAM CNAAN WITH STEPHANIE C.  
BODDIE, CHARLENE C. MCGREW,  
AND JENNIFER KANG  
*The Other Philadelphia Story:  
How Local Congregations Support  
Quality of Life in Urban America*  
(HC 2006, EB 2010)



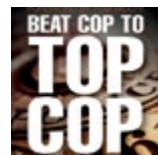
MARINA PETERSON AND GARY  
MCDONOGH, EDITORS  
*Global Downtowns*  
(HC 2011, PB 2014, EB 2012)



JUDITH RODIN  
*The University and Urban Revival:  
Out of the Ivory Tower and Into the Streets*  
(HC 2007, EB 2015)



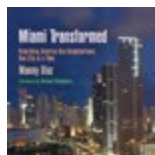
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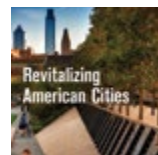
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Penn IUR's *Urban Link* is a monthly online publication that features expert commentary on urban topics and highlights Penn IUR news and events. Launched in November 2012, *Urban Link* has 5,700 subscribers. Penn IUR's Faculty Fellows and Scholars, a network of more than 200 urban experts, author *Urban Link*'s articles, allowing Penn IUR to highlight the groundbreaking scholarship of its associates. This year, feature stories authored by Penn IUR Faculty Fellows and other scholars and practitioners included:

**ARTHUR ACOLIN AND SUSAN WACHTER**

"Owning or Renting in the U.S.: Shifting Dynamics of the Housing Market." May 2016.

**VINIT MUKHIJA**

"Rehousing Mumbai: Formalizing Slum Land Markets Through Redevelopment." April 2016.

**LAURIE ACTMAN AND EUGÉNIE BIRCH**

"Urban Universities and Innovation." March 2016.

**ELIZABETH KNEEBONE**

"Urban and Suburban Poverty: The Changing Geography of Disadvantage." February 2016.

**SPECIAL NEW YEAR'S ISSUE:**

"Expert Voices 2016: Urban Policy and the Presidential Election." With contributions from Raphael Bostic, Charles Branas, Richard Florida, Mark Alan Hughes, John Jackson, Jr., Daniel Lee, Laura Perna, Wendell Pritchett, Megan Ryerson, Eric Schneider, and Saskia Sassen. January 2016.

**ETHAN CONNER-ROSS, RICHARD VOITH, AND SUSAN WACHTER**

"Philadelphia's Triumphs, Challenges, and Opportunities." December 2015.

**JOHN LANDIS**

"The Reality of Neighborhood Change: Planners Should Worry About Decline." November 2015.

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PENN IUR'S URBANLINK IS CENTERED AROUND THOUGHT-PIECES BY PENN IUR FACULTY FELLOWS AND SCHOLARS, EXPLORING TOPICS THAT CROSS THE DISCIPLINES.

CLOCKWISE FROM TOP LEFT: Photo by Mbell 1975, via Flickr; photo by Epicenter USA, via Flickr; photo by Adam Cohn, via Flickr; photo by Rich Mason, via Flickr; photo by user turkeychik, via Flickr; photo by Abhijit Patil, via Flickr.



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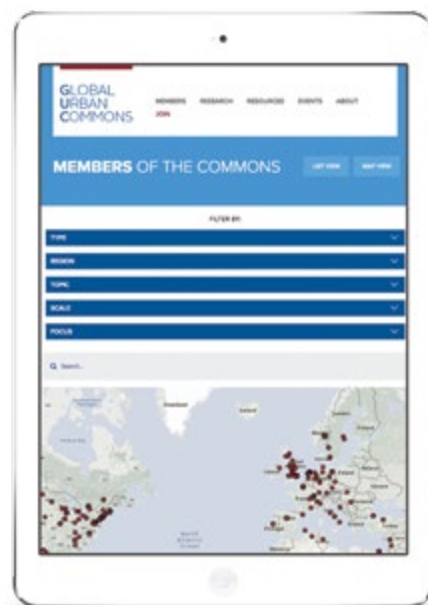
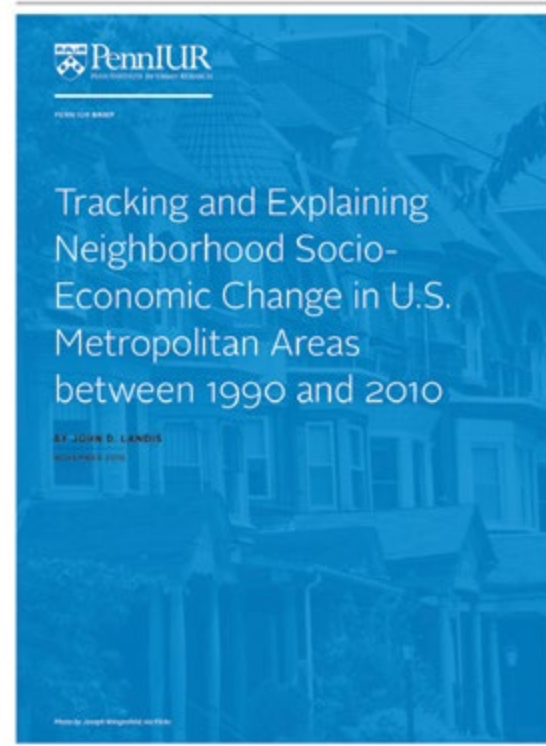
In 2015–2016, Penn IUR created a new publication series: Penn IUR Briefs. Written in a direct, readable style for professionals and academics, the series brings leading scholarship on urban issues to a broad audience.

In the series' inaugural year, Penn IUR published "Tracking and Explaining Neighborhood Socio-Economic Change in U.S. Metropolitan Areas between 1990 and 2010," by John Landis (November 2015); "Philadelphia's Triumphs, Challenges, and Opportunities," by Ethan Conner-Ross, Richard Voith, and Susan Wachter (December 2015); and "Owning or Renting in the U.S.: Shifting Dynamics of the Housing Market," by Susan Wachter and Arthur Acolin (May 2016). (Excerpts from each of these briefs are included in this report beginning on page 38.)

In "Tracking and Explaining Neighborhood Socio-Economic Change in U.S. Metropolitan Areas between 1990 and 2010," Landis identifies the extent and spatial incidence of gentrification and other forms of neighborhood change in large U.S. metropolitan areas between 1990 and 2010. The brief concludes that neighborhood decline in both cities and suburbs remains the dominant form of neighborhood change and the one on which local urban development programs should continue to focus. The brief is based on an article of the same title published in *Housing Policy Debate*, Volume 25 (2015), which is also available in full on the Penn IUR website.

In "Philadelphia's Triumphs, Challenges, and Opportunities," Conner-Ross, Voith, and Wachter explain that Philadelphia's recent growth is not the inevitable result of urbanist trends, but rather the consequence of a series of public choices and commitments that have helped to restore confidence in city government, grow and reposition its employment base, and improve residents' quality of life. Further, they point to Philadelphia's outstanding challenges—shared economic prosperity, quality public education and safety, and stable fiscal management—which will require political will and concerted public action. The brief stems from the Penn IUR white paper "City and Suburbs—Has There Been a Regime Change?" by Acolin, Voith, and Wachter.

In "Owning or Renting in the U.S.: Shifting Dynamics of the Housing Market," Wachter and Acolin find that, while many current renters would prefer to become homeowners, the financial barriers to home ownership are increasing. The authors show that lending constraints underlie declining rates of home ownership and immobility in the housing market. The brief is based on the article, "Borrowing Constraints and Homeownership" in *American Economic Review: Papers and Proceedings*, Volume 106 (2016), by Arthur Acolin, Jesse Bricker, Paul Calem, and Susan Wachter.



ABOVE: Penn IUR launched a new publication series in 2015–2016 called Penn IUR Briefs. Written in a direct, readable style, the briefs translate new urban research for a broad audience.

LEFT: Global Urban Commons is an online directory of urban research centers from around the world, a source for new research, and a platform for engagement in advance of the UN's Habitat III conference.

## GLOBAL URBAN COMMONS

The Global Urban Commons (The Commons) is a publicly accessible online directory of urban research centers from around the world and a source for information about global urban research. Created by Penn IUR in 2014 with seed funding from University of Pennsylvania Press and Rockefeller Foundation, the Commons was created in response to scholar and practitioner requests for a platform to build awareness about the breadth and depth of global urban research. Penn IUR hosts, manages, and updates the site.

In 2015–2016, Penn IUR continued to grow the site with contributions from around the world, regularly adding new sections and content. One notable expansion of the site in 2015–2016 was the addition of GAP@TheCommons, the new public face of the General Assembly of Partners (GAP). GAP is a nongovernmental stakeholder engagement platform created by the UN's World Urban Campaign as part of the preparation process for the UN's Habitat III conference, the world's premier conference addressing urban issues, to be held in Quito, Ecuador in October 2016. GAP consists of 15 Partner Constituent Groups (PCG), each of which is involved with the advancement of new concepts, ideas, and methodologies in the field of sustainable urbanization and human settlement development; each represents a stakeholder group, including local and sub-national authorities, research and academia, civil society organizations, grassroots organizations, women, parliamentarians, children and youth, business and industries, foundations and philanthropies, professionals, trade unions and workers, farmers, indigenous people, and media. As part of GAP@TheCommons, visitors can find GAP members in The Commons mapped database, learn about each PCG, contact PCG Chairs about membership, and see news about GAP and the Habitat III preparation process.

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# 03

## **TEXTS**

**PENN IUR LED AND SUPPORTED RESEARCH INITIATIVES THAT RESULTED IN SEVERAL TYPES OF PUBLICATIONS: BOOKS, BRIEFS, AND CASE STUDIES. FOLLOWING ARE SELECTIONS FROM PUBLICATIONS THAT EXAMINE PENN IUR'S THREE FOCUS AREAS: INFORMING THE SUSTAINABLE AND INCLUSIVE TWENTY-FIRST-CENTURY CITY, FOSTERING INNOVATIVE URBAN DEVELOPMENT STRATEGIES, AND ILLUMINATING THE ROLE OF ANCHOR INSTITUTIONS IN URBAN PLACES.**



# THE CHANGING GEOGRAPHY OF DISADVANTAGE

ELIZABETH KNEEBONE

## The 2000s brought significant changes to the demographic and economic fabric of the United States.

This selection is from *Shared Prosperity in America's Communities*, a volume edited by Susan Wachter and Lei Ding and published by the University of Pennsylvania Press in the spring of 2016 as part of *The City in the Twenty-First Century* series.

The country has grown increasingly diverse in recent years, driven by a combination of immigration, declining births and increasing deaths among whites, and a boom in minority births.

The economic makeup of the country has changed as well. After a decade marked by two recessions that limped into slow and uneven economic recoveries, the number of people living below the federal poverty line (\$23,492 for a family of four in 2012) rose to record levels. By 2012, 46.5 million people—15 percent of the population—lived in poverty, and more than one-third of the country (107.5 million) lived below twice the poverty line (DeNavas-Walt, Proctor, and Smith 2013).

These changes did not spread evenly across the country. They have played out differently across a diverse array of places, clustering and unfolding in ways that have influenced







Photo by Bob Jagendorf, via Flickr.

the growth (or decline) of communities over time. For decades, the images tied to discussions of poverty and place primarily have been those of distressed inner cities and declining and isolated rural communities. Indeed, historically, that is where the challenges of poverty have been most pronounced.

Cities continue to grapple with persistent and stubbornly high poverty rates. But as poverty grew to record levels in the 2000s, it touched more people and places than before. At the same time, perceptions of where poverty is and whom it affects often have not kept pace with its growing reach. The poor population in suburbs grew by 65 percent between 2000 and 2012, more than twice the pace of growth in big cities and rural communities. By 2012, the suburbs were home to three million more poor residents than big cities. What is more, as suburban poverty grew rapidly in the 2000s, it also moved beyond older, inner-ring suburbs that have long struggled with poverty alongside central cities to newer, exurban communities that may have previously seemed immune to these trends (Kneebone and Berube 2013).

The suburbanization of poverty reflects shifting housing and labor market dynamics. In regions where inner-city redevelopment and population are on the rise, housing price pressures have prompted some residents to look further out in the region for more affordable housing options. Housing subsidies have become more suburban as well. By 2008, roughly half of residents in voucher households lived in the suburbs, although often in less opportunity-rich communities than their higher-income counterparts (Covington, Freeman, and Stoll 2011). In addition, the geography of low-wage work has become more suburban over the last decade.

The rapid growth in poverty and its increasing concentration in suburban communities and smaller metropolitan areas have often occurred in places ill-equipped to deal with these issues. Scott Allard and Benjamin Roth's research has documented the strained and patchy nature of the nonprofit safety net in suburbs (Allard and Roth 2010). The local governance capacity of these communities also tends to vary across the fragmented jurisdictional map that encompasses these places. Many places often also lack the municipal staff, structures, and institutional experience to address the growing need in their communities. In addition to services, resources like public transit tend to be less developed or lacking altogether outside major urban hubs.

The rapid pace at which the geography of poverty and opportunity has shifted within the United States since 2000 should serve as a call to action. The community in which one lives affects the types of education options, job opportunities, services, and supports available. Put simply, place matters, and places change. And rarely do they do so in isolation. Rather, regional forces from population dynamics to housing and labor market trends intersect to create an evolving map of both barriers and access to opportunity. This shifting map of poverty and its reconcentration in recent years has serious implications for policy makers and practitioners working to build shared prosperity and access to opportunity across places. Failing to act runs the risk of leaving the most disadvantaged populations and places behind.

*See publication for full references.*

The rapid pace at which the geography of poverty and opportunity has shifted within the United States since 2000 should serve as a call to action. The community in which one lives affects the types of education options, job opportunities, services, and supports available. Put simply, place matters, and places change.





# REHOUSING MUMBAI: FORMALIZING SLUM LAND MARKETS THROUGH REDEVELOPMENT

VINIT MUKHIJA

**Mumbai is India's financial and commercial capital. Paradoxically, the city is known for both its high real estate prices and huge slum population.**

This selection is from *Slums: How Informal Real Estate Markets Work*, a volume edited by Eugénie Birch, Shahana Chattaraj, and Susan Wachter and published by the University of Pennsylvania Press in the spring of 2016 as part of The City in the Twenty-First Century series.

It has recorded some of the most expensive real estate transactions in the world and, according to some estimates, has more slum dwellers than any other city (Mukhiya 2003). Within Mumbai's slums, property transactions are common, and real estate prices are also staggeringly high. Nonetheless, planners and economists usually consider land encumbered by slums to be less efficient, as its property values are often discounted due to the lack of formal titles and legal recognition, the inadequacy of physical infrastructure services, and fragmented land ownership (World Bank 1993).

Mumbai has tried several approaches to formalizing its slum lands. These include the leading conventional approaches of slum clearance and redevelopment, which involve the resettlement of slum dwellers on alternative (usually distant) sites; and slum upgrading, which is based on in situ and incremental improvements to slum dwellers' housing through tenure legalization and infrastructure improvements.







Photo by Francisco Martins, via Flickr.



Photo by user M M, via Flickr.

Mumbai has also implemented an unconventional program of slum redevelopment and on-site rehousing as a strategy to formalize the slums. This strategy leverages the potentially high real estate value of slum land in the city. Slums are demolished, housing is rebuilt at a higher density, and, contrary to conventional slum clearance and resettlement, slum dwellers are rehoused in replacement housing on the former slum sites. In addition, new market-rate housing is also developed on the former slums, which cross-subsidizes the cost of the slum dwellers' replacement housing. In some cases, the option of transfer of development rights (TDR) is utilized too, and the cross-subsidizing, market rate housing is built on alternative sites.

The key policy intervention that facilitates slum redevelopment is a change to the land development regulations that allows for an increase in the intensity and density of redevelopment in the city's slums. This increase in the permitted intensity and density of development attracts market-based, private developers and helps generate the cross-subsidy for the slum dwellers' housing. According to the current program of slum redevelopment and rehousing being implemented in Mumbai—the Slum Rehabilitation Scheme (SRS)—slum dwellers receive “free,” or completely cross-subsidized, replacement housing.

Slum redevelopment is an unusual strategy for assisting slum dwellers. Typically, progressive planners and policy makers oppose redevelopment because it usually leads to the displacement of the poor. The poor can be either directly displaced by the new land use or indirectly displaced through an increase in housing costs, including higher rents, property taxes, and maintenance costs. Mumbai's slum redevelopment and rehousing strategy, however, avoids some of the shortcomings of redevelopment by resettling slum dwellers on their original sites in free housing of a prescribed size. Slum dwellers also receive property tax rebates and funding support for housing maintenance expenses from project developers.

Both state and local government also help in several other ways to improve the success of the SRS. In addition to assisting with construction finance and temporary housing, public agencies play a role in helping to address conflicts and property-based disagreements.

One of the noteworthy features of Mumbai's rehousing approach is that slum dwellers have the opportunity to approve or reject redevelopment proposals, and projects cannot be initiated without their approval. Preserving and strengthening this defining characteristic of the SRS is important. Ensuring that public agencies enforce contracts and regulate the quality of the new housing is also vital.

*See publication for full references.*

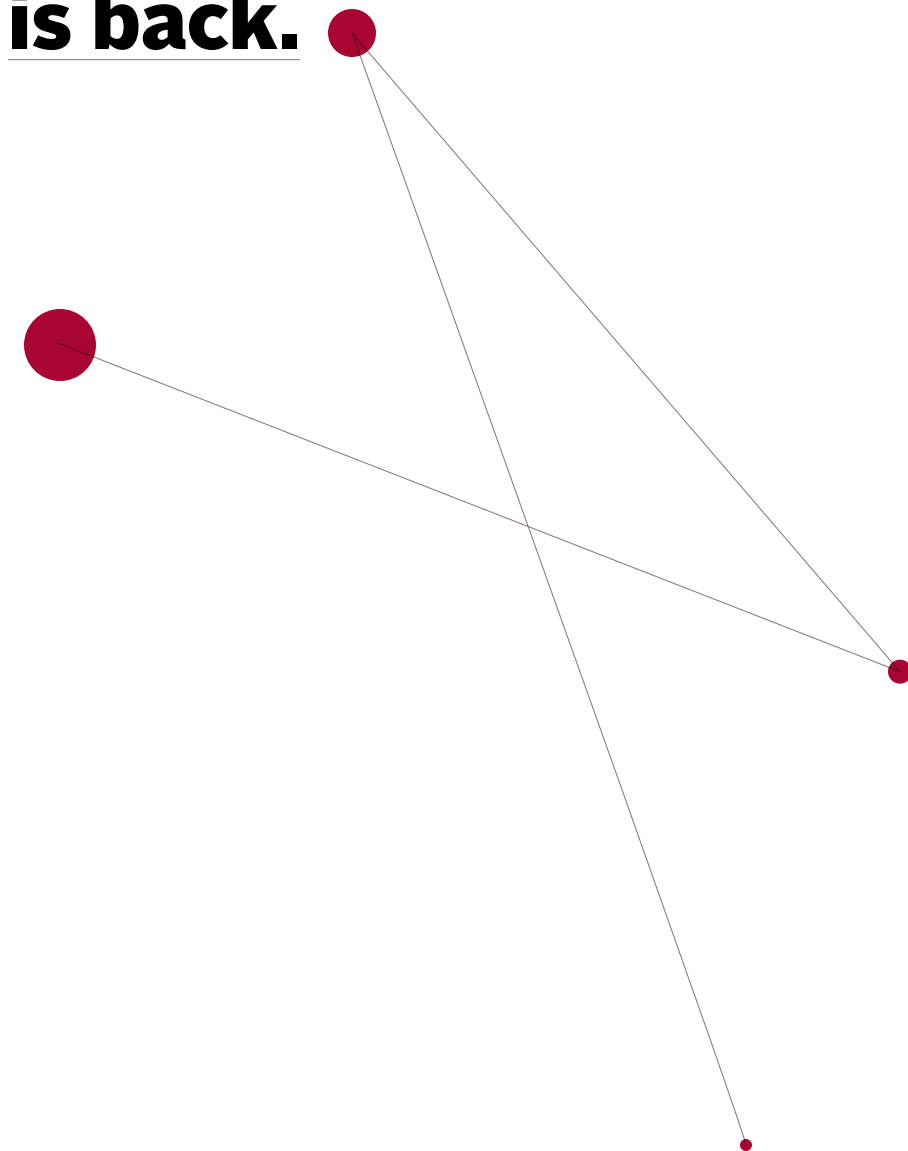
One of the noteworthy features of Mumbai's rehousing approach is that slum dwellers have the opportunity to approve or reject redevelopment proposals, and projects cannot be initiated without their approval.

# TRACKING AND EXPLAINING NEIGHBORHOOD SOCIO-ECONOMIC CHANGE IN U.S. METROPOLITAN AREAS BETWEEN 1990 AND 2010

JOHN LANDIS

## City living is back.

This research appeared in a November 2015 Penn IUR Brief by the same title. The full brief is available at [penniur.upenn.edu](http://penniur.upenn.edu).



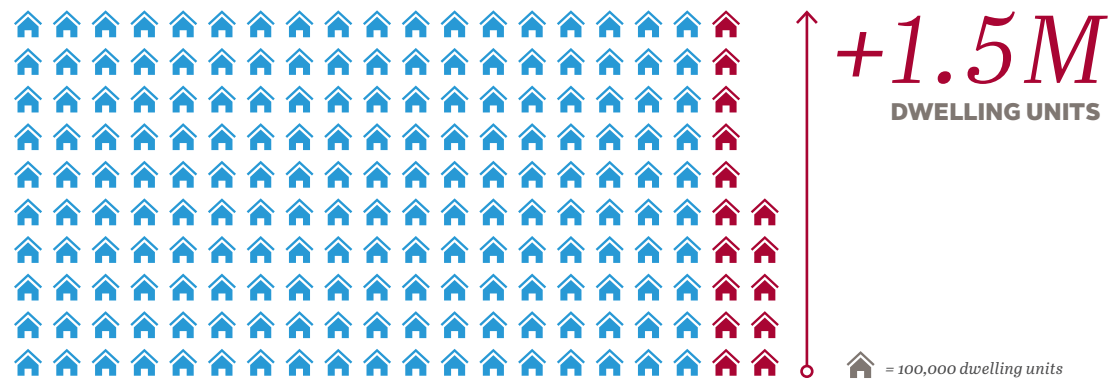
After half a century of relentless population decline and several false starts at revitalization, residential investment in America's urban centers began to pick up in the mid-1990s. In the ten years between the 2000 and 2010 decennial censuses, the housing stock in America's 50 largest central cities grew by 1.5 million dwelling units, or 8.3 percent.

As the urban population has grown over the past 25 years, the media has focused on the dangers of gentrification, particularly the displacement of long-time and usually poorer residents. However, behind the newspaper headlines large numbers of urban and suburban residents continued living in neighborhoods where public and private investment had failed to keep pace with the ravages of time, depopulation, or economic decline.





**IN THE TEN YEARS BETWEEN THE 2000 AND 2010 DECENNIAL CENSUSES, THE HOUSING STOCK IN AMERICA'S 50 LARGEST CENTRAL CITIES GREW BY 1.5 MILLION DWELLING UNITS, OR 8.3 PERCENT.**



The brief uses data from the 1990, 2000, and 2010 censuses to identify the extent and spatial incidence of gentrification and other forms of neighborhood change in large U.S. metropolitan areas between 1990 and 2010. The brief seeks to answer four related questions about neighborhood change processes and outcomes:

**HOW CAN COMMONLY-AVAILABLE CENSUS DATA BE USED TO MEASURE GENTRIFICATION ACROSS ALL U.S. METROPOLITAN AREAS?**

The analysis of the 70 largest U.S. metro areas reveals that decline, not upgrading, was the dominant form of neighborhood socio-economic change between 1990 and 2010. As of 1990, roughly 20% of the residents of these large metro areas lived in census tracts that would subsequently decline. By contrast, only 6% lived in tracts that subsequently upgraded, and only 3% lived in pre-gentrifying neighborhoods.

**TO WHAT DEGREE ARE NEIGHBORHOOD-LEVEL SOCIO-ECONOMIC CHANGES PRINCIPALLY THE RESULT OF METROPOLITAN-SCALE FACTORS (SUCH AS REGIONAL POPULATION GROWTH AND/OR DENSITIES) VERSUS MORE “BOTTOM-UP” FACTORS?**

Metropolitan-scale factors play a small role in affecting neighborhood change. Overall, they have a bigger effect on suburban neighborhoods than on core areas, and correlate better with decline than with neighborhood upgrading. Population growth at the metropolitan scale serves to destabilize neighborhoods, while the presence of an urban growth boundary acts as a stabilizing force, especially in core areas. Higher densities encourage gentrification activity in core areas while discouraging it in suburban neighborhoods.

**TO WHAT DEGREE ARE NEIGHBORHOOD-LEVEL SOCIO-ECONOMIC CHANGES SHAPED BY THE CHARACTERISTICS OF INDIVIDUALS AND GROUPS (INCLUDING RESIDENTS, PROPERTY-OWNERS, AND DEVELOPERS) OPERATING AT THE NEIGHBORHOOD LEVEL?**

Neighborhood-scale factors do a better job explaining neighborhood decline than neighborhood upgrading. Among suburban tracts, those most likely to decline were those with higher rents and lower home values. Similar factors account for core area decline. Among core areas, the principal local factors associated with neighborhood upgrading between 1990 and 2010 were low initial incomes, high initial rents, and higher proportions of white and college-educated residents. In suburban neighborhoods, upgrading and gentrification activity were most closely associated with a higher proportion of white residents, higher home values, and low initial incomes.

**TO WHAT EXTENT ARE GENTRIFICATION AND OTHER FORMS OF NEIGHBORHOOD CHANGE ALWAYS ACCOMPANIED BY TURNOVER AND DISPLACEMENT?**

Turnover and displacement are not the same thing, although they usually track together. Turnover includes both voluntary and involuntary moves whereas displacement is inherently involuntary. Measured at the census tract level, turnover rates in 2010 were slightly higher in declining tracts than in upgrading or gentrifying tracts. Further controlling for the socio-economic composition of the neighborhood causes the connection between recent turnover rates and neighborhood change to disappear altogether. This suggests that the relationship between neighborhood upgrading or decline and displacement is neither systematic nor widespread.

The media's current fascination with gentrification notwithstanding, it is neighborhood decline—in both cities and suburbs—that remains the dominant form of neighborhood change, and the one that local urban development programs should continue to focus on.

Center city planners seeking to reverse neighborhood decline and promote upgrading should focus their efforts on older and walkable neighborhoods with diverse and aspirational populations. Those hoping to anticipate and stem decline should keep a close eye on more distant neighborhoods, those with proportionately more multi-family housing, and those with large populations already in poverty.

*See publication for full references.*

Behind the newspaper headlines large numbers of urban and suburban residents continued living in neighborhoods where public and private investment had failed to keep pace with the ravages of time, depopulation, or economic decline.



# PHILADELPHIA'S TRIUMPHS, CHALLENGES, AND OPPORTUNITIES

ETHAN CONNER-ROSS, RICHARD VOITH, AND SUSAN WACHTER

**The second half of the 20th century was largely characterized by an exodus out of the great cities of the industrial age, and the consequent growth of the suburbs.**

This research appeared in a December 2015 Penn IUR Brief by the same title. The full brief is available at [penniur.upenn.edu](http://penniur.upenn.edu).

Photo by M. Edlow for VISIT PHILADELPHIA™

Philadelphia saw its population decline from 2.1 million in 1950 to 1.6 million in 1990, with accompanying declines in its economic base, public safety, and the fabric of many of its traditional neighborhoods. Despite widespread predictions about the continuation of this state of affairs, Philadelphia has joined many cities in reversing this trend.

Still, while Philadelphia's recent growth is noteworthy, this progress was in no way inevitable. Instead, a series of public choices and commitments have helped to restore confidence in the City's government, re-position the City's employment base, and improve quality of life for citizens. Together, these improvements have allowed Philadelphia to compete as a location of choice for residents, as evidenced by eight consecutive years of population growth.





**IN PHILADELPHIA, THE EXTENDED DOWNTOWN CORE GREW 16% BETWEEN 2000 AND 2014. PHILADELPHIA NOW REPRESENTS ONE OF THE LARGEST RESIDENTIAL DOWNTOWNS IN THE COUNTRY.**

How did Philadelphia turn around the downward spiral of the 1990s? Mayor Edward Rendell's administration in the early 1990s instituted reforms to spending, union contracts, and tax policies, which allowed Philadelphia to emerge from near bankruptcy, and spearheaded a downtown redevelopment strategy. The administration of Mayor John Street, from 2000 to 2008, built on the momentum of the Rendell years, and was aided by a ten-year tax abatement on improvements to real estate, as well as the work of the Center City District, a private sector business improvement district. Mayor Michael Nutter, in office since 2008, has helped to bring about city-wide growth through improvements in public safety, educational outcomes, pension funding, continued investment in place-making, and a quality-of-life strategy focused on green infrastructure and amenities.

Philadelphia's quality-of-life improvements have dovetailed with broader societal trends driving renewed interest in cities. Younger workers in particular have shifted away from the car-driven suburban lifestyles of their parents, leading to a repopulation of urban cores and public transit dependent lifestyles. This so-called "demographic inversion" away from the suburbs has been borne out in Philadelphia where the extended downtown core grew 16% between 2000 and 2014. Philadelphia now represents one of the largest residential downtowns in the country; the majority of these residents walk or take public transit to work, and a growing number take advantage of the City's growing bike infrastructure.

Despite this progress, large, structural challenges remain for the City. Notable among these are entrenched poverty, public education, public safety, affordable housing, and municipal pension obligations. Many of these issues do not lend themselves to incremental solutions, nor are they likely to simply disappear based on the urbanist trends

described above. Instead, the City's major policy challenges will require political will and concerted action on the part of the City and other actors. Continued progress requires leaders and residents to set aside preconceived notions about the City's limitations, and instead adopt a bold vision of future possibilities. Major opportunities for progress include:

#### **WATERFRONT DEVELOPMENT**

The Delaware and Schuylkill Rivers remain underutilized resources for the City. Burying I-95 below ground and thus removing the significant physical and psychological barrier between the City's downtown and the Delaware waterfront remains a substantial opportunity. Likewise, redevelopment of the Lower Schuylkill, including additional connections to trail-ways offer significant opportunities.

#### **TAX REFORM**

Numerous high-profile analyses have identified Philadelphia's tax structure as a major impediment to economic growth, and successive administrations have embraced this concept yet implemented only incremental changes. Philadelphia has the opportunity to alter its tax structure in a way that improves the incentives for profitable firms to locate and stay in the City, without suffering adverse revenue effects or shifting the burden to the City's residents.

#### **INNOVATION AND HIGHER ED LINKAGES**

One of Philadelphia's historic strengths has been the concentration of higher education institutions in the city and region. Recent research has demonstrated that strength in the innovation economy is driven

Philadelphia's quality-of-life improvements have dovetailed with broader societal trends driving renewed interest in cities. Younger workers in particular have shifted away from the car-driven suburban lifestyles of their parents, leading to a repopulation of urban cores and public transit dependent lifestyles.

not only by the talent of individual researchers and entrepreneurs but by the ecosystem in which they operate, including economic, physical and networking assets. Philadelphia and its anchor universities having increasingly realized the importance of public and private sector linkages around knowledge creation, which can reflect across a variety of growing industries (energy, IT, medicine, etc.).

After decades of dwindling population, Philadelphia has proven itself to be a city capable of progress and growth. The City's visionary leaders, in both the public and private spheres, have helped to shape the thriving Philadelphia that exists today. But there is much work to be done. Moving forward, Philadelphia's leaders must take stock of the City's considerable challenges and build upon its significant strengths. With strong leadership in coming years, Philadelphia has the potential to enter into a new and exciting era of inclusive, sustainable, urban growth.

*See publication for full references.*

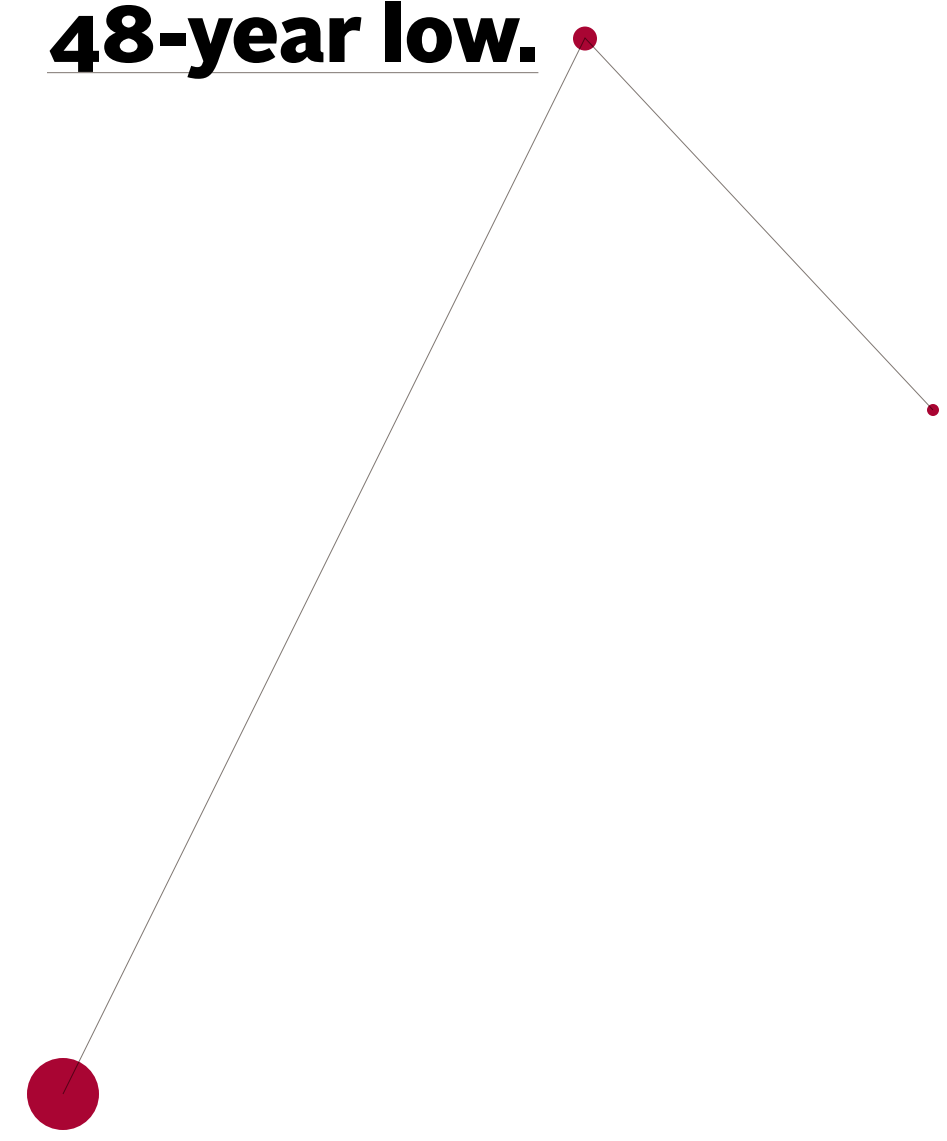


# OWNING OR RENTING IN THE U.S.: SHIFTING DYNAMICS OF THE HOUSING MARKET

SUSAN WACHTER AND ARTHUR ACOLIN

## The U.S. homeownership rate is now at 63.7 percent, a 48-year low.

This research appeared in a May 2016 Penn IUR Brief by the same title. The full brief is available at [penniur.upenn.edu](http://penniur.upenn.edu).



Since 2006, 8 million more households rent, while the number of households that own has declined by 674,000. While much of the economy has rebounded from the Great Recession of 2009, seven years later, homeownership has stalled. Except for the Great Depression, this persistent and large decline in the number of owner households is unprecedented. Why has this occurred? What is driving the economy of renting?

Data from the U.S. Census show that homeownership rates have decreased for all household age groups. Declines have been particularly pronounced among the young, with homeownership declining from 55 to 45 percent among households age 25 to 39.

A key question is whether the shift towards renting across most age groups is the result of changing preferences. Or are new hard financial realities driving the declines?





While becoming homeowners may be optimal for these households, the financial barriers to doing so are increasing...Many households are renting out of financial necessity rather than by choice.

Our research suggests that the latter is true. In fact, households continue to aspire to become homeowners today much as they have in the past. According to recent survey data, 83 percent of renters express a desire to own. And a full 94 percent of young renters (age 34 or younger) desire to be homeowners.

While becoming homeowners may be optimal for these households, the financial barriers to doing so are increasing. Post-crisis, major banks have pulled back from lending for mortgages through government programs by imposing their own more stringent requirements. As a result, the actual ability to access lending has declined relative to historic standards despite the fact that mortgage lending rates are at all-time lows and affordability, using traditional measures, is seemingly high.

Many households are renting out of financial necessity rather than by choice. In newly published work, we show the impact of post-crisis borrowing constraints on current homeownership rates. A large body of research demonstrates the important role of lending constraints on changes in homeownership outcomes over time. Our research tests for the impact of these changes on today's homeownership outcomes.

Over the years 2009 to 2014, 5.2 million more mortgage loans would have been made if credit standards were at levels similar to those in 2001 (before the credit boom). In our work, we quantify how much of the decline in homeownership directly relates to this tightening of credit standards. We find that the homeownership rate in 2010-2013 is predicted to be 2.3 percentage points lower today than if the constraints were set at the 2001 level. Put in another way, the national homeownership rate today, as noted above, at, 63.7%, would be 2.3% higher if constraints were at 2001 rather than 2010-13

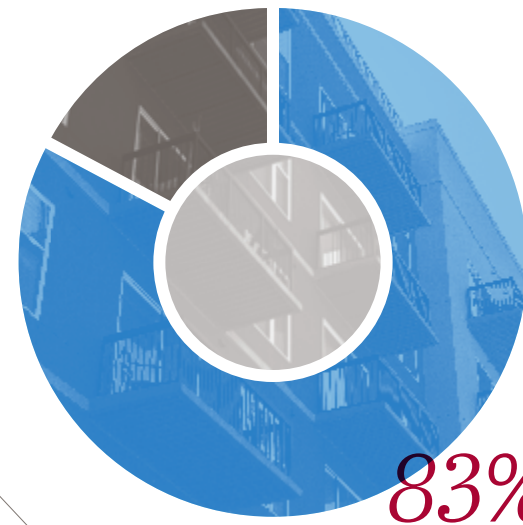
levels. In the absence of these new constraints, the homeownership rate would be at historical post WW II levels.

Because the demographic groups most subject to borrowing constraints are increasing as a share of the population, we find that, if lending conditions persist, their impact on the aggregate homeownership rate will likely increase over time. Moreover, over the longer run, additional economic factors may push homeownership rates lower. In particular, revitalizing cities and population gains in high priced and high job growth metros are increasing housing prices in these areas. Scenarios that include the possible combined effects of financial constraints, rising housing costs and demographic shifts show declines in aggregate homeownership rates of 10%.

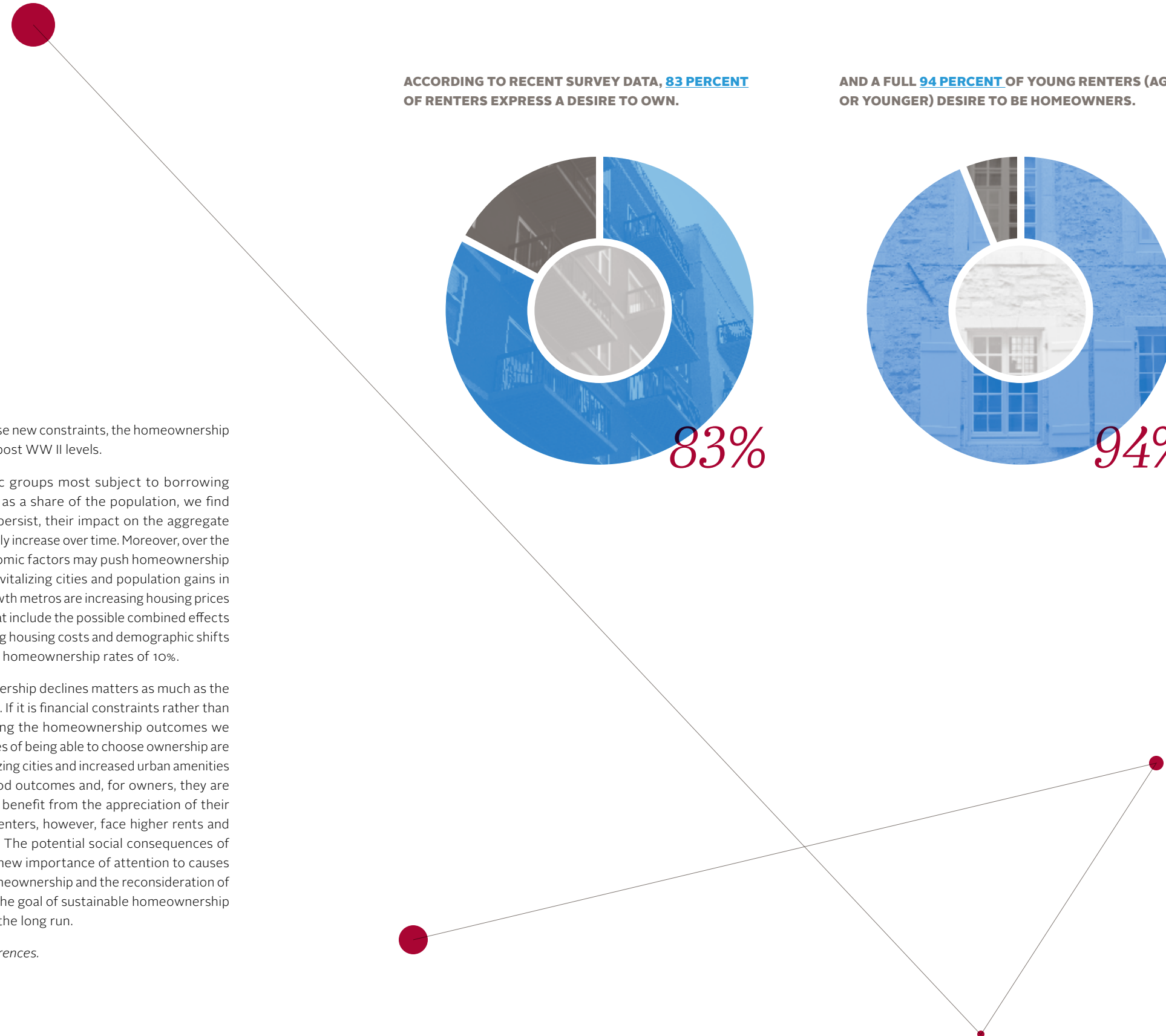
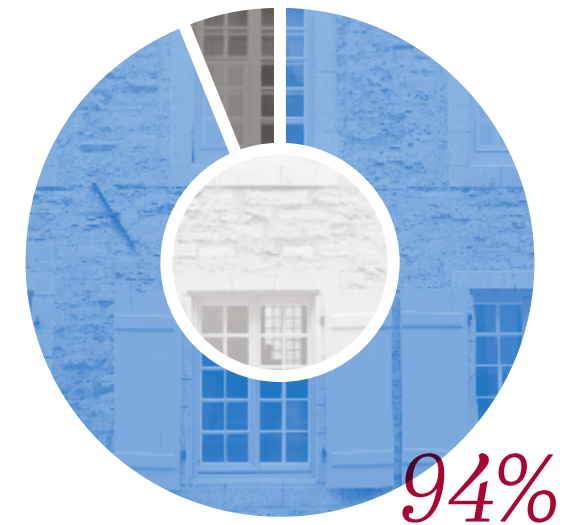
The cause of the homeownership declines matters as much as the fact that they are occurring. If it is financial constraints rather than preferences that are yielding the homeownership outcomes we observe, then the advantages of being able to choose ownership are precluded for some. Revitalizing cities and increased urban amenities are generally viewed as good outcomes and, for owners, they are good: owners can stay and benefit from the appreciation of their homes in these settings. Renters, however, face higher rents and resulting shelter instability. The potential social consequences of this instability point to the new importance of attention to causes of the current decline in homeownership and the reconsideration of mitigating policies toward the goal of sustainable homeownership and affordable housing for the long run.

*See publication for full references.*

ACCORDING TO RECENT SURVEY DATA, **83 PERCENT** OF RENTERS EXPRESS A DESIRE TO OWN.



AND A FULL **94 PERCENT** OF YOUNG RENTERS (AGE 34 OR YOUNGER) DESIRE TO BE HOMEOWNERS.



# UNIVERSITY-LED INNOVATION INITIATIVES: LESSONS FROM PRAI 2015

CARA GRIFFIN, EUGÉNIE BIRCH, AND LAURA BARRON

## Innovation refers to generation of new knowledge, products, and processes.

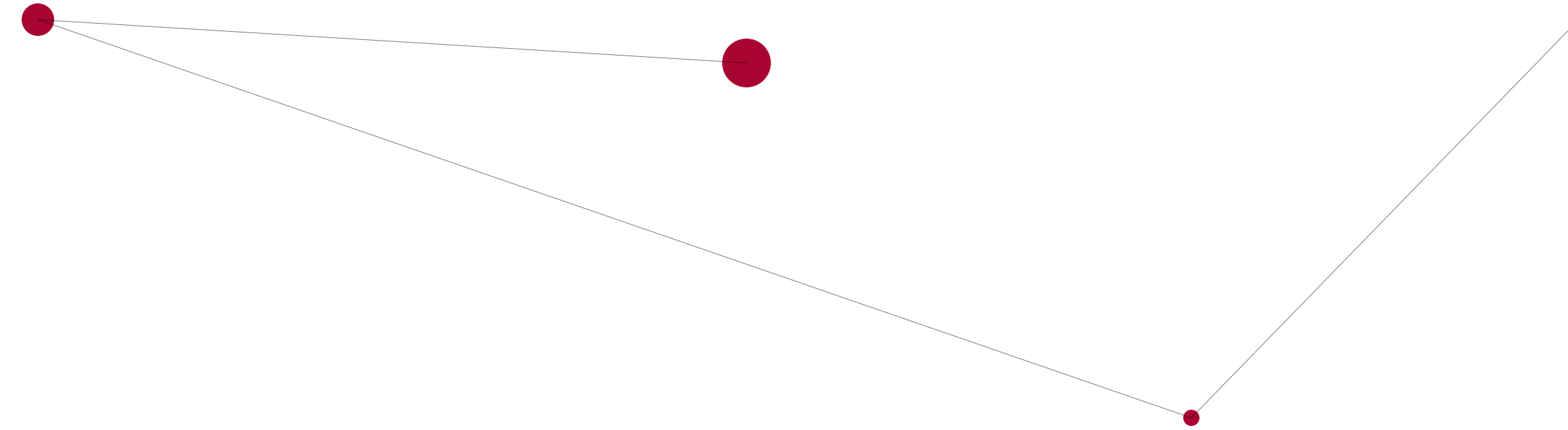
This is an adaptation is from the special report published in April 2016. The full report is available at [penniur.upenn.edu](http://penniur.upenn.edu).

R&D, which drives innovation, encompasses both basic research (focused on fundamental principles and theories) and applied research (directed toward gaining knowledge to solve a specific problem) as well as development (the application of knowledge in order to produce useful materials or methods to meet specific needs). Basic research tends not to have a commercial end, while applied research and development may result in marketable knowledge or products.

Traditionally, universities have excelled at basic research, while the private sector has focused on the other end of the spectrum. This distinction has begun to blur, however, with partnerships between universities and the private sector growing more common and universities ramping up to operate in the applied research and development areas. This is due in part to the change in R&D funding, with federal funding for research







stagnating. Pursuit of innovation and commercialization, and of new relationships with the private sector, is one way in which universities are attempting to grapple with these trends. This has taken the form of universities' more active pursuit of partnerships with industry actors, as well as of promotion by universities of entrepreneurship among students and faculty.

By comparing the specific experiences of University of Pennsylvania, Yale University, Emory University, University of Chicago, University of California–San Francisco, and Arizona State University, with a special focus on the evolution and role of their technology transfer offices, Penn IUR identified some common approaches to stimulating innovation, including: an embrace of an ecosystem approach, dedicated physical space, size and density, leadership, and experience.

**INNOVATION ECOSYSTEMS**

First, all of the universities profiled here subscribe to the idea that the best approach to stimulating innovation is by creating an environment conducive to happy accidents, where people and ideas can mix in novel, unplanned ways. Such an environment is often referred to as an “innovation ecosystem”—those diverse mixes of people and resources that together create environments supportive of innovation and commercialization.

Innovation ecosystems may be created through planned “innovation districts”—geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators—or they may evolve more organically. Cities, which concentrate diverse people and resources, are naturally conducive to fostering innovation. Similarly, research universities,

which are fundamentally knowledge generators, can be considered the original innovation districts.

**DEDICATED PHYSICAL SPACE**

Several of those profiled have built dedicated physical space—whether laboratories, coworking space, or similar—that can serve as an innovation ecosystem. These vary in scale from single buildings or dedicated spaces within buildings to redeveloped districts. Pennovation Works, ICE, SkySong, and the QB3 incubators are all examples of newly developed physical spaces—built at different scales, in different contexts, but all with the aim of creating a space in which elements conducive to innovation can mix.

**SIZE AND DENSITY**

In addition to these real estate projects, many of the profiled universities are working to make linkages within the larger ecosystem (the city and region) in which they are located. In this regard, larger and denser cities—i.e. those with a greater number and variety of resources in closer proximity to each other—are in a better position than smaller and more sprawling cities. UCSF stands out in this regard: it benefits from the metropolitan region's culture of innovation, its venture capitalists, and its density. Others, with more sprawling geography, need to work harder to make connections, as Chicago and Emory have found.

New Haven is another, very different example of how a university can reach out to its community to find and create synergy: it has essentially generated size and density that did not previously exist. Unlike UCSF, it is not in a metro region full of other institutions

and investors. Rather, it is New Haven's one major anchor—and, as a result, has sought to redevelop its environs to create an external environment attractive to the faculty, faculty spouses, students, and businesses that it seeks to attract.

**LEADERSHIP**

Internal environment is critical too—specifically the culture of innovation within an institution, which must be fostered through strong leadership and institutional support. ASU's experience provides a clear example. Support from President Crow in raising the bar (in terms of quality and quantity of research) and in changing the culture (in terms of valuing entrepreneurship and partnerships with the private sector) cannot be understated. Crow's influence has also helped ASU stand out for its support for collaboration, cross-disciplinary research, and emphasis on practical application of knowledge.

**EXPERIENCE**

Institutional support for a culture of innovation can also be created through positive experience. In Emory's case, institutional support appeared virtually overnight, when the sale of two HIV drug patents brought the University a windfall that proved the value of tech transfer. In Chicago's case, the support is growing incrementally. Known for its extremely rigorous and highly academic research, the university's culture has not been supportive of applied research and commercialization; but even here, with small steps taken over many years, the culture is beginning to change.

**FIVE FACTORS THAT PENN IUR IDENTIFIED AS INNOVATION STIMULATORS:**

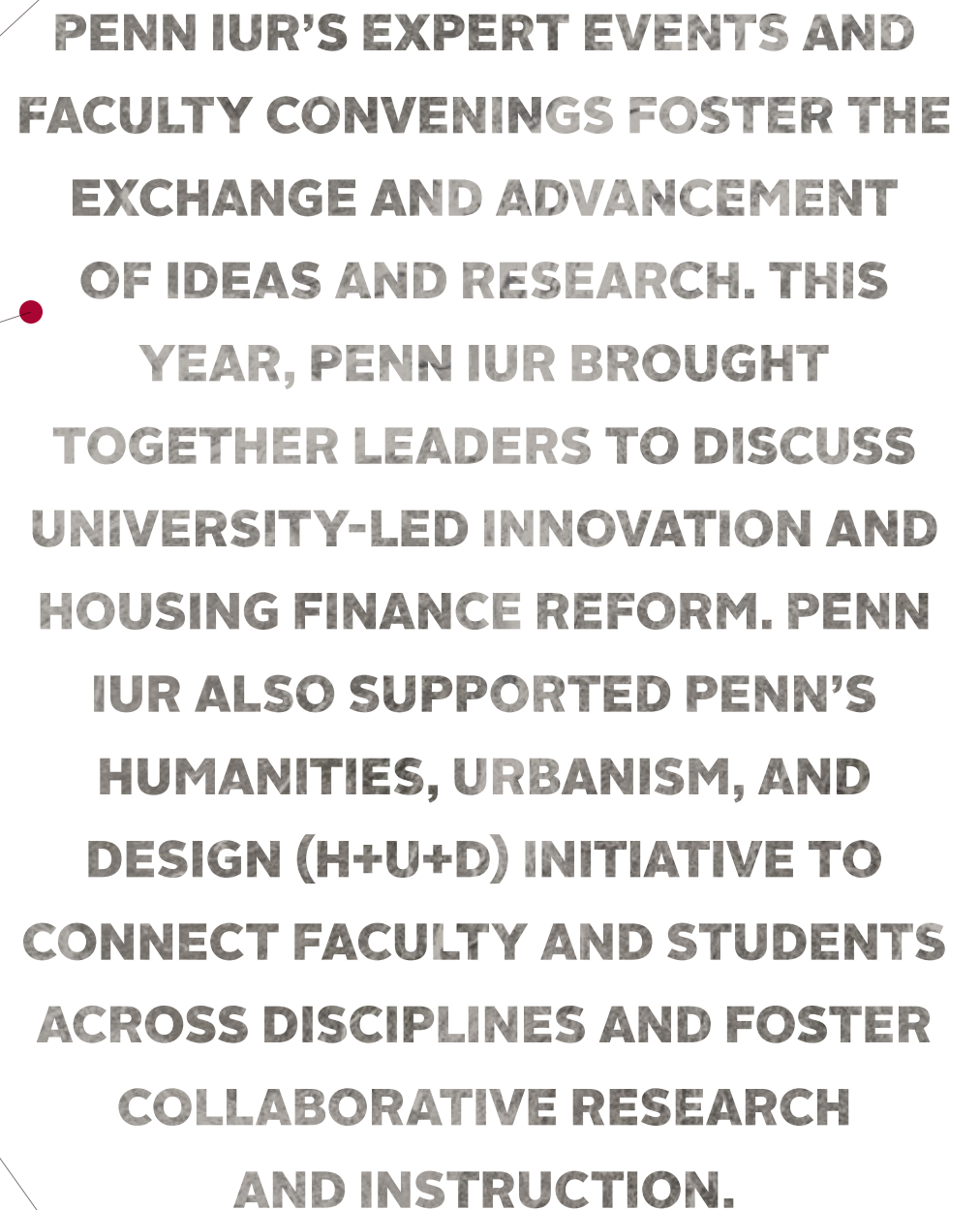




# 04

## **EXPERT & FACULTY CONVENINGS**

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**PENN IUR'S EXPERT EVENTS AND FACULTY CONVENINGS FOSTER THE EXCHANGE AND ADVANCEMENT OF IDEAS AND RESEARCH. THIS YEAR, PENN IUR BROUGHT TOGETHER LEADERS TO DISCUSS UNIVERSITY-LED INNOVATION AND HOUSING FINANCE REFORM. PENN IUR ALSO SUPPORTED PENN'S HUMANITIES, URBANISM, AND DESIGN (H+U+D) INITIATIVE TO CONNECT FACULTY AND STUDENTS ACROSS DISCIPLINES AND FOSTER COLLABORATIVE RESEARCH AND INSTRUCTION.**





## PRAI: UNIVERSITY-LED INNOVATION INITIATIVES

The Penn IUR Roundtable on Anchor Institutions (PRAI) is a leadership “think tank” that convenes executive session meetings of high-level anchor institution leaders to explore innovative strategies in urban development. Through PRAI, Penn IUR is building a national network of institutions with strong public missions and is expanding scholarship on the role of urban anchors.

On October 7–8, 2015, Penn IUR partnered with the Penn Center for Innovation (PCI) to host the fifth PRAI since the program’s inception. This year, PRAI brought together leaders of university technology transfer offices—the offices responsible for translation of university innovations to the marketplace—to discuss how their institutions are fostering innovation and commercialization in their cities. Funding from Penn IUR Board Member Lawrence C. Nussdorf supported the effort.

The program began with an evening panel open to the public followed by a day of closed-door sessions. Participants—including leaders from Penn, Arizona State University, Emory, the University of California–San Francisco, the University of Chicago, and Yale—discussed the changing fiscal and cultural environment in which commercialization of intellectual property is taking place, the factors necessary for universities to adapt and thrive in this changing climate, and the interrelationships between innovation initiatives and universities’ host communities. During lunch, Vijay Kumar, Nemirovsky Family Dean, Penn School of Engineering and Applied Science, discussed his research with robotics and drones and how PCI programs and facilities have supported his work in important ways.

The lessons generated by PRAI are documented in a special report that is part of Penn IUR Case Studies on Anchor Institutions series. (See page 50 for an

excerpt from “University-Led Innovation Initiatives: Lessons from PRAI 2015.”)

Participants of the 2015 PRAI included Laurie Actman, Chief Operating Officer, PCI; Eugénie Birch, Co-Director, Penn IUR; Vijay Kumar, Nemirovsky Family Dean, Penn School of Engineering and Applied Science; Jim Kiriakis, Interim Director, UCSF Innovation, Technology & Alliances, University of California–San Francisco; Charlie Lewis, Vice President of Venture Development, ASU Technology Enterprises Arizona State University; Todd Sherer, Associate Vice President for Research and Executive Director of Technology, Emory University; Jon Soderstrom, Managing Director, Office of Cooperative Research, Yale University; John Swartley, Associate Vice Provost for Research and Executive Director, PCI; Alan Thomas, Associate Vice President and Director, Center for Technology Development and Ventures, University of Chicago; and Susan Wachter, Co-Director, Penn IUR.

## HOUSING FINANCE REFORM

In 2015–2016, Penn IUR partnered with the Penn Wharton Public Policy Initiative (Penn Wharton PPI) to host two panel discussions in Washington, D.C. on reforming the nation’s housing finance system. “Housing Finance Reform: Where Do We Go From Here?” was held on November 10, 2015 and “Housing Finance Reform: New Policy Alternatives” was held on June 15, 2016. Both events brought together economic experts and policy researchers to discuss the challenges that lie ahead for rebuilding this key sector of the U.S. economy.

“Housing Finance Reform: Where Do We Go From Here?” laid out a roadmap for reforms intended to achieve the goals of liquidity, stability, access, and sustainability. Participants included: Scott Frame, Financial Economist and Senior Advisor, Research Department, Federal Reserve Bank of Atlanta; Wayne Passmore, Senior Advisor, Division of Research and Statistics, Board of Governors of the Federal Reserve System; Joseph Tracy, Executive Vice President and Senior Advisor to the President, Federal Reserve Bank of New York; Akash Kanojia, Senior Trader/Analyst, Federal Reserve Bank of New York; 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; Mark Willis, Executive Director, Furman Center for Real Estate and Urban Policy at New York University; Phillip Swagel, Professor, International Economic Policy, University of Maryland School of Public Policy; and Susan Wachter, Co-Director, Penn IUR.

This event covered topics addressed in the forthcoming volume *Housing Finance Reform: Principles of Stability*, edited by Susan Wachter and Joseph Tracy and scheduled for publication in Fall 2016. Topics include liquidity, macroprudential mortgage-backed securitization and the TBA market, affordability and access, and the legislative context for housing reform. The event also resulted in “Next Steps in the Housing Finance Reform Saga,” an issue brief authored by Susan Wachter and published by Penn Wharton PPI.

“Housing Finance Reform: New Policy Alternatives” examined new policy proposals for reforming Fannie Mae and Freddie Mac for an audience of Capitol Hill staffers and the interested public. Speakers included Susan Wachter, Co-Director, Penn IUR; Joseph Tracy, Executive Vice President and Senior Advisor to the President, Federal Reserve Bank of New York; Laurie Goodman, Director, Housing Finance Policy Center at the Urban Institute; Andrew Davidson, Founder and President, Andrew Davidson & Co., Inc.; Mark Zandi, Chief Economist, Moody’s Analytics; Michael Berman, Principal, Michael Berman Consulting, LLC; Peter Wallison, Chair, Financial Policy Studies at the American Enterprise Institute; Joshua Rosner, Managing Partner, Graham Fisher & Co. This event resulted in the Penn Wharton PPI issue brief, “A New Coalescence in the Housing Finance Reform Debate?” written by Patricia McCoy and Susan Wachter.



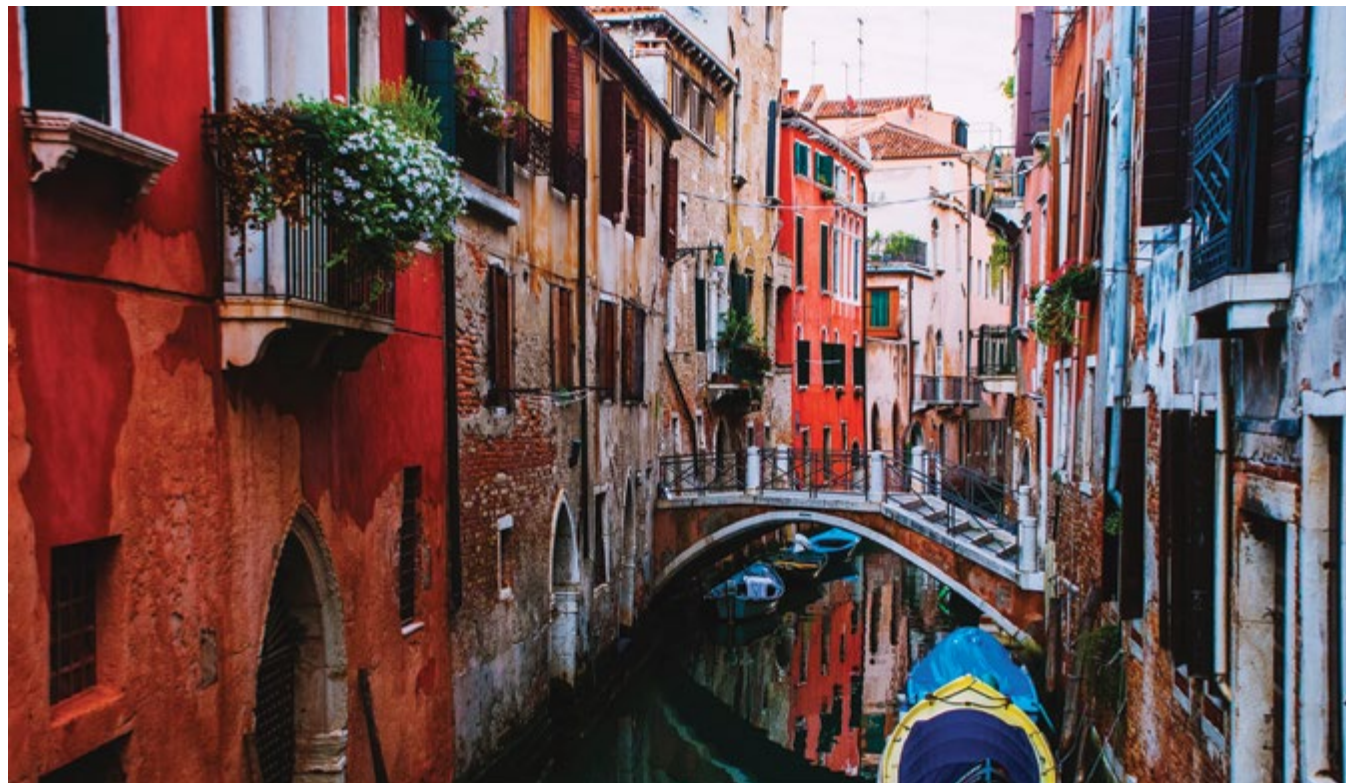
OPPOSITE PAGE:  
*The Pennovation Center, a business incubator and laboratory, was one of the projects presented at the 2015 Penn IUR Roundtable on Anchor Institutions (PRAI).*

LEFT: Mark Zandi, Andrew Davidson, and Laurie Goodman (left to right) discuss housing finance reform. Photo courtesy of Penn Wharton PPI.

ABOVE: Photo by klndonnelly, via Flickr.

“Housing Finance Reform: Where Do We Go From Here?” laid out a roadmap for reforms intended to achieve the goals of liquidity, stability, access, and sustainability.





The Penn Humanities, Urbanism, and Design (H+U+D) Initiative hosted classes which took students to Baltimore, Maryland (RIGHT) and Venice, Italy (OPPOSITE PAGE). The H+U+D Faculty Colloquium took regular field trips related to humanities and design topics including a visit to Governor's Island in New York City (ABOVE). Baltimore photo by Dorret, via Flickr.



## PENN'S HUMANITIES, URBANISM, AND DESIGN (H+U+D) INITIATIVE

Penn IUR plays a supportive role in the Penn Humanities, Urbanism, and Design (H+U+D) Initiative, a joint project of the School of Design and the School of Arts and Sciences, funded by the Andrew Mellon Foundation. In 2015–2016, H+U+D continued its mission to bridge the gaps between urbanists in the humanities and design disciplines. The initiative's core activity is the H+U+D Faculty Colloquium. In addition, the initiative sponsors several other outreach, instructional, and research activities. Penn IUR Co-Director Eugénie Birch, Lawrence C. Nussdorf Professor of Urban Research and Education Professor, Department of City and Regional Planning, School of Design, and David Brownlee, Frances Shapiro-Weitzenhoffer Professor of 19th Century European Art and Chair, Graduate Group in the History of Art, School of Arts and Sciences, co-direct the five-year initiative. For Spring 2016, David Barnes, Associate Professor of History & Sociology of Science and Director, Health & Societies Program, served as interim co-director.

The H+U+D Faculty Colloquium, composed of twenty members selected competitively, meets twice monthly to share research, host guest lecturers, and engage in field trips related to humanities and design topics. This fall, four new members joined the colloquium

including one from the School of Design (Bill Braham, Professor of Architecture) and three from the School of Arts and Sciences (Rita Barnard, Professor of English and Comparative Literature and Director, Comparative Literature Program; Rahul Mukherjee, Assistant Professor of Cinema Studies; and Simon Richter, Professor of German Languages and Literatures). In 2015–2016, H+U+D Colloquium members toured Governor's Island in New York City, the planned Reading Terminal Viaduct Rail Park in Philadelphia, and Philadelphia's waterfront via a boat.

In September, H+U+D welcomed two Junior Fellows—Helen Gyger (Ph.D. in Architecture) and Christina Svendsen (Ph.D. in Comparative Literature)—who taught multidisciplinary undergraduate seminars.

In addition to convening faculty, H+U+D engages the public and students. Lectures and conference presentations included the H+U+D Annual Public Lecture, which was given by filmmaker Sam Katz. On October 6, 2015, Katz discussed the challenges of making history public through his film and internet project, "Philadelphia: The Great Experiment." Before becoming a filmmaker, Katz was a three-time Philadelphia mayoral candidate, co-founder, Public Financial Management, and CEO, Greater Philadelphia First. On April 14 and 15,

2016, H+U+D co-sponsored a symposium entitled "Picturing Policy: How Visual Culture Shapes the Environment." On April 18, 2016, H+U+D co-sponsored with the Urban Studies program "Tapping the Wire: The Power of Social Change," which featured Kurt Schmoke, President, University of Baltimore and former Mayor, City of Baltimore.

H+U+D's instructional programming consists of graduate and undergraduate courses and instructional support. In the spring semester, H+U+D offered a graduate seminar on urban sound co-taught by Francesca Ammon, Assistant Professor of City and Regional Planning, School of Design, and Naomi Waltham-Smith, Assistant Professor of Music, School of Arts and Sciences. H+U+D's undergraduate programming includes domestic and international city seminars. This spring semester, students studied Baltimore, Maryland with Eric Schneider, Assistant Dean and Associate Director for Academic Affairs, Adjunct Professor of History, School of Arts and Sciences and Michael Nairn, Adjunct Professor of Urban Studies, School of Arts and Sciences. In the fall semester, undergraduate students studied Venice with Raffaella Fabiani Gianetto, Assistant Professor of Landscape Architecture, School of Design and Fabio Finotti, Mariano DiVito Professor of Italian Studies, School of Arts and Sciences.

Additionally, H+U+D supports student research awards. Awards for 2015–2016 went to Kurt Koehler, an undergraduate student majoring in Health and Societies, to design a neighborhood health survey; Erin Putalik, a Ph.D. student in Architecture, to consider the historical value of plywood; Lucas Steven, a Ph.D. candidate in Art and Archeology of the Mediterranean, to use drones to recreate ancient pedestrian routes in Turkey; Kristian Taketomo, a Ph.D. student in History, to study density and development in the postwar period; Joseph Watson, a Ph.D. candidate in Architecture, to examine the skyscraper and the suburbs circa 1929; Madeline Wattenbarger, an undergraduate in the Urban Studies program, to explore street art and political engagement in Valparaíso, Chile; and Melanie Young, to investigate neighborhood change through music in West Philadelphia.

For more information, visit: [humanitiesurbanismdesign.com](http://humanitiesurbanismdesign.com).



**05**

**PUBLIC  
PROGRAMS**

**PENNIUR HOSTED MORE THAN TWENTY PROGRAMS THROUGHOUT THE YEAR, BRINGING TOGETHER SCHOLARS, PRACTITIONERS, FACULTY, STUDENTS, AND THE GENERAL PUBLIC AROUND A DIVERSITY OF TOPICS RANGING FROM BUILDING CITIES OF SHARED PROSPERITY TO EVOLVING MODES OF AUTOMATED TRANSPORTATION.**

## PENN IUR TWELFTH ANNUAL URBAN LEADERSHIP AWARDS



On April 7, 2015, Penn IUR held its twelfth annual Urban Leadership Forum, presenting Urban Leadership Awards to Angela Glover Blackwell, President and CEO, PolicyLink, and Jeremy Nowak, President, J. Nowak and Associates. The award recognizes exemplary officials who have demonstrated leadership in revitalizing urban centers and in responding to urban crises, and who have championed urban sustainability in the United States and around the globe. The theme of this year's event was "Leading Cities for Shared Prosperity."

Blackwell started PolicyLink in 1999 and continues to drive its mission of advancing economic and social equity. Under her leadership, PolicyLink has become a leading voice in the movement to use public policy to improve access and opportunity for all low-income people and communities of color, particularly in the areas of health, housing, transportation, education, and infrastructure. In accepting the award, Blackwell encouraged leaders to "lead with equity," arguing that other goals would fall into place. She presented as an example of such an approach the broad social benefits that have resulted from the adoption of the Americans with Disabilities Act in 1990.



Nowak's consulting firm, J. Nowak and Associates, specializes in social investment, urban policy, and strategy. Nowak was President of the William Penn Foundation in 2011 and 2012, where he developed the blueprint for its current grant making. Currently he is a Nonresident Senior Fellow at the Brookings Institution and a Penn IUR Scholar. He is former Chair of the Board of the Federal Reserve Bank of Philadelphia. Nowak, in accepting the award, spoke from the perspective of a practitioner, lauding the efforts of research institutions like Penn IUR that aim to connect academia with professional practice. He emphasized the importance of a city's fiscal sustainability, the reduction of poverty, and the potential of the entrepreneurial economy. Using Philadelphia as an illustration, he argued that the city should not mourn old, obsolete industries but look to educational institutions and entrepreneurship to envision the future.



For a video of the event, visit: [penniur.upenn.edu/events](http://penniur.upenn.edu/events)

TOP: Angela Glover Blackwell, President and CEO of PolicyLink, was presented with Penn IUR's Urban Leadership Award.

CENTER: The 2016 awardees stand with Penn IUR's leaders, Eugénie Birch, Susan Wachter, and Egbert Perry.

BOTTOM: Jeremy Nowak, President of J. Nowak and Associates, also received Penn IUR's Urban Leadership Award.



## PENN IUR PUBLIC INTEREST SERIES

Penn IUR's public interest series includes lectures, seminars, and panel discussions designed to highlight key topics in urban research and best practices relevant to Philadelphia, the nation, and the global community. In 2015–2016, the series also included a special symposium that explored how Penn's theme year, *Discovery*, relates to current urban issues, as well as the Penn IUR Urban Book Talk series, featuring contributors to the Penn Press/Penn IUR City in the 21st Century series and Faculty Fellows discussing their latest publications. This year, Penn IUR convened twenty-three public interest events.

ABOVE: Penn IUR partnered with Perry World House to host the Sustainable Global Urbanization forum.



September 9, 2015

### PENN IUR URBAN BOOK TALK: CHICAGO: AN ECONOMIC HISTORY

**Speaker:**  
John McDonald, author, *Chicago: An Economic History* (Routledge, 2015)

**Introduction:**  
Janice Madden, Professor of Regional Science, Sociology, Urban Studies, and Real Estate, Penn School of Arts and Sciences and The Wharton School



September 29, 2015

### GLOBAL URBANIZATION CONVERSATIONS WITH AROMAR REVI

**Speaker:**  
Aromar Revi, Director, India Institute for Human Settlements (IIHS)

**Cosponsor:**  
Perry World House





October 5, 2015

**PENN IUR URBAN BOOK TALK:  
ECODESIGN FOR CITIES  
AND SUBURBS**

**Speakers:**

**Jonathan Barnett**, Emeritus Professor of Practice, Department of City and Regional Planning, Penn School of Design

**Larry Beasley**, former Co-Director of Planning, City of Vancouver and Distinguished Practice Professor of Planning, University of British Columbia

**Host:**

Department of City and Regional Planning, School of Design

October 6, 2015

**H+U+D ANNUAL LECTURE  
WITH SAM KATZ**

**Speaker:**

**Sam Katz**, filmmaker, “Philadelphia: The Great Experiment,” and three-time Philadelphia mayoral candidate

**Host:**

The Penn Humanities, Urbanism, and Design (H+U+D) Initiative



October 7, 2015

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

**Speakers:**

**Jim Kiriakis**, Interim Director, UCSF Innovation, Technology & Alliances, University of California–San Francisco

**Todd Sherer**, Associate Vice President for Research and Executive Director of Technology, Emory University

**Jon Soderstrom**, Managing Director, Office of Cooperative Research, Yale University

**John Swartley**, Associate Vice Provost for Research and Executive Director, Penn Center for Innovation, University of Pennsylvania

**Alan Thomas**, Associate Vice President and Director, Center for Technology Development and Ventures, University of Chicago

**Cosponsor:**

Penn Center for Innovation



October 21, 2015

**PENN IUR URBAN BOOK TALK:  
HOW REAL ESTATE  
DEVELOPERS THINK:  
DESIGN, PROFITS,  
AND COMMUNITY**

**Speaker:**

**Peter Hendee Brown**, author, *How Real Estate Developers Think: Design, Profits, and Community* (University of Pennsylvania Press, 2015); Lecturer, Humphrey School of Public Affairs, University of Minnesota

**Cosponsors:**

Philadelphia Center for Architecture and the University of Pennsylvania Press

“  
Cities are  
fluid and  
ever-changing  
places where,  
over time,  
streets,  
infrastructure,  
public spaces,  
and buildings  
are constantly  
being built,  
improved,  
demolished,  
and replaced.  
”

—Peter Hendee Brown



November 4, 2015

**SUSTAINABLE GLOBAL  
URBANIZATION**

SEE SPOTLIGHT, FOLLOWING PAGE

**Speakers:**

**Eugénie Birch**, Co-Director, Penn IUR; Chair, UN-HABITAT’s World Urban Campaign (WUC)

**Robert Buckley**, Senior Fellow, Milano School of International Affairs, Management and Urban Policy, The New School

**Maruxa Cardama**, Executive Coordinator and Founder, Communitas Coalition for Sustainable Cities and Regions in the New UN Development Agenda

**Marja Hoek-Smit**, Adjunct Professor of Real Estate and Director and Founder, International Housing Finance Program, Zell/Lurie Real Estate Center, The Wharton School

**Stephen Malpezzi**, Professor of Real Estate and Urban Land Economics, Wisconsin School of Business, University of Wisconsin–Madison

**Jeffrey Sachs**, Director, The Earth Institute, Quetelet Professor of Sustainable Development, and Professor of Health Policy and Management, Columbia University and Director, UN Sustainable Development Solutions Network

**Introduction:**

**William Burke-White**, Richard Perry Professor, Penn School of Law; Inaugural Director, Perry World House, University of Pennsylvania

**Moderator:**

**Susan Wachter**, Co-Director, Penn IUR

**Cosponsor:**

Perry World House

The goal of Habitat III is global agreement on the New Urban Agenda, a framework for establishing international commitment to sustainable development goals and equity and shared prosperity for all.



#### SPOTLIGHT ON: SUSTAINABLE GLOBAL URBANIZATION

In 2015–2016, Penn IUR and Perry World House, the University's new hub for global engagement and international policy research, commenced a partnership to explore global issues related to urbanization, migration, and demographic change. Three standout events resulting from this collaboration were: a symposium on November 4, 2015 entitled "Sustainable Global Urbanization," an afternoon workshop on February 25, 2016 entitled "Interdisciplinary Approaches to the Global Challenges of Urbanization and Migration," and a daylong conference on May 17, 2016 entitled "The City We Want and Need: A Mid-Atlantic Regional Convening on Habitat III."

"Sustainable Global Urbanization" included a keynote address by Jeffery Sachs, Director, The Earth Institute, Quetelet Professor of Sustainable Development, and Professor of Health Policy and Management, Columbia University and Director, UN Sustainable Development Solutions Network, who spoke about the challenges of sustainable development, the need for systemic change, and the potential for cities to lead the way. In addition, a panel featuring leading thinkers on sustainable urbanization examined the challenges of providing affordable housing with public services in a rapidly urbanizing world and how to grow healthy cities through sustainable development policy and effective real estate regulation.

"Interdisciplinary Approaches to the Global Challenges of Urbanization and Migration" was a half-day workshop convened by Perry World House along with many Penn partners. The event identified and explored some of the most pressing questions in the space of urbanization and migration, highlighting interdisciplinary research being conducted at the University of Pennsylvania. The day's three panels looked at urbanization and migration from three perspectives: sociological and demographic, gender-based, and design and development approaches.

"The City We Want and Need: A Mid-Atlantic Regional Convening on Habitat III" was part of the global participatory process leading to Habitat III, the United Nations Conference on Housing and Sustainable Urban Development that will be held in Quito, Ecuador in October 2016. The goal of Habitat III is global agreement on the New Urban Agenda, a framework for establishing international commitment to sustainable development goals and equity and shared prosperity for all. The three panels at the daylong Mid-Atlantic convening focused on the accomplishments and challenges of the region's local communities and neighborhoods.



November 9, 2015

#### SOCIAL IMPACT BONDS

*Speaker:*

**Jeffrey Liebman**, Malcolm Wiener Professor of Public Policy, and Director, Taubman Center for State and Local Government, and Director, Rappaport Institute for Greater Boston, Harvard Kennedy School of Government

*Host:*

Center for Public Health Initiatives



November 10, 2015

#### HOUSING FINANCE REFORM: WHERE DO WE GO FROM HERE?

*Speakers:*

**Scott Frame**, Financial Economist and Senior Advisor, Research Department, Federal Reserve Bank of Atlanta

**Akash Kanojia**, Senior Trader/Analyst, Federal Reserve Bank of New York

**Wayne Passmore**, Senior Advisor, Division of Research and Statistics, Board of Governors of the Federal Reserve System

**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

**Phillip Swagel**, Professor, International Economic Policy, University of Maryland School of Public Policy



**Joseph Tracy**, Executive Vice President and Senior Advisor to the President, Federal Reserve Bank of New York

**Susan Wachter**, Co-Director, Penn IUR

**Mark Willis**, Executive Director, Furman Center for Real Estate and Urban Policy at New York University

*Host:*

Penn Wharton Public Policy Initiative

November 18, 2015

#### PENN GIS DAY: GEOGRAPHY, REAL ESTATE, AND CIVIL RIGHTS

*Highlighted Speakers:*

**Alan Lightfeldt**, Senior Data Analyst, Zillow Group and StreetEasy

**Al Parker**, Research Associate, The Reinvestment Fund

**Robert Renner**, Social Science Analyst, U.S. Department of Housing and Urban Development

**Ken Steif**, MUSA Lecturer, Penn School of Design; and Sarah Cordivano, Project Manager, Data Analytics, Azavea

**Guy Thigpen**, Director of Analytical Services, Philadelphia Land Bank

*Cosponsors:*

Master of Urban Spatial Analytics program, the Cartographic Modeling Lab, the Wharton GIS Lab, School of Design





November 20, 2015

**SHARED PROSPERITY ANTI-POVERTY SUMMIT**

*Highlighted Speakers:*

**Michael Nutter**, Mayor, City of Philadelphia

**Dale Russakoff**, author, *The Prize: Who's in Charge of America's Schools?* (Houghton Mifflin Harcourt, 2015)

*Host:*

Mayor's Office of Community Empowerment and Opportunity



December 2, 2015

**AUTOMATION AND THE FUTURE OF CITIES**

SEE SPOTLIGHT, RIGHT

This event showcased Penn's Provostial theme for the 2015–2016 academic year, *Discovery*.

*Speakers:*

**Erick Guerra**, Assistant Professor, City and Regional Planning, Penn School of Design

**Daniel Lee**, UPS Foundation Professor, Electrical and Systems Engineering and Computer and Information Science, and Director, General Robotics Automation, Sensing, Perception (GRASP) Lab, School of Engineering and Applied Science; Penn Director, Technologies for Safe and Efficient Transportation, U.S. DOT University Transportation Center

**Megan Ryerson**, Assistant Professor, City and Regional Planning, Penn School of Design, and Electrical and Systems Engineering, Penn School of Engineering and Applied Science

**Vinn White**, Senior Policy Advisor, Office of the Secretary, U.S. Department of Transportation

At the “Automation and the Future of Cities” event, speakers shared current developments in automation, exploring how these advancements will change the way we move and live in cities.



**SPOTLIGHT ON: AUTOMATION AND THE FUTURE OF CITIES**

On December 2, 2015, Penn IUR co-hosted with the Center for Technologies for Safe and Efficient Transportation (T-SET) and Penn's Office of the Provost a public panel discussion on how technology will shape our cities and surroundings. “Automation and the Future of Cities” was inspired by Penn's Provostial theme for the academic year, *Discovery*. Speakers shared current developments in automation, exploring how these advancements will change the way we move and live in cities, and put these advancements in a broader context of regional and national planning.

Vinn White, Senior Policy Advisor, U.S. Department of Transportation, began with a big-picture look at the population growth that will shape the U.S. transportation system in coming decades. He described the enormous implications of this growth for how Americans live and move, affecting such things as the amount of time spent in traffic, disparities in opportunity and income, workforce development, and the movement of freight. He pointed out that not only will transportation policies and investments need to respond to these trends, but they will need to take into account the effects of climate change, limitations on the financial resources available for transportation improvements, and the political process.

Daniel Lee, UPS Foundation Professor, Electrical and Systems Engineering and Computer and Information Science, and Director, General Robotics Automation, Sensing, Perception (GRASP) Lab, School of Engineering and Applied Science, and Penn Director, Technologies for

Safe and Efficient Transportation, U.S. DOT University Transportation Center, presented on the technological side of automated transportation. Using videos of autonomous vehicles, humanoid robotic drivers, and other robotic innovations, Lee illustrated how advances in robotics, information technology, and artificial intelligence have the potential to transform transportation systems.

Erick Guerra, Assistant Professor, City and Regional Planning, Penn School of Design, addressed two questions: How will automated vehicle technologies change cities? And how should an uncertain but potentially transformative transportation technology influence today's planning and investment decisions? He said that safety and capacity improvements are the primary benefits of advances in automation technology, but that automation may also have a variety of other consequences, such as enhanced personal mobility for older or disabled individuals, economic restructuring, public transit expansion, and changes to urban form caused by diminished demand for parking.

Megan Ryerson, Assistant Professor, City and Regional Planning, Penn School of Design, and Electrical and Systems Engineering, Penn School of Engineering and Applied Sciences, focused on inter-city transportation. She described a survey she recently conducted that revealed that people who are young, mobile, and connected (yet without a vehicle), and have relatively low (but rising) incomes are more inclined to use driverless vehicles for inter-city travel than are others.



December 8, 2015

### ADVOCACY & INFLUENCE: INNOVATIONS ADDRESSING HOMELESSNESS

**Speaker:**

**Sister Mary Scullion**, President and Executive Director, Project HOME

**Host:**

Center for Public Health Initiatives

December 9, 2015

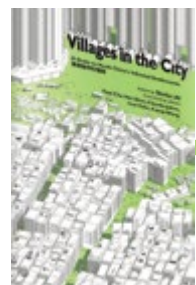
### PENN IUR URBAN BOOK TALK: VILLAGES IN THE CITY: A GUIDE TO SOUTH CHINA'S INFORMAL SETTLEMENTS

**Speaker:**

**Stefan Al**, Associate Professor of Urban Design, Department of City and Regional Planning, Penn School of Design; editor, *Villages in the City: A Guide to South China's Informal Settlements* (University of Hawaii Press, 2014)

**Cosponsors:**

Department of East Asian Languages and Civilizations, School of Arts and Sciences; the Department of City and Regional Planning, School of Design; the Mellon Humanities, Urbanism, and Design (H+U+D) Initiative; and Perry World House



**SPOTLIGHT ON:**

### VILLAGES IN THE CITY: A GUIDE TO SOUTH CHINA'S INFORMAL SETTLEMENTS

On December 9, 2015 Stefan Al, Associate Professor of Urban Design, Department of City and Regional Planning, Penn School of Design, founder of Stefan Al Architects, and editor of *Villages in the City: A Guide to South China's Informal Settlements* (Hong Kong University Press, 2015), discussed at the Penn Bookstore his recently published book at an event hosted by Penn IUR with the Department of East Asian Languages and Civilizations, School of Arts and Sciences; Department of City and Regional Planning, School of Design; Mellon Humanities, Urbanism, and Design (H+U+D) Initiative; and Perry World House. Speaking to a crowd of Penn professors and students, Al traced the evolution of China's informal settlements and their replacement by formal housing complexes.

The titular "villages" refers to the informal settlements (commonly described as slums) that were originally settled along cities' peripheries but which have been swallowed up by South China's rapidly expanding metropolitan areas. These villages—easily identifiable in satellite images by their non-linear streets and low-density buildings, which stand out in contrast to the planned grids characteristic of modern Chinese city planning—are typically very crowded, with buildings that stand so close to one another that they do not meet building or health and safety codes. Nonetheless, they offer affordable and well-located entry points for poor and struggling migrants to the city and, as Al pointed out during his talk, they are typically walkable, relatively close to the central metropolis, and sometimes located along rivers and ports, giving their residents access to jobs in and around the city.

However, as Al went on to explain, they are disappearing in South China, being replaced with large, formally planned housing complexes. These new landscapes, while they meet building codes, are not affordable, pedestrian-friendly, or accessible for those new to the city, who tend to be low-wage earners.

Contributors to *Villages in the City* include Margaret Crawford, Jiong Wu, Marco Cenzatti, Jiang Jun, Nick Smith, and Laurence Liauw.



February 19, 2016

### URBAN TRANSFORMATION AND ENERGY CONSUMPTION: WHAT IS THE ROLE OF URBAN PLANNING?

**Speakers:**

**Bob Cervero**, Professor and Chair of Urban and City Planning, University of California–Berkeley

**Gilles Duranton**, Dean's Chair in Real Estate Professor and Chair, Department of Real Estate, The Wharton School

**Erick Guerra**, Assistant Professor, City and Regional Planning, Penn School of Design

**Matt Turner**, Professor, Economics Department, Brown University

**Moderator:**

**Eugénie Birch**, Co-Director, Penn IUR

**Host:**

Kleinman Center for Energy Policy



February 22, 2016

### HOW TO DESIGN AN EQUITABLE PHILADELPHIA WITH BRUCE MAU

**Speaker and Workshop Lead:**

**Bruce Mau**, Co-Founder, Massive Change Network, LLC and Bruce Mau Live, LLC

**Cosponsors:**

Penn Praxis and Philadelphia Museum of Art



February 25, 2016

### SHAPING THE URBAN HEALTH & ENVIRONMENTAL LANDSCAPE

**Speakers:**

**Charles Branas**, Professor of Epidemiology, Perelman School of Medicine, University of Pennsylvania

**Bob Grossman**, Senior Director, Vacant Land, Philadelphia Horticultural Society

**Sara Heller**, Professor of Criminology, Penn School of Arts and Sciences

**Rupal Sanghvi**, Founder, HealthxDesign

**Cosponsors:**

Center for Public Health Initiatives, School of Design, and the Urban Health Lab

BELOW: Photo by Ben Christinger, winner of the "Shaping the Urban Health & Environmental Landscape" photo contest that accompanied the event.







February 25, 2016

### INTERDISCIPLINARY APPROACHES TO THE GLOBAL CHALLENGES OF URBANIZATION AND MIGRATION

**Highlighted Speakers:**

**Stefan Al**, Associate Professor of Urban Design, Department of City and Regional Planning, Penn School of Design

**Lina Bassarsky**, Population Affairs Officer, UN Population Division, UN Department of Economic and Social Affairs

**Michel Guillot**, Associate Director for Training and Professor of Sociology, Penn's Population Studies Center

**Janice Madden**, Professor of Regional Science, Sociology, Urban Studies, and Real Estate, Penn School of Arts and Sciences and The Wharton School

**Jaya Ramji-Nogales**, Professor of Law, Co-Director, Institute for International Law and Public Policy, Temple University School of Law

**Ananya Roy**, Professor and Meyer and Renee Luskin Chair in Inequality and Democracy and Director, Institute on Inequality and Democracy, UCLA Luskin School of Public Affairs

**Anne Teitelman**, Patricia Bleznak Silverstein and Howard A. Silverstein Endowed Term Chair in Global Women's Health Associate Professor of Nursing, Penn School of Nursing

**Host:**  
Perry World House



March 1, 2016

### HEALTHY HORIZONS: INNOVATION AND THE INFORMAL ECONOMY

**Speakers:**

**Heather Calvert**, Associate Director, Botswana–UPenn Partnership (BUP)

**Megan Doherty**, Administrative Director, Center for Global Health, Penn's Perelman School of Medicine

**Shadrack Frimpong**, University of Pennsylvania '15, winner of Penn's inaugural President's Engagement Prize

**Dave Issadore**, Assistant Professor of Bioengineering and Electrical and Systems Engineering, Penn School of Engineering and Applied Science

**Carrie Kovarik**, Associate Professor, Dermatology, Dermatopathology, and Infectious Diseases, Penn's Perelman School of Medicine

**M. Sophia Newman**, *Next City's* Health Horizons columnist

**Cosponsor:**  
*Next City*

“  
In the  
communities  
that we serve  
...access to the  
nearest health  
center is  
three to four  
hours away.”

—Shadrack Frimpong



March 23, 2016

### PENN IUR C21 BOOK LAUNCH: SHARED PROSPERITY IN AMERICA'S COMMUNITIES

**Speakers:**

**Eva Gladstein**, Deputy Managing Director for Health and Human Services, City of Philadelphia

**Patrick Harker**, President and CEO, Federal Reserve Bank of Philadelphia

**Paul Jargowsky**, Professor of Public Policy and Director, Center for Urban Research and Urban Education, Rutgers University–Camden

**Elizabeth Kneebone**, Fellow, Metropolitan Policy Program, Brookings Institution

**Theresa Singleton**, Vice President and Community Affairs Officer, Federal Reserve Bank of Philadelphia

**Laura Sparks**, Executive Director, William Penn Foundation

**Susan Wachter**, Co-Director, Penn IUR

**Cosponsors:**  
Federal Reserve Bank of Philadelphia and University of Pennsylvania Press



April 14, 2016

### FILM SCREENING AND DISCUSSION: THE INTERRUPTERS: EVERY CITY NEEDS ITS HEROES

**Speaker:**

**Alex Kotlowitz**, Emmy Award-winning author and film director

**Host:**  
Penn Injury Science Center

*The Interrupters* examines the stubborn persistence of urban violence and was praised by A.O. Scott for its ability to “open up” the topic of urban violence and not limit the story to “the comforting clarity of easy conclusions.”





May 17, 2016

**THE CITY WE WANT & NEED:  
A MID-ATLANTIC REGIONAL  
CONVENING ON HABITAT III**

SEE SPOTLIGHT, PAGE 66

**Highlighted Speakers:**

**Eugénie Birch**, Co-Director, Penn IUR

**Bryan Greene**, General Deputy Assistant Secretary, Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development

**Amy Liu**, Vice President and Director, Metropolitan Policy Program, Brookings Institution

**Barry Seymour**, Executive Director, Delaware Valley Regional Planning Commission

**Nancy Stetson**, U.S. Special Representative for Habitat III, the Third United Nations Conference on Housing and Sustainable Urban Development

**Cosponsors:**

U.S. Department of Housing and Urban Development, Perry World House, Federal Reserve Bank of Philadelphia, Brookings Institution, Middle Atlantic Regional Council of the National Association of Housing and Redevelopment Officials (MARC NAHRO), Maryland Department of Housing and Community Development

“  
Cities and metro areas are not just areas of human settlement and the built environment but are also centers of commerce and economic activity.”

—Amy Liu



June 15, 2016

**HOUSING FINANCE REFORM:  
NEW POLICY ALTERNATIVES**

**Speakers:**

**Michael Berman**, Principal, Michael Berman Consulting, LLC

**Andrew Davidson**, Founder and President, Andrew Davidson & Co., Inc.

**Laurie Goodman**, Director, Housing Finance Policy Center at the Urban Institute

**Joshua Rosner**, Managing Partner, Graham Fisher & Co.

**Joseph Tracy**, Executive Vice President and Senior Advisor to the President, Federal Reserve Bank of New York

**Susan Wachter**, Co-Director, Penn IUR

**Peter Wallison**, Chair, Financial Policy Studies at the American Enterprise Institute

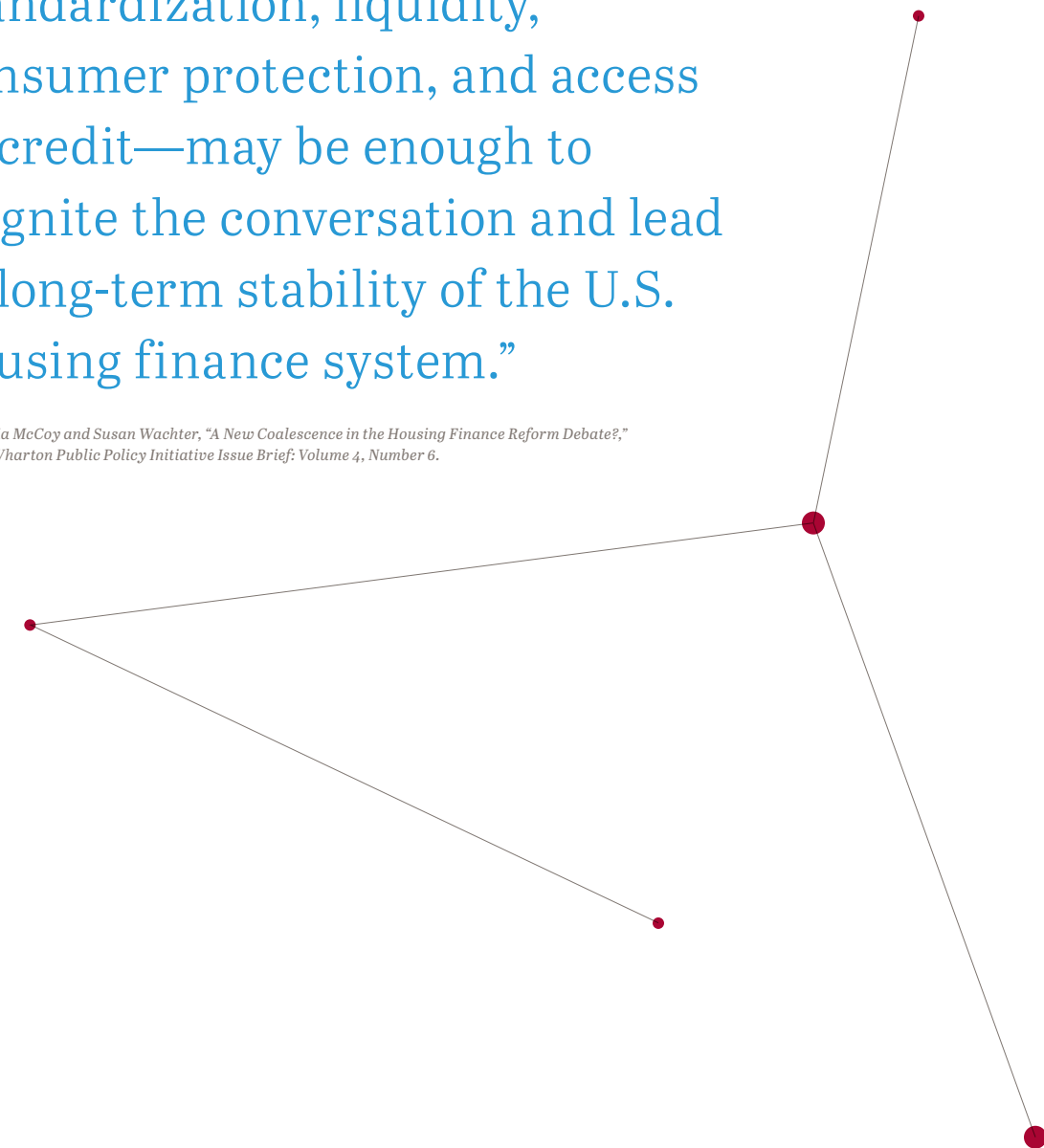
**Mark Zandi**, Chief Economist, Moody's Analytics

**Host:**

Penn Wharton Public Policy Initiative

“Broad agreement over the need for centralized functions—promoting standardization, liquidity, consumer protection, and access to credit—may be enough to reignite the conversation and lead to long-term stability of the U.S. housing finance system.”

—Patricia McCoy and Susan Wachter, “A New Coalescence in the Housing Finance Reform Debate?”  
Penn Wharton Public Policy Initiative Issue Brief: Volume 4, Number 6.







## **INSTRUCTIONAL SUPPORT**

**PENN IUR PROVIDES PROGRAMS FOR STUDENTS INTERESTED IN PURSUING URBAN SCHOLARSHIP AT ALL LEVELS OF STUDY. IT COORDINATES THE PENN IUR UNDERGRADUATE URBAN RESEARCH COLLOQUIUM, SUPPORTS THE MASTER OF URBAN SPATIAL ANALYTICS PROGRAM, AND HOSTS EVENTS OPEN TO ALL OF PENN'S URBAN-FOCUSED DOCTORAL STUDENTS.**



## PENN IUR UNDERGRADUATE URBAN RESEARCH COLLOQUIUM

In Spring 2016, Penn IUR sponsored the twelfth annual Undergraduate Urban Research Colloquium (UURC), which brings undergraduate scholars from across the University to study, learn, and conduct research on urban issues. This advanced research seminar for undergraduates gives students with an interest in urban-focused research a chance to learn from and partner with a faculty mentor with expertise in their field of interest. This year, UURC brought eight undergraduate students together with faculty mentors from the Schools of Nursing, Education, and Arts and Sciences.

Mary Rocco (Ph.D. '16, City and Regional Planning) led the UURC course. Students attended weekly seminars with faculty guest speakers from multiple disciplines. For a unique perspective on urban research, students attended a performance at the Philadelphia Theater Company in Center City. In “Notes from the Field: Doing Time in Education,” playwright Anna Deavere Smith explored the “school to prison pipeline” through performance generated from interviews with stakeholders in several cities, including Philadelphia. The experience offered UURC student the opportunity to witness a humanities-centered approach to the exploration of an urban issue.

## MASTER OF URBAN SPATIAL ANALYTICS

The Master of Urban Spatial Analytics (MUSA) is a nine-month graduate program coupling spatial analysis skills—most notably Geographic Information Systems (GIS)—with substantive knowledge in a selection of urban content areas including criminology, design, economic and community development, education, local and state government administration, public health, real estate, urban land-use planning, social welfare, transportation, and urban demography. While many university and college programs offer certificates in GIS, Penn offers a unique master’s degree that integrates spatial analysis with multiple urban disciplines.

MUSA is administered by the School of Design with support from Penn IUR and a university-wide Academic Committee. The program draws on teaching and research faculty from the schools of Design, Engineering, Business, and Public Health.

PENN IUR PROVIDES OPPORTUNITIES FOR UNDERGRADUATES AND GRADUATE STUDENTS WHO ARE INTERESTED IN EXPLORING INTERDISCIPLINARY URBAN RESEARCH.



## MUSA ACADEMIC COMMITTEE

### DAVID BELL

Xinmei Zhang and Yongge Dai Professor, Professor of Marketing, The Wharton School

### EUGÉNIE BIRCH

Co-Director, Penn IUR; Lawrence C. Nussdorf Professor of Urban Research and Education, Department of City and Regional Planning, School of Design

### CHARLES BRANAS

Professor of Epidemiology, Perelman School of Medicine

### DENNIS CULHANE

Professor; Dana and Andrew Stone Chair in Social Policy; Director of Research, National Center for Homelessness Among Veterans, School of Social Policy and Practice

### IRMA ELO

Professor of Sociology, School of Arts and Sciences

### AMY HILLIER

Associate Professor in City and Regional Planning; Academic Director, Master of Urban Spatial Analytics, School of Design

### JOHN LANDIS

Crossways Professor of City and Regional Planning; Chair, Department of City and Regional Planning, School of Design

### JANICE MADDEN

Professor of Regional Science, Sociology, Urban Studies, and Real Estate, School of Arts and Sciences and The Wharton School

### TONY SMITH

Professor of Systems Engineering and Regional Science, Department of Electrical and Systems Engineering, School of Engineering and Applied Science

### DANA TOMLIN

Professor of Landscape Architecture, School of Design; Co-Director, Cartographic Modeling Laboratory

### SUSAN WACHTER

Co-Director, Penn IUR; Sussman Professor, Professor of Real Estate and Finance, The Wharton School

### DOUGLAS WIEBE

Associate Professor of Epidemiology, Perelman School of Medicine

## STUDENTS

At the end of the last academic year, thirteen students graduated from the program, bringing the total number of graduates to one hundred since the program launched in 2005. Thirteen new admits entered the program in Fall 2015, joining five continuing students.

In order to complete the degree, students are required to complete a final project that applies spatial analysis to an urban content area of each student’s choosing. Select 2016 final projects included:

- *An Application for the Assessment of Residential Real Estate Markets*
- *Using Google Earth Engine for Conflict Trend Mapping in Nigeria*
- *Spatial Variation in Indicators of Localized Mortgage Lending Risk*
- *Comparing Prosperity and Health on Opposite Sides of a Neighborhood Boundary*
- *A Dynamic Application to Locate Parking Spaces*
- *A Web-based Application for Dunkin’ Donuts Site Selection*

MUSA students go on to hold professional positions in a diversity of fields in the public and private sectors. Exemplary positions include Malaria Analyst, Clinton Health Access Initiative, Harare, Zimbabwe; GIS Specialist, University of Tennessee Health Science Center, Nashville, TN; Senior Economist and Director of Geospatial Analytics, Oxford Economics, Wayne, PA; Product Engineer, ESRI, Redlands, CA; Aerial Sensor Operator, Keystone Aerial Surveys, Inc., Philadelphia, PA; Programmer, Augur Intelligence Technology (Guangzhou) Co. Ltd., Guangzhou, China; Scientist, NASA, Houston, TX; GIS Analyst, Philadelphia Department of Health, Philadelphia, PA; Associate Planner and Urban Designer, Wallace Roberts & Todd, LLC, Philadelphia, PA; Associate Director, Econsult Solutions, Philadelphia, PA; Assistant Director, Philadelphia Redevelopment Authority, Philadelphia, PA; Director, Data Analytics, Department of Rehabilitation Sciences, Temple University; Data Journalist, Associated Press; Founder, Urban Spatial Analytics, LLC, Philadelphia, PA; Lecturer, Department of City and Regional Planning, Penn School of Design; and Cityworks-GIS Asset Manager, Department of Public Works, City of Richmond, Richmond, VA.

## MUSA LUNCHEON SPEAKER SERIES

This year, Penn IUR brought in four professionals working in geospatial fields to share with MUSA students how they apply current tools to urban problems and to speak about the evolving professional landscape. The 2015–2016 speakers included:

- *Amory Hillengas (MUSA '15), Geospatial Analyst, Philadelphia Department of Health*
- *Jonathan Sinker, GIS Analyst, JMT Technologies*
- *Jeff Frankl, UI/UX Designer, Azavea*
- *Guy Thigpen (MUSA '10), Director of Analytical Services, Philadelphia Land Bank*



## PENN IUR URBAN DOCTORAL ACTIVITIES

Each year, Penn IUR supports urban-focused doctoral-level researchers through two signature events: the Urban Doctoral Poster Session, which gives doctoral candidates at all stages of their studies the opportunity to present their research in a supportive environment, and the Urban Doctoral Symposium, which allows graduating doctoral candidates the opportunity to present their research to family, friends, colleagues, and mentors and is followed by a celebratory lunch. Both events foster cross-disciplinary partnerships and collaborative research opportunities.

### URBAN DOCTORAL POSTER SESSION

Fifteen doctoral students presented their work at the 2016 Urban Doctoral Poster Session on February 17, 2016. Three Penn IUR Faculty Fellows joined the session to reflect on research methodologies and best practices, including Stefan Al, Associate Professor of Urban Design, Department of City and Regional Planning, School of Design; Francesca Ammon, Assistant Professor, Department of City and Regional Planning, School of Design; and Eugénie Birch, Co-Director, Penn IUR, Lawrence C. Nussdorf Professor of Urban Research and Education and Chair, Graduate Group in City and Regional Planning, Department of City and Regional Planning, School of Design. Participating doctoral students included:

#### CAMERON ANGLUM

Graduate Group in Education, Graduate School of Education

#### LAURENT CORROYER

Graduate Group in City and Regional Planning, School of Design

#### ALISON CULYBA

Graduate Group in Epidemiology, Perelman School of Medicine

#### ALBERT T. HAN

Graduate Group in City and Regional Planning, School of Design

#### COLMAN HUMPHRY

Graduate Group in Statistics, School of Arts and Sciences

#### MARYAM KHOJASTEH

Graduate Group in City and Regional Planning, School of Design

#### JAE MIN LEE

Graduate Group in Education, Graduate School of Education

#### THEODORE LIM

Graduate Group in City and Regional Planning, School of Design

#### SIMON MOSBAH

Graduate Group in City and Regional Planning, School of Design

#### MARY ROCCO

Graduate Group in City and Regional Planning, School of Design

#### EDWARD SMITH

Graduate Group in Education, Graduate School of Education

#### DANIEL SUH

Graduate Group in Education, Graduate School of Education

#### FATIMA TASSADIQ

Graduate Group in Anthropology, School of Arts and Sciences

#### ELIZA DAVENPORT WHITEMAN

Graduate Group in City and Regional Planning, School of Design

#### ALEXANDRA WIMBERLY

Graduate Group in Social Welfare, School of Social Policy and Practice

## URBAN DOCTORAL SYMPOSIUM

The Urban Doctoral Symposium, cosponsored by Penn's Urban Studies Program on May 15, 2016, featured the work of four graduating doctoral students. The graduates and their topics of study were:

#### ALBERT T. HAN

Graduate Group in City and Regional Planning, School of Design

**EVALUATING THE PERFORMANCE OF THE GREENBELT POLICY FOR PRESENT AND FUTURE URBAN GROWTH MANAGEMENT AND ENVIRONMENTAL PROTECTION: A CASE STUDY IN THE SEOUL METROPOLITAN AREA OF SOUTH KOREA**

#### MARY ROCCO

Graduate Group in City and Regional Planning, School of Design

**PARTNERSHIP, PHILANTHROPY, AND INNOVATION: 21ST CENTURY REVITALIZATION IN U.S. LEGACY CITIES**

#### KENNETH STEIF

Graduate Group in City and Regional Planning, School of Design

**TOWARD SCHOOL IMPROVEMENT DISTRICTS: SCHOOL QUALITY & THE EQUITABLE REVITALIZATION OF NEIGHBORHOODS**

#### DANIEL TREGLIA

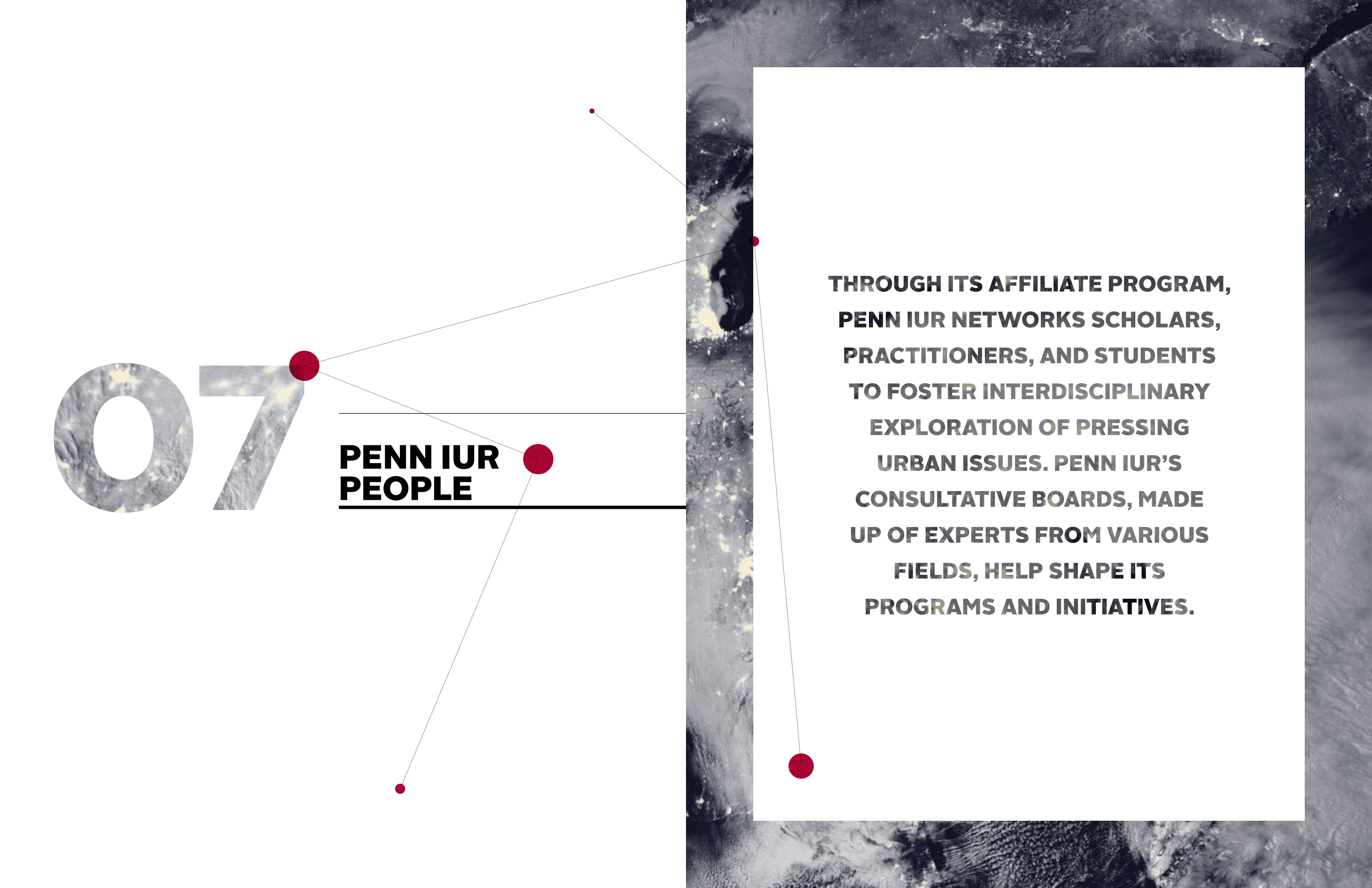
Graduate Group in Social Policy and Practice, School of Social Policy and Practice

**USING POSITIVE PSYCHOLOGY TO EXPLAIN SHELTER USE: A STUDY OF HOMELESS FAMILIES IN NEW YORK CITY**

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 a welcome from Vice Provost Dawn Bonnell and 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 Penn IUR Co-Director Eugénie Birch.

AMONG THE TOPICS STUDIED BY GRADUATING DOCTORAL STUDENTS AT THE URBAN DOCTORAL SYMPOSIUM WERE HOMELESSNESS AND SHELTER USE AMONG FAMILIES IN NEW YORK CITY.





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**PENN IUR  
PEOPLE**

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**THROUGH ITS AFFILIATE PROGRAM,  
PENN IUR NETWORKS SCHOLARS,  
PRACTITIONERS, AND STUDENTS  
TO FOSTER INTERDISCIPLINARY  
EXPLORATION OF PRESSING  
URBAN ISSUES. PENN IUR'S  
CONSULTATIVE BOARDS, MADE  
UP OF EXPERTS FROM VARIOUS  
FIELDS, HELP SHAPE ITS  
PROGRAMS AND INITIATIVES.**



Penn IUR honors the many experts who collaborate with Penn IUR on research and programming through six honorific categories: Faculty Fellows, Scholars, Emerging Scholars, Fellows, Visiting Scholars, and Affiliated Doctoral Students. Through these networks, Penn IUR aims to foster an environment that encourages cross-disciplinary connections and nurtures a collaborative spirit across the University and beyond.

## PENN IUR FACULTY FELLOWS AND EXECUTIVE COUNCIL

### Penn faculty with a demonstrated interest in cities

*Faculty Fellow Executive Council members are denoted with an asterisk.*

#### STEFAN AL

Associate Professor of Urban Design, Department of City and Regional Planning, School of Design

#### FRANCESCA AMMON

Assistant Professor, Department of City and Regional Planning, School of Design

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Professor of Epidemiology, Perelman School of Medicine

### WILLIAM BURKE-WHITE

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### DENNIS CULHANE

Professor; Dana and Andrew Stone Chair in Social Policy; Director of Research, National Center for Homelessness Among Veterans, School of Social Policy and Practice

### JOHN DIIULIO, JR.

Frederick Fox Leadership Professor of Politics, Religion, and Civil Society, School of Arts and Sciences

### GILLES DURANTON

Dean's Chair in Real Estate Professor and Chair, Department of Real Estate, The Wharton School

### STEVEN FLUHARTY

Dean and Thomas S. Gates, Jr. Professor of Psychology, Pharmacology, and Neuroscience, School of Arts and Sciences

### MICHAEL GIBBONS

I.W. Burnham II Professor of Investment Banking; Deputy Dean, The Wharton School

### PAM GROSSMAN

Dean and George and Diane Weiss Professor of Education, Graduate School of Education

### JOAN HENDRICKS

The Gilbert S. Kahn Dean of Veterinary Medicine, School of Veterinary Medicine

### MARK ALAN HUGHES

Professor of Practice, City and Regional Planning; Faculty Director, The Kleinman Center for Energy Policy, School of Design

### JOHN JACKSON, JR.

Dean, School of Social Policy and Practice; Penn Integrates Knowledge (PIK) Professor; Richard Perry University Professor of Communication, Africana Studies, and Anthropology, School of Arts and Sciences, Annenberg School of Communication, and School of Social Policy and Practice

### JANICE MADDEN

Professor of Regional Science, Sociology, Urban Studies, and Real Estate, School of Arts and Sciences and The Wharton School

### WENDELL PRITCHETT

Presidential Professor of Law and Education, Law School

### MARILYN JORDAN TAYLOR

Dean and Paley Professor, School of Design



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## PENN IUR STAFF AND CONTACT INFORMATION

### CO-DIRECTORS:

**EUGÉNIE BIRCH, FAICP**  
Lawrence C. Nussdorf Professor of  
Urban Research and Education Professor

Department of City and Regional Planning  
School of Design, University of Pennsylvania  
127 Meyerson Hall  
Philadelphia, PA 19104-6311

215 898 8330

[elbirch@upenn.edu](mailto:elbirch@upenn.edu)

### SUSAN WACHTER

Sussman Professor  
Professor of Real Estate and Finance

The Wharton School, University of Pennsylvania  
256 South 37th Street  
Philadelphia, PA 19104-6330

215 898 6355

[wachter@wharton.upenn.edu](mailto:wachter@wharton.upenn.edu)

### MANAGING DIRECTOR:

**AMY MONTGOMERY**  
[amylmo@upenn.edu](mailto:amylmo@upenn.edu)

### PROGRAM COORDINATOR:

**LAURA BARRON**  
[lbarron@upenn.edu](mailto:lbarron@upenn.edu)

### PROJECT MANAGER:

**AMANDA LLOYD**  
[amanda3@upenn.edu](mailto:amanda3@upenn.edu)

### PROJECT MANAGER, ENERGY INITIATIVES:

**ALON ABRAMSON**  
[alonabra@upenn.edu](mailto:alonabra@upenn.edu)

### EDITOR AND PUBLICATIONS DIRECTOR:

**CARA GRIFFIN**  
[cgriffin@upenn.edu](mailto:cgriffin@upenn.edu)

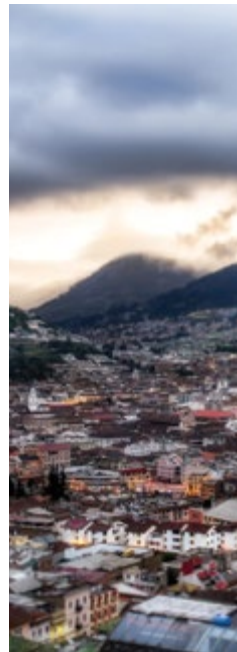
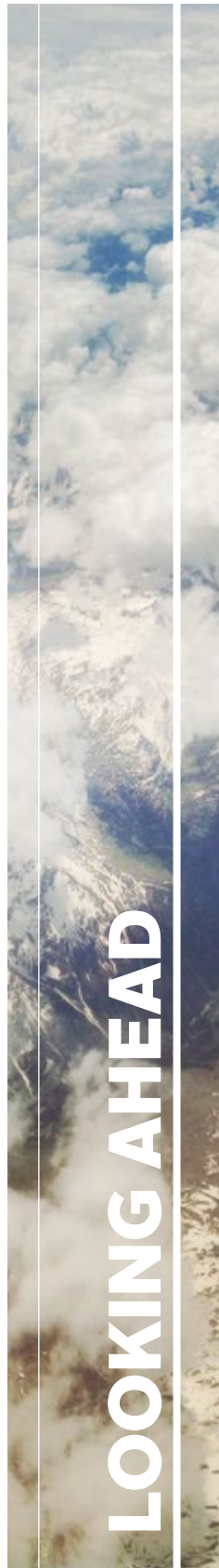
### COMMUNICATIONS DIRECTOR:

**DEBORAH LANG**  
[dlang@upenn.edu](mailto:dlang@upenn.edu)

Meyerson Hall, G-12  
210 South 34th Street  
Philadelphia, PA 19104

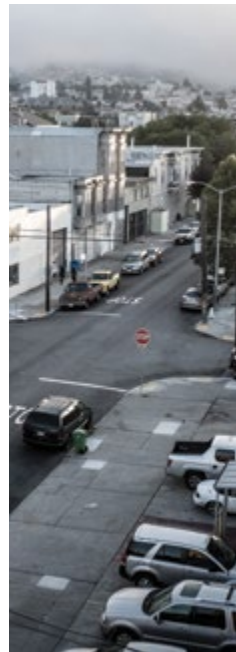
215 573 8386

[penniur@pobox.upenn.edu](mailto:penniur@pobox.upenn.edu)  
[penniur.upenn.edu](mailto:penniur.upenn.edu)  
[twitter.com/penniur](https://twitter.com/penniur)  
[facebook.com/penniur.upenn](https://facebook.com/penniur.upenn)



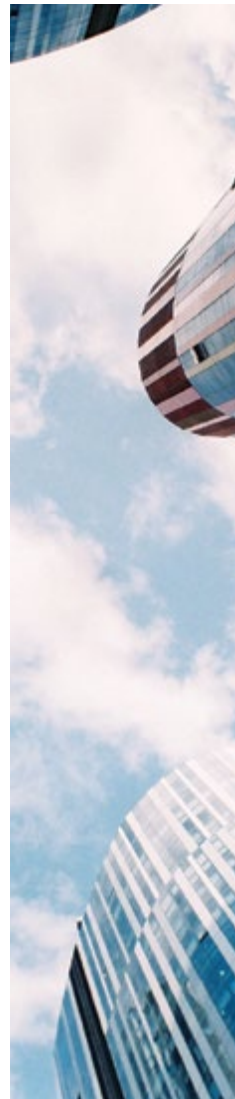
**HABITAT III**

Penn IUR will exhibit its latest research and that of Penn IUR affiliates at Habitat III, the third United Nations Conference on Housing and Sustainable Urban Development. Taking place in Quito, Ecuador, from October 15–20, 2016, Habitat III is the mechanism by which the United Nations General Assembly will reinvigorate the global commitment to sustainable urbanization. The UN conference will result in the New Urban Agenda, a document that will guide global efforts around urbanization for the next 20 years. Penn IUR's exhibit will spotlight Penn as a preeminent source for research on topics relevant to the New Urban Agenda. *Photo by Simon Matzinger, via Flickr.*



**TRANSFORMATIONAL ECONOMIES**

On September 21–23, 2016, Penn IUR will support the Federal Reserve Bank of Philadelphia's biennial symposium on the socio-economic issues facing older industrial cities. The 2016 symposium, "Transforming Our Economies for Upward Mobility in Urban America," will highlight strategies to create places of opportunity, develop the local workforce for a global marketplace, and provide wealth and opportunity inclusively to all segments of the population. Experts will speak at the symposium and a selected group will write papers for a special issue journal, outlining the challenges to fostering upward mobility and the solutions that can be put into place across America's communities today.



**RISE OF THE CITY IN CHINA**

With support from Penn Global, Penn IUR will launch a three-year conference series at the Penn Wharton China Center in Beijing to examine the historical development of cities in China, how urbanization is measured, means of financing sustainable urban development in China, and the transferable lessons for other countries.



**URBAN FISCAL STABILITY AND SUSTAINABILITY GOING FORWARD**

Through conferences and lectures that bring together leading practitioners, policymakers, and researchers, Penn IUR and partners will address the complex fiscal issues facing cities in both the developed and developing world. Events will examine issues of shared prosperity, unfunded pensions, and financing the provision of public goods.



**LAND FOR PUBLIC GOOD IN EMERGING ECONOMIES**

The central challenge of twenty-first century urbanism is ensuring that economic and population growth occurs sustainably and with shared prosperity. Penn IUR will explore how to create orderly, well-serviced land on a scale that can accommodate the massive, rapid urban development that is anticipated over the next several decades. *Photo by Antonella Sinopoli, via Flickr.*



**URBAN RESILIENCY: THE LINK BETWEEN SCIENCE, MEASUREMENT, AND CITY BUILDING**

With support from USGS, Penn IUR will continue to foster dialogue on resiliency, urban ecosystem services, and measuring for success. Through expert convenings and research papers, Penn IUR will examine how resiliency has emerged as a key component of urban sustainability planning and implementation and how remote sensing is being used in planning processes. Penn IUR will convene speakers from academia, government, and NGOs to share current research findings, innovations in local decision-making, and leading-edge methods of measurement and to discuss what it means for cities and their growing resiliency efforts. *Photo courtesy of NASA.*



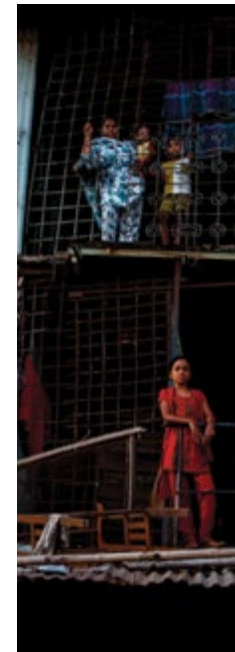
**UNITED STATES–JAPAN EXCHANGE: CITIZEN PARTICIPATION IN COMMUNITY BUILDING POST-DISASTER**

The East–West Center, Penn IUR, and the Urban Community Research Center for Asia at Kwansei Gakuin University will carry forward the three-year dialogue and travel exchange project to study local efforts in Japan and the United States that effectively engage citizens in participatory planning and community building activities that address the long-term recovery and rebuilding of communities after disasters. *Photo by Infrogmation New Orleans, via Flickr.*



**MEDIA, COMMUNICATION, AND THE CITY**

To celebrate Penn's Year of Media, Penn IUR will design a program that addresses the role of media in shaping social, economic, and physical urban environments and how the media presents both opportunities and challenges to creating cities of equality and shared prosperity.



**URBANIZATION, MIGRATION, AND DEMOGRAPHY WITH PERRY WORLD HOUSE**

"Global Shifts: Urbanization, Migration, and Demography" is one of two inaugural research themes sponsored by the Perry World House. Perry World House recognizes that urbanization, migration, and demographic shifts have highly differentiated causes and consequences, and a wide range of rigorous academic insights will be essential to fully understand how policy can serve sustainable development in the coming decades. Penn IUR will work with Perry World House over the coming year to host events and support new scholarship around this theme. *Photo by Zoriah, via Flickr.*





**Penn Institute for Urban Research**

2015–2016 Annual Report

Meyerson Hall, G-12  
210 South 34th Street  
Philadelphia, PA 19104

215 573 8386

[penniur@pobox.upenn.edu](mailto:penniur@pobox.upenn.edu)

[penniur.upenn.edu](http://penniur.upenn.edu)

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