

LEADERSHIP

Nussdorf Award and Urban Leadership Forum

PENN IUR PRESENTED THE 2022 LAWRENCE C. NUSSDORF URBAN LEADERSHIP PRIZE on April 20 to two leaders who are showing the way forward in how local and regional governments can transform the lives of citizens in emerging economies. Emilia Saiz Carracedo, Secretary General, United Cities and Local Government (UCLG), and Claudio Orrego, Governor, Santiago Metropolitan Region, Chile received the awards at Penn IUR's 17th Annual Urban Leadership Forum.

The annual prize, formerly known as the Penn IUR Urban Leadership Award, recognizes exemplary leaders who have demonstrated the vision to revitalize urban centers, respond to urban crises, and champion urban sustainability in the United States and around the globe. "Both have had long and impactful careers in advancing

sustainable urban development," said Penn IUR Co-Director Eugénie Birch, speaking about this year's winners. "Emilia Saiz Carracedo has been a tireless advocate in global discussions for some 250,000 subnational leaders' interests while Claudio Orrego has promoted urban causes at the national-ministerial and city-metropolitan levels as

an innovative and imaginative multi-term mayor."

Emilia Saiz Carracedo is the current Secretary General of UCLG since her appointment in Hangzhou in December 2017. She has worked with the international movement of local and regional governments in different capacities since 1998,

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While the Urban Leadership Forum took place online, Penn IUR Director Eugenie Birch was able to give awardee Emilia Saiz Carracedo the Nussdorf Prize in person at a later date (pictured here).

EVENTS

Financing Urban Adaptation to Address Climate Change

On March 23 and 24, Penn IUR, Perry World House (PWH), and the Kleinman Center for Energy Policy (KCEP) jointly convened three dozen urban policy and finance leaders to find ways to spur investment in urban adaptation to climate change. Financing Urban Adaptation to Address Climate Change included eight expert panels highlighting the implementation and financing of subnational programs and projects designed to adapt to global warming-induced hazards that threaten urban lives and livelihoods.

"Urban climate adaptation will be central to human well-being in a world where 70 or more percent of the world's population by mid-century is living in cities—and no doubt suffering from what will most likely be well above 1.5 degrees Celsius warming," said Jeffrey Sachs, University Professor and Director, Center for Sustainable Development, Columbia University, in his keynote address. "It's so important that you are getting together this group of experts to think about this issue."

Over the course of two days, participants shaped a five-point roadmap to stimulate funding in support of urban adaptation to climate change, from (1) mapping needs, (2) coordinating adaptation and mitigation, (3) determining appropriate policy instruments, (4) supporting governmental subsidiarity, to (5) designing new financing approaches.

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LEADERSHIP

Inaugural Nussdorf Student Award

Penn IUR awarded Ayina Anyachebelu, Dennis Gallo, and Daniel Ruiz de la Concha the 2022 Lawrence C. Nussdorf Student Award. The award, named in honor of the late Lawrence C. Nussdorf, an early champion of Penn IUR and a founding Board member, recognizes students who have demonstrated an interest in urban issues through involvement in the Fellows in Urban Leadership (FUL) program or the Undergraduate Urban Research Colloquium (UURC) and who wish to continue pursuing urban scholarship.

Melanie Nussdorf presented the students with their awards on April 20, saying "It is with great pleasure and a real feeling of honor and privilege that I award you the Lawrence C. Nussdorf Student Award. You have earned it. You've made Penn proud ... We see limitless possibilities for you."

For the award's inaugural year, Penn IUR selected three exemplary students, all of whom are

current of former Fellows in Urban Leadership. Ayina Anyachebelu, a 2020-21 Penn IUR Fellow in Urban Leadership, is a senior in the Huntsman Program in International Studies & Business, a program jointly administered by The Wharton School and the College of Arts & Sciences that prepares undergraduates to become global leaders. Anyachebelu, who grew up in Lagos, Nigeria, has always been fascinated by cities and urban and economic development. During her freshman year, she researched social urbanism and inclusion in Colombia and, as a 2019-20 Perry World House fellow, she recommended policies for more effective use of remittances in the Philippines. Last spring, she studied abroad in Sevilla, Spain, where she researched the effect of tourism on city life.

Dennis Gallo is a current Penn IUR Fellow in Urban Leadership. A senior from Managua, Nicaragua in the College of Arts Sciences, Gallo is majoring in

Political Science and minoring in Urban Real Estate and Development. His academic interests lie in urban development and real estate projects that consider both political and social issues. On campus, Gallo is the President of Wharton Latino and a member of the Wharton Real Estate Club. This summer, he is joining Blackstone in their real estate practice.

Daniel Ruiz de la Concha is also a current Penn IUR Fellow in Urban Leadership. A senior majoring in International Relations and Urban Studies and minoring in Latin American and Latino Studies, he hopes to use his knowledge of urban planning and international diplomacy to help foster education and the protection of the rights in Mexico, where he grew up. Last year, he worked for the Organization of American States, which promotes diplomacy, security, prosperity, and human rights in the Americas.

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PAST RECIPIENTS OF THE URBAN LEADERSHIP AWARD

Since 2005, Penn IUR has recognized innovators in urban affairs through its Urban Leadership Award. Past recipients include:

Yvonne Aki-Sawyer, Mayor, Freetown, Sierra Leone (2021)

Marvin Rees, Mayor, Bristol, England (2021)

Inga Saffron, Journalist and Architecture Critic, Philadelphia Inquirer (2020)

Egbert Perry, Chairman & Chief Executive Officer, Integral, LLC (2019)

Mauricio Rodas, Mayor, Quito, Ecuador (2019)

Elizabeth Julian, Founder and Senior Counsel, Inclusive Communities Project; Assistant Secretary, HUD (2018)

Rose Molokoane, South African Federation of the Urban Poor (FEDUP); Deputy President and Management Committee; Member, Shack/Slum Dwellers International (SDI); Co-Chair, UN-Habitat's World Urban Campaign (WUC) (2017)

Victor Santiago Pineda, President, World ENABLED; (2017)

Angela Glover Blackwell, President & CEO, PolicyLink (2016)

Jeremy Nowak*, President, J Nowak and Associates (2016)

Michael A. Nutter, Mayor, City of Philadelphia (2015)

Renée Lewis Glover, Chair, Board of Directors, Habitat for Humanity International; former President and CEO, Atlanta Housing Authority (2015)

Sister Mary Scullion and Joan Dawson McConnon, Co-Founders, Project HOME (2014)

Martin O'Malley, Governor of Maryland (2014)

Joan Clos, Executive Director, United Nations Human Settlement Programme (UN-HABITAT) (2013)

Yael Lehmann, Executive Director, The Food Trust (2013), Founder and Principal, Urbane Indonesia (2013)

Derek R.B. Douglas, Vice President for Civic Engagement, University of Chicago and former Special Assistant to President Barack Obama, White House Domestic Policy Council (2012)

Paul Levy, President and CEO, Philadelphia's Center City District (2012)

Lily Yeh, Global Artist and Founder, Barefoot Artists (2012)

Raphael Bostic, Assistant Secretary HUD (2011); [currently President and CEO, Federal Reserve Bank of Atlanta]

Henry Cisneros, Mayor and Secretary, U.S. Department of Housing and Urban Development (2011), and former Mayor

Jane Golden, Executive Director, City of Philadelphia Mural Arts Program (2011),

John F. Timoney, former Miami Chief of Police and author, Beat Cop to Top Cop: A Tale of Three Cities (2011)

William Hudnut, Mayor, Indianapolis, Indiana (2010)

Shirley Franklin, Mayor, City of Atlanta, Georgia (2009)

Parris Glendening, Governor, Maryland (2009)

Bruce Katz, Vice President and Founding Director of the Metropolitan Policy Program, The Brookings Institution (2009)

Edward J. Blakely, Executive Director, Mayor's Office of Recovery and Development Administration, City of New Orleans (2008)

M. Susan Savage, Secretary of State, Oklahoma (2008)

Donna E. Shalala, President, University of Miami; Secretary, HUD (2008)

Joseph P. Riley, Jr., Mayor, City of Charleston, South Carolina (2007)

James Lee Witt, White House cabinet member and director of FEMA; Mayor, City of Gulfport, Mississippi (2006)

Loree D. Jones, Secretary of External Affairs, Office of the Mayor, Philadelphia (2006)

Manuel A. Diaz, Mayor, City of Miami (2005)

Stephen Goldsmith, Mayor, City of Indianapolis (2005)

Marc H. Morial, Mayor, City of New Orleans (2005)

John F. Street, Mayor, City of Philadelphia (2005)

*deceased

Faculty Spotlight: Jessie Handbury



JESSIE HANDBURY is Associate Professor of Real Estate at The Wharton School, NBER Research Fellow, and Penn IUR Faculty Fellow.

1) YOUR RESEARCH DESCRIBES THE ROLE OF URBAN CONSUMPTION AMENITIES ON URBANIZATION. CAN YOU COMMENT ON HOW IMPORTANT THESE ARE TO URBAN REVITALIZATION, PARTICULARLY TO ATTRACTING YOUNG COLLEGE GRADUATES TO CITIES?

Traditionally we think that the major factors determining where households choose to live are proximity to work and to high wages, offset by how much housing costs. Some research has been done on public amenities like school quality, but for the most part amenities have been a little bit in the background.

But, recently, it has become apparent in the data that types of endogenous amenities called consumption amenities—local services, retail, bars, gyms, and the like—are important for household location-decisions, particularly for younger households who are moving back into downtowns at a higher rate than they were previously and are staying for longer.

That is explained at least in part by these households' increased taste for the amenities cities offer. Rather than going to a grocery store and buying food and cooking at home and having a dinner party, they want to go out to a restaurant or a bar and make friends there. Rather than working out in their gym in the basement or going for a run, they want to meet up with 30 other people at a SoulCycle class.

Partly this is social, partly networking, and partly it's outsourcing what these households might have otherwise done themselves. It's related to the fact that they have higher incomes—so their opportunity cost in time is higher and they have more money to spend on relative luxuries. There are other elements at play in the revitalization of downtowns, but consumption amenities are an important factor.

2) YOUR RESEARCH ALSO SHOWS THE IMPLICATIONS FOR URBAN AMENITY COSTS TO INCOME DISTRIBUTION. CAN YOU EXPLAIN YOUR FINDINGS ON THIS?

High-skilled, college-educated people have seen their nominal incomes rise. When thinking about consumption amenities, it's important to look also at purchasing power—not just how many dollars someone earns, but what they can get with those dollars.

Consumption amenities arise endogenously—when more higher-income households live in a given area, more amenities that cater to their taste spring up. As high-income, college-educated people move into cities, they live increasingly in pockets of downtown—pockets that are effectively being gentrified. These households' cost of living—the cost to them of getting utility—is decreasing because they have more and more exciting amenities to spend their money on. So not only is their nominal income growing, but also their cost of living has gone down.

When these high-skill, high-income households move downtown, they often are moving into areas with a lot of lower-income residents—and they drive up housing costs, rents. Meanwhile, lower-income people haven't seen their nominal incomes grow nearly as much as higher-income people—if anything they've stagnated over the past 10 or so years. So, lower-income urban households are seeing their cost of living increase as their income stagnates.

The result is a widening of real income inequality that is greater than it might have been had we not seen the spatial reshuffling of the college-educated back downtown.

3) HOW DO YOU THINK THE AFTER-EFFECTS OF THE PANDEMIC WILL CHANGE THE ROLE OF URBAN AMENITIES?

My sense is that the long-run impact of the pandemic on cities will be tied to the increasing

prevalence of remote work. Let's suppose that, on average, downtown firms choose to let their workers work remotely two days a week—that's roughly a 40 percent reduction in the number of office workers going in to work downtown on any given day. Effectively, that's less demand for those urban consumption amenities we just talked about—the restaurants, gyms, bars, and so on—since they rely on both the downtown residents as well as the commuting population. I think that the downtown's comparative advantage of providing these amenities will be undercut by an increase in remote work.

Further, because college-educated workers are the ones who are offered the opportunity to work from home, it's college-educated workers whose commuting costs will go down. If they only have to commute in three days a week, the suburbs are more attractive to them than they would be if they had to commute in five days a week. I think we've already seen some return to the suburbs post-COVID. I don't think it means a total reversal of the trend toward urban revival, but I do think that it will slow things down quite a bit.

3) WHAT DREW YOU TO THE FIELD OF URBAN ECONOMICS? HOW DID YOU COME TO FOCUS IN PARTICULAR ON THE ROLE OF URBAN CONSUMPTION AMENITIES?

In my PhD, I studied international trade and industrial organization. I was really interested in differences in demand for products. So, my entry point to urban economics was simply that the same forces that govern international trade and the availability of products in different countries also govern the availability of products in different cities and in different neighborhoods within a city.

From there, I became interested in how the availability of products across space relate to household location-decisions and firm location-decisions—and that effectively made me an urban economist.

CONVENING

Penn IUR Continues Monthly Convenings with Experts on State and Local Finance

In Spring 2022, Penn IUR continued its monthly Special Briefing series on the impact of COVID-19 on the fiscal outlook of state and local governments. In partnership with the Volcker Alliance, Penn IUR launched the ongoing webinar series in April 2020.

Each spring event attracted hundreds of participants from around the world, with the series now amassing over 10,000 viewers in total, and dozens of mentions in national and local media. Penn IUR Co-Director Susan Wachter and Penn IUR Fellow William Glasgall, Senior Director, Public Finance, Volcker Alliance, develop and moderate the discussions that tap into the combined networks of both partners to bring expert panelists who are in the thick of the debate over the future path of the nation's states and municipalities. A summary of each month's webinar and guest speakers follows, click the title to view the archived videos online:

[“SPECIAL BRIEFING ON THE 2022 OUTLOOK FOR STATES AND CITIES”](#) took place January 22 and focused the path of the U.S. economy and interest rates, and how it might affect state and local tax revenues, employment, infrastructure investment, and the \$4 trillion municipal bond market. This briefing featured presentations by Lucy Dadayan, Senior Research Associate, Urban-Brookings Tax Policy Center, Urban Institute; Larry Johnson, President, National Association of Counties and Commissioner, DeKalb County, GA; Eric Kim, Senior Director, Fitch Ratings Inc.; Torsten Slok, Chief Economist, Apollo Global Management; and Mark Zandi, Chief Economist, Moody's Analytics.

[“SPECIAL BRIEFING ON NEW YORK CITY: NEW MAYOR, FEDERAL AID, CHALLENGES TO RECOVERY”](#) took place February 17 and focused on the challenges New York City faces in 2022 and beyond as its new mayor grapples with COVID-19, street crime, and the possibility of fiscal challenges as federal pandemic aid wanes in coming years. The discussion featured findings from Penn IUR's Recovering Cities Project, which tracked the New York economy through 2020-21, producing a series of dashboards and a final report, Recovering New York City: A One Year Look Back on the Penn IUR Recovering Cities Project, and a Look Forward towards Recovery. This briefing featured a panel of experts including Ronnie Lowenstein, former head of the New York City Independent Budget Office; Ray McGuire, former Citigroup Vice Chairman and New York City mayoral candidate; Richard Ravitch, former New York State Lieutenant Governor and Kathryn Wylde, president and CEO, Partnership for New York City.

[“SPECIAL BRIEFING ON WORK FROM HOME: WHAT IT MEANS FOR STATE AND LOCAL ECONOMIES AND REVENUES”](#) took place March 17 and focused on the emergence of remote working and how this trend was likely to impact state and local economies and revenues. The discussion focused on a few of the many areas impacted by a shifted workforce, including mass transit operations, revenue derived from commercial property taxes, non-remote workers, and small businesses previously reliant on office-bound customer base. Additionally, panelists discussed shifts in policies

that states and localities are reacting with such as incentives for remote workers, reorganizing commercial revenue structures, and other innovative ideas. This briefing featured presentations by Jose Maria Barrero, Associate Professor, Instituto Tecnológico Autónomo de México; Howard Chernick, Professor Emeritus, Hunter College, CUNY; Ally Schweitzer, Reporter, WAMU; and Anthony Williams, Former Mayor, Washington, DC.

[“SPECIAL BRIEFING ON INFLATION AND RECESSION RISKS FOR STATES AND CITIES”](#) took place April 21 and focused on the outlook for inflation, interest rates, and the possibility of a recession and what this means to state and local finances. The event began with Federal Reserve Board Chair Jerome H. Powell delivering brief welcoming remarks in appreciation of Paul A. Volcker (1927-2019), former Federal Reserve Chair and founding Chairman of the Volcker Alliance. The expert panel included Mark Zandi, chief economist, Moody's Analytics; Matt Gress, budget director, Arizona; Natalie Cohen, founder, National Municipal Research; and Les Richmond, vice president and actuary, Build America Mutual Assurance.

[“SPECIAL BRIEFING ON THE DEPLOYMENT OF THE \\$1 TRILLION INFRASTRUCTURE INVESTMENT AND JOBS ACT BY STATES AND LOCALITIES”](#) took place May 19 and focused on how states and localities are deploying the Infrastructure Investment and Jobs Act (IIJA). With the passage of the IIJA in November 2021, governments face the challenge of allocating more than \$1 trillion of funding in a strategic manner that address both past neglected needs and paves the way for a sustainable future. Panelists discussed innovative solutions, roadblocks are on the horizon, and the overall impact of this funding on the nation's infrastructure and economy. Panelists included Mayor Jorge Elorza, City of Providence, Rhode Island; Patrick Brett, managing director, Municipal Debt Capital Markets, Citigroup; and Larry Parks, co-founder, Forethought Advisors.

[“SPECIAL BRIEFING ON STATES CUTTING TAXES: RELIEF NOW, SHORTFALLS LATER?”](#) took place June 23 and focused on tax holidays, reductions, and rebates sweeping Red and Blue states as revenues surge amid trillions of dollars in federal relief to governments, companies, and individuals following the COVID-19-led economic shutdown. The expert panel discussed actions states and municipalities are taking, if they will provide inflation relief or spur economic growth—or whether they will lead to shortfalls if rising interest rates end in recession, just as much of the pandemic aid is set to expire. Panelists included Alex Adams, budget director, Idaho; Beverly S. Bunch, professor, School of Public Management and Policy, University of Illinois Springfield; Howard Cure, partner and director of municipal bond research, Evercore Wealth Management; and Shelby Kerns, executive director, National Association of State Budget Officers.

This series continues in July 2022. To stream video of individual events, click on the hyperlinks above. Visit Penn IUR's event listings for upcoming [events in the series](#).



CONVENING

Narrowing the Racial Gap in Homeownership

“Federal Programs to Advance Homeownership Opportunity to Narrow Racial Disparities,” held May 17, was the first event in a new series hosted by the Federal Reserve Bank of Philadelphia, the Urban Institute, and Penn IUR. Entitled “Advancing Homeownership Opportunity to Narrow Racial Disparities,” the series envisions innovative strategies for expanding homeownership opportunities for households of color.

The first event in the series featured two online panel discussions on federal strategies for narrowing the racial homeownership gap. Laurie Goodman, Institute Fellow, Urban Institute, moderated the first discussion among panelists Simone Beaty, Senior Director, Affordable Lending, Freddie Mac; Stacey Shifman, Senior Director, Single-Family Analytics and Modeling, Fannie Mae; Melody Taylor, Executive Director of the Property Appraisal and Valuation Equity Task Force, U.S. Department of Housing and Urban Development; Frank Vespa-Papaleo, Deputy Fair

Lending Director, Consumer Financial Protection Bureau; and James Wylie, Associate Director for Fair Lending, Federal Housing Finance Agency.

This session introduced current federal efforts to advance racial equity in homeownership, including equity plans by the Federal Housing Finance Agency (FHFA), the interagency Action Plan to Advance Property Appraisal and Valuation Equity, new home renovation products, and underwriting innovations from government-sponsored enterprises. Participants also discussed special purpose credit programs and other innovative strategies for reshaping housing market access.

The second panel, moderated by Penn IUR Co-Director Susan Wachter, focused on ways to leverage these new and emerging programs. Panelists included Reza Aghamirzadeh, Executive Vice President and Head of Community Development, Citizens Bank; Janneke Ratcliffe, Vice President, Housing Finance Policy Center, Urban Institute; Lisa Rice, President and Chief

Executive Officer, National Fair Housing Alliance; and Robin Wiessmann, Executive Director and CEO, Pennsylvania Housing Finance Agency.

Theresa Singleton, Vice President and Community Affairs Officer for the Federal Reserve Bank of Philadelphia, noted in her opening remarks that the Philadelphia Fed’s research and data, which has long highlighted racial disparities in credit access and homeownership, can be used to more effectively deploy policy and programs to address root causes. The new series, she said, “part of a broader dialogue where we can find and leverage solutions that will address these disparities that have such negative impacts on individuals, communities, and ultimately the economy.”

Visit the Penn IUR website to [stream video](#) of the May 17 event and to register for the second webinar, [State and Local Programs to Advance Homeownership Opportunity to Narrow Racial Disparities](#) on July 12.



Advancing Homeownership Opportunity to Narrow Racial Disparities

SECOND WEBINAR IN A SERIES ON STATE AND LOCAL PROGRAMS. | July 12, 2022



UNDERGRADUATE FELLOWS IN URBAN RESEARCH MEET MONTHLY WITH PROMINENT URBAN LEADERS SUCH AS DIRECTOR OF THE CITY OF PHILADELPHIA PLANNING AND DEVELOPMENT DEPARTMENT ANNE FADULLON

INSTRUCTION

Undergraduate Fellows in Urban Leadership

Every year, the Penn IUR Fellows in Urban Leadership program provides a competitively selected cohort of outstanding Penn undergraduates with the opportunity to engage with and learn from high-level local and regional urban leaders drawn from government, business, and civil society. The fifth cohort of Fellows met monthly over the 2021-22 academic year for small, off-the-record conversations with individual leaders drawn from the public, private, and civil society sectors, including:

- **Michael Nutter**, Former Mayor of Philadelphia
- **Paul Levy, CEO**, Center City District (BID)
- **Maura McCarthy**, CEO, Fairmount Conservancy
- **Chellie Cameron**, CEO, Philadelphia Airport Authority
- **Chris Carnaroli**, EVP, University of Philadelphia
- **Anne Bovaird Nevins**, President, Philadelphia Industrial Development Corporation
- **Anne Fadullon**, Director, City of Philadelphia Planning and Development
- **Shawn McCaney**, Executive Director, William Penn Foundation

The 14 undergraduates that Penn IUR invited to join the 2021-22 cohort included:

- **Dennis Gallo**, College of Arts Sciences (major: political science, minor: urban real estate and development)
- **Sylvia Garrett**, College of Arts Sciences (major: political science, minor: English, certificate: Spanish)
- **Adam Goudjil**, College of Arts Sciences (major: urban studies, minor: urban education policy)

- **Aisha Irshad**, The Wharton School and the College of Arts Sciences (dual degree: economics and political science)
- **Alexander Massaro**, College of Arts Sciences (major: economics, minor: mathematics and statistics)
- **Benjamin Moss-Horwitz**, College of Arts Sciences (urban studies and music)
- **Vedek Navale**, The Wharton School and the College of Arts Sciences (Vagelos Dual-Degree Program in Life Sciences and Management: finance and Neuroscience)
- **David Navarro**, The Wharton School (major: economics, minor: urban real estate)
- **Daniel Ruiz de la Concha**, College of Arts Sciences (major: international relations and urban studies, minor: Latin American and Latino studies)
- **Thomas Statchen**, College of Arts Sciences (major: bioengineering and urban studies)
- **Jenna Schulman**, College of Arts Sciences (major: urban studies and health and societies, minor: French)
- **Ethan Schwartz**, College of Arts Sciences (major: politics, philosophy and economics (PPE), minors: architecture and urban real estate and development).
- **Joseph Squillaro**, College of Arts Sciences (major: philosophy, politics and economics (PPE), minors: urban studies and classical studies)
- **Natasha Tagliaferri**, The Wharton School (major: finance and real estate, minor: Italian)

To learn more about the Fellows in Urban Leadership program, visit the [Penn IUR website](#).

INSTRUCTION

Undergraduate Urban Research Colloquium

Penn IUR sponsored the 18th annual UURC in Spring 2022. This advanced research seminar for undergraduate scholars with an interest in urban-focused research pairs each student with a faculty mentor with expertise in their area of interest. Each session, faculty from different schools visited the class virtually to introduce students to a variety of ways to conduct urban-centered research. Students learned about Penn's research resources; how to design a research project; and about methods of collecting, analyzing, and presenting both quantitative and qualitative data.

Six students comprised the 2022 cohort. As in years past, students presented the research they pursued over the course of the semester; the six students, their mentors, and their research topics this year were:

Joey Jung

"What Does It Mean to Gentrify? Operationalizing Three Conceptions of Gentrification in Philadelphia"

Mentor: *Yeonhwa Lee*, PhD Candidate, City and Regional Planning

Ma (Marielle) Kang

"The Social Impact of Urban Gardens in Philadelphia, PA and Camden, NJ"

Mentors: *Domenic Vitiello*, Associate Professor, City and Regional Planning and Urban Studies and *Michael Nairn*, Lecturer, Landscape Architecture and Regional Planning

Mica Lin-Alves

"K-12 Education During the COVID-19 Pandemic: The Role of Parents and Their Social Network"

Mentor: *Astrid Pickenpack*, PhD Candidate, Higher Education

Michelle Nguyen

"Localizing Urban Heat Island At Microclimate Scale"

Mentor: *Nan (Nancy) Ma*, PhD Candidate, Architecture

Yuxi Xiong

"Understanding the Moderating Effect of Job Accessibility on the Relationship Between Racial Segregation and Unemployment: A Case Study in Philadelphia"

Mentor: *Richard Patti*, PhD Candidate, Sociology and Demography

Ha-Nam Yoon

"Exploring the Influence of Equity Provisions in Federally Mandated Green Infrastructure Projects on the Inclusivity of Decision-Making Processes and Community Satisfaction"

Mentor: *Chaeri Kim*, PhD Candidate, City and Regional Planning

View student work from the 2022 and earlier cohorts on the "Undergraduate Urban Research Colloquium" section of the [Penn IUR website](#).

RESEARCH

Informing Urbanization in South Korea

Along with researchers from The Wilson Center, U.S. Department of Housing and Urban Development (HUD), and American University, Penn IUR continues working with the Korea Housing and Urban Guarantee Corporation (HUG) to develop case studies that inform specific research questions on housing development and financing practices and policies posed by South Korean sponsors.

Penn IUR is currently evaluating international housing policies and financial models that could support middle-income rental housing investments in South Korea. Penn IUR, along with research teams from The Wilson Center, HUD, American University, and HUG will submit draft findings to HUG in Summer 2022 and a final report in late Fall 2022.



Faculty Fellows News & Updates



AMMON LEADS NEW INTERDISCIPLINARY INITIATIVE

Jonathan Francesca Russello Ammon, Associate Professor, City and Regional Planning and Historic Preservation, will lead the Department of City and Regional Planning's new initiative, [The History of the Built Environment](#), which aims to organize and amplify existing work at Penn, promote new scholarship, and support doctoral students studying history in the fields of city planning, preservation, and design. She is also partnering with The Carpenters' Company on a year-long program series entitled [Changing the Face of the City](#). The program, which began in Spring 2022, explores the intersections of historic preservation and urban planning and renewal through the lens of social justice. In Spring 2022, Ammon also unveiled version two of the digital public humanities project [Preserving Society Hill: Sites and Stories of Urban Renewal in a Philadelphia Neighborhood](#), initially launched in 2018.

Future Initiative. A special issue of [Future Anterior](#), which he co-edited with Fallon Samuels Aidoo, entitled "Retrofit: Energy Crisis and Climate Exigencies in Preservation" is out this summer.



BERRY RECEIVES JOHN LEWIS AWARD

Mary Frances Berry, Geraldine R. Segal Professor of American Social Thought and Professor of History and Africana studies, School of Arts and Sciences, received the 2021 John Lewis Award for History and Social Justice from the American Historical Association in recognition of her leadership and sustained engagement at the intersection of historical work and social justice. She also received an honorary doctorate in human letters from the University of Pennsylvania in May 2022. In addition, she delivered the commencement speech at Clark University in May 2022 and the keynote address at the University of Louisville's Juneteenth celebration in June 2022.



BARNES DEVELOPS PANDEMIC SYLLABUS

David Barnes, Associate Professor, History and Sociology of Science, School of Arts and Sciences, contributed a chapter to *The Long Year: A 2020 Reader* (Columbia University Press, 2022), edited by Thomas J. Sugrue and Caitlin Zaloom. His chapter (co-authored with Merlin Chowkwaryun, and Kavita Sivaramakrishnan), concludes the book with a syllabus of readings that give context to the COVID-19 pandemic and offer diverse perspectives on approaches to public health.

BIRCH RESEARCHES INNOVATION, ADAPTATION, ALIGNMENT, MORE

Eugenie L. Birch, Nussdorf Professor of Urban Research, Department of City and Regional Planning, and Co-Director, Penn Institute for Urban Research, has been engaged in several studies: Innovation and Entrepreneurship in Higher Eds 2017-2021 in Connecticut (with Amanda Lloyd) for Connecticut Next; Covered Bonds: A Study for the Housing for the Guarantee Corporation, South Korea; Lessons from Europe, Asia and North America, for the Interamerican Development Bank, and A Standard Tool for Analyzing the Enabling Environment for Urban Climate Finance for the City Climate Leadership Finance Alliance (CCFLA). Her article, "Aligning the Governance Architecture after Covid 19: Diplomacy and Multilateral Institutions (co-authored with William Burke-White is forthcoming in the *Journal of International Affairs* as is her chapter, "Legislation, Policy, and Governance for Healthy Places," in Nisha Botchwey, Andrew Dannenberg, and Howard Frumkin (eds) *Making Healthy Places: Designing and Building for Health, Well-Being and Sustainability* (Island Press). In March 2022, she co-chaired with Penn Fellow Mauricio Rodas a two-day workshop, "[Financing Urban Adaptation for Climate Change](#)," as part of the ongoing City Climate-Resilient Infrastructure Financing Initiative (C2IFI) project.



BARBER RECEIVES GUGGENHEIM

Daniel Barber, Associate Professor of Architecture, Chair of the Graduate Group in Architecture, Department of Architecture, Weitzman School of Design, received a 2022-23 Guggenheim Fellowship, a grant that recognizes exceptional capacity for productive scholarship or exceptional creative ability in the arts. In 2021-22, he was on research leave at the Käte Hamburger Centre for Apocalyptic and Post-Apocalyptic Studies ([CAPAS](#)) working on a project entitled "Carbon, Comfort, and Climate: Architecture as Apocalyptic Media." On Earth Day 2022, he gave the lecture "[Architecture of the Aftermath](#)" as part of the University of Washington's Humanities, History and

Faculty Fellows News & Updates



CANNUSCIO PUBLISHES WIDELY

Carolyn Cannuscio, Assistant Professor, Department of Family Medicine and Community Health, Perelman School of Medicine, published in journals including the *New England Journal of Medicine*, *American Journal of Public Health*, *JAMA Network Open*, *Substance Abuse*, *Journal of General Internal Medicine*, *medRxiv*, and *Journal of Community Health*. She has been cited in *The Washington Post*, *The New Republic*, *the Los Angeles Times*, *The Philadelphia Inquirer*, and others.



DANIELS ON LAND USE AND CLIMATE CHANGE

Tom Daniels, Crossways Professor of City and Regional Planning, Department of City and Regional Planning, Weitzman School of Design, continues research on the intersection of land use and climate change. Recent articles include "[Managing urban growth in the wake of climate change: Revisiting greenbelt policy in the US](#)" in *Land Use Policy* (co-authored with Albert Tonghoon Han and Chaeri Kim) on the impact of U.S. greenbelt policies on the retention of open land and its carbon storage and sequestration capacity, and "[Re-designing America's suburbs for the age of climate change and pandemics](#)" in *Socio-Ecological Practice Research*, which reviews the literature on re-designing suburbs and compares a business-as-usual suburb scenario and a sustainable suburb scenario. His new course, "Planning Responses to Climate Change: Mitigation and Adaptation," explores planning tools and strategies to address climate change.



DRAKE RODRIGUEZ RECEIVES TEACHING AWARD

Akira Drake Rodriguez, Assistant Professor of City and Regional Planning, Weitzman School of Design, received the Weitzman School's G. Holmes Perkins Teaching Award for 2021-22, which is given annually based on student nominations to recognize distinguished teaching and innovation. Her recent book, [Diverging Space for Deviants: The Politics of Atlanta's Public Housing](#) (University of

Georgia Press, 2021)—which explores the often-overlooked positive role of public housing in facilitating social movements and activism—has been widely applauded by academic and popular audiences. She has been quoted frequently in media outlets including *CBS*, *Philadelphia Inquirer*, *TIME* magazine, *USA Today*, *Next City*, and others. In addition, she co-led the development of "[OurPlan](#)," an online tool that gives residents of West Philadelphia a voice in planning and preservation. She is a Fellow at the McHarg Center's "climate + community project" (ccp), launched in 2020, where she authored "[Transforming Public Education: A Green New Deal for K-12 Public Schools](#)," a Summer 2021 policy proposal.



DURANTON EDITS JOURNAL OF URBAN ECONOMICS

Gilles Duranton, Dean's Chair in Real Estate Professor and Chair, Department of Real Estate, The Wharton School, edited the September 2021 [issue](#) of the *Journal of Urban Economics* on the delineation of places and their aggregation into larger units such as cities or metropolitan areas. His recent research exploring the appropriate measurement of density, and whether and how policy should target density, was published in the *Journal of Economic Perspectives* and *the Journal of Urban Economics*. In addition, he has spoken at numerous convenings including the Louis-André Gérard-Varet (LAGV) Conference in Public Economics (keynote speaker, 2021), Central Bank of Colombia/EAFIT Congress (keynote speaker, 2021), German Regional Science Association (Keynote, Johannes Brockerblecture, 2021), Latin American and Caribbean Economic Association and Latin American Meeting of the Econometric Society (LACEA-LAMES) Conference (keynote speaker 2021), Jinan-SMU-ABFER Conference on Urban and Regional Economics (keynote speaker 2021), and Penn State's Smeal College of Business (Jaffe lecture 2022).

Faculty Fellows News & Updates



FERREIRA RESEARCHES ECONOMICS OF ZONING

Fernando Ferreira, C.F. Koo Professor, Professor of Real Estate, Professor of Business Economics and Public Policy, The Wharton School, co-authored a paper entitled "[Estimating the Economic Value of Zoning Reform](#)" and presented research from his paper in the following places: NBER Urban Economics, Stanford SITE, North American meeting of the Econometric Society, FGV-SP, SBE Applied Economics, Latin American and Caribbean Economic Association and Latin American Meeting of the Econometric Society (LACEA-LAMES) annual meeting, National Tax Association annual meeting, NBER Public Economics, and Urban Economics Association annual meeting.



GUERRA RECEIVES TEACHING AWARD

Erick Guerra, Associate Professor in City and Regional Planning, published recent articles on license-plate-based driving restrictions (*Transport Reviews* and *Transportation Research Part D*), urban form and travel behavior in large US and Mexican Cities (*Urban Studies*, *Transportation Research*, and *Journal of Transport and Land Use*), and transit dependency (*Journal of Transport and Land Use*). He won the 2021 G. Holmes Perkins Distinguished Graduate Teaching Award for Standing Faculty at the Stuart Weitzman School of Design. In 2021-22 he was on sabbatical writing a book on US highway policy since 1991.



GYOURKO NAMED ABFER SR. FELLOW

Joseph Gyourko, Martin Bucksbaum Professor, Professor of Real Estate, Professor of Finance, Professor of Business Economics & Public Policy, Nancy A. Nasher and David Haemisegger Director of the Zell/Lurie Real Estate Center gave the Keynote Address ("Housing Affordability and Inequality: Thoughts on the Role of Public Policy") at the Regional Disparities & Economic Policy in Berlin, Germany, in June 2021. He also helped organize a conference on "The Future of Work and the Office" for the Federal

Reserve Bank of Philadelphia in September 2021. He was named a Senior Fellow of the Asian Bureau of Finance and Economic Research (ABFER) in recognition of his research into Chinese housing and commercial property markets. Professor Gyourko gave on talk on "Hukou and Homeownership Premiums: A Study of Chinese Price-to-Rent Ratios" at a Joint NBER-SAIF (Shanghai Advanced Institute of Finance) conference in 2021. He also published widely including (with Jonathan Hartley and Penn IUR Emerging Scholar Jacob Krimmel) "[The Local Residential Land Use Regulatory Environment Across U.S. Housing Markets: Evidence From a New Wharton Index](#)," in the *Journal of Urban Economics*, and (with Jacob Krimmel) "[The Impact of Local Residential Land Use Restrictions on Land Values Across and Within Single Family Housing Markets](#)" in the *Journal of Urban Economics*. His work with Professor Fernando Ferreira on "Anatomy of the Beginning of the Housing Boom Across U.S. Metropolitan Areas" is forthcoming in the *Review of Economics and Statistics*.



HANDBURY JOINS AREUEA BOARD

Jessie Handbury, Associate Professor of Real Estate, The Wharton School, became an Associate Editor at the *Review of Economic Statistics* and the *Journal of International Economics* and joined the Board of Directors for AREUEA (the American Real Estate and Urban Economics Association) where she chairs the Mentorship Committee in charge of the Junior Scholars Program. She has given academic seminars at UBC, the Atlanta Fed, INRAE, Nuremberg, the Federal Reserve Board, Columbia, MIT, UC Berkeley Real Estate, CU Boulder, Duke, and Northwestern. Recent publications include the paper "[School Food Policy Affects Everyone: Retail Responses to the National School Lunch Program](#)," which received national media coverage including being named Vox's paper of the week, and "[Measuring Movement and Social Contact with Smartphone Data: A Real-Time Application to COVID-19](#)" (with Victor Couture, Jonathan I. Dingel, Allison Green, and Kevin R. Williams) in the *Journal of Urban Economics*. (See [page 3](#) for Penn IUR's interview with Handbury.)

Faculty Fellows News & Updates



HUGHES EDITS INTERDISCIPLINARY COLLECTION ON CLIMATE CHANGE

Mark Alan Hughes, Professor of Practice, Department of City and Regional Planning, Weitzman School of Design and Faculty Director, Kleinman Center for Energy Policy co-edited with Sara Valaguzza [Interdisciplinary Approaches to Climate Change for Sustainable Growth](#) (Springer, 2022), a collection of contributions by an international panel of academics on the main scientific, juridical, and economic aspects involved in the mitigation and adaptation processes imposed by climate change. His 2021 Audible Original lecture series [Livable Cities](#), which explores why we seek out cities and how they create the conditions that allow us to meet our fundamental needs as individuals and as a human community, inspired a cross-university Penn IUR-sponsored [event](#) in Fall 2022. In April, *Grid Philly* featured an [interview](#) with all three directors of Philadelphia's Office of Sustainability: Hughes (the inaugural director, 2008-09; Katherine Gajewski, 2009-16; and Christine Knapp, 2016-present).



JENSON EXPLORES URBAN GREENING, CRIME, VIBRANCY

Shane Jensen, Professor of Statistics and Data Science, The Wharton School, published several co-authored papers recently, among them: "[The effects of vacant lot greening and the impact of land use and business presence on crime](#)" in *Environment and Planning B: Urban Analytics and City Science*, "[Community vibrancy and its relationship with safety in Philadelphia](#)" in Plos one, "[Clustering Areal Units at Multiple Levels of Resolution to Model Crime Incidence in Philadelphia](#)," an arXiv preprint, and "[Estimating disease vector population size from citizen science data](#)," in *Journal of the Royal Society Interface*.



KEYS PRESENTS AT U.S. TREASURY

Benjamin Keys, Rowan Family Foundation Professor, Professor of Real Estate, and Professor of Finance, The Wharton School gave presentations to Fannie Mae, the U.S. Treasury, and the NBER Corporate Finance Summer Institute. Two of his papers were recently published: "[Moral Hazard during the Housing Boom: Evidence from Private](#)

[Mortgage Insurance](#)" (co-authored with Neil Bhutta) in *Review of Financial Studies* and "Investment over the Business Cycle: Insights from College Major Choice" (co-authored with Erica Blom and Brian C. Cadena) in the *Journal of Labor Economics*. He also co-authored the working papers "[The Cost of Consumer Collateral: Evidence from Bunching](#)" and "[Global Capital and Local Assets: House Prices, Quantities, and Elasticities](#)."



LASSITER WINS NSF CAREER AWARD

Allison Lassiter, Assistant Professor, Department of City and Regional Planning, Weitzman School of Design, won a prestigious Faculty Early Career Development Program (CAREER) award from the National Science Foundation for a project to improve the nation's water infrastructure system and adapt to climate change. The CAREER award comes with \$500,000 in funding over five years. Her work on this topic has been featured in [Scientific American](#).



LIN CURATES 'BUILDING IN CHINA'

Zhongjie Lin, Associate Professor, Department of City and Regional Planning, Weitzman School of Design, curated "[Building in China: A Century of Dialogues on Modern Architecture](#)," which ran from January 28 to May 16, 2022. The exhibit showcased the influence of Penn architecture alumni from China in shaping architecture in the country after 1920, and the ongoing dialogue between modern and traditional architectural design in contemporary China. Recent highlights include completion of work on a forthcoming book examining contemporary urbanization in China, publishing research on Metabolism, Japan's postwar avant-garde architectural movement, in *Journal of the Society of Architectural Historians*, and being quoted in *New York Times* on the opportunities for New York City's support of electric vehicles.

Faculty Fellows News & Updates



MACDONALD ANALYZES NYPD'S SQF DATA

John MacDonald, Professor of Criminology and Sociology, School of Arts and Sciences, examined the New York Police Department's stop, question, and frisk (SQF) data for "Racial Disparities in NYPD Stop, Question, and Frisk Practices: An Analysis of 2013 to 2019 Stop Reports," the 13th report of the independent federal monitor tasked with reviewing the NYPD's compliance with stop and frisk protocols published in September 2021. A selection of other recent publications include "[The effects of vacant lot greening and the impact of land use and business presence on crime](#)" (with J Cui and Penn IUR Faculty Fellow Shane T. Jensen) in *Environment and Planning B: Urban Analytics and City Science* (in March 2022); "[Early life lead exposure from private well water increases juvenile delinquency risk among US teens](#)" (with JMD Gibson, M Fisher, X Chen, A Pawlick, PJ Cook) in *Proceedings of the National Academy of Sciences* (February 2022); "[Body-worn cameras](#)."



MASON'S CPCRS RECEIVES MELLON AWARD

Randall Mason, Professor, Departments of Historic Preservation and City and Regional Planning, Weitzman School of Design, is inaugural Faculty Director of The Center for the Preservation of Civil Rights Sites (CPCRS), a Center at the Weitzman School that advances the understanding and sustainable conservation of heritage places commemorating American civil rights histories and Black heritage. In Fall 2021, CPCRS received, with partner Tuskegee University, \$1.5 million from the Mellon Foundation for the initiative Capacity Building for Sustainable Preservation of Civil Rights Heritage Places, which builds capacity among Black-led institutions to reimagine, redesign, and redeploy historic preservation to address the needs of the historical places, organizations, and communities devoted to the legacy of civil rights. And, as part of the Urban Heritage Project, a Penn Praxis initiative that he helms, Mason continues to lead teams of faculty, students, and graduates in documenting and studying cultural landscapes stewarded by the National Park Service (NPS) including, most recently, a report on the Lincoln Memorial's physical history.



PERNA RECEIVES AERA AWARD

Laura Perna, Vice Provost for Faculty, Higher Education Division, GSE Centennial Presidential Professor of Education, and Executive Director, Penn AHEAD, received the Exemplary Research Award from the Postsecondary Education Division of American Education Research Association (AERA) and the Distinguished Alumni Award from the University of Michigan's School of Education. Penn AHEAD and the Pell Institute recently released the 2022 report entitled [Indicators of Higher Education Equity in the United States: 2022 Historical Trend Report](#), which found that while higher education can still provide an entrance to the middle class and financial improvement for many poor and first-generation students, it mires many in debt.



REINA JOINS WHITE HOUSE DOMESTIC POLICY COUNCIL

Vincent Reina, Associate Professor, Department of City and Regional Planning, Weitzman School of Design, and Faculty Director, Housing Initiative at Penn (HIP), has taken a temporary leave to join the White House Domestic Policy Council as Senior Policy Advisor for Housing and Urban Policy. Recent releases from HIP include an interactive report on a universal voucher and a report on the design of Emergency Rental Assistance (ERA) programs. In April 2022, Reina testified to the Pennsylvania State Senate on the scale of need for housing repairs and upgrade in the Commonwealth, as well as on the benefits of home repair interventions for individuals, neighborhoods, and racial/ethnic and income equity. He has been quoted in media outlets such as the *New York Times*, *The Boston Globe*, *The Atlantic*, *Bloomberg News*, *Vox* and the *Philadelphia Inquirer*.

Faculty Fellows News & Updates



RICHTER'S POLDERGEIST PROJECT GAINS FOLLOWING

Simon Richter, Department Chair and Professor of Germanic Languages and Literatures, School of Arts and Sciences, launched an animated YouTube series in October 2021 designed to make his research on climate adaptation in the Netherlands accessible to a wider audience.

The project, in which Richter personifies Professor Poldergeist, outlines the misconceptions and realities of the Netherlands' experience with water management. The Poldergeist Project, which he created with a team of undergraduate animators, has circulated widely on Dutch social media. He is now partnering with Fine Arts Professor Joshua Mosley and they recently won a Penn Making a Difference in Global Communities grant (\$30,000) that will allow them and their undergraduate animators to create up to 12 videos in the next two years.



VITIELLO PUBLISHES BOOK

Domenic Vitiello, Associate Professor of City Planning and Urban Studies, Department of City and Regional Planning, Weitzman School of Design, published his latest book *The Sanctuary City: Immigrant, Refugee, and Receiving Communities in Postindustrial Philadelphia* (Cornell Press, 2022), which is open access and freely accessible online. In

it, he argues that sanctuary means more than the protection from deportation offered by city governments or churches—rather, it is a wider set of protections and humanitarian support for vulnerable newcomers. His article “The highest and best use of land in the city: Valuing urban agriculture in Philadelphia and Chicago,” will soon be published in the *Journal of Agriculture, Food Systems, and Community Development*.



WACHTER RECEIVES THE QUIGLEY MEDAL

Susan Wachter, Penn IUR Co-Director and Sussman Professor and Professor of Real Estate and Finance, The Wharton School, received the 2022 John M. Quigley Medal for Advancing Real Estate and Urban Economics, AREUEA's highest award. Wachter received the award and addressed AREUEA's National Meeting in Wash DC on June 5. Wachter was invited to present her work on mortgage market risk to the FDIC on September 15. Her work on housing and COVID-19 was presented at Brookings on April 28 and will be part of a forthcoming volume on *COVID-19 and the Economy: Lessons Learned*. She also presented on mortgage forbearance during COVID-19 to the Fall 2021 Brookings Papers on Economic Activity Conference on September 9. Her chapter on housing finance will be published in the forthcoming *Routledge Handbook of Housing Economics*.

COMING THIS FALL TO THE

CITY IN THE 21ST CENTURY PENN PRESS/PENN IUR BOOK SERIES

Urban Planning in a World of Informal Politics
by Chandan Deuskar

China Urbanizing
by Weiping Wu and Qin Gao

For the complete list of titles in the series visit:
<https://www.pennpress.org/search-result/?series=the-city-in-the-twenty-first-century>



A PANEL ON THE FUTURE OF MOBILITY IN A CLIMATE RESILIENT CITY AT THE WHARTON FUTURE OF CITIES CONFERENCE

CONVENING

Third Annual Wharton Conference on Cities

The third annual Wharton Future of Cities Conference, organized by Wharton MBA students on the theme of “Climate Resilient Cities: The Next Generation of Urban Infrastructure,” took place April 15. The conference featured five cross-disciplinary panels and three 20-minute “lightning lectures” on mitigating and building resilience to the mounting impacts of climate change, from electrifying urban transportation and developing zero-carbon buildings to designing adaptation strategies for flood prone areas. Koko Warner, UN Framework Convention on Climate Change (UNFCCC) Secretariat, United Nations, gave closing remarks.

Penn IUR Co-Directors Eugenie Birch and Susan Wachter have served as faculty advisors for the conference since its inception, providing support,

connections, and advice to the student organizing committee, which is composed of first- and second-year MBA students with an interest in urban issues.

In 2020, the inaugural year of the conference, the event focused on the impact of the coronavirus pandemic on cities; in 2021, the conference wrestled with opportunities for rebuilding and restructuring urban systems in the wake of COVID-19.

Recordings from the past two years are available on the [conference website](#); the 2022 recordings will be made available in the fall. Students who wish to get involved in next year’s conference should email whartonfuturecities@gmail.com.

CONVENING

4th Annual Jeremy Nowak Lecture

On April 26, Penn IUR and The Reinvestment Fund hosted the fourth annual Jeremy Nowak Memorial Lecture. Every year, this event highlights Jeremy Nowak’s enduring work to integrate public, private, and nonprofit expertise to achieve collective urban prosperity and gives students and professionals the opportunity to hear from experts on topics that manifest the connections between the academic and the applied aspects of urban development, a combination that Jeremy exemplified.

This year’s discussion focused on investing arts and

culture in building community. In a conversation that embodied Jeremy’s spirited style, participants debated the ways in which communities shape arts and culture, and arts and culture shape communities. Participants identified ways to build community without creating physical, financial, or cultural displacement.

Jeremy Nowak—who started his career as a community organizer—was always looking for projects that facilitated community engagement, said Don Hinkle-Brown, President and CEO,

The Reinvestment Fund. “For him, arts was about creating value in a community and about creating infrastructure that enriched community connections,” he added.

Event participants included Jamie Bennett, Former Executive Director, ArtPlace America; Marland Buckner, Co-Founder and Principal, MB2 Solutions; Hinkle-Brown; and Judilee Reed, President/CEO, United States Artists. To stream a video of the event and previous events in the annual series, visit the [Penn IUR website](#).



SAMUEL GELDIN PRESENTED HIS THESIS ON RETHINKING FLOOD PREVENTION IN THE PHILIPPINES AT THE 2022 URBAN DOCTORAL SYMPOSIUM

INSTRUCTION

Penn IUR Urban Doctoral Activities

Penn IUR resumed the annual Urban Doctoral Symposium in Spring 2022 after a two-year break while university activities were online. The symposium, which Penn IUR cosponsors with the Penn Urban Studies Program, gives graduating doctoral students who have completed dissertations on urban-focused topics an opportunity to present their findings and to make connections with other urban scholars across disciplines. In addition, “New Ideas in Urban Research”—the annual issue of Penn IUR’s Urban Link that features recent doctoral graduates—highlighted for the fifth consecutive year the contributions of graduating Penn PhDs to urban scholarship.

Five students presented their work at the May 13 event:

- **Xiaoxia Summer Dong**, City & Regional Planning, Weitzman School of Design
- **Samuel Geldin**, City & Regional Planning, Weitzman School of Design
- **Philip Mulder**, Applied Economics, Wharton
- **Megan Reed**, Sociology and Demography, School of Arts & Sciences
- **Jennifer Whitaker**, City & Regional Planning, Weitzman School of Design

At the symposium, five doctoral students doing urban research graduating in future years gave poster presentations of their ongoing work.

- **Jay Arzu**, City & Regional Planning, Weitzman School of Design
- **Diana Negron**, City & Regional Planning, Weitzman School of Design
- **Chris Quattro**, City & Regional Planning, Weitzman School of Design
- **Stephanie Rivera Fenniri**, City & Regional Planning, Weitzman School of Design
- **Charles Starks**, City & Regional Planning, Weitzman School of Design

Penn IUR Co-Director Eugénie Birch and David Grazian, Faculty Director, Urban Studies Program, opened the program with congratulations for the graduating students. The presentations were followed by a lively question and answer session.



JAY ARZU PRESENTED HIS RESEARCH AT THE POSTER SESSION

RESEARCH

9th Year of Mellon-Funded Interdisciplinary Study of Cities

Penn IUR resumed The Penn Humanities, Urbanism, and Design (H+U+D) Initiative, funded by the Andrew Mellon Foundation, proceeded in person during the Spring 2022 semester, bridging the divide between the humanities and design disciplines in the study of cities through frequent interdisciplinary exchanges, student research awards, and graduate and undergraduate courses.

The H+U+D colloquium—a group of 15 scholars from across the university—continued to meet bi-weekly to share research, foster collaboration, and build relationships. Two groups of H+U+D student grant awardees presented their research projects on topics ranging from city planning for disability in India to the trans+ community in Philadelphia's gayborhood to climate responsive architecture in Saudi Arabia. H+U+D Faculty Fellows Herman Beavers (Africana Studies and English) and Randy Mason (Historic Preservation) also presented their research, as did H+U+D Junior Fellow Ewa Matycywk and H+U+D Dissertation Fellow Kimberly Noronha.

This spring, H+U+D also offered three seminars for Penn undergraduates. H+U+D Junior Fellows Dr. Ewa Matyczyk and Dr. Alec Stewart taught “Don't Forget: Inclusion, Exclusion, and Memory in the Contemporary City” and “On the Move: Landscapes of Migration, Mobility, and Racialization,”

respectively. H+U+D Faculty Fellow David Barnes (History and Sociology of Science) taught the initiative's Anchor Institution seminar in partnership with the Philadelphia Lazaretto. The course, titled “The Lazaretto, the City, and the World: Public Health, Immigration, and Urban Growth, 18-21st century,” focused on America's first quarantine hospital. Built in 1799, the Lazaretto served as a gateway to Philadelphia in a crucial period of the nation's growth. The H+U+D faculty visited the Lazaretto in April with Professor Barnes to see updates to the building's exhibits and to experience its new online audio tour.

H+U+D is a joint project with the Weitzman School of Design and the School of Arts and Sciences, funded by the Andrew W. Mellon Foundation to foster integrative considerations of the relationship between the humanities and the design professions in the analysis and shaping of the built environment.

Following the successful completion of the project's first five-year period, Mellon renewed the grant for a second five-year period beginning in 2018. Under the renewed grant, the initiative takes “The Inclusive City: Past, Present, and Future” as its theme, focusing on issues of inclusivity and diversity. For more information on the initiative and its programs visit www.humanitiesurbanismdesign.com.

CONVENING

Rebuilding Trust in Institutions through Subnational Engagement

On February 23, Penn IUR and Perry World House (PWH) hosted “Rebuilding Trust in International Institutions through Subnational Engagement,” a roundtable discussion on the role of local and subnational governments and civil society in a world increasingly skeptical of international institutions.

The event featured commentary from Michele Acuto, Professor of Global Urban Politics and Director, Melbourne Centre for Cities, University of

Melbourne; William Burke-White, Professor, University of Pennsylvania Law School; Lolita Jackson, Executive Director of Communications and Sustainable Cities, Sustainable Development Capital, LLP; Ian Klaus, Senior Fellow, Global Cities and Foreign Policy, Chicago Council on Global Affairs; and Mauricio Rodas, Visiting Scholar, Kleinman Center for Energy Policy, Penn IUR, and PWH. Penn IUR Co-Director Eugénie Birch moderated the conversation. To watch a video of the event, visit the Penn IUR website.

PODCAST LAUNCH

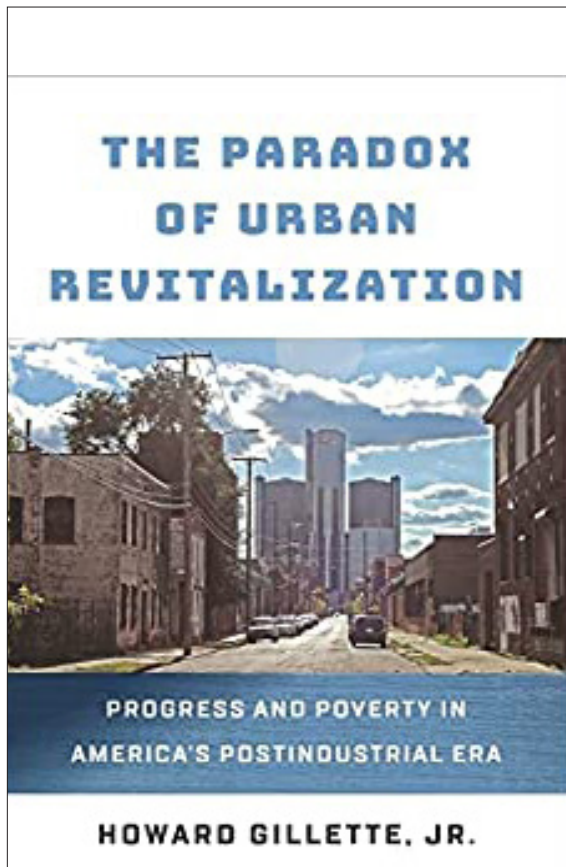
Special Briefings on State and Local Finance

New episodes monthly



PUBLICATION

New Volume in Penn IUR/Penn Press book series



In June 2022, *The City in the 21st Century*, Penn IUR's series with Penn Press, released *The Paradox of Urban Revitalization: Progress and Poverty in America's Postindustrial Era* by Howard Gillette, Jr. Professor of History Emeritus at Rutgers University. The book assesses the course of urban politics and policy over the past half century, before the COVID-19 pandemic, and details prospects for achieving greater equity in the years ahead.

In *The Paradox of Urban Revitalization*, Gillette evaluates the uneven efforts to secure racial and class equity as postindustrial city fortunes have risen in the 21st century. From Detroit to Newark to Oakland and elsewhere, revitalization generated a second urban crisis marked by growing inequality and civil unrest with the urban poor and residents of color remaining very much at a disadvantage in the face of racially biased capital investments, narrowing options for affordable housing, and mass incarceration. Gillette profiles nine cities grappling with the challenges that have arisen with revitalization, exploring the tension between the practice of corporate subsidy and efforts to assure social justice.

The *City in the 21st Century* series explores the depth and breadth of contemporary urban scholarship across a wide range of disciplines and represents a cross-section of research and experience on cities across the developed and developing world. Penn Press will release two new books in the series this fall: *Urban Planning in a World of Informal Politics*, by Chandan Deuskar, Urban Development Consultant, World Bank and Penn IUR Emerging Scholar, which examines how local politics in many rapidly urbanizing countries can undermine the effectiveness of urban planning, and *China Urbanizing: Impacts and Transitions*, edited by Weiping Wu, Interim Dean, Professor of Urban Planning, and Director of the Urban Planning programs, Columbia GSAPP, and Qin Gao, Professor of Social Policy and Social Work, Columbia University School of Social Work and Founding Director, Columbia University's China Center for Social Policy, which situates China's dramatic urbanization within the interconnected forces of historical legacies, contemporary state interventions, and human and ecological conditions. To view the full list of titles in the series and to purchase the books above, visit the Penn Press [website](#).

RESEARCH

Urban Innovation Workshops

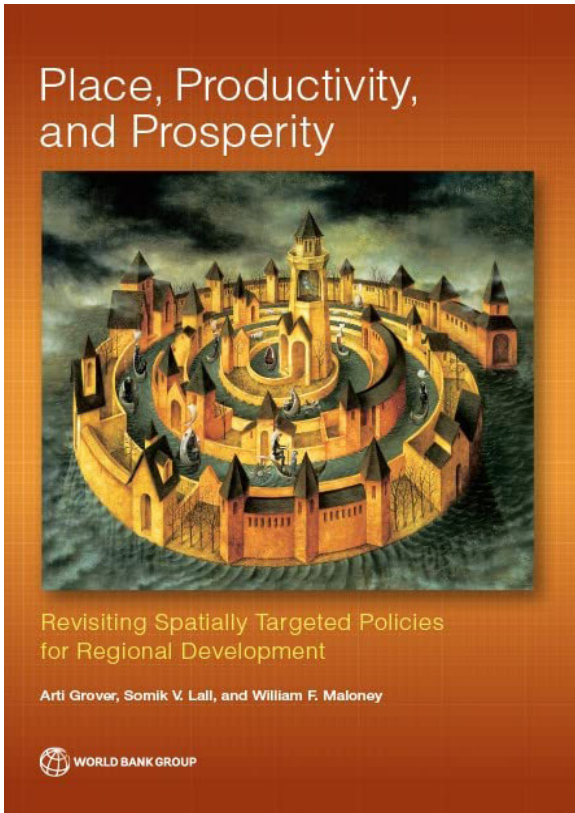
Penn IUR is working with the Guangzhou Institute for Urban Innovation to make innovation a replicable and transferable process across all areas of urban development. In Spring 2022, Penn IUR developed an urban innovation assessment framework that will serve as a catalyst to transform traditional urban management models with tools that support more creative approaches to 21st century urban challenges.

This is the second phase of the Innovation Assessment Project with the

Guangzhou Urban Innovation Institute. The first phase was research and draft development of an urban innovation assessment tool to support cities in their efforts to align innovation capacity with the goals of the U.N. Sustainable Development Goals (SDGs). This second phase expanded on the research and draft phase to develop a comprehensive assessment process, including guidelines, workshop design, and tools and resources that help cities map out innovation capacity in more depth. Phase two findings will be available in Fall 2022.

CONVENING

Revisiting Spatially Targeted Policies for Regional Development



On April 5, Penn IUR hosted a panel discussion of The World Bank's *Place, Productivity, and Prosperity: Revisiting Spatially Targeted Policies for Regional Development*, the most recent volume in the World Bank's Productivity Project. The event featured presentations by report co-authors followed by a discussion among economic development researchers at Penn and beyond. The event was the second in the Penn IUR series "City Form for Sustainable Growth," launched in Fall 2021.

The panel discussion began with presentations by report co-authors Arti Grover, Senior Economist, Finance, Competitiveness and Innovation Global Practice, The World Bank; Somik Lall, Lead Economist, Equitable Growth, Finance, and Institutions Vice Presidency & Head, Climate Economics and Policy team, The World Bank; and William F. Maloney, Chief Economist, Latin America and the Caribbean Region, The World Bank Group. A discussion featuring Penn IUR Faculty Fellow Gilles Duranton, Dean's Chair in Real Estate Professor, The Wharton School; Vernon Henderson, School Professor of Economic Geography,

London School of Economics; and Danny Leipziger, Managing Director, The Growth Dialogue, and Professor of Practice of International Business, George Washington University, followed. Penn IUR Co-Director Susan Wachter served as moderator.

Place, Productivity, and Prosperity offers new empirical evidence on the drivers of economic geography, arguing that agglomeration economies, migration, and distance are playing out differently in developing countries than they have in advanced economies: urbanization in developing countries is not accompanied by structural transformation, often resulting in cities that are more crowded but less productive. The book explains the disappointing results of some spatially targeted development policies and provides a framework to help policymakers determine the regions where place-based policies are most likely to be successful.

Visit [Penn IUR's website](#) to stream a video of the discussion and to watch the first event in the "City Form for Sustainable Growth" series, held September 17, 2021, on the World Bank's *Pancakes to Pyramids: City Form to Promote Sustainable Growth* report, which demonstrates links between an ongoing increase in global urban density and productivity.

Faculty Spotlight: Jessie Handbury

CONTINUED FROM P. 3

DID YOU HAVE THAT REALIZATION WHILE YOU WERE GETTING YOUR PHD, OR AFTER THE FACT?

That was after the fact. Urban economics wasn't a field in my PhD program. I'd never taken an urban economics class. When I was hired at Wharton, I was excited to find departments full of people who are interested in the same things that interest me.

What draws me to urban economics and what keeps me studying questions of urban consumption amenities is that these questions affect my everyday life, and the everyday lives of my students and the people I meet in the world. I like studying something that matters to my community.

WHAT OPPORTUNITIES DO YOU SEE FOR WORKING WITH PENN IUR IN THE FUTURE?

I think one of the best things about Penn IUR is that it creates opportunities to have cross-disciplinary conversations. While working on food deserts and gentrification, I really benefitted from talking to people coming to the topic from different angles. You don't get that opportunity when you're in a siloed department. I see opportunities for working with Penn IUR to bring together different perspectives in cross-disciplinary panels and discussions.



Financing Urban Adaptation to Address Climate Change

CONTINUED FROM P. 1

Penn IUR Co-Director Eugénie Birch and KCEP, PWH, and Penn IUR Fellow Mauricio Rodas fleshed out the roadmap more fully in their article for Penn IUR's Urban Link.

The two-day workshop was part of the City Climate-Resilient Infrastructure Financing Initiative (C2IFI), a joint initiative of PWH, Penn IUR, and KCEP and led by Rodas. C2IFI is building knowledge and facilitating knowledge-sharing to enable mayors, city officials, and municipal stakeholders to find partners, data, financing instruments, best practices, funding models, and experts to assist them with project preparation and advance climate-resilient infrastructure.

Nussdorf Award and Urban Leadership Forum

CONTINUED FROM P. 1

leading programs and initiatives on institutional capacity-building, the participation of women in local decision-making, and decentralized cooperation.

Claudio Orrego is the first elected Governor of the Santiago Metropolitan Region in Chile and previously served as Mayor of Peñalolén for two terms and later as Intendant of the Metropolitan Region from 2014-2018. As an innovative and imaginative leader at the national-ministerial and city-metropolitan levels, he has tirelessly and effectively promoted urban causes.

To stream a video of the event, visit the [Penn IUR website](#).

Inaugural Nussdorf Student Award

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"We were able to establish this award in recognition of Larry's leadership with the generosity of the Nussdorf family," Penn IUR Co-Director Eugénie Birch, referring to the award's namesake. "These students exemplify the dedication and passion for which Larry was famous. I think he would be very happy to know that his inspiration and generosity are supporting these students."

The Lawrence C. Nussdorf Student Award is one part of the Lawrence C. Nussdorf Urban Leadership Program, which also supports the Lawrence C. Nussdorf Urban Leadership Prize (an expansion of the award formerly known as the Penn IUR Urban Leadership Award).

About Penn IUR

THE PENN INSTITUTE FOR URBAN RESEARCH is dedicated to advancing cross-disciplinary urban-focused research, instruction, and civic engagement on issues relevant to cities around the world. As the global population becomes increasingly urban, understanding cities is vital to informed decision-making and public policy at the local, national, and international levels. Penn IUR has a strong focus on research that informs the sustainable and inclusive 21st-century city. By providing a forum for collaborative scholarship and instruction at Penn and beyond, Penn IUR stimulates research and engages with urban practitioners and policymakers to inform urban policy.

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CONTACT INFORMATION

G-12 Meyerson Hall
210 South 34th Street
University of Pennsylvania
Philadelphia, PA 19104-6311

P 215.573.8386

F 215.898.5731

penniur@pobox.upenn.edu

penniur.upenn.edu

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