

Penn Institute for Urban Research  
2019–2020 Annual Report

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## LOOKING AHEAD



# About Penn IUR

The Penn Institute for Urban Research (Penn IUR) is a university-wide body that informs urban decision-making and public policy on issues of sustainable and inclusive urban growth and development 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 12 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.

**Wendell Pritchett**

Provost; Presidential  
Professor of Law and  
Education

**Dawn Bonnell**

Vice Provost for Research;  
Henry Robinson Towne  
Professor of Engineering  
and Applied Science

## A Message from the Provost and Vice Provost for Research

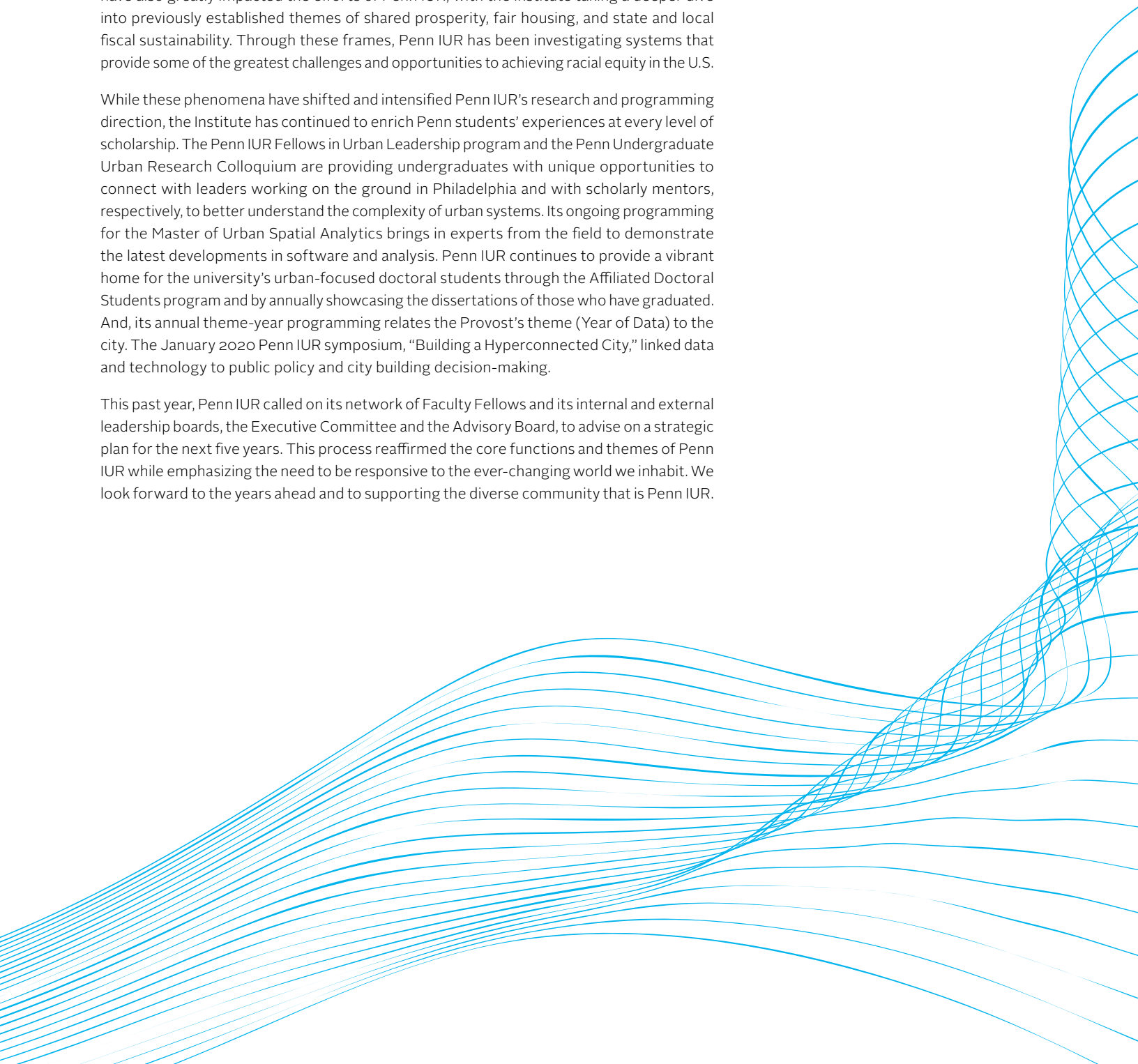
This past year marked a historic moment in our society, altering every facet of life. At Penn IUR, this has meant transitioning all activities to online platforms as well as steering research and programming to address the critical issues facing cities today.

As COVID-19 presented unparalleled challenges to the social fabric, economic activities, and provision of public goods in cities around the globe, Penn IUR launched its Cities and Contagion Initiative with a special issue of *Urban Link*, assembling voices from across the Institute's networks and shedding light on the vast challenges ahead. Shortly thereafter, Penn IUR created the Cities and COVID-19 Resource Library, which is regularly updated with new material covering a wide range of topics from urban planning to real estate to health and education. More programming and resources are planned for the coming year.

The racial inequities laid bare in cities and towns across the United States in recent months have also greatly impacted the efforts of Penn IUR, with the Institute taking a deeper dive into previously established themes of shared prosperity, fair housing, and state and local fiscal sustainability. Through these frames, Penn IUR has been investigating systems that provide some of the greatest challenges and opportunities to achieving racial equity in the U.S.

While these phenomena have shifted and intensified Penn IUR's research and programming direction, the Institute has continued to enrich Penn students' experiences at every level of scholarship. The Penn IUR Fellows in Urban Leadership program and the Penn Undergraduate Urban Research Colloquium are providing undergraduates with unique opportunities to connect with leaders working on the ground in Philadelphia and with scholarly mentors, respectively, to better understand the complexity of urban systems. Its ongoing programming for the Master of Urban Spatial Analytics brings in experts from the field to demonstrate the latest developments in software and analysis. Penn IUR continues to provide a vibrant home for the university's urban-focused doctoral students through the Affiliated Doctoral Students program and by annually showcasing the dissertations of those who have graduated. And, its annual theme-year programming relates the Provost's theme (Year of Data) to the city. The January 2020 Penn IUR symposium, "Building a Hyperconnected City," linked data and technology to public policy and city building decision-making.

This past year, Penn IUR called on its network of Faculty Fellows and its internal and external leadership boards, the Executive Committee and the Advisory Board, to advise on a strategic plan for the next five years. This process reaffirmed the core functions and themes of Penn IUR while emphasizing the need to be responsive to the ever-changing world we inhabit. We look forward to the years ahead and to supporting the diverse community that is Penn IUR.

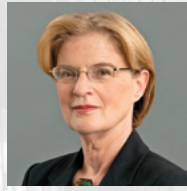




### **Eugénie L. Birch**

Co-Director, Penn Institute for Urban Research

Lawrence C. Nussdorf  
Professor of Urban Research and Education, Department of City and Regional Planning, Weitzman School of Design



### **Susan Wachter**

Co-Director, Penn Institute for Urban Research

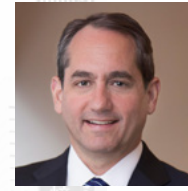
Albert Sussman Professor of Real Estate, Department of Real Estate, The Wharton School



### **Mark Rosenberg**

Chair, Penn Institute for Urban Research Advisory Board

Principal, MHR Fund Management LLC



### **Alan D. Schnitzer**

Vice Chair, Penn Institute for Urban Research Advisory Board

Chair and CEO, The Travelers Companies, Inc.

## **A Message from Penn IUR's Co-Directors and Advisory Board**

**The 2019–20 year was a pivotal one for Penn IUR. The world has experienced a series of shocks and crises that have convulsed urban systems and thrown city leaders and residents into uncertainty. Penn IUR's work bringing urban research to the world of practice has never been more important.**



At the same time, convening and communicating has become more challenging as the global pandemic has precluded in-person meetings. In response, Penn IUR has quickly expanded and innovated its digital activities. The Cities and COVID-19 Resource Library, for example, filters the overwhelming onslaught on information typical of this digital age so that scholars and practitioners can quickly and easily stay up-to-date on the latest research into the coronavirus's impact on cities (see [page 41](#)).

Now that all of Penn IUR's activities are remote, the Institute is finding ways to take advantage of this challenge to reach an even wider audience and gather experts online from far and wide. One example is the Institute's new "Livestream" programming—Penn IUR's new online vehicle for expert convenings and public programs—and the launch of the ongoing series of special briefings on the fiscal impact of the coronavirus on state and local finances (see [page 66](#)); this series has attracted audiences from across the country, journalists from national media outlets, and expert participants who might otherwise not have been able to travel to Philadelphia for an in-person discussion.

While the novel coronavirus pandemic is unique, Penn IUR's work toward building cities' resiliency to shock is long-standing. After Hurricane Katrina devastated New Orleans and the Gulf Coast, for example, Penn IUR brought together experts for a conference and subsequent book in The City in the 21st Century series (see [page 30](#)) entitled *Rebuilding Urban Places after Disaster*. In recognition of the increasing risk of natural disasters, Penn IUR convened from 2015 to 2018 the U.S.–Japan Grassroots Exchange Program, which identified lessons learned and best practices in building community after disaster.

One thing Hurricane Katrina made clear: shocks have a greater impact on the most vulnerable. This has proven to be the case with the pandemic and its economic repercussions. This reality, underscored by the Black Lives Matter movement, has brought new urgency to the fight for racial justice. Penn IUR will continue do what it does best (research, convening, and instruction) with an even greater awareness of the racial implications of urban policies and programs. To this end, as part of its ongoing Shared Prosperity in Urban America project (read more on [page 21](#)), the Institute developed—for launch in 2020–21—a Livestream series in partnership with the Philadelphia Fed that will focus on an equitable recovery from the pandemic and its economic repercussions.

The past year has brought incredible challenges. With the adoption in Spring 2020 of a new, five-year strategic plan that spells out our response to these challenges, we are recommitting to inform practice with research in order to create a safer and more equitable urban world.





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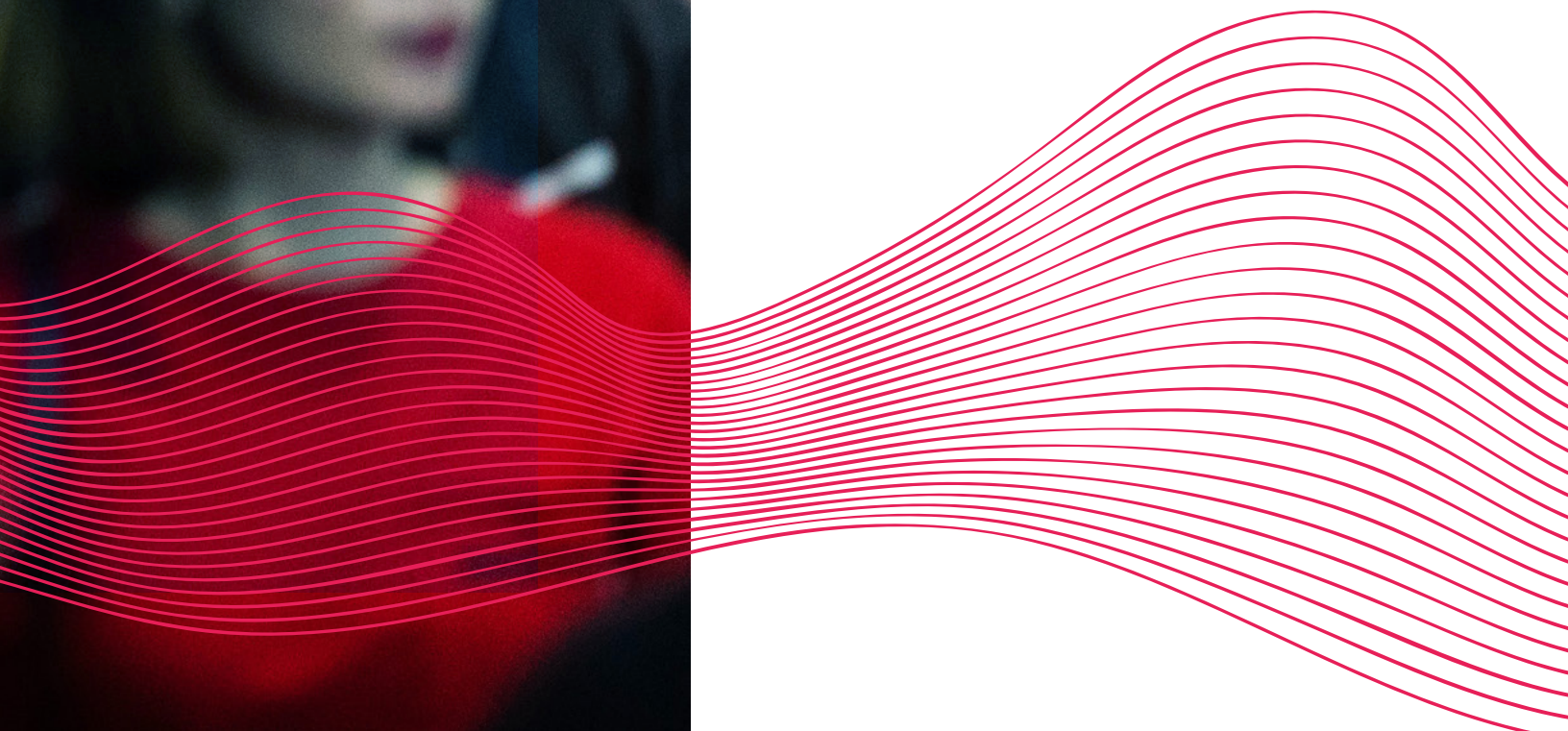


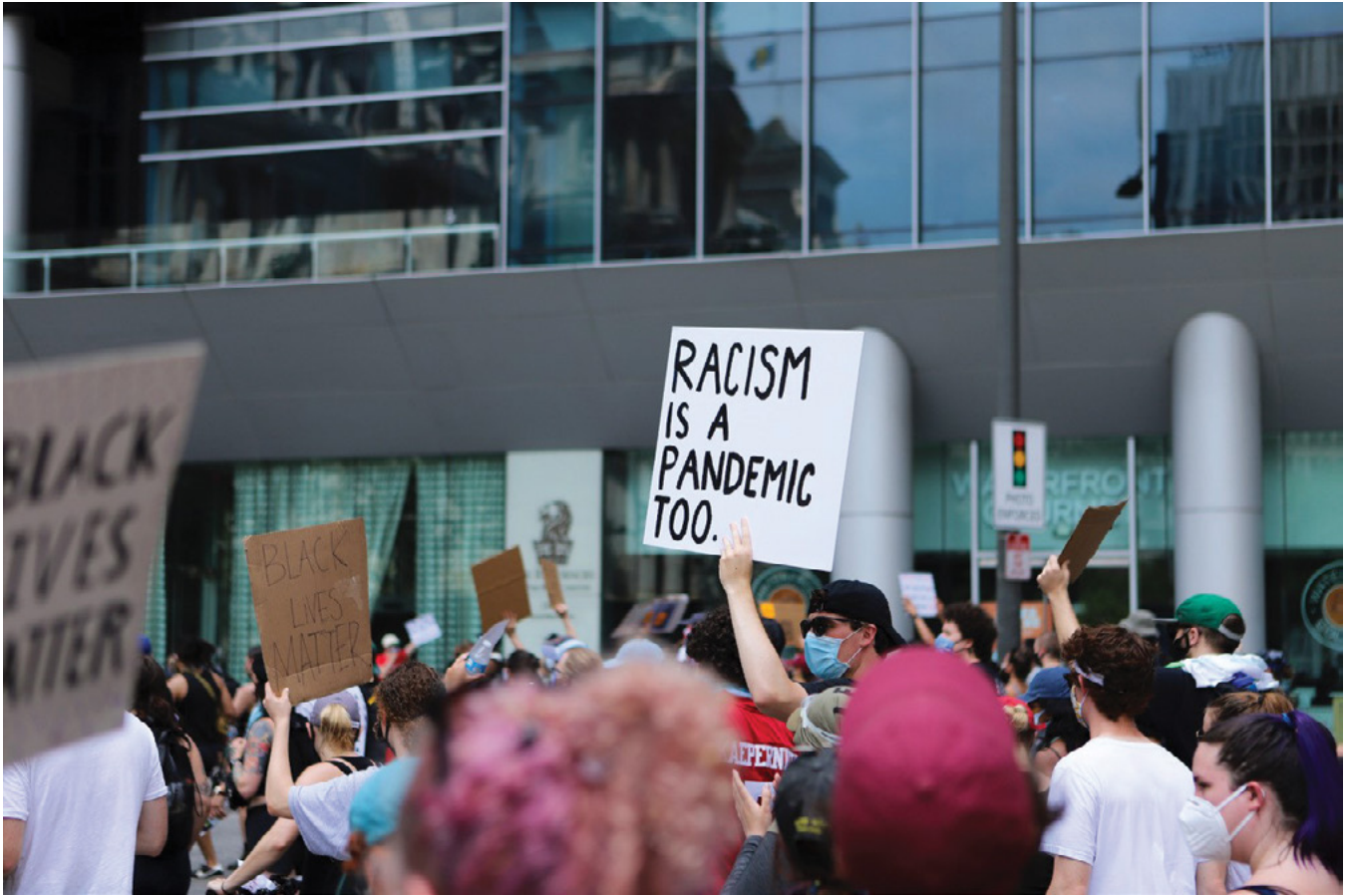
# Current Research Initiatives

Penn IUR's research initiatives generate new scholarship and promote the exchange of knowledge across disciplines, professions, and continents.

Through its Urban Practices Lab, Penn IUR explores how cities can contribute to a more equitable and sustainable America. Through its Sustainable Urban

Development and Informality Lab, Penn IUR explores how informal and formal development is shaping urban places internationally.





PENN IUR PHOTO CONTEST FINALIST, ABOVE: *Protester Defying the Plague of Racism* by Gabriel Ben-Jakov. City Hall, Philadelphia, Pennsylvania; June 6, 2020. See following pages for more photo contest finalists.

## Urban Practices Lab

Penn IUR's Urban Practices Lab houses its research on domestic topics. This year, Penn IUR focused on the impact of the coronavirus pandemic on cities, fair housing, flood risk and housing markets, and building shared prosperity. In Spring 2020, Penn IUR focused on two phenomena in particular: the shock of the global pandemic and its economic repercussions on cities, and the U.S. crisis of racial inequity and inequitable cities. These two phenomena underscored the centrality of cities in creating a healthy, safe, and just society.

### *Cities and Contagion: Lessons from COVID-19*

The Cities and Contagion: Lessons from COVID-19 Initiative brings together experts across scholarly disciplines who can help interpret the coronavirus pandemic's implications for urbanization and the subsequent responses to its human and economic dimensions. This work informs public and private decision-makers as they adapt cities to be more resilient, inclusive, and innovative. The initiative has four parts: publications, a web-based resource library, convenings (both online and, when appropriate, in person), and research projects.

Penn IUR inaugurated the initiative in April 2020 with a special issue of *Urban Link*, its monthly e-newsletter, that highlights leading Penn IUR Fellows and Scholars (see [page 38](#) for a selection of contributions to this issue). Shortly thereafter, the Institute introduced a dynamic online compendium of resources related to

research on the implications and consequences of COVID-19 for cities: the “Cities and COVID-19 Research Library,” which includes links to databases, organizations with COVID-19 resources related to cities, reports, studies, articles, webinars, and op-eds (see [page 41](#) for more on the resource library). In 2020, Penn IUR also hosted a photo contest on the ways that urban places have adapted in both planned and unexpected ways to the coronavirus pandemic (see finalist photos on [pages 12–19](#)).

Penn IUR also hosted a number of online events exploring the impact of the novel coronavirus on cities, all of which were recorded and are available on the Penn IUR website. A 12-part series of expert convenings on the impact of the pandemic on state and municipal finance is described more fully on [page 66](#). Details on a public lecture by Moody’s Mark Zandi, entitled “Global Economic Body Blow,” can be found on [page 82](#).

As part of the Cities and Contagion Initiative, Penn IUR initiated the Monitoring City Recovery Project, convening a coalition of groups in New York City, Atlanta, Chicago, Houston, and Philadelphia to monitor and discuss a set of common recovery indicators in order to develop comparisons in cities and regions across the nation. The compiled data will be made available to the public in the coming year.

### ***Fair, Equitable, and Affordable Housing***

Penn IUR Faculty Fellow Vincent Reina is leading a two-year research project that explores innovations in affordable housing policies and innovative zoning. As part of this project, Penn IUR is conducting a series of research projects focused on housing affordability and mixed-income communities. These efforts include a survey of housing plans across the U.S. to identify innovative housing practices being deployed in different markets, interviews and case studies that dive into the specific mechanisms that make such efforts succeed, and the exploration of new models that will guide future development. The project also explores how to develop and maintain vibrant mixed-income communities in the context of high housing costs and neighborhood change. Penn IUR will release findings in the coming year. In addition, *Perspectives on Fair Housing*, edited by Vincent Reina, Wendell Pritchett, and Susan Wachter, will be published in Fall 2020. This edited volume provides historical, sociological, economic, and legal perspectives on housing discrimination and offers a review of the tools that can be used to promote racial and economic equity in America.

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on two phenomena in particular:

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inequity and inequitable cities.



Penn IUR  
Photo Contest  
Finalists



ABOVE: COVID-19 Testing for Filipino Seafarers by Jophel Botero Ybioso. Medical personnel from the Philippine Coast Guard test seafarers onboard the Sapphire Princess amidst the COVID-19 pandemic. Manila, Philippines; May 8, 2020.

LEFT: Friday Prayer during the Coronavirus Pandemic by Mohammad Rafayat Haque Khan. Jummah (Friday) prayer is an obligation for many Muslims. When the pandemic started Muslim religious scholars had ruled that the obligation was lifted and most mosques cancelled congregational prayer for a while. As some mosques began hosting prayers they would require masks for entry and social distancing to be observed. They also asked that people bring their own rugs, complete their washing for prayer at home and often would use the outside space of the mosque instead of inside. In some cases signing up for limited space has been a requirement. Sylhet, Bangladesh; June 5, 2020.



ABOVE: Burning PPE by Hashinur Reza. The abundant PPE is being burnt to protect people from COVID transmission. Bangladesh; June 24, 2020.



ABOVE: *Silent Swings* by Lauren Bridges. Clark Park, West Philadelphia; April 13, 2020.

RIGHT: *Bus Ride* by Dereck Mangus. Baltimore, Maryland; July 2020.





RIGHT: *Stillness* by Michael Chambers. Barren and unaffected, the stripped basketball court portrays a seeming stillness that balances the discord and turbulence of the new normal. Schuylkill River Park, Philadelphia, Pennsylvania; April 15, 2020.

BELOW: *The COVID Hero* by Mithail Afrige Chowdhury. A cleaner from Dhaka North City Corporation spraying disinfectant at the Farmgate street market. Dhaka, Bangladesh; May 23, 2020.





ABOVE: *Boats in Quarantine* by Azim Khan Rommie. Hundreds of boats are resting in peace because people are in self-quarantine with their families. Dhaka, Bangladesh; March 27, 2020.



ABOVE: *Thermal Checking at the Gates by Debdatta Chakraborty. Thermal checking at the gates of government offices and institutions has become mandatory under the new normal situation. Bangladesh; June 29, 2020.*

Borrowers in neighborhoods with increased flood risk “may face both the inability to repay their mortgage, and the inability to recoup enough funds when selling their house to cover the unpaid mortgage principle.”

### ***National Flood Insurance and Mortgage Markets***

In 2019–20, Penn IUR continued its work with the Wharton Risk Management and Decision Processes Center to study flood risks, including the effects of climate change on housing markets and the extent to which the nation’s housing and mortgage finance markets are exposed to flood risk. In the September 27, 2019 article “Climate Risk in the Housing Market Has Echoes of Subprime Crisis, Study Finds,” the *New York Times* quoted the Penn IUR paper, “**Flood Risk and the U.S. Housing Market,**” that found while coastal flooding is likely to inundate a small share of homes in the United States, the effects on home default rates could be felt widely. “An increase in the vacancy rates, neighborhood blight and lack of amenities will exacerbate the decline in property values,” the authors of the paper found. The paper notes that borrowers in these neighborhoods “may face both the inability to repay their mortgage, and the inability to recoup enough funds when selling their house to cover the unpaid mortgage principle.” An expanded version of the paper, co-authored by Penn IUR Co-Director Susan Wachter, Penn IUR Faculty Fellow Howard Kunreuther and Penn IUR Scholar Carolyn Kousky from the Wharton Risk Center and Michael LaCour-Little from Fannie Mae, identifies policy options and additional areas of needed research. The paper will be published as a lead article in a forthcoming issue of the *Journal of Housing Research*. A follow-on Penn IUR working paper, “**Mortgage Stress Without GSEs. Lessons From Hurricanes and the Credit Risk Transfers,**” by Wachter and co-authors Pedro Gete and Athena Tsouderou of IE Business School examines how private capital in mortgage markets price credit risk from floods.



### ***Shared Prosperity in Urban America***

In 2019–20, Penn IUR focused on issues surrounding the modernization of the Community Reinvestment Act (CRA), with Penn IUR convening experts to evaluate the impacts proposed changes to the CRA would have on the intended mission of the law to combat redlining and discrimination in mortgage markets. As part of this effort, Penn IUR Co-Director Susan Wachter co-edited with Lei Ding, Senior Economic Advisor for Community Development, Federal Reserve Bank of Philadelphia, a January 2020 special volume of *Housing Policy Debate* (see [page 39](#) for a listing of papers) that considers the impact and efficacy of the CRA and new regulatory approaches to overcome discrimination in mortgage markets. In September 2019, Penn IUR published these articles as working papers and also published a Penn IUR Brief by Jacob Krimmel and Susan Wachter entitled “[The Future of the Community Reinvestment Act](#),” [which summarizes the papers](#), and featured this topic in *Urban Link*. In addition, Penn IUR published “[Modernizing the CRA \(While Preserving Its Spirit\)](#),” [a Penn IUR Brief that summarizes the issues covered at the October 2019 Penn IUR–Wharton Public Policy Institute \(PPI\) event in Washington, D.C., featuring Senator Sherrod Brown and two panels of experts](#) (see “[Expert Convenings](#),” [page 64](#), for more on the Penn IUR–Wharton PPI event). The Committee on Financial Services for the U.S. House of Representatives requested a [statement](#) [for the record](#) (excerpted on [page 50](#)) based on this work.

As part of the Shared Prosperity in Urban America initiative, Penn IUR and the Federal Reserve Bank of Philadelphia also prepared to launch the Research for Equity in Recovery webinar series to bring together experts to discuss the latest research and best practices for promoting a strong and equitable recovery in response to the COVID-19 pandemic.



## Sustainable Urban Development and Informality Lab

Penn IUR's Sustainable Urban Development and Informality Lab houses research that explores the ways both informal and formal development shapes urban places around the world. This year, the lab focused on work with the Urban-20, financing for climate-resilient cities, electricity delivery in informal Ghanaian cities, and a comparative study of U.S. and South Korean redevelopment practices. The lab was initially launched in May 2019 in collaboration with Penn IUR Faculty Fellow Erick Guerra.

### *U-20 Task Force Papers Knowledge Partner*

Penn IUR, with Penn's Perry World House (PWH) and Kleinman Center for Energy Policy (KCEP), have been knowledge partners for the Urban-20 (U-20), one of seven engagement groups that support the G-20 (founded in 1999), the international forum of the leaders and finance ministers of the world's largest economies dedicated to promoting global financial stability.

This year, Riyadh, the capital of the G-20 host country Saudi Arabia, is chairing the U-20. Convened by two city networks, C40 Cities and United Cities and Local Governments (UCLG), mayors from major G-20 cities and cities from observer countries—along with knowledge partners from such organizations as the OECD, World Bank, Penn, and Brookings—will finalize their communiqué at the U-20 Summit in September 2020. In an innovative process overseen by Riyadh, they will base their work on the output of three task forces (1. Circular, Carbon-Neutral Economy; 2. Inclusive, Prosperous Communities; and 3. Nature-Based Urban Solutions) and a special working group on the pandemic.

As knowledge partners, members of three Penn centers have served on the U-20's three task forces and authored or contributed to the task forces' 15 white papers. For example, KCEP's Mark Alan

Hughes, Cornelia Colijn, and Oscar Serpell were the lead authors of "Increasing Energy Efficiency and Diversification"; Penn IUR Co-Director Eugénie Birch was the lead author of "The Post-Covid-19 Circular Economy, Transitioning to Sustainable Consumption and Production in Cities and Regions"; and Penn IUR, KCEP, and PWH Visiting Scholar Mauricio Rodas was lead author of "Affordable Housing."

In addition, Rodas and Birch served along with Ian Klaus, Chicago Council on Global Affairs's Senior Fellow and former Senior Advisor on Cities, U.S. Department of State, as co-authors of the report of U-20's Special Working Group entitled "Financing Recovery From Covid-19 and Preparing for Future Shocks." Riyadh convened this working group under the chairmanship of the mayors of Rome, New York, and Buenos Aires to direct special attention to the plight of cities that were at the forefront of the pandemic. The resulting 100-page report includes an assessment of COVID-19's economic, social, and environmental impacts; an evaluation of infrastructure improvements (from public health care systems to broadband) needed both for recovery and for fending off future shocks; and recommendations for global institutions and national governments to pursue. It includes numerous case studies from G-20 cities to illustrate the findings.



LEFT: Freetown,  
Sierra Leone.

BELOW: Galápagos  
Islands, Ecuador.  
Photo: iStock.com/  
pxhidalgo.



### **City Climate-Resilient Infrastructure Financing Initiative (C2IFI)**

Penn IUR, with partners Perry World House (PWH) and the Kleinman Center for Energy Policy (KCEP), launched the City Climate-Resilient Infrastructure Financing Initiative (C2IFI [link](#)) in December 2019 at COP25, the 25th United Nations Framework Convention on Climate Change (UNFCCC) Conference of the Parties held in Madrid, Spain (for more on Penn IUR’s involvement at COP25, see “Public Programs,” [page 75](#)). An effort to connect cities’ infrastructure projects with global climate financing mechanisms, C2IFI was incubated in a Fall 2019 graduate seminar at Penn entitled “Introduction to International Development Finance for Cities,” co-taught by Mauricio Rodas, former Mayor of Quito, Ecuador and Visiting Scholar at Penn IUR, KCEP, and PWH and Penn IUR Co-Director Eugénie Birch. C2IFI is a growing partnership between Penn and key actors like the Cities Climate Finance Leadership Alliance (CCFLA), United Cities and Local Governments (UCLG), Urban Climate Change Research Network (UCCRN), C40 Cities, The Chicago Council on Global Affairs, and the World Economic Forum.

C2IFI’s work in 2019–20 included two pilot studies on green infrastructure financing as well as the development of a knowledge-sharing platform to facilitate project preparation for climate-resilient infrastructure projects with CCFLA. The C2IFI team of Penn researchers and graduate students investigated financing opportunities for early-stage infrastructure proposals in Freetown, Sierra Leone, and the Galápagos Islands in Ecuador. The goals for each pilot were originally conceived in Fall 2019, before the pandemic; the C2IFI team worked with both locales to consider pandemic impacts on project planning and the potential to leverage new international recovery funding. The pilot studies, which are ongoing, are intended to help local governments find a path towards a “better normal” that can help local communities recover and respond to climate change.

The city of Freetown planned to prepare a cable car proposal as part of an ambitious city-wide land use and economic development planning effort to improve real estate cadastral mapping, reduce CO<sub>2</sub> emissions, improve mobility of low-income neighborhoods, and increase accessibility to the central business district. Once COVID-19 became a factor, the



The collapse in tourism due to the pandemic

highlighted the value of increasing the

Galápagos's self-sufficiency and turned

the team's attention to strengthening a

comprehensive set of recommendations to

help support the greening of the energy grid

and maritime transportation practices—

not only to protect the biosphere but also to

entice back eco-tourists keen on low-impact travel.

government focused on immediate emergency priorities like access to clean water for hand washing. However, ensuring the financial viability of infrastructure projects, like the cable car project, that can help revitalize the central business district continues to be critical to larger revitalization efforts.

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

To create the knowledge-sharing platform, C2IFI partnered with the Cities Climate Finance Leadership Alliance (CCFLA). The platform, named the [Green City Finance Directory](#), is a resource for cities in their efforts to scale up their development of green and resilient infrastructure. Launched in 2019–20, the platform helps subnational governments and stakeholders identify early-stage financial and technical assistance for developing green and resilient infrastructure, such as green forms of transportation, zero- or low-carbon buildings, and clean energy systems. With assistance, these projects are then well-positioned to tap into global financing channels dedicated to helping countries reduce their CO<sub>2</sub> emissions and reach the goals of the Paris Agreement.



### ***Achieving SDG 7 in Informal Settlements: Electricity Delivery and Access in Ghanaian Informal Settlements***

Despite much academic discussion on the importance of sustainable and reliable energy to informal settlement dwellers, evidence on the delivery of electricity in informal settlements—especially in Sub-Saharan Africa—is limited. While official statistics report high levels of electricity in these places in conformity with SDG 7, anecdotal evidence reports that this access is largely illegal. In 2019–20, Penn’s Kleinman Center for Energy Policy (KCEP) sponsored a team of local researchers headed by James Mensah, Chief Resilience Office, Accra Metropolitan Assembly and Lecturer, University of Ghana, and Penn IUR Co-Director Eugénie Birch to look at the situation systematically in Accra, Ghana.

The team conducted basic research of secondary sources before conducting focus group interviews in three slum communities: Agbogbloshie, Chorkor, and Avenor. These areas are the city’s most deprived, characterized by high rates of poverty and large agglomerations of dilapidated housing. People in these settlements lack tenure security, basic infrastructure (water and sewer), and services (education, fire, police) and are constantly exposed to eviction, disease, and violence.

As the team documented how the residents secured electricity, they found that the ECG, the national electricity utility of Ghana, requires a customer to produce a land title, site plan, and building permit—documentation that slum dwellers do not have. So a person who lives in an informal settlement must turn to a middleman, often an ECG employee or a specialized “meter contractor,” to acquire a meter and must offer an extravagant payment for the service. The research team found that the process goes like this: one neighbor buys the meter (and often has to purchase a pole to extend the line) and then “rents” access to it to other neighbors who tap into the meter via nails and wires (a particularly unsafe, fire-prone method). A legal meter would cost GHC 80 but the going price is about GHC 1,000. The rental price is subject to the whims of the meter owner and the ability of the tapper to pay.

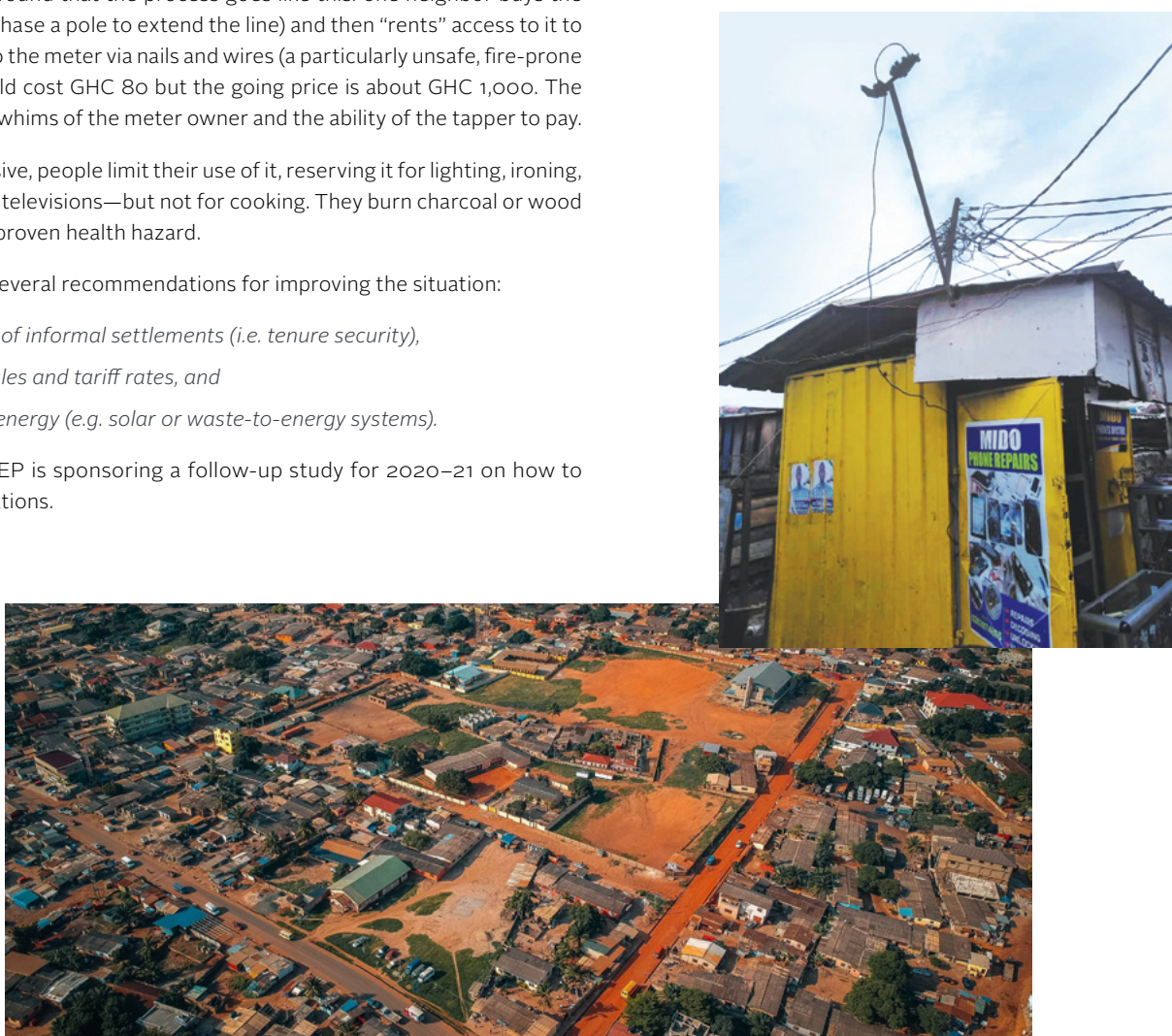
Because electricity is expensive, people limit their use of it, reserving it for lighting, ironing, freezing food, and powering televisions—but not for cooking. They burn charcoal or wood for that function, which is a proven health hazard.

The research team offered several recommendations for improving the situation:

- *Provide legal recognition of informal settlements (i.e. tenure security),*
- *Re-organize the meter sales and tariff rates, and*
- *Rely more on renewable energy (e.g. solar or waste-to-energy systems).*

Based on this research, KCEP is sponsoring a follow-up study for 2020–21 on how to implement the recommendations.

BELOW: Photo courtesy of James Mensah.





ABOVE: *Pacific Park* rendering by [pacificparkbrooklyn.com](http://pacificparkbrooklyn.com).

RIGHT: *Dilworth Park* photo by [E. Frizelle](#) for Visit Philadelphia®.

### ***Joint-Research Study on the Role of Public–Private Partnerships for Urban Regeneration in South Korea and the U.S.***

In 2019–20, Penn IUR concluded the second year of a study of urban regeneration practices in South Korea and the United States. The research partnership with the Korean Housing and Urban Guarantee Corporation (HUG), a national public company, and the Wilson Center, a nonpartisan policy think tank headquartered in Washington D.C., was established to compare South Korean and U.S. practices for implementing urban regeneration projects, examining various models for public–private partnerships to revitalize struggling older neighborhoods and former industrial centers. U.S. and Korean researchers developed case studies in both South Korea and the United States that investigate and compare how public agencies, private developers, civic organizations, and other actors form and fund partnerships that lead to successful projects and community investments.

Penn IUR’s 2020 case study of Pacific Park (formerly called Atlantic Yards) in the Fort Greene neighborhood of Brooklyn, New York, detailed the challenges of an ambitious public–private partnership with the State of New York. This 22-acre “megaproject” is the redevelopment of a mixed-use site adjacent to one of the city’s biggest multimodal transit hubs, Atlantic Terminal. Developers are expected to meet their state-mandated affordable housing requirements by 2025 and to complete the remainder of the project, which includes platforming over railyards, by 2035. The report will be released in Fall 2020.



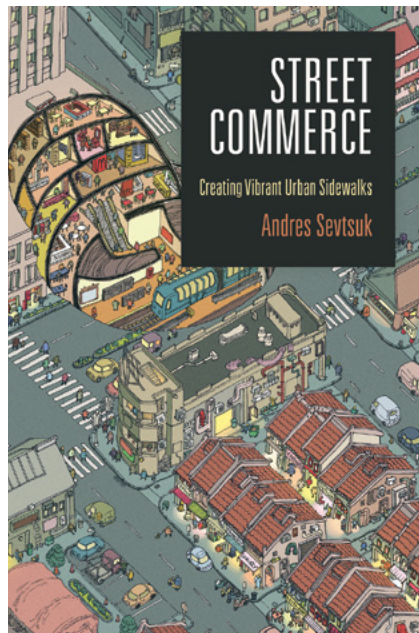
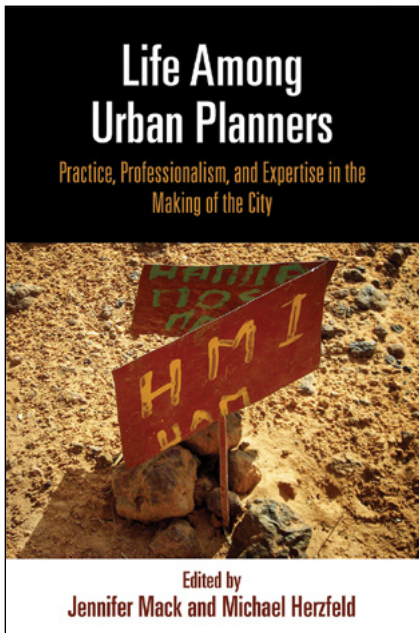
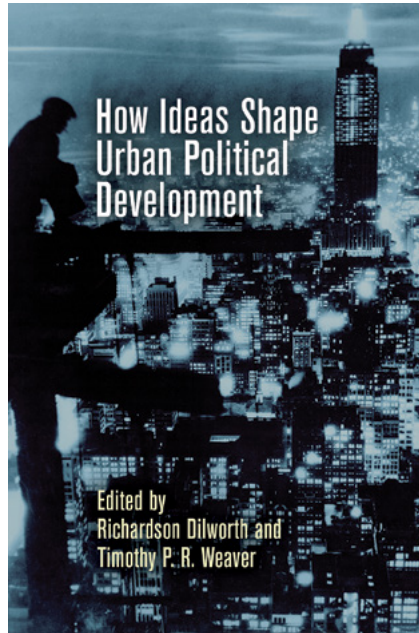
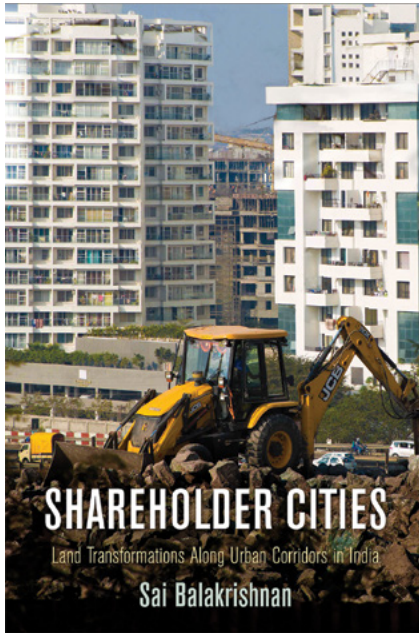
In the partnership's first year, Penn IUR researchers undertook two case studies on the value of business improvement districts (BIDs) in Philadelphia. The studies detailed how two public space projects—Dilworth Plaza in the central business district and The Porch, adjacent to 30th Street Station and I-76 in West Philadelphia—created amenities that attracted local workers and residents, spurred private investment, and increased surrounding land values. Penn IUR's report—which found that, in both cases, the BID's strong relationships with local government, community groups, and private landowners made the project successful—was published in Fall 2019. Penn IUR Co-Director Eugénie Birch presented these case studies at the International Forum on Housing and Urban Finance (IFHUF) in Seoul, South Korea, hosted by the Korean Ministry of Land, Infrastructure and Transport in December 2019, and at the World Urban Forum in Abu Dhabi in February 2020. To read an excerpt of this report, see [page 60](#).

Penn IUR researchers undertook case studies  
 looking at public space projects, including  
 Dilworth Plaza in the central business district  
 of Philadelphia, to look at how the projects  
 created amenities that attracted local workers  
 and residents, spurred private investment, and  
 increased surrounding land values.



# Translational Research: Publications & Dissemination

Disseminating research is central to Penn IUR's mission and a core part of all its activities. Penn IUR disseminates research in print and online publications as well as by creating opportunities for knowledge exchange among researchers and practitioners. Publications include *The City in the 21st Century (C21)* book series published by the University of Pennsylvania Press, the SSRN *Urban Research eJournal*, *Urban Link*, and a variety of special reports and articles. This past year, Penn IUR also launched the Cities and COVID-19 Resource Library, an online compendium of data and research on the impact of the novel coronavirus on cities.



*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* series published by University of Pennsylvania Press, which now includes 43 volumes. The series explores the depth and breadth of contemporary urban-focused 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.

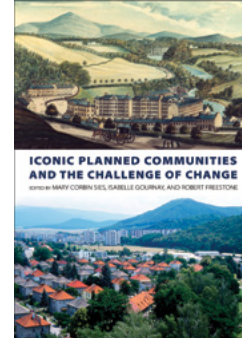
In 2019–20, Penn Press released four volumes in the series: *Shareholder Cities: Land Transformations Along Urban Corridors in India* by Sai Balakrishnan, *How Ideas Shape Urban Political Development* edited by Richardson Dilworth and Timothy P. R. Weaver, *Street Commerce: Creating Vibrant Urban Sidewalks* by Andres Sevtsuk, and *Life Among Urban Planners: Practice, Professionalism, and Expertise in the Making of the City* edited by Jennifer Mack and Michael Herzfeld.

*Shareholder Cities: Land Transformations Along Urban Corridors in India*, published in October 2019, explores the economic effects of highway development in the Mumbai–Pune area. Economic corridors are infrastructure development projects that connect metropolises via high-speed superhighways, which are now reshaping the real estate markets of India. These transformations are also unsettling the traditional politics and power dynamics of the regions along these new corridors. Balakrishnan shows that India’s most decisive conflicts over its urban future are unfolding in these corridor regions, where electorally strong agrarian propertied classes encounter financially powerful incoming urban real estate investor firms. In *Shareholder Cities*, Balakrishnan focuses on the first economic corridor, the Mumbai–Pune Expressway, and the construction of three new cities along it. The book derives its title from a current mode of resolving agrarian–urban conflicts in which agrarian landowners are being transformed into shareholders in the corridor cities, and the distributional implications of these new land transformations. *Shareholder Cities* highlights the possibilities for a democratic politics of inclusion in which agrarian–urban encounters can create opportunities for previously excluded groups.

*How Ideas Shape Urban Political Development*, published in May 2020, is a collection of case studies from around the world that demonstrate the outsize impact ideas have on urban political development. The examples presented in the book convincingly argue that it is “ideas”—one of the three “I’s” in the “three-I” political science framework that encompasses ideas, interests, and institutions—that hold the greatest sway in shaping urban politics. Case studies include examples from the United States; comparative studies of U.S. cities with cities in similar countries (Canada and the UK); and from cities in Chile, China, India, and Africa.

*Street Commerce*, published in May 2020, celebrates the vibrancy characteristic of thriving city streets and examines the forces that bring this bustle to life. Starting with a description of the spatial patterns that stores and amenities form within cities, Sevtsuk then describes the forces that animate these patterns: competitive and complementary, geographic and demographic, microeconomic and macroscopic, designed and fortuitous. Throughout, he offers illustrative examples of the spatial patterns of street commerce from cities around the world.

*Life Among Urban Planners*, published in May 2020, turns an anthropological lens on urban planners. Challenging the notions that planners are merely carrying out value-neutral processes or identifying and implementing “best practices,” Mack and Herzfeld instead consider the planning profession as a collection of cultural practices and norms, shaped by human history. This collection of ethnographic case studies includes examples from cities as diverse as Siem Reap in Cambodia; St. Louis, Missouri, in the United States; and Bogotá in Colombia.



#### SPOTLIGHT

### *Iconic Planned Communities and the Challenge of Change*

#### *Awarded IPHS Prize*

The International Planning History Society (IPHS) awarded their 2020 Prize for Best Planning History, Edited Work, to Mary Corbin Sies, Isabelle Gournay, and Robert Freestone for their volume *Iconic Planned Communities and the Challenge of Change* (Penn Press, 2019). Drawing on interdisciplinary perspectives, their work examines what happens to planned communities after their glory days have passed and they become vulnerable to pressures of growth, change, and decline. This volume was published as part of *The City in the 21st Century* series in July 2019.

### The City in the 21st Century Library

The University of Pennsylvania Press publishes its volumes in hardcover, paperback, and electronic versions. The full list of published books in The City in the 21st Century series is on the next four pages.

**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)



**SAI BALAKRISHNAN**  
*Shareholder Cities:  
Land Transformations Along  
Urban Corridors in India*

(**HC** 2019, **EB** 2019)



**EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS**

*Rebuilding Urban Places  
After Disaster: Lessons  
from Hurricane Katrina*

(**PB** 2006, **EB** 2013)



**EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS**

*Growing Greener Cities:  
Urban Sustainability in the  
Twenty-First Century*

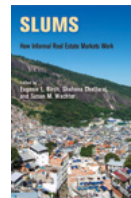
(**PB** 2008, **EB** 2011)



**EUGÉNIE L. BIRCH AND  
SUSAN M. WACHTER, EDITORS**

*Global Urbanization*

(**HC** 2011, **EB** 2011)



**EUGÉNIE L. BIRCH,  
SHAHANA CHATTARAJ,  
AND SUSAN M. WACHTER**

*Slums: How Informal  
Real Estate Markets Work*

(**HC** 2016, **EB** 2016)



**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)



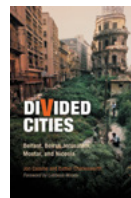
**PETER HENDEE BROWN**  
*America's Waterfront Revival:  
Port Authorities and Urban  
Redevelopment*

(**HC** 2008)



**PETER HENDEE BROWN**  
*How Real Estate Developers Think:  
Design, Profits, and Community*

(**HC** 2015, **PB** 2017, **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)

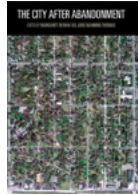




**RAM CNAAN WITH STEPHANIE C. BODDIE, CHARLENE C. MCGREW, AND JENNIFER KANG**

*The Other Philadelphia Story: How Local Congregations Support Quality of Life in Urban America*

(HC 2006, EB 2010)



**MARGARET DEWAR AND JUNE MANNING THOMAS, EDITORS**

*The City After Abandonment*

(HC 2012, EB 2012)



**MANNY DIAZ WITH A FOREWORD BY MICHAEL BLOOMBERG**

*Miami Transformed: Rebuilding America One Neighborhood, One City at a Time*

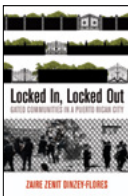
(HC 2012, PB 2014, EB 2012)



**RICHARDSON DILWORTH AND TIMOTHY P. R. WEAVER, EDITORS**

*How Ideas Shape Urban Political Development*

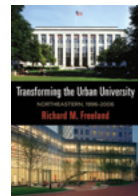
(HC 2020, EB 2020)



**ZAIRE ZENIT DINZEY-FLORES**

*Locked In, Locked Out: Gated Communities in a Puerto Rican City*

(HC 2013, EB 2013)



**RICHARD FREELAND**

*Transforming the Urban University: Northeastern, 1996–2006*

(HC 2019, EB 2019)



**GREGORY L. HELLER WITH A FOREWORD BY ALEXANDER GARVIN**

*Ed Bacon: Planning, Politics, and the Building of Modern Philadelphia*

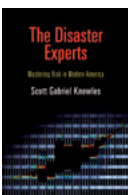
(HC 2013, PB 2016, EB 2013)



**MICHAEL B. KATZ**

*Why Don't American Cities Burn?*

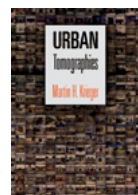
(HC 2011, PB 2013, EB 2012)



**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)



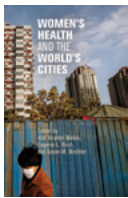
**JENNIFER MACK AND MICHAEL HERZFELD EDITORS**

*Life Among Urban Planners: Practice, Professionalism, and Expertise in the Making of the City*

(HC 2020, EB 2020)

*The City in the 21st Century Library (continued)*

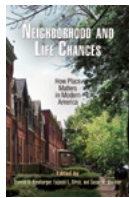
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**AFAB IBRAHIM MELEIS, EUGÉNIE L. BIRCH, AND SUSAN M. WACHTER, EDITORS**

*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)



**MICHAEL A. NUTTER**

*Mayor: The Best Job in Politics*

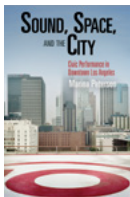
(HC 2017, EB 2017)



**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)



**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)



**CRISTINA D. ROSAN**

*Governing the Fragmented Metropolis: Planning for Regional Sustainability*

(HC 2016, EB 2016)



**BRENT D. RYAN**

*Design After Decline: How America Rebuilds Shrinking Cities*

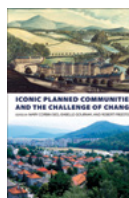
(HC 2012, PB 2014, EB 2012)



**ANDRES SEVTSUK**

*Street Commerce: Creating Vibrant Urban Sidewalks*

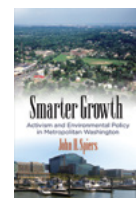
(HC 2020, EB 2020)



**MARY CORBIN SIES, ISABELLE GOURNAY, AND ROBERT FREESTONE**

*Iconic Planned Communities and the Challenge of Change*

(HC 2019, EB 2019)



**JOHN H. SPIERS**

*Smarter Growth: Activism and Environmental Policy in Metropolitan Washington*

(HC 2018, EB 2018)



JOHN TIMONEY WITH A  
FOREWORD BY TOM WOLFE

*Beat Cop to Top Cop:  
A Tale of Three Cities*

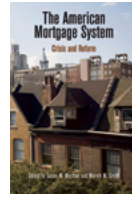
(HC 2010, EB 2011)



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AND THOMAS SUGRUE, EDITORS

*Immigration and Metropolitan  
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(HC 2017, EB 2017)



SUSAN M. WACHTER AND  
MARVIN M. SMITH, EDITORS

*The American Mortgage System:  
Crisis and Reform*

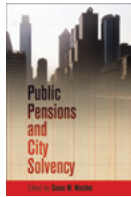
(PB 2014, EB 2011)



SUSAN M. WACHTER AND  
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*Revitalizing American Cities*

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*Shared Prosperity in  
America's Communities*

(HC 2016, EB 2016)



SUSAN M. WACHTER AND  
JOSEPH TRACY, EDITORS

*Principles of Housing Finance Reform*

(HC 2016, EB 2016)

## Social Science Research Network (SSRN) Urban Research eJournal

Penn IUR's *Urban Research eJournal*, published twice weekly through the Social Science Research Network (SSRN), gathers and distributes new research that addresses the governance, policy, economics, design, and social issues that surround global urbanization. The *eJournal* highlights the urban-focused research of scholars worldwide. Edited by Penn IUR Co-Directors Eugénie Birch and Susan Wachter and overseen by an advisory board of preeminent urban scholars, it accepts abstracts, working papers, and recently published articles.

### 2019–20 Urban Research eJournal Scholarship

**WILLIAM C. WHEATON** and **ANNE KINSELLA THOMPSON** of Massachusetts Institute of Technology (MIT), "The Geography of COVID-19 Growth in the U.S.: Counties and Metropolitan Areas."

**ROBERT C. ELLICKSON** of Yale Law School, "The Zoning Strait-Jacket: The Freezing of American Neighborhoods of Single-Family Houses."

**SUDHA NARAYANAN** and **SHREE SAHA** of Indira Gandhi Institute of Development Research (IGIDR), "Urban Food Markets and the Lockdown in India."

**ADAM BRZEZINSKI**, **VALENTIN KECHT**, and **DAVID VAN DIJCKE** of University of Oxford—Department of Economics, "The Cost of Staying Open: Voluntary Social Distancing and Lockdowns in the U.S."

**HUNT ALLCOTT** of NYU and Microsoft; **LEVI BOXELL** of Stanford University; **JACOB CONWAY** of Stanford University; **BILLY FERGUSON** of Stanford University; **MATTHEW GENTZKOW** of Stanford University; and **BENNY GOLDMAN** of Harvard University, "Economic and Health Impacts of Social Distancing Policies during the Coronavirus Pandemic."

**PRAKHAR UPADHYAY** of Guru Gobind Singh Indraprastha University, "India's Water Crisis: A Permanent Problem Which Needs Permanent Solutions."

**PATRICIA ROMERO LANKAO** of National Renewable Energy Laboratory (NREL); **ALANA WILSON** of University of Colorado Boulder; **JOSHUA SPERLING** of NREL; **CLARK MILLER** of Arizona State University (ASU); **DANIEL ZIMNY-SCHMITT** of NREL; **LUIS BETTENCOURT** of University of Chicago—Mansueto Institute; **ERIC WOOD** of NREL; **STANLEY YOUNG** of NREL; **MATTEO MURATORI** of NREL; **DOUG ARENT** of Joint Institute for Strategic Energy Analysis; **MARK O'MALLEY** of NREL; **BENJAMIN K. SOVACOOOL** of Science Policy Research Unit of Department of Business Technology & Development; **MARILYN A. BROWN** of Georgia Institute of Technology; **FRANK SOUTHWORTH** of Georgia Institute of Technology; **MORGAN BAZILIAN** of Colorado School of Mines; **CHRIS GEARHART** of NREL; **Anni Beukes**, University of Chicago—Mansueto Institute; and **DANIEL ZÜND** of University of Chicago "Urban Electrification: Knowledge Pathway Toward an Integrated Research and Development Agenda."

Since its inception in 2012, *Urban Research eJournal* articles have been downloaded more than 875,000 times.



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## Urban Link

*Urban Link* is Penn IUR's monthly online publication that features expert commentary on urban topics and highlights Penn IUR news and events. Launched in November 2012, *Urban Link* has more than 6,400 subscribers. Penn IUR's affiliates author *Urban Link*'s articles, allowing Penn IUR to disseminate the groundbreaking scholarship of its associates. This year, Penn IUR affiliates and other scholars and practitioners contributed the following features:

### PENN IUR EMERGING SCHOLARS

"New Ideas in Urban Research." August 2019.

### JACOB KRIMMEL and SUSAN WACHTER

"The Future of the Community Reinvestment Act." September 2019.

### JOHN M. MacDONALD and CHARLES C. BRANAS

"Reducing Crime by Changing Places." October 2019.

### EUGÉNIE BIRCH

"Informality as a Way of Life." November 2019.

### SAI BALAKRISHNAN

"Land Transformation Along Urban Corridors in India." December 2019.

PENNY ABEYWARDENA, NIKHIL ANAND, ANA MARIE ARGILAGOS, KYUNG-HWAN KIM, JOHN LANDIS, ROBERT MUGGAH, VICTOR RUBIN AND ANGELA GLOVER BLACKWELL, SASKIA SASSEN, LISA SERVON, and FREDERICK (FRITZ) STEINER

"Expert Voices 2020: Improving Access to Cities." January 2020.

### JOHN LANDIS

"A Housing Plan for The Nation." February 2020.

### MAURICIO RODAS

"Cities' Climate Infrastructure Financing." March 2020.

ELIJAH ANDERSON, DAVID BARNES, MARY FRANCES BERRY, EUGÉNIE BIRCH, CRAIG R. CARNAROLI, DENNIS CULHANE, SONJA DÜMPELMANN, JESSIE HANDBURY, CAROLYN KOUSKY, AFAF I. MELEIS, JAMES KWAME MENSAH, LAURA PERNA, JENNIFER PINTO-MARTIN, MAURICIO RODAS, HARVEY RUBIN, MEGAN RYERSON, DAVID SKEEL, EUGENIA (GINA) SOUTH, FREDERICK (FRITZ) STEINER, RICHARD VOITH, SUSAN WACHTER, and MARK ZANDI

"Special Issue on Cities and Contagion." April 2020.

### GRADUATING URBAN DOCTORAL STUDENTS

"New Ideas in Urban Research." May 2020.



LEFT: photo by Patrick Lewis, via Flickr.

RIGHT: photo by Brecht Bug, via Flickr.

## Briefs and Special Reports

**LEI DING**, Senior Economic Advisor for Community Development, Federal Reserve Bank of Philadelphia, and Penn IUR Co-Director **SUSAN WACHTER** co-edited a special volume of *Housing Policy Debate* (January 2020), which considers the impact and efficacy of the CRA and new regulatory approaches to overcome discrimination in mortgage markets and includes the following articles:

**SUSAN WACHTER** and **LEI DING**

Introduction: “The Past, Present, and Future of the Community Reinvestment Act.”

**KEVIN A. PARK** and **ROBERTO G. QUERCIA**

“Who Lends Beyond the Red Line? The Community Reinvestment Act and the Legacy of Redlining.”

**LEI DING** and **CAROLINA K. REID**

“The Community Reinvestment Act (CRA) and Bank Branching Patterns.”

**PAUL CALEM**, **LAUREN LAMBIE-HANSON**, and **SUSAN WACHTER**

“Is the Community Reinvestment Act Still Relevant to Mortgage Lending?”

**CAROLINA K. REID**

“Quantitative Performance Metrics for the Community Reinvestment Act: How Much Reinvestment Is Enough?”

**LAURIE GOODMAN**, **JUN ZHU**, and **JOHN WALSH**

“The Community Reinvestment Act: What Do We Know, and What Do We Need to Know?”

**MARK WILLIS**

“Updating the Community Reinvestment Act Geography: It’s Not Just About Assessment Areas.”

**LAWRENCE J. WHITE**

“The Community Reinvestment Act at 40: Why Is It Still Necessary to Lean on Banks?”

**MICHAEL S. BARR**

“Concluding Observations on Community Reinvestment Act Reform.”

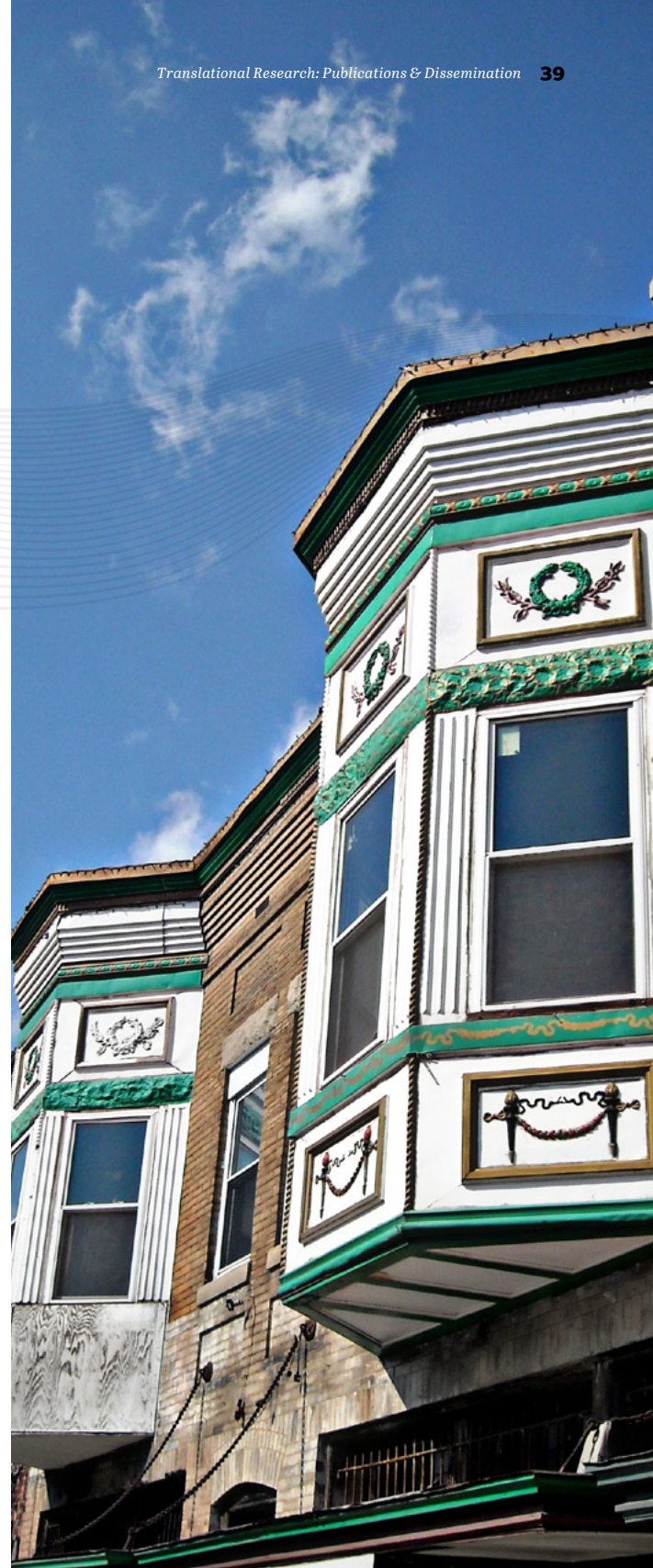


Photo by NCinDC, via Flickr.

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**JACOB KRIMMEL AND SUSAN WACHTER**

Penn IUR Brief, “The Future of the Community Reinvestment Act.” September 2019.

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**JOHN M. MacDONALD AND CHARLES C. BRANAS**

Penn IUR Working Paper, “Reducing Crime by Changing Places: Assessing the Benefits of Abating Vacant and Abandoned Land in Urban Spaces.” October 2019.

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**SUSAN WACHTER**

Penn IUR Brief, “Modernizing the CRA (While Preserving Its Spirit).” December 2019.

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**JOHN LANDIS**

Penn IUR Brief, “A Housing Plan Both Parties Can Support.” January 2020.

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**EUGÉNIE BIRCH** (introduction) and **CITY PLANNING STUDENTS**

Penn IUR Series on Urban Informality, “Informality as a Way of Life.” November 2019. Including:

**EUGÉNIE BIRCH**

“Informality as a Way of Life: Introduction to the Penn IUR Series on Urban Informality.”

**KIRTANA CONTRACTOR**

“The Hidden Costs of ‘In-Situ’ Slum Redevelopment in Mumbai.”

**JENNIFER GUTIERREZ**

“Water Scarcity and Supply Challenges in Mexico City’s Informal Settlements.”

**SHRAVANTHI KANEKAL**

“Challenges in the Informal Waste Sector: Bangalore, India.”

**HEIKE JACOB**

“Heat Vulnerability and the Built Environment in Ahmedabad, India.”

**JESSICA ARIAS**

“Informal Street Vendors in Johannesburg, South Africa.”

**YONATHAN WOLDARMARIAN**

“Is Formalizing Working for Rural Migrants in Addis Ababa?”

**AMIE PATEL**

“Assessing Inclusivity in Community-Based Organizations in Nairobi, Kenya.”

**ELLYSE MURPHY**

“Shrinking the Digital (and Financial) Divide: A Lesson in Technology Leapfrogging and Financial Inclusion Nairobi, Kenya’s Mobile Banking Industry.”

**COKIE NANKA**

“J-Palm and Beyond: The Path to Informal Sector Formalization in Greater Monrovia and Policy Opportunities for Post-Formalization Growth.”

**EMILY GALFOND**

“Achieving Education for All: Reaching Informal Settlements.”

**BENJAMIN PALEVSKY**

“Motorcycle Taxis in Jakarta, Indonesia: The Case for Recognition and Integration of Motorcycle Taxis into Jabodetabek’s Transportation System.”

**DANIELLE LAKE**

“Women’s Collective Organizations: An Opportunity for Upward Mobility—A Case Study of the Mezitli Women Producers Market in Turkey.”

**YUCHEN WANG**

“Chinese Villages in the City Demolition or Renovation: Which is Better To Preserve Urban Form in Shenzhen China?”

**ZHONGYUAN ZENG**

“The Redevelopment Model of Xidian Village, Beijing.”

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**EUGÉNIE BIRCH** and **AMANDA LLOYD**

Penn IUR, Wilson Center, and Korea Housing and Urban Guarantee Corp (HUG) Joint Research Initiative Report, “Comparative Study of Urban Regeneration in the United States and South Korea, Case Study on Business Improvement Districts (BIDs) in Philadelphia: Center City District and University City District.” Fall 2019.

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## Cities and COVID-19 Resource Library

The **Cities and COVID-19 Resource Library**  serves as a dynamic source for research on the implications and consequences of COVID-19 for cities. It includes a selection of Penn IUR featured resources (including links to stories featuring Penn IUR affiliates) of interest to urban scholars and practitioners, as well as links to databases related to coronavirus and cities and to organizations and institutions with COVID-19 resources related to the management and study of cities. Additionally, it contains collections of reports, studies, and articles; webinars and podcasts; and op-eds and think-pieces in five categories (governance and finance, economy and real estate, vulnerable populations, infrastructure and urban services, and planning and design). This curated list of resources has been developed with input from Penn IUR's affiliates.



BELOW: Photo by Michael Appleton/  
New York City Mayoral Photography  
Office, via Flickr.





In fulfilling its mission to inform urban decision-making and public policy on issues of sustainable urban growth and development, Penn IUR affiliates publish books, briefs, journal articles, reports, and online publications. Here are excerpts from the 2019–20 year.

*The City in the 21st Century book series*

# *Shareholder Cities: Land Transformations Along Urban Corridors in India*

SAI BALAKRISHNAN

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Photo by Nichalp, via Wikipedia.

*The following excerpt is from the introduction of Shareholder Cities: Land Transformations Along Urban Corridors in India, published by Penn Press and Penn IUR as part of The City in the 21st Century book series. Copyright © 2019 University of Pennsylvania Press.*

In 2001, the newly liberalized Indian state launched one of the most ambitious development programs the country has ever seen, comparable in scale only to the massive railway-building enterprises of colonial India: economic corridors. To fill in the “infrastructure gap,” the Central Government started the construction of the Golden Quadrilateral highway-building program to connect the four major cities of Delhi, Mumbai, Chennai, and Kolkata. World Bank studies estimate that these upgraded highways will translate into significant annual savings, because faster travel times will translate into lower freight costs and economic gain. Some of these highways were also designated as economic corridors: a bundled spine of high-speed roads and internet, water, and power networks, along which will develop new globally competitive industrial nodes and “smart cities.”...

The economic corridors offer new empirical and analytical entryways into a political economy of land that cuts across the urban–rural divide...[S]ome of India’s most decisive conflicts over its urban future will unfold along the new economic corridors, where the electorally strong, agrarian propertied classes are coming into direct contact with financially powerful urban firms. By moving the narrative of urbanization out of cities into the economic-corridor regions, new protagonists come into view. One that has hitherto been eclipsed in the analyses of urban real-estate markets is this agrarian propertied class. Much of the scholarship on urban real-estate markets, derived as it is from the experiences of western cities, focuses on the urban fractions of capital, such as developers and mortgage companies. How does the entry of agrarian elites into real estate force us to rethink conventional theories on urban property relations? More broadly, what new narratives of urbanization arise when older histories of agrarian capitalism and caste/class formation collide, collude, and recombine with the new economic corridors and corridor cities?...

When the promoters of the new corridor cities transform landowners into shareholders, they are creating a new form of local government, which I call the “shareholder city.” I use the term “city” to emphasize the governance aspects of these jurisdictions....In the context of this book, the term “city” remains relevant, as the “city” in “shareholder cities” signifies the legal status of the jurisdiction that links territory–authority–polity in a social contract: the boundary of the city defines a territory; laws, such as the decentralization law, grant a public authority the power to make and enforce rules for governing this territory; and the boundary also delineates the polity that has the power to hold the authority accountable for its actions...

[N]ew shareholder cities...attempt to restructure the local state in such a way as to redraw the public/private boundaries of these new jurisdictions. In his brilliant defense of the public sphere, Paul Starr reminds us that privatization is not merely aimed at shifting assets and services to the private sphere; instead, it constitutes a “reordering of claims in a society”: “The terms public and private sum up a whole structure of rules and expectations about the proper conduct and limits of the state. To say some activity is public is to invoke claims of public purpose, public accountability, and public disclosure. To say something is private is to claim protection from state officials and other citizens. The theory of property rights sees privatization as a reassignment of claims to the control and use of assets, but it misses the special claims of the public sphere in a democratic society—claims for greater disclosure of information...[and] for rights of participation and discussion.”...In the shareholder cities, the “rights of participation and discussion” are premised on landownership...At stake here is the notion of the democratic city, where, irrespective of their position in society, all individuals have equal claim-making power on the public authority that governs the city.

*Penn IUR Series on Urban Informality*

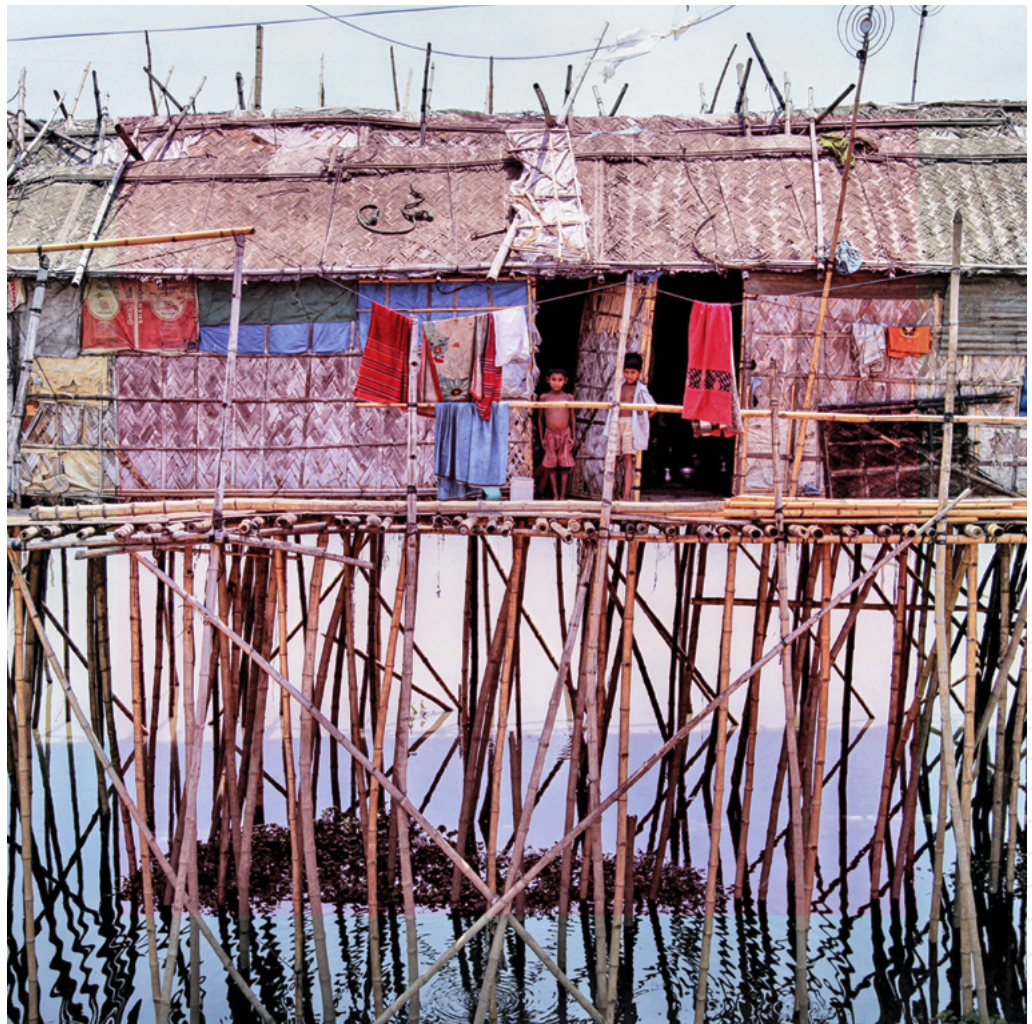
## Informality as a Way of Life

*November 2019*

EUGÉNIE BIRCH

CO-DIRECTOR, PENN IUR

*Photo by Mohammad Rakibul Hasan.*



*The following selection is from the introduction to the series.*

Urban informality—individuals' negotiation of jobs, shelter, and public services, outside of customary legal institutions—has exploded across the globe, largely in places with high rates of urbanization and poverty. In fact, for a large proportion of the world's population informality has become a way of life. The proliferation of informal settlements or slums, now housing more than 900 million people (1/6 of the world population and 1/3 of all city dwellers) is one of its physical manifestations. Street vendors or ragpickers searching for funds or recyclables are another visible marker. Informality characterizes everyday transactions in cities around the world, whether it be in residents' procuring food, transportation, health, education, employment, or other necessities of life.

An issue of global importance, informality has existed across time and cultures. Anticipated population projections guarantee that this subject will have resonance into the future. Decent shelter and associated services were scarce commodities in the 19th and 20th centuries in North America and Europe, and will continue to be so in the 21st century in Asia and Africa. The issue characterized as “slum-living” engages many disciplines. It serves as a vehicle for addressing a range of concerns from social justice (how do we house the disadvantaged?) to climate change (how do we deal with the majority of slums worldwide that are located on land vulnerable to natural disasters?). Among the fields concerned with slums are public health, social sciences (economics, sociology, anthropology), city planning, social work, architecture, business (real estate, finance), law, and the arts. They have a long history of exploring the topic, especially slums.

...

While urban informality, especially through slums, has existed for centuries, its contemporary scale and trajectory has inspired significant interest in rethinking the topic, similar to the intellectual ferment that surrounded urbanization in the early 20th century. Notable from that time is sociologist Louis Wirth's “Urbanism as a Way of Life” (1938), which described the impact of the rapid development of his adopted city, Chicago, which had added 1.2 million new residents in the first two decades of the 20th century...

Treating informality in a similar fashion, architect/planner Nezar AlSayyad reflected on its current manifestation as a unique phenomenon of 21st-century urbanization in “Urban Informality as a ‘New’ Way of Life” (2004). Here, he posits that “older modes of urbanism are being replaced by ‘new’ forms of urban informality that challenge the relevance of previous thinking.” More recently, Nipesh Palat Narayanan has called for pushing the concept of informality beyond categories like “specific classes of people (e.g. the urban poor, subalterns, etc.)” and “specific places (e.g. slums, unauthorized colonies, etc.)” to instead “analyze urban informality through practices.” As our understanding of informality grows more expansive, this is mirrored by a proliferation of informality throughout the world's metropolises, which are expected to absorb an additional 2.2 billion people over the next three decades.

...

Sympathetic policy-makers also tend to downplay the significance of informality or reinforce this disciplinary fragmentation. Within the global community, this most commonly occurs through initiatives by the United Nations to promote economic prosperity, environmental sustainability, and social inclusion. In 2015–2016, in an unusual set of actions, the UN's 193 members renewed and improved a cluster of such covenants, the Agenda 2030 initiative and its 17 Sustainable Development Goals (SDGs), the Paris Agreement, and the New Urban Agenda. Agenda 2030 treats particular areas such as health, education, cities, and gender separately.

Further, although Agenda 2030 deals with issues related to urban informality, it only references the subject indirectly...Nonetheless, over time, societies have developed innovative approaches to ameliorating informal urban conditions, whether through inventing limited-dividend philanthropic housing in Victorian England or by constructing cable cars to connect slum dwellers to jobs in today's Medellín, Colombia...In sum, the issue is how reap its social capital while enhancing its economic strength.

The [full introduction](#) and the [series](#) are available on the Penn IUR website.

*Penn IUR Urban Link*

# Cities' Climate Infrastructure Financing: Urgency of Reform

*March 17, 2020*

MAURICIO RODAS

PENN IUR, KLEINMAN CENTER FOR ENERGY POLICY, AND PERRY WORLD HOUSE VISITING SCHOLAR;  
FORMER MAYOR, QUITO, ECUADOR





The decisions cities make today will determine the planet's future. Cities are where the battle against climate change will be defined. Worldwide, cities are responsible for 70 percent of global greenhouse gas emissions. According to the Global Commission on Economy and Climate, under a low-carbon scenario \$93 trillion needs to be invested worldwide in climate-resilient infrastructure by 2030; 70 percent of this estimate relates to urban areas. If cities are to contribute to their countries' abilities to meet Paris Agreement commitments, they will need to invest trillions of dollars in renewable energy, transportation, water and waste management, green buildings, sustainable public spaces, and other climate-resilient infrastructure systems.

However, the current financing architecture does not offer cities the affordable options they need in order to make these investments. To address the dissonance between the insufficient supply and growing demand for climate-resilient infrastructure financing, two things are imperative: a comprehensive transformation of the international financial ecosystem, and an expansion of local capacity to receive financing and execute projects.

### ***Supply of Climate-Resilient Infrastructure Financing***

While the supply of financing mechanisms available to cities is increasing, it remains insufficient. Most of these financial instruments and funds are chained to sovereign debt and city creditworthiness and are highly politicized, which significantly delays the financial flows cities need. Financial supply architecture must undergo a paradigm shift in order to expand climate-change-related infrastructure funding as well as enable direct access by cities (without national governments as intermediaries) to these funds and lower cities' transaction costs...

### ***Demand for Financing Climate-Resilient Infrastructure***

Cities must also change how they plan, invest, and manage infrastructure projects in order to secure funding. Many cities are undertaking pioneering actions and setting ambitious goals to reduce emissions and meet the Paris Agreement. Cities have gradually started to modernize urban policy frameworks, build their capacity for developing "bankable" climate infrastructure projects, incorporate sustainable development planning, and raise their concerns in the international arena...

### ***Solving Supply and Demand Weaknesses***


Weaknesses from both supply and demand are hampering countries and cities in meeting the Paris Agreement goals. A complete redesign of the international financial architecture is necessary to ensure cities have access to the resources they need to transform their infrastructure. Simultaneously, cities need to turn ideas into "bankable" projects, update their policy frameworks, and improve their financial performance.

Novel city diplomacy initiatives like the U20, through its engagement with the G20, could be an appropriate forum for discussing policy reforms that would lead to an increase in the supply side.

At the same time, cities struggle to understand the supply side, the opportunities for project financing, and the resources available to help them prepare their business case for climate-resilient infrastructure projects. To close this information gap, the University of Pennsylvania's Institute for Urban Research (Penn IUR), Kleinman Center for Energy Policy (KCEP), and Perry World House (PWH) are hosting the City Climate-Resilient Infrastructure Financing Initiative (C2IFI). Working side-by-side with partners like the Cities Climate Finance Leadership Alliance (CCFLA), C2IFI is building an open source knowledge-sharing platform that will 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. Cities need access to information that speaks their language and helps them understand the players, new models, and technical assistance available.

C2IFI will also provide tailored guidance directly to cities. The initiative is currently working with students from schools across the University of Pennsylvania on a pilot project with Freetown, Sierra Leone to identify financing options for the project preparation phase of a cable car construction project.

Investing in climate-resilient urban infrastructure will be exorbitantly expensive—but it is urgently needed. Multi-stakeholder collaboration, disruptive ideas, and a cross-sectoral approach are needed to overcome the imperfections of a financial ecosystem still mired in a country-centered approach

The full *Urban Link* feature is [available on the Penn IUR website](#) .

*Statement for the Record to the Committee on Financial Services for the U.S. House of Representatives*

# The Community Reinvestment Act: Does The New Proposal Undermine the Law's Purpose and Intent?

*February 7, 2020*

SUSAN WACHTER  
CO-DIRECTOR, PENN IUR



*Photo by Greg Gebhardt, via Wikipedia.*

Thank you for the invitation to provide this statement for the record: “The Community Reinvestment Act: Is the OCC Undermining the Law’s Purpose and Intent?”

An historical perspective on the CRA can bring clarity to the current state of the CRA and help forge a path forward that stays true to the Act’s purpose and intent. The proposal of the OCC, while responsive to some of the CRA’s challenges in the modern context, could reverse the gains in community reinvestment brought about by the CRA. [This is] due to the proposal’s focus on summary metrics, which do not adequately address the nuanced time and place characteristics that must underpin effective community reinvestment.

The CRA calls upon banks to address the credit needs of communities in which they operate. Today, community engagement and responsiveness are needed more than ever. The CRA was originally enacted in response to the entrenched credit disparities across and within communities, rooted in a deep history of government-endorsed discrimination in the form of redlining. These historical inequalities persist today, manifested in the built environment. Today, once-redlined neighborhoods continue to lag behind non-redlined areas on key economic indicators, such as homeownership rates and house values.

The CRA, while not perfect, has been a mechanism for effective bank engagement with communities to reverse vicious cycles of neighborhood decline. As market failure in the form of a self-perpetuating feedback loop, due to the lack of mortgage lending itself, can put neighborhoods at risk. The CRA incentivized community lending which has now become an important component of banking and, in many cities, a source of funding for revitalization.

Today, the CRA can be a powerful tool to address the significant problem of urban inequality. As homeownership rates have fallen to 50-year lows for minority households and rental prices continue to rise, viable options in low- to moderate-income neighborhoods and communities of color have narrowed. Cities, not-for-profits, and banks, incentivized by the CRA, across America can work together toward solutions.

While the data that the OCC proposal calls for would clearly be helpful going forward in furthering our understanding of the role of community lending in successful community revitalization, it would be better to have the research in advance of reliance on new metrics—research on how adopting such metrics would impact actual lending. The Federal Reserve Board is conducting this research now. It is crucial to have results to plan the way forward to improve the CRA as a component of successful inclusive and sustainable community reinvestment.

**The official testimony and its references are available on the Penn IUR website** [↗](#).

The testimony is based on the series of papers produced for the January 2020 issue of *Housing Policy Debate*. The papers, originally published as Penn IUR working papers, are **available on the Penn IUR website** [↗](#).

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# Flood Risk and the U.S. Housing Market

*June 2020*

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Photo by Chris Waits,  
via Flickr.

*The following excerpt is for publication in the forthcoming special issue of the Journal of Housing Research on natural disasters and the housing market.*

### **Abstract**

Flooding is the most frequent and costliest natural disaster in the United States. Yet today most households are uninsured or underinsured against flood and may incorrectly expect that government agencies provide sufficient post-flood assistance. This paper synthesizes existing research on flood risks, flood insurance, and their impacts on the U.S. housing market. We focus on the single-family market segment, as primary residences tend to be the largest category of wealth for most households. We conclude with policy implications and suggestions for future research.

### **Policy Options**

A number of policy reforms could help protect the housing and mortgage markets in the face of increasing flood risk. Here we briefly identify a few. First, measures to encourage the development of all-hazards insurance policies as a standard offering would provide broader financial protection to households. Second, extending the mandatory purchase requirement to a broader area, such as the 500-year floodplain, would reduce the flood insurance gap and possibly help spur development of the private insurance market, together with appropriate indicators and pricing risk. Third, more information and more effective communication earlier in the home search process could help residents make informed decisions about where to locate, what cost-effective risk reduction investments to make, and whether to purchase insurance. This could be coupled with carefully framed messages to address behavioral biases using data on the risks to property in flood and hurricane-prone areas now being developed by both nonprofits and private firms. Fourth, public private partnerships could be explored as ways to close the flood insurance gap. Finally, greater community level investments in flood protection through both green and gray infrastructure could reduce flood damages and increase the resilience of the community.

### **Future Research**

Despite the increasing risk facing the U.S. housing market, there are multiple gaps in our understanding. Here we identify a few promising areas for future research.

First, there is a need to understand the impact that sea level rise and repeated flooding is likely to have on coastal and inland communities in the coming years and steps that can be taken now to reduce the resulting flood related damage and the risks faced by financial institutions. While many studies highlight the growing coastal flood risk from the combined forces of changing storm patterns and sea level rise, there are still many unanswered questions about how the housing market will respond and the appropriate policy responses to this threat in the near- and medium-term. What steps might lenders and secondary mortgage market institutions take now to minimize negative economic impacts? How can retreat from areas of repetitive flooding be undertaken smoothly to minimize disruption and economic costs?

Second, determinants of community resiliency could be better understood. Studies reveal that some flood ravaged neighborhoods rebuild, helping explain why economic activity often increases in the aftermath of disasters. The long term economic value of neighborhoods is determined by location and access to jobs and amenities, and this may remain unchanged after a natural disaster. Chronic inundation, however, may lead to more permanent shifts, impacting economic activity and the viability of communities. What policies can improve long-term recovery? What is the cost-benefit calculation for investments in flood risk mitigation? How can local governments be encouraged to more efficiently and equitably regulate development in flood-prone areas?

Third, as there have not yet been widespread mortgage defaults post-flood, what risk mitigation methods might be adopted now to better prepare borrowers, lenders, and the GSEs for a future of increasing flood risk? At what point will chronic inundation be severe enough to cause tipping points in the economy and more widespread neighborhood effects? What can be done to mitigate those costs? What role can lenders and secondary market institutions play in sending risk-based financial signals to housing markets to help smooth the transition?

*The City in the 21st Century book series*

## How Ideas Stopped an Expressway in Philadelphia

MARCUS ANTHONY HUNTER

PROFESSOR OF SOCIOLOGY AND SCOTT WAUGH ENDOWED CHAIR, DIVISION OF THE SOCIAL SCIENCES, UNIVERSITY OF CALIFORNIA LOS ANGELES



*Alice Lipscomb leads protesters in a march against the Crosstown Expressway. Photo by Tinney. Used with permission from Special Collections Research Center, Temple University Libraries, Philadelphia, PA.*

*The following excerpt is from Chapter Four of How Ideas Shape Urban Political Development, edited by Richardson Dilworth, Director, Center for Public Policy, Professor, Department of Politics, Drexel University and Timothy P. R. Weaver, Assistant Professor, Department of Political Science, University at Albany, SUNY. Copyright © 2020 University of Pennsylvania Press.*

Alice Lipscomb was part of a cohort of black women community activists across urban America, and her career reflects an underappreciated moment when agency and ideas interacted to shape American urban political development. Where other works on urban political development emphasize the role of elites, this chapter underscores how the ideas generated by black women and black communities can effectively reframe debates about renewal and change. This ability to reframe urban development using racialized and place-based metaphors demonstrates the power of grassroots activism to resist and beat back competing narratives and approaches to urban change and political economy...Lipscomb spearheaded and led an interracial interneighborhood coalition against urban renewal, using ideas of collectivity and metaphors emphasizing how Philadelphia was not unlike the Jim Crow South in its tendency to devalue and segregate black communities.

Lipscomb's narrative suggests what political scientist James Scott has called "infrapolitics," meaning actions that are not seen as formally political but ultimately have political ends. Infrapolitics is thus a type of politics-from-below, which in the case of Lipscomb is rooted in a belief in neighborhood preservation and the idea that residents should take ownership of their neighborhoods and city—an idea that later blossomed under the label of "community action" in President Lyndon Johnson's Great Society. Where many saw a deteriorating community, Lipscomb and residents like her saw an opportunity to empower a community-based program of redevelopment by identifying patterns of racial exclusion caused by urban renewal plans...

[T]he salience of race, racism, and racial conflict reflected in the North Philadelphia riots provided Lipscomb with the idea to frame the Crosstown Expressway as environmentally and racially unjust, mirroring the repressive regimes typically associated with the Jim Crow South. She thus developed a series of critical arguments to frame the costs of the Crosstown Expressway.

First, Lipscomb contended that the Crosstown Expressway would effectively function as "Philadelphia's Mason Dixon Line," placing a physical barrier between the "white middle and upper class community" and the "poorer and greatly neglected Negro area."...Drawing on the geographic line for the American South, Lipscomb's framing emphasized the South as a set of ideas and practices that extended into the "North" and were best refracted by urban renewal plans of northern elites such as the Crosstown Expressway.

Second, Lipscomb framed the Crosstown Expressway as a "carbon monoxide curtain." Positing the environmental effects of highway construction appealed to residents across racial and class lines, as neither black nor white residents believed that urban renewal should take precedence over the health of residents. Finally, Lipscomb argued that urban renewal, as city officials envisioned it, precluded a more grassroots and community-based revitalization effort that engaged with and was built upon area stakeholders' desires for their community. Emphasizing the importance of the needs and ideas of residents, such an argument prefigured provisions such as Community Development Block Grants and the Model Cities programs offered under later federal programs...Shifting away from rhetoric that relied heavily on race-based Arguments against the Crosstown Expressway was perhaps fortuitous if not strategic, as between 1962 and 1964 Philadelphia's wards and legislative districts were reapportioned...

Lipscomb's intersectional politics successfully framed the Crosstown Community as a metaphor for the lack of care and concern that civic leaders and urban planners had for poor and working-class black families and communities...The interpretation of urban renewal as establishing the Mason-Dixon Line in the city had a powerful impact on the ideas that white and black residents had about the expressway, illustrating that the city's plans would geographically and culturally marginalize the residents in the working-class communities that comprised the band of working-class neighborhood planners strategically coined the "Crosstown Community." Joining ideas about the urban growth, race, and the South, Lipscomb generated an effective resistance and future template for redeveloping urban America; thus, her efforts demonstrate the landscape of idea competition whereby the grass roots and elites attempt to ensure that their vision of the city wins out over competing claims.

*The City in the 21st Century book series*

## *Street Commerce: Creating Vibrant Urban Sidewalks*

ANDRES SEVTSUK

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*The following excerpt is from the introduction of Street Commerce: Creating Vibrant Urban Sidewalks, published by Penn Press and Penn IUR as part of The City in the 21st Century book series. Copyright © 2020 University of Pennsylvania Press.*

Bustling streets, rich in amenities, are social condensers that pull people together regardless of their race, class, age, or religious belief, even if only for brief moments. Unlike the workplaces, families, political organizations, or faith groups that we are either born into or choose to be part of, the people and businesses we encounter walking down city streets are not united around shared kinship ties, interests, or beliefs. Bustling streets put us in touch with “others” who do not necessarily share the same beliefs, interests, or values with us. By fostering dialogic social exchange, streets are part of the glue that holds an urban society together....

In a famous sociological article published in 1977, Mark Granovetter demonstrated the importance of “weak” ties in urban societies....Weak ties...describe people we meet or talk to only a couple of times a year—at a conference, an event, or just serendipitously on the street. Granovetter demonstrated that weak social ties are more important for social mobility and for spreading information across society than strong ties...

Experiencing the city on foot along its streets helps generate weak ties—it provides the opportunity for serendipitous encounters with members of our social networks we do not see very often. Furthermore, a walk down a street full of diverse amenities and people also produces what might be called “latent” ties—social connections that do not preexist, but which can sprout from casual encounters, unplanned conversations, or simply eye contact. Some of these firsttime encounters can lead to exchanges that grow into weak or even strong ties over time. Just think of the conversations you have started with strangers in a store, restaurant, hair salon, or on the street. This happens more commonly on main streets and other urban retail clusters than on quiet residential streets because these environments attract a lot more users and offer public spaces that are configured to encourage interaction. Streets lined with commerce and amenities thus produce a double benefit for city dwellers—they not only serve the utilitarian function of supplying the urban consumer class with shops, amenities, and services, but they are also instrumental in spurring latent ties and social awareness.

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Bustling streets put us in touch with “others” who do not necessarily share the same beliefs, interests, or values with us. By fostering dialogic social exchange, streets are part of the glue that holds an urban society together.

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Street commerce can also generate economic and environmental benefits for a city. Smaller and sometimes locally owned stores along city streets tend to produce greater economic benefits for a town than do national big-box chains....One study that compared economic multiplier effects of local versus chain bookstores found that for every dollar spent at a local store, 45 cents circulated back into the local economy. A chain store, on the other hand, spread three times less—13 cents—back to the local economy....The more integrated a local economy is, the more its wealth passes around to its inhabitants.

From an environmental perspective, retail clusters accessible by foot and by public transit reduce a city’s energy bill, contribute to cleaner air, and improve public health. Having a higher proportion of visitors arrive without a car helps lower traffic congestion, encourages exercise, and reduces per capita fossil fuel consumption...

Yet relatively little has been written to explain how the patterns of stores and amenities that make cities so convenient, serendipitous, economically robust, and socially interdependent come to be. What are the forces that shape the amenity clusters that line a city’s streets? What determines how much commerce we find in San Francisco as opposed to London? Why do some streets specialize in bookstores and others in only restaurants? Why are some streets used for social and recreational activities that go well beyond shopping or dining? And what can planners, urban designers, and public officials do to foster streets that produce these amenities and interactions? This book [addresses] these questions.

*Penn IUR Working Paper*

# Reducing Crime by Changing Places: Assessing the Benefits of Abating Vacant and Abandoned Land in Urban Spaces

*October 2019*

JOHN M. MacDONALD

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*Photo by Jukie Bot,  
via Flickr.*



Today's cities can curb the incidence of crime by abating blighted vacant land. The benefits are clear, and a useful strategy is to give priority to programs that are straightforward to implement, are scalable to large populations, and are not expensive to sustain. While addressing blighted vacant land has been advocated as a crime-prevention policy for decades, there are now examples of successful programs that cities can inexpensively replicate to reduce crime and encourage residents to remain in their neighborhoods for decades to come.

Philadelphia is one such example. Vacant and abandoned urban spaces are an outcome of the 1960s and 1970s shift from an industrial to a service-based economy, the movement of people to the suburbs, rising crime, urban riots, and "block-busting," all of which led to the spiral of urban decay...Philadelphia, like Baltimore, Cleveland, and St. Louis, has a legacy of blight and abandonment that had come to full scale by the 1990s.

In the later years of that decade, residents of the Kensington neighborhood in Philadelphia grew tired of the eyesore of vacant lots, the drug trafficking and associated violence, and other unwanted aspects of these places around their homes. They teamed up with the Pennsylvania Horticultural Society and created a revitalization effort called "land and care," now referred to as the Philadelphia LandCare (PLC) program...

PLC is simple and was designed to be applied across the neighborhood. Trash and debris are removed from a vacant lot. The land is then graded, and grass and a few trees are planted. A low wooden post-and-rail fence is installed with openings to permit residents access to the newly greened spaces. The fence prevents illegal dumping of garbage and construction debris; it is also a visual sign that someone is maintaining the property. The result is a small "pocket park." The rehabilitation of such lots takes less than a week to clean and green. The lots are maintained through twice-monthly cleaning, weeding, and mowing during the growing season (April through October). The cost to clean and green a typical lot is roughly \$1,000–\$1,300, along with \$150 per year to stabilize the lot through biweekly cleaning and mowing.

Since its inception in 1996, the Kensington neighborhood's PLC program has expanded through partnerships with local contractors and city agencies to the entire city, transforming more than 12,000 vacant lots and over 18 million square feet of land...

PLC cleaning and greening offers a unique opportunity to document what happens when abandoned and overgrown lots are rehabilitated.

We found that crime had dropped by a statistically significant amount after the Philadelphia LandCare cleaning and greening. In particular, assaults and assaults with guns dropped by a statistically significant amount (decreases of about 4 percent and 9 percent respectively) around vacant lots after they had been remediated.

In our first study, we examined the effect of PLC remediation on crime between 1999 and 2008. In these years, PLC cleaned and greened roughly 8 percent of Philadelphia's vacant lots (nearly 7.8 million square feet)...We found that crime had dropped by a statistically significant amount after the PLC cleaning and greening. In particular, assaults and assaults with guns dropped by a statistically significant amount (decreases of about 4 percent and 9 percent respectively) around vacant lots after they had been remediated...

To provide stronger evidence that the PLC program was truly effective at reducing crime, we conducted a citywide, controlled experiment of the cleaning and greening program...We found a significant reduction in crime around PLC-treated lots relative to lots that remained blighted. In particular, we found significant reductions in shootings (8 percent), assaults with guns (4.5 percent), and nuisance crimes (7 percent) such as public drinking and illegal dumping. The effects were even larger for neighborhoods below the poverty line, with the PLC treatment leading to a 29 percent reduction in gun assaults and a 28 percent reduction in nuisance crimes. This evidence was consistent with our earlier study but is more convincing because the experiment ensured that treated lots were identical to the lots that remained blighted, controlling for anything we could measure that existed beforehand (e.g., crime and unemployment nearby).

The full brief is available on Penn IUR's website [🔗](#).

# Case Study on Business Improvement Districts (BIDs) in Philadelphia: Center City District and University City District

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AMANDA LLOYD

PROJECT MANAGER, PENN IUR



*The following excerpt is from the report "Comparative Study of Urban Regeneration in the United States and South Korea." Copyright © 2019 Wilson Center International Center for Scholars and the Korea Housing and Urban Guarantee Corporation.*

[These] two case studies review how Business Improvement Districts (BIDs) in Philadelphia, Pennsylvania have successfully invested in public spaces to help revitalize their neighborhoods. BIDs are districts with special powers and duties conferred on them by state and city council legislation<sup>1</sup> to promote and enhance local economic development. Municipal governments give BIDs the authority to raise their funding via a separate property tax (assessment) levied on the district's property owners...A BID's responsibilities vary by neighborhood need and local legislation but are commonly designed to supplement municipal services. Typical programs include trash pick-up, landscaping improvements, safety, and business marketing and promotion. Other services may include job training partnerships, public events management, data and market research, and transportation planning.

The two case studies are located in adjacent Philadelphia neighborhoods. The first neighborhood, 'Center City', is the central business district. It is a major east coast transportation hub with 42 percent of the city's jobs and a growing residential population. The second, 'University City', is west of Center City. Five major academic institutions and hospitals suppling 12 percent of the city's employment anchor the district's diverse residential neighborhoods and small commercial corridors. The first case study explores the Center City District (CCD) BID's efforts to raise over \$50 million USD in financing from government agencies, private donors, and commercial banks to transform and revitalize Dilworth Plaza. The little-used plaza at the center of the business district is now the hugely popular Dilworth Park, attracting over 10 million visitors a year. The second case study looks at a newer public space called The Porch by the University City District (UCD) BID<sup>3</sup>. The UCD used different financing, design and partnership strategies to transform a former train station parking lot into a popular lunch and evening space at the center of a formerly industrial, now growing mixed-use, area.

The case studies show how BIDs provide a framework for encouraging private and civic institutions to take on a larger role in the vitality of their own neighborhoods. As nonprofit organizations with quasigovernment responsibilities, BIDs rely on strong support by local business owners and community members as well as good relationships with municipal authorities to run successful programs. By giving local communities power to invest in their own neighborhoods, BIDs offer policymakers a framework that encourages a bottom-up approach to community investment and spurs public-private partnerships...

Civic leadership by nonprofit civic organizations organized by business leaders have a long history in the United States. They have emerged, in part, because the U.S. constitution decentralizes many powers to state and local governments. With limited funds, municipalities must find creative ways to support services and business investment. The government will use tax and policy incentive programs to catalyze local and private investments but will rarely pay for entire projects. In fact, eligibility for many federal and state programs require matching funding commitments from local partners. Business Improvement Districts allow cities and local business communities to leverage this decentralized policy environment instead of reacting to crises in an ad hoc manner. The value of BIDS in local community revitalization in the United States is a proven model, provided a framework is in place that recognizes several important lessons about public-private partnerships...

Business Improvement Districts can create stable long-term private partnerships. A well-run BID gives government a reliable civic partner that can support government services and programs. BIDs also give local government a partner with strong links to private investors, property owners, and community members. BIDs can respond more quickly to changing economic conditions than government agencies or policymakers and can co-sponsor projects that governments may be unwilling or unable to fund. Businesses and institutions take on responsibility for the vitality and success of their own neighborhoods and stay invested in the BIDs initiatives, even when governments slash budgets and services. Philadelphia communities now rely on BIDs and their strong public-private partnerships to revitalize communities and catalyze development through great public spaces.



# Expert Convenings

Penn IUR's expert events bring together scholars, policymakers, and decision-makers to exchange and advance ideas and research. In 2019–20, Penn IUR hosted an event on the Community Reinvestment Act (CRA) and a 12-part series on the impact of COVID-19 on the fiscal outlook of state and local governments.

## The Future of the Community Reinvestment Act

On October 29, 2019, Penn IUR and the Wharton Public Policy Initiative (Wharton PPI) held a symposium entitled “The Future of the Community Reinvestment Act (CRA)” at the U.S. Capitol Visitor Center in Washington, D.C. The convening, attended by more than 100 Congressional staffers and policy analysts, was timely as the Office of the Comptroller of the Currency (OCC) had issued on January 9, 2020 an Advance Notice of Proposed Rulemaking (ANPR [☐](#)) seeking comment on proposed changes to CRA rules. The symposium, which built on Penn IUR’s ongoing work on the topic (see “Current Research,” [page 21](#), for information on the “Shared Prosperity in Urban America” project) in partnership with the Federal Reserve Bank of Philadelphia and the Federal Reserve Board featured two panel discussions: one presenting new research findings on the impact of the CRA and the other exploring proposed policy options intended to modernize this important legislation.

Senator Sherrod Brown of Ohio, who spoke at the symposium, expressed his hope that any changes to the CRA would reflect the spirit in which the law was originally adopted: as a tool to fight disinvestment in impoverished communities and as a key demand of the Civil Rights Movement.

The first panel discussion, moderated by Penn IUR Co-Director Susan Wachter and entitled “CRA Impact—Recent Findings,” focused on recent research on the long-term outcomes of the legislation. Panel participants included Paul Calem, Bank Policy Institute, formerly Federal Reserve Bank of Philadelphia; Laurie Goodman, Urban Institute; and Mark Willis, New York University. The second panel discussion, moderated by Kent Colton of the Colton Housing Group and entitled “Policy Alternatives,” focused on policy changes under consideration by federal officials. Panel participants included Gerron Levi, National Community Reinvestment Coalition; Pat McCoy, Boston College; Buzz Roberts, National Association of Affordable Housing Lenders; Dafina Stewart, Bank Policy Institute; and Lawrence J. White, New York University. While the symposium participants reflected a range of viewpoints, there was broad agreement that the rule change, which calls for a simple ratio of dollar amounts expended on qualifying activities relative to deposits, could undermine the law’s mission. Participants noted such a metric could fail to identify and meet local communities’ needs. The December 2019 Penn IUR Brief “[Modernizing the CRA \(While Preserving Its Spirit\)](#),” [☐](#) by Susan Wachter, summarizes the issues covered at this event.

BELOW: Senator Sherrod Brown of Ohio speaking at the symposium.







### *UN Sustainable Development Goals (SDGs) Roundtable*

On April 20, 2020, Penn IUR and Penn Global hosted a virtual faculty roundtable to discuss how faculty are engaging with the UN Sustainable Development Goals (SDGs) in their research and curriculums as well as gauging interest in growing a campus-wide SDG network (a forum for faculty doing work related to the SDGs to share and discuss their research). More than twenty faculty members attended the roundtable; a follow-up survey queried a larger group of interested faculty that was unable to attend.

Roundtable highlights included discussion of the many ways SDGs are currently addressed at Penn, such as active faculty participation in UN bodies like UNESCO and multiple-school courses on food security and urbanization framed around the SDGs. Conversations

also emphasized the need to broaden student awareness of global agreements and their impacts; the value of the SDGs as a framework for increasing the “voice” and impact of faculty research; and the benefits of an inward-facing SDG network of events, symposia, and research collaborations across schools. Suggestions to address these issues included a 90-second video series for student awareness, a campus-wide SDG assessment, regular communications (such as a newsletter), and increasing Penn’s presence at UN bodies and events.

Penn IUR and Penn Global will continue to convene this group in the Fall 2020 term, with meetings expected to advance the ideas generated at the first meeting and to expand the network of interested faculty.

## Special Briefing on the Impact of COVID-19 on the Fiscal Outlook of State and Local Governments

Beginning in April 2020, Penn IUR hosted, in partnership with the Volcker Alliance, a special briefing series on the impact of COVID-19 on the fiscal outlook of state and local governments. The 12 sixty-minute online conversations, held from April through July, featured experts from the Volcker Alliance's and Penn IUR's national research networks along with other academics, economists, and fiscal policy leaders from around the United States.

Free and open to the public, the events often attracted more than 400 participants from up to as many as 43 states at a time. Viewers included state and municipal executive and legislative budget officials, auditors, treasurers, policy analysts, medical directors, the media, and more. National and financial news outlets regularly covered the events and quoted speakers. Penn IUR Co-Director Susan Wachter and Penn IUR Fellow William Glasgall, Volcker Alliance Senior Vice President and Director of State and Local Initiatives, introduced and moderated the discussions. A description of each event's topic and guest speakers follows, along with a link to a video of the webinar.

### Inaugural Event

April 16

Wachter and Glasgall opened with a discussion of strategies cities and states were expected to employ and programs at risk of being cut. The event featured:

**THOMAS W. ROSS**, president of the Volcker Alliance, who introduced the virtual panel series;

**RICHARD A. RAVITCH**, former New York State Lieutenant Governor, who discussed strategies for dealing with fiscal stress; and

**MATT FABIAN**, partner and head of market and credit research at Municipal Market Analytics, who discussed borrowing needs of states and localities and the municipal bond market's response.

[Watch a video of the event on the Penn IUR website.](#)

### Stress-Testing State Budgets and the Critical Role of Rainy Day Funds

April 23

This briefing focused on the economic and fiscal scenarios posed by the coronavirus pandemic for U.S. states and municipalities as well as how governments may choose to deploy fiscal reserves to help preserve essential services. This special briefing featured:

**KATHERINE BARRETT** and **RICHARD GREENE**, Special Project Consultants at the Volcker Alliance, Principals of Barrett & Greene Inc., and authors of *Rainy Day Fund Strategies: A Call to Action* (Volcker Alliance, 2019);

**SCOTT PATTISON**, former Executive Director of the National Governors Association and former Executive Director of the National Association of State Budget Officers; and

**DAN WHITE**, Director of Government Consulting and Fiscal Policy Research at Moody's Analytics and author of the annual *Stress-Testing States* reports.

[Watch a video of the event on the Penn IUR website.](#)

### **Fiscal Outlook for U.S. Cities: Strategies for Survival and Recovery**

*April 30*

This briefing focused on which cities may be most vulnerable to budgetary shocks resulting from the COVID-19 pandemic and the strategies they may employ to see them through the crisis and eventual recovery. This special briefing featured:

SHIRLEY CLARKE FRANKLIN, former Mayor of Atlanta, Georgia;

MARY MURPHY, Project Director for Fiscal and Economic Policy, State Fiscal Health, The Pew Charitable Trusts; and

MICHAEL A. PAGANO, Dean of the College of Urban Planning and Public Affairs at the University of Illinois at Chicago, and Director of the Government Finance Research Center.

[Watch a video of the event on the Penn IUR website.](#)

### **Federal Dollars, State and Local Needs**

*May 7*

This briefing focused on how states and localities may access the aid and credit provided by the recent CARES Act and the Federal Reserve's Municipal Lending Facility, as well as what more may be needed to help keep budgets in balance, preserve essential public services, and prevent critical infrastructure from deteriorating. This special briefing featured:

BILL HASLAM, former Governor of Tennessee and former Mayor of Knoxville;

ROBERT P. INMAN, Richard K. Mellon Professor Emeritus and Professor of Finance, Economics, and Public Policy, The Wharton School;

STEPHEN KLEIN, Chief Fiscal Officer, Joint Fiscal Office, Vermont Legislature; and

JOE TORSSELLA, Treasurer for the Commonwealth of Pennsylvania.

[Watch a video of the event on the Penn IUR website.](#)

### **COVID-19 and the Federal Reserve Municipal Liquidity Facility**

*May 14*

This briefing focused on the latest developments in the Federal Reserve's Municipal Liquidity Facility (MLF) and how states, counties, cities, and public agencies may be able to access MLF credit to help offset revenue shortfalls. This special briefing featured:

PATRICK BRETT, Managing Director, Municipal Debt Capital Markets and Capital Solutions, Citi;

EMILY SWENSON BROCK, Director, Federal Liaison Center, Government Finance Officers Association; and

PETER HAYES, Managing Director and Chief Investment Officer, Municipal Bonds Group, BlackRock.

[Watch a video of the event on the Penn IUR website.](#)




### COVID-19 and the Future of U.S. Aid to States, Counties, and Cities after the CARES Act

May 21

This briefing focused on the shape of future federal aid to states, counties, and cities following passage of the CARES Act. Discussion centered on the following question: After addressing trillions of dollars in pandemic-related expenditures, will Congress now help state and local governments replace hundreds of billions of dollars in revenue lost by the nationwide economic shutdown triggered by the pandemic? This special briefing featured:

EARL BLUMENAUER, U.S. Congressman, Oregon, and Member, House Ways and Means Committee, and

WILLIAM A. GALSTON, Senior Fellow, Brookings Institution Governance Studies Program, and columnist, *Wall Street Journal*.

Watch a video of the event on the Penn IUR website [here](#). 

### COVID-19 and the Funding of Essential Services

May 28

This briefing focused on the revenue collapse facing state and local governments resulting from the COVID-19 pandemic and subsequent shutdown measures, as well as the strategies that leaders of impacted governments may explore to generate additional funds by improving management of their physical assets. This special briefing featured:

MICHAEL A. NUTTER, former Mayor, City of Philadelphia;

ERIC BERMAN, former Deputy Comptroller, Commonwealth of Massachusetts, and Partner, Edie Bailly, LLC; and

MICHAEL IMBER, former Commissioner, Connecticut Pension Sustainability Commission, and Managing Director, Conway MacKenzie, Inc.

Watch a video of the event on the Penn IUR website. [🔗](#)

### COVID-19 and the Outlook for Cities as State Economies Reopen

June 4

This briefing focused on the challenges and opportunities facing U.S. cities—and especially midsized ones—as states begin reopening their economies following the nationwide shutdown brought on by the COVID-19 pandemic. This special briefing featured:

BRUCE J. KATZ, Distinguished Fellow, Lindy Institute for Urban Innovation at Drexel University, and Director, Nowak Metro Finance Lab;

STEPHANIE MINER, former Mayor, Syracuse, New York, and Director, Volcker Alliance; and

KIM NORTON, Mayor, Rochester, Minnesota, and former Member, Minnesota House of Representatives.

Watch a video of the event on the Penn IUR website. [🔗](#)

### **COVID-19, the U.S. Economy, and Critical Needs of States and Municipalities**

*June 11*

This briefing focused on the outlook for the U.S. economy and states and localities as they reopen amid demonstrations and civil unrest and as the Senate considers further federal aid following passage of the CARES Act. This special briefing featured:

AUSTAN D. GOOLSBEE, Robert P. Gwinn Professor of Economics, Booth School of Business, University of Chicago;

DAN SMITH, Associate Professor of Public Policy and Administration and Director, Master of Public Administration Program, University of Delaware;

JULIETTE TENNERT, Chief Economist, Kem C. Gardner Policy Institute, University of Utah; and

MARK ZANDI, Chief Economist, Moody's Analytics.

[Watch a video of the event on the Penn IUR website.](#)

### **COVID-19, State and Local Fiscal Stress, and the Politics of Federal Aid**

*June 18*

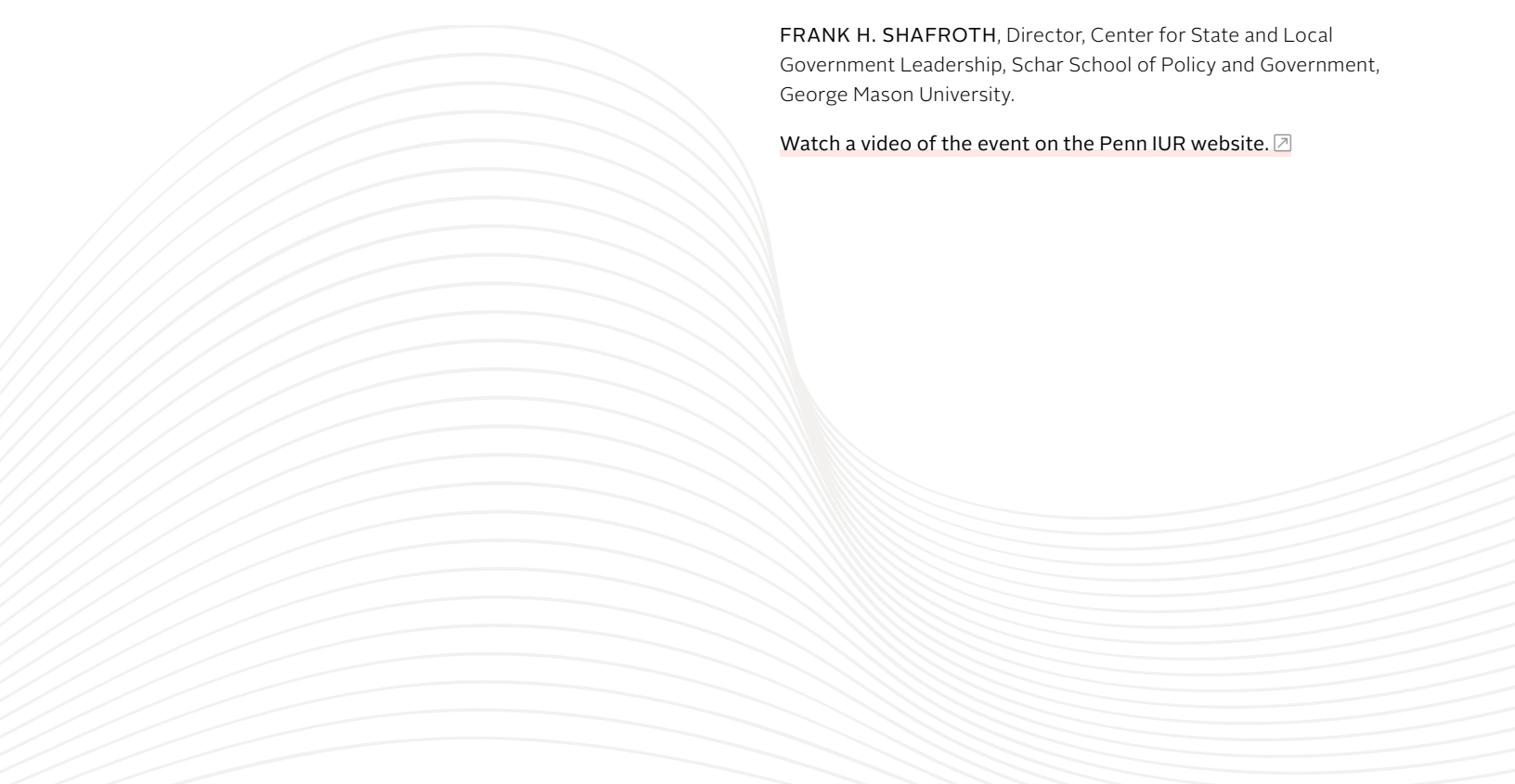
This briefing focused on the politics, probability, and possible shape of additional federal emergency aid to states and municipalities following passage of the CARES Act. Panelists also examined the likelihood of state and local fiscal distress and how it could be addressed, especially if Congress were to delay or reject further funding. It featured:

NORMAN J. ORNSTEIN, Resident Scholar, American Enterprise Institute; Robin Prunty, Managing Director and Head of Analytics and Research, S&P Global Ratings—U.S. Public Finance;

RICHARD A. RAVITCH, former New York State Lieutenant Governor; and

FRANK H. SHAFROTH, Director, Center for State and Local Government Leadership, Schar School of Policy and Government, George Mason University.

[Watch a video of the event on the Penn IUR website.](#)





### **COVID-19, Unemployment, and State and Local Fiscal Consequences**

*June 25*

This briefing focused on the COVID-19 pandemic's impact on unemployment, the deterioration of the finances and credit outlooks of states and localities, and the role of further federal assistance and loans to governments, companies, and individuals. This special briefing featured presentations by:

TIMOTHY J. BARTIK, Senior Economist, Upjohn Institute for Employment Research;

MARCIA VAN WAGNER, Vice President–Senior Credit Officer, Public Finance Group, States Team, Moody's Investor Service; and

MATT FABIAN, Partner, Municipal Market Analytics.

[Watch a video of the event on the Penn IUR website.](#)

### **How Cities and Counties are Coping with COVID-19's Fiscal Shock**

*July 16*

The final event in the 12-part series focused on the strategies that U.S. cities and counties are employing as they begin fiscal year 2021 amid the fiscal shock resulting from the COVID-19 pandemic. Estimated budgetary shortfalls of as much as \$1 trillion—at least a third of that among municipalities—have already led to more than 1 million state and local layoffs or furloughs. The expert panel examined the steps that public officials are deploying for the recession and eventual recovery as well as their need for further federal aid. This special briefing featured presentations by:

ELIZABETH KELLAR, Senior Fellow, Center for State and Local Government Excellence and Director of Public Policy, International City/County Management Association;

CHUCK REED, Former Mayor, San Jose, California and Special Counsel, Hopkins & Carley; and

NATALIE COHEN, President and Founder, National Municipal Research.

[Watch a video of the event on the Penn IUR website.](#)



“If state and local governments decide to deal with this budget problem by cutting spending, the resulting spending cuts will have sufficient multiplier effects on other sectors of the national economy that the 2021 GDP in the U.S. will be reduced by over 3 percent, compared to what it otherwise would be.”

—TIMOTHY J. BARTIK, AT THE EVENT “SPECIAL BRIEFING: COVID-19, UNEMPLOYMENT, AND STATE AND LOCAL FISCAL CONSEQUENCES”





# Public Programs

Penn IUR engaged scholars, practitioners, faculty, students, and the general public through a diverse array of lectures, seminars, and panel discussions throughout the year. These programs highlighted key topics in urban research and best practices of relevance to Philadelphia, the nation, and the global community. This year, Penn IUR held 17 events investigating a diversity of topics ranging from green and resilient infrastructure financing, to smart city solutions, to community investment in support of shared prosperity. Starting in mid-March, all of Penn IUR's events became virtual, which greatly expanded its ability to reach a broad audience; all events are archived on the Penn IUR website under the tag "Livestream."

## Penn IUR Public Interest Series

October 2, 2019

PENN IUR PUBLIC INTEREST EVENT

### Cities and the Intergovernmental Panel on Climate Change

SPEAKERS:

**Seth Schultz**, CEO, Urban Breakthrough

**Mauricio Rodas**, Visiting Scholar at Penn IUR, Kleinman Center for Energy Policy, and Perry World House; Former Mayor, Quito, Ecuador

**Koko Warner**, Manager, Impacts, Vulnerability, and Risks, United Nations Framework Convention on Climate Change (UNFCCC)

CO-SPONSOR:

Perry World House

October 15, 2019

PENN IUR BOOK TALK

### George Galster: Making Our Neighborhoods, Making Our Selves

SPEAKERS:

**George C. Galster**, Clarence Hillbery Professor of Urban Affairs and Distinguished Professor Emeritus, Department of Urban Studies and Planning, Wayne State University

**Susan Wachter**, Co-Director, Penn IUR and Albert Sussman Professor of Real Estate, Professor of Finance, The Wharton School

**Vincent Reina**, Assistant Professor, Department of City and Regional Planning, Weitzman School of Design

October 18, 2019

PENN IUR PUBLIC INTEREST EVENT

### Richard Florida: From the Creative Class to the New Urban Crisis

SPEAKER:

**Richard Florida**, University Professor and Director of Cities, Martin Prosperity Institute, University of Toronto; Inaugural Philadelphia Fellow, Lindy Institute for Urban Innovation, Drexel University; and Founder, Creative Class Group

CO-SPONSOR:

Weitzman School of Design

October 23, 2019

PENN IUR PUBLIC INTEREST EVENT

### Richard Weller: Hotspot Cities

SPEAKER:

**Richard Weller**, Meyerson Chair of Urbanism, Professor and Chair of Landscape Architecture, and Co-Executive Director, The Ian L. McHarg Center for Urbanism and Ecology



## SPOTLIGHT

*Financing Resilient Cities at COP25*

In December 2019, Penn IUR joined a university-wide delegation to COP25, the 25th United Nations Framework Convention on Climate Change (UNFCCC) Conference of the Parties held in Madrid, Spain. The eight-member delegation, led by the Kleinman Center for Energy Policy (KCEP), included representatives from KCEP, Penn IUR, Perry World House (PWH), Penn Law, and the Weitzman School. The UNFCCC granted Penn's delegates COP25 observer status, which provided them with access to the majority of conference sessions. "It was encouraging to swim in a sea of people who are dedicating their livelihoods to addressing climate change," said Amy Montgomery, Penn IUR Managing Director. "But the presentations, conversations, and negotiations demonstrated the mind-boggling distance we have to go if we are going to address the enormity of the climate crisis."

On December 10, 2019, the delegation hosted a panel discussion with mayors, policymakers, and leading scholars from around the world on how cities can plan and pay for infrastructure that strengthens cities threatened by climate change. Participants pointed to ways of leveraging the unique strengths cities have in the fight against climate change: from adopting climate action plans, to building green infrastructure, to transitioning to cleaner energy and greener

economies. They also noted that in order to fully implement these goals, local governments will need new financial tools to secure funding for the construction of climate-resilient infrastructure.

The panel, a UNFCCC Nairobi Work Programme (NWP) dialogue, was organized in collaboration with KCEP, ICLEI (Local Governments for Sustainability), and the Global Covenant of Mayors for Climate and Energy. Panelists included Amanda Eichel, Global Covenant of Mayors for Climate and Energy; Stephen Hammer, Climate Change Group, World Bank; Mark Alan Hughes, KCEP; Mauricio Rodas, former Mayor of Quito, Ecuador and Visiting Scholar at Penn IUR, KCEP, and PWH; Ashok-Alexander Sridharan, Mayor of Bonn, Germany; Maryke van Staden, ICLEI Low Carbon City Agenda; and Koko Warner, UNFCCC.

As another component of their efforts at COP25, Penn IUR, PWH, and KCEP jointly launched the City Climate-Resilient Infrastructure Financing Initiative ([C2IFI](#)), an effort to connect cities to new financing mechanisms (see [page 23](#) for more on C2IFI). C2IFI is a growing partnership between Penn and key actors like C40, The Chicago Council on Global Affairs, Cities Climate Finance Leadership Alliance (CCFLA), United Cities and Local Governments (UCLG), Urban Climate Change Research Network (UCCRN), and the World Economic Forum.



## SPOTLIGHT

### *Building a Hyperconnected City, Year of Data Event*

On January 30, 2020, Penn IUR and Econsult, Inc. (ESI) held a symposium entitled “Building a Hyperconnected City” that explored how cities can generate economic, social, and environmental benefits by building on present-day smart city technologies. The participating speakers explored how cities can forge linkages among key elements of their urban landscape (such as from transportation to public health and security, and from government to business and residents) using smart-city technology to become “hyperconnected” hubs. Former Maryland Governor and Baltimore Mayor Martin O’Malley gave the keynote presentation, while Penn IUR Fellow Richard Voith, President, ESI, and Dan Miles, Chief Economist, ESI, presented findings from a year-long global assessment of smart city solutions. This event, which was part of Penn’s “Year of Data,” centered around the first year of an ongoing, multi-year study of smart cities by ESI for which Penn IUR is a research partner.

In his talk, “The Hyperconnected City and a New Way of Governing,” O’Malley related his experience using data in governance, pointing out that such techniques require not just new technology but also a new, more collaborative and transparent style of leadership. He noted that making data-driven decisions and increasing transparency improves both the effectiveness of government and public trust in government. In the information age, he said, an effective leader’s role is “to focus and convene a collaborative circle”—not to govern from the top of a hierarchy.

Following O’Malley’s talk, Miles described the study and its [findings](#). Based on a survey of 100 cities from around the world, the study sought to answer the questions: How are leading cities using data and technology to transform their urban ecosystems? Where are they getting the greatest return on investment (ROI)? ESI economists found that surveyed cities reaped a 3 to 4 percent ROI on smart city initiatives, with ROI among the most hyperconnected cities two to three times that of cities just beginning their smart city investments. Noting that the biggest roadblocks to adopting technological approaches to city issues were the interrelated challenges of gaining citizen support and managing cybersecurity, he outlined a roadmap for capitalizing on hyperconnection. Miles then emphasized the necessities of making the financial, social, and environmental case for hyperconnection and of communicating with citizens to build trust.

The event concluded with a panel discussion among William Bayer, Vice President Smart World Team, NTT Data; Governor O’Malley; Piyush Pandey, Managing Director, Cyber Risk Services, Deloitte; and Joseph Viscuso, Senior Vice President and Director of Strategic Growth, Pennoni. The panelists offered specific examples of how cities have overcome obstacles, built on small successes, addressed the concerns of citizens and public servants, and institutionalized practices. The findings from the ongoing study are expected in 2021.

October 25, 2019

PENN IUR CO-SPONSORED EVENT

**Environmental Justice and Health Disparities in the U.S.: Current Issues and Emerging Ideas in Academic Research 25 Years after Executive Order 12898**

HIGHLIGHTED SPEAKERS:

**Michael Weisberg**, Professor and Chair, Department of Philosophy and Co-Director, Penn Laboratory for Understanding Science

**Regina Austin**, William A. Schnader Professor of Law and Director, Penn Program on Documentaries and the Law

**Daniel Aldana Cohen**, Assistant Professor of Sociology, University of Pennsylvania

HOST:

Department of Earth & Environmental Science

November 15, 2019

PENN COMMUNITY EVENT

**#MusaMasterClass Featuring Tyler Morgan-Wall: 3D Mapping and Dataviz in R**

SPEAKER:

**Tyler Morgan-Wall**, author of the Rayshader package

CO-SPONSOR:

Penn MUSA Program

December 9, 2019

PENN IUR CO-SPONSORED EVENT

**Penn at COP25: Is Climate Financing for Cities Going Mainstream?**

HIGHLIGHTED SPEAKERS:

**Amanda Eichel**, Global Covenant of Mayors for Climate and Energy

**Mauricio Rodas**, Visiting Scholar at Penn IUR, Kleinman Center for Energy Policy, and Perry World House; Former Mayor, Quito, Ecuador

**Ashok-Alexander Sridharan**, Mayor of Bonn, Germany

CO-SPONSORS:

Perry World House and Kleinman Center for Energy Policy

January 13, 2020

PENN IUR CO-SPONSORED EVENT

**REACT@Penn 2020: Global Pathways to Enable Innovative Materials Solutions for Urban Challenges**

HIGHLIGHTED SPEAKERS:

**Kyung-Hwan Kim**, Professor, School of Economics, Sogang University

**Francine Papillon**, Commissariat à l'énergie atomique, Grenoble Institute for Advanced New Technologies

**Anne Fadullon**, Director of Planning and Development, City of Philadelphia

HOST:

Penn Engineering

CO-SPONSORS:

Penn Global, Penn School of Arts & Sciences, Kleinman Center for Energy Policy, and The Water Center at Penn



## SPOTLIGHT

## Second Annual Jeremy Nowak Memorial Lecture:

### *Can the New Localism Advance Shared Prosperity?*

On January 31, 2020 Penn IUR and the Reinvestment Fund hosted the second annual Jeremy Nowak Memorial Lecture, entitled “Can the New Localism Advance Shared Prosperity?” The event was convened to explore the legacy of “the new localism,” a framework for community investment that integrates public, private, and nonprofit expertise to create shared urban prosperity pioneered by the late Jeremy Nowak, Founder, Reinvestment Fund. Speakers Anne Fadullon, Director, Department of Planning and Development, City of Philadelphia; Bruce Katz, Co-Founder and Director, Nowak Metro Finance Lab; Brian Murray, Co-Founder and Principal, Shift Capital; and Rob Stephany, Director, Community and Economic Development, Heinz Endowments, discussed how the new localism can be used to create a more equitable urban society. Ira Goldstein, President of Policy Solutions, Reinvestment Fund, moderated.

Penn IUR Co-Director Susan Wachter and Donald Hinkle-Brown, CEO, Reinvestment Fund, began by welcoming participants and noting the purpose of the series: to continue the deep, challenging public conversations for which Nowak was known. Goldstein quoted Nowak as saying that “good policy is policy with an R&D cycle built into it”; he described the event as the R&D cycle for the policies that Nowak championed, and introduced the panelists.

Katz reviewed the 2017 book *The New Localism: How Cities Can Thrive in the Age of Populism*, which he co-authored with Nowak. “This is a book about reimagining power in the 21st century,” he said, explaining that bottom-up, multi-sector, and interdisciplinary solutions are the hallmark of 21st-century urban change/problem solving. Cities and metropolitan areas—which he defined as local networks of public, private, civic, environmental, labor, and other groups—are well-situated to address the complex, dramatic, multi-focal challenges of the 21st century: issues such as

climate change, income inequality, and the future of work. In this new interconnected world, solutions need to come from new norms and models that emerge from local networks—not from top-down, compartmentalized, technocratic rules and regulations, which he described as the hallmark of 20th-century problem solving.

In the presentations and discussion that followed, speakers offered examples of the opportunities and challenges of this approach. Fadullon said that cities like Philadelphia need to find ways to support local activities rather than trying to step in and do all the work. She emphasized, too, the imperative of listening to the people—particularly African Americans and other persons of color—who know the concerns of their communities, and of supporting local knowledge and action rather than trying to direct it.

Murray, whose place-based impact real estate group specializes in a whole-neighborhood approach to development—spoke about the need to bring community into wealth building. He argued that low-income neighborhoods are not lacking in capital—but that capital is parasitic, and members of those communities lack access to it. “By the time a community sees change, their opportunity to build wealth is already gone,” he said. He emphasized the need to connect capital to entrepreneurs and investors in disadvantaged neighborhoods.

Stephany argued that the failure to do this in the past is tied to the failure to have African Americans at the decision-making table. “Black power might be the missing ingredient” in a number of well-intended technical solutions, he said.

The Jeremy Nowak Memorial Lecture series aims to highlight Nowak’s enduring work to integrate public, private, and nonprofit expertise to achieve collective urban prosperity. [A video of this year’s lecture](#) and [a recap of last year’s lecture](#) can be found on the Penn IUR website.

January 30, 2020

PENN IUR THEME YEAR EVENT

### Building a Hyperconnected City

SPEAKERS:

**Richard Voith**, President and Principal, ESI

**Ana Moreno**, Secretariat Coordinator,  
Habitat III

**Martin O'Malley**, Former Mayor of  
the City of Baltimore and Former  
Governor of Maryland

HOST:

Econsult Solutions, Inc.

January 31, 2020

PENN IUR PUBLIC INTEREST EVENT

### Second Annual Jeremy Nowak Memorial Lecture: Can the New Localism Advance Shared Prosperity?

SPEAKERS:

**Anne Fadullon**, Director of Planning and  
Development, City of Philadelphia

**Ira Goldstein**, President, Policy Solutions,  
Reinvestment Fund

**Bruce Katz**, Co-Founder and Inaugural  
Director, Nowak Metro Finance Lab

CO-SPONSOR:

The Reinvestment Fund

February 8–13, 2020

PENN IUR CO-SPONSORED EVENT

### Penn at World Urban Forum 10 (WUF10)

HIGHLIGHTED SPEAKERS:

**Mark Alan Hughes**, Faculty Director,  
Kleinman Center for Energy Policy

**James Mensah**, Penn IUR Fellow and  
Lecturer, University of Ghana

**Mauricio Rodas**, Visiting Scholar at  
Penn IUR, Kleinman Center for Energy  
Policy, and Perry World House; Former  
Mayor, Quito, Ecuador

CO-SPONSORS:

Kleinman Center for Energy Policy and  
Perry World House

February 20, 2020

PENN IUR BOOK TALK

### Shareholder Cities

SPEAKERS:

**Sai Balakrishnan**, Assistant Professor of  
Urban Planning, Harvard University

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

March 5, 2020

PENN IUR PUBLIC INTEREST EVENT

### Community Wealth Building: An Equality Agenda

SPEAKER:

**Marc Morial**, President, National  
Urban League

April 13, 2020

PENN IUR PUBLIC INTEREST EVENT

**COVID-19: Global Economic Body Blow**

SPEAKERS:

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

**Ari Shalam**, Managing Director, RWN Real Estate Partners LLC

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

May 13, 2020

PENN COMMUNITY EVENT

**MUSA Practicum 2020**

SPEAKERS:

**Ken Steif**, Director, Penn MUSA Program

**Matthew D. Harris**, Adjunct Professor, Penn MUSA Program, Weitzman School of Design

**Michael Fichman**, Lecturer, Weitzman School of Design

CO-SPONSOR:

Penn MUSA Program

May 29, 2020

PENN IUR CO-SPONSORED EVENT

**Wharton Future of Cities Conference: Reviving Our Cities**

SPEAKERS:

**Richard Florida**, University Professor and Director of Cities, Martin Prosperity Institute, University of Toronto; Inaugural Philadelphia Fellow, Lindy Institute for Urban Innovation, Drexel University; and Founder, Creative Class Group

**Sam Khater**, Vice President, Chief Economist, and Head, Economic and Housing Research Department, Freddie Mac

**Dr. Judith Rodin**, President Emerita, University of Pennsylvania, and Former President, Rockefeller Foundation

HOST:

Wharton Future Mobility Club, Wharton Real Estate Club, Wharton Energy Club

CO-SPONSORS:

Mack Institute for Innovation Management, University of Pennsylvania





## SPOTLIGHT

### *Marc Morial on Community Wealth Building*

On March 5, 2020, Penn IUR hosted Marc Morial, President and CEO, National Urban League, for a special lecture on community wealth building in minority communities. A Penn graduate (C'80) and member of the Penn IUR Advisory Board, Morial served as a Louisiana State Senator from 1992 to 1994; Mayor of New Orleans from 1994 to 2002, during which time he oversaw reductions in crime rates and reinvestment in historic neighborhoods; and President of the U.S. Conference of Mayors from 2001 to 2002. In his lecture, held at the Kleinman Forum, Morial outlined the historical role of government and public policy in creating the racial wealth gap and the necessity of using public policy in the present day to rectify this inequality.

Morial described how wealth and income inequality have continued to grow even as the country's overall economy has expanded; this reality, he noted, betrays the idea that a rising tide lifts all boats. Arguing for a deeper, historical understanding of how and why inequality has grown even as the economy has expanded, he outlined some of the major public policies that have created the American middle class. These include: the revocation, by President Andrew Jackson, of General Tecumseh Sherman's post-Civil War promise to freed slaves of "forty acres and a mule"; the late-19th-century establishment of land grant colleges and universities that provided free agricultural and industrial education, which overwhelmingly benefited white Americans; the creation in the 1930s of federally guaranteed home mortgages and the exclusion, through the policy of redlining, of minority communities from these programs' benefits; and the establishment after WWII of the GI Bill, meant to provide returning veterans with educational funds, which resulted in far more support for white veterans than for African American veterans. "These things, together, created the modern middle class in America," he said. "But African Americans were, for the most part, left out."

Morial called for addressing inequity with intentionality and inclusivity, offering the National Urban League's Main Street Marshall Plan as a model. Proposed in the aftermath of the Great Recession, the plan called for federal investments of about \$2 trillion over ten years into infrastructure (defined broadly to include transportation systems, schools, libraries, water systems, community centers, health facilities, and more); additionally, it called for training construction workers and for awarding 25 percent of ensuing contracts to women- and minority-owned businesses.

Morial also described the country's housing situation as "absolutely distressing." Noting that rents are rising much faster than income, and that overall rates of homeownership are falling, he added that the homeownership rate among African Americans has fallen to a level not seen since 1968, the year President Lyndon Johnson signed the Fair Housing Act (FHA) to ban discrimination in housing. Referring to contemporary politicians, Morial said "the silence on a national housing plan is deafening."

Morial explained that public policy can and must play a role in turning the corner on these issues. Thanks in part to President Johnson's War on Poverty, the poverty rate of all Americans was cut in half between 1963 and 1976. He noted the effectiveness of these expansive public programs and policies in building modern middle-class American wealth and called for similar intentional investment in communities of color today. "Public policy played a role in creating what we have today," said Morial. "Therefore public policy has to be one of the important drivers moving us into a new direction."

[A video of the event can be found on the Penn IUR website](#) .

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*June 24, 2020*

PENN IUR CO-SPONSORED EVENT

### **COVID-19: The Intersection of Design and Health During and Post a Pandemic**

**SPEAKERS:**

**David Barnes**, Associate Professor,  
Department of History and Sociology  
of Science, Penn School of Arts  
& Sciences

**Deepa Mankika**, Public Health  
Project Manager, National Nurse-led  
Care Consortium

**Diana Lind**, Executive Director,  
Arts+Business Council for  
Greater Philadelphia

**HOST:**

FitCityPHL

## SPOTLIGHT

*COVID-19: Global Economic Body Blow*

On April 13, 2020 Mark Zandi, Chief Economist, Moody's Analytics, gave a presentation on the economic impact of the COVID-19 pandemic, the most likely scenario for urban areas and real estate markets, and risks to the global economy. The presentation ended with student questions and discussion.

Describing the pandemic as both a supply and demand shock, Zandi detailed the impact of shutdown measures on business activities, many of which rely on labor that can't be performed remotely. He discussed the effect reduced business activities have on unemployment insurance claims, likening the pandemic to a natural disaster on an unprecedented scale. Zandi noted that the widespread loss of income (due to furloughs and unemployment) would damage business prospects in the near and longer term. Based on current Moody's projections, he said, the unemployment rate would not likely return to its pre-pandemic level before 2024. Zandi noted that—in contrast to early unemployment figures—housing prices were not likely to be significantly impacted due to preexisting housing stock shortages, mortgage forbearance measures adopted as part of the CARES Act, and historically low interest rates. He noted, as well, that the quality of housing loans currently outstanding are significantly different than those going into the 2007 subprime mortgage crisis. Zandi concluded by discussing potential scenarios for the global economy based on factors including vaccine development, monetary policy, fiscal policy, and sovereign debt trends. He said that the U.S. economy faces an additional risk in the form of municipal debt, which is likely to increase as local governments lose revenue due to the pandemic.

Watch a video of the event on the Penn IUR website [\[link\]](#).

“We’re going to be in a period of very high unemployment—  
high single-digit unemployment—for much of the second half  
of 2020 through most of 2021. We don’t get back to full employment,  
which is a 4.5 percent unemployment rate, until 2024.”

—MARK ZANDI, AT THE EVENT “GLOBAL ECONOMIC BODY BLOW”



# Instructional Support

Penn IUR provides opportunities for undergraduate and graduate students at all levels of study pursuing urban scholarship. Additionally, in 2019–20, Penn IUR fostered cross-disciplinary collaboration among both students and faculty through its administration of Penn’s Humanities, Urbanism, and Design (H+U+D) Initiative.

Despite the coronavirus pandemic and consequent university shutdown in the middle of the spring semester, Penn IUR was able to maintain its support of undergraduate and graduate students through the academic year. By shifting to digital convenings and publications, Penn IUR continued to provide instructional activities so that urban scholars at all stages could continue to benefit from—and contribute to—urban scholarship at Penn.

## Penn IUR Undergraduate Support

Penn IUR engages with urban-focused undergraduate students through the Undergraduate Urban Research Colloquium (UURC) and the Fellows in Urban Leadership Program. These programs provide students with opportunities to form connections with mentors in academia and practice.

### Undergraduate Urban Research Colloquium

Each spring semester, Penn IUR sponsors the Undergraduate Urban Research Colloquium (UURC), an advanced research seminar for undergraduate scholars with an interest in urban-focused research. The program pairs students with a faculty mentor with expertise in their areas of interest. Students and faculty teams come from academic departments throughout the University, with students receiving credits through the Weitzman School of Design's City and Regional Planning Department or the School of Arts & Sciences' Urban Studies Program.

Penn IUR sponsored the 16th annual UURC in Spring 2020; as with instruction campus-wide, UURC activities shifted online in mid-March. Over the course of the semester, students learned about existing research resources at Penn; how to design a research project; and about methods of collecting, analyzing, and presenting both quantitative and qualitative data. Each session, faculty from different schools visited the class—in-person early in the semester, virtually later in the semester—to introduce students to a variety of ways that urban-centered research can be pursued. At the end of the semester, students presented their semester-long research projects; [their presentations](#) can be found on the Penn IUR website.

The six student–faculty teams and their topics of study this year were:

#### Who Has Access to Philadelphia's Senior Centers?

**STUDENT:**

ANNA DUAN  
(SAS)

**MENTOR:**

ALEX LI  
(Design PhD Candidate)

#### Gender and the Financialization of the Criminal Justice System

**STUDENT:**

AVA ESQUIER  
(SAS)

**MENTOR:**

LISA SERVON  
(Design)

#### Assessing Equity in Disaster Risk Management in Kansas City and Miami

**STUDENT:**

TRAE JORDAN  
(Wharton)

**MENTOR:**

SAMUEL GELDIN  
(Design PhD Candidate)

#### Perceptions of Public Green Stormwater Infrastructure

**STUDENT:**

GEORGIA RAY  
(SAS)

**MENTOR:**

CHAERI KIM  
(Design PhD Candidate)

#### When All Is Experimental: Marshaling Ethics Aesthetics Through Autonomy Formulations in Urban U.S. Emergency Medicine Research

**STUDENT:**

SAMANTHA STEIN  
(SAS)

**MENTOR:**

JUSTIN CLAPP  
(Perelman School of Medicine)

#### West Philadelphia Neighborhood Community Study

**STUDENT:**

MARGARET TEBBE  
(SAS)

**MENTORS:**

AKIRA DRAKE RODRIGUEZ  
(Design)  
and MOLLY McGLONE  
(SAS)



### Fellows in Urban Leadership

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 program provides students with a unique opportunity to understand cities, what it takes to run them, and how to be active contributors to their communities in whatever careers they pursue.

The second cohort of the Penn IUR Fellows in Urban Leadership program attended monthly meetings from September 2019 to May 2020. Fellows began Fall 2019 with an orientation session led by the Penn IUR co-directors and members of the Penn IUR Advisory Board. In Fall 2019, guests included urbanist Richard Florida, former Philadelphia Fellow and author of *The Rise of the Creative Class*, who spoke on his recent study of Philadelphia; former Mayor of Philadelphia Michael Nutter, who talked with students about

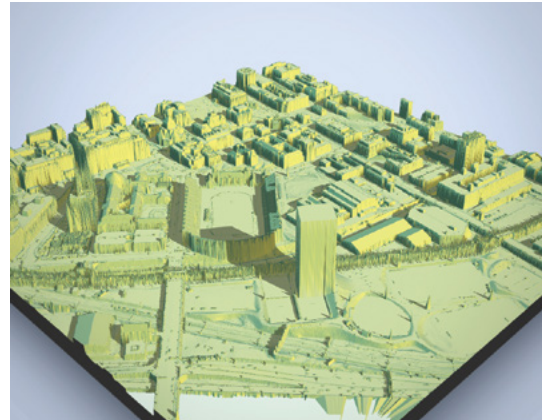
his experiences as Mayor; former CEO of Philadelphia Water and Director of the Water Center at Penn Howard Neukrug, who spoke on infrastructure; and Deputy Director of Philadelphia's Health and Human Services Eva Gladstein, who discussed the intersection of health and geography. The Spring 2020 semester included a lunchtime discussion about urban space and architecture with Inga Saffron, architectural critic for the *Philadelphia Inquirer*, and an online discussion of emergency management and leadership with former Governor of Maryland Martin O'Malley. In June, Penn IUR's Advisory Committee selected the 2020–21 Fellows cohort.

The program is open to rising juniors and seniors; outstanding rising sophomores may also apply.

## Master of Urban Spatial Analytics (MUSA)

Penn's Master of Urban Spatial Analytics (MUSA) is a one-year graduate program that teaches students how to use spatial analysis and data science to address pressing issues in urban policy and planning. Penn IUR contributes to the MUSA program through convening its advisory board and hosting events that connect students to experts who are applying these methods to a variety of real-world problems.

In order to complete the degree, students must complete a capstone project that applies spatial analysis to an urban content area. Examples of research projects students completed in Spring 2020 include: scooter equity and demand analysis in several American cities; optimizing social worker assignments in Guilford County, North Carolina; and predicting bus ridership in Austin, Texas.



### SPOTLIGHT

## MUSA Master Class on Rayshader Package

On November 15, 2020, Tyler Morgan-Wall, SAS'09, led a workshop on the rayshader package, an open-source mapping tool he authored to create 2D and 3D data visualizations in the programming language R. Penn IUR co-sponsored the event, which was part of the MUSA Master Class series that brings together data scientists worldwide to learn from expert practitioners in data analytics.

Participants joined the workshop at the Weitzman School of Design and through a live webcast. After a brief introduction by MUSA Director Ken Steif, Morgan-Wall explained that rayshader gives users a high degree of control and flexibility in map design, allowing them to create graphics directly from elevation data. Morgan-Wall said the tool improves data scientists' ability to create realistic hill-shaded elevations, which are critical to a map's legibility and power to communicate.

Emphasizing the value of compelling graphics, Morgan-Wall pointed out that simply convincing experts is not sufficient for realizing public policy goals: the public also needs to understand the data and, for that, clear and cogent visualizations are essential. "Science and policy analysis that engages the public," he said, "is infinitely more valuable than science and policy analysis that only engages people in your field."

After reviewing the fundamentals of 3D mapping in rayshader, Morgan-Wall explained how to generate hill shading, demonstrating the use of variables such as time of day, time of year, and geographic context. He then walked participants through examples of data visualizations.

Following his talk and demonstration, Morgan-Wall encouraged participants to replicate his analyses using open-source data he posted on GitHub, an online repository of code that facilitates collaborative software development. Participants' work can be seen on social media using the hashtag #MUSAMasterClass. [A video of the event can be found on the Penn IUR website](#).



## Penn IUR Urban Doctoral Activities

Penn IUR fosters the work of urban-focused, doctoral-level researchers by creating opportunities for students to share their research and to make connections with other urban scholars across disciplines. In addition to taking part in Penn IUR doctoral events and the Penn IUR Affiliated Doctoral Student network, a number of doctoral students go on to become part of Penn IUR's Emerging Scholars network (see [page 101](#) for more on Penn IUR Emerging Scholars).

Unable to hold the Penn Urban Doctoral Symposium typically scheduled for the end of the spring semester, the Institute celebrated the achievements and research contributions of graduating doctoral students whose dissertations are on urban-related topics in the May issue of *Urban Link* (see [page 38](#) for more on *Urban Link*). Contributors, who came from a wide range of disciplines including applied economics, city and regional planning, criminology, nursing, and more, shared the key findings from their dissertations and identified novel policy recommendations for the urban community.

Graduates included:



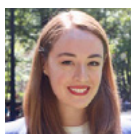
**The Contribution of Neighborhood Characteristics to Psychological Outcomes After Serious Injury in a Cohort of Black Men**  
MARTA BRUCE



**Planning and the Politics of Informal Urbanization**  
CHANDAN DEUSKAR



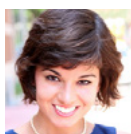
**A Philadelphia Rideshare Story: An Investigation of Rideshare's Impact on Transit**  
XIAOXIA DONG



**Your Uber has Arrived: Ridesharing and the Redistribution of Economic Activity**  
CAITLIN GORBACK



**Brothers in Grief: The Stages of Grieving for a School and its Students Following Three Shooting Deaths of Black Teenage Boys**  
NORA GROSS



**Changes Within the Urban Environment and Their Effect on Crime and the Criminal Justice System**  
RUTH MOYER



**Commuting and Innovation: Are Closer Inventors More Productive?**  
HONGYU XIAO

## *Penn's Humanities, Urbanism, and Design (H+U+D) Initiative*

The Penn Humanities, Urbanism, and Design (H+U+D) Initiative, funded by the Andrew Mellon Foundation, continued to bridge the divide between the humanities and design disciplines in the study of cities. For the seventh year, Penn IUR provided administrative and programmatic support for the initiative.

Penn IUR Co-Director Eugénie Birch and Penn IUR Faculty Fellow David Brownlee, Frances Shapiro-Weitzenhoffer Professor, History of Art, Penn School of Arts & Sciences, have co-directed the initiative since its inception. Alisa Chiles, a PhD candidate in the History of Art, manages the project.

A signature component of the initiative is the H+U+D colloquium, a group of 15 scholars from both design and humanities disciplines across the university who meet bi-weekly to share research, foster collaboration, and build relationships.

Colloquium members in 2019–20 included:

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### **DANIEL BARBER**

Associate Professor and Chair, Architecture, Weitzman School of Design

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### **RITA BARNARD**

Professor, English, School of Arts & Sciences

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### **DAVID BARNES**

Associate Professor, History and Sociology of Science, School of Arts & Sciences

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### **MIA BAY**

Roy F. and Jeanette P. Nichols Professor of American History, School of Arts & Sciences

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### **HERMAN BEAVERS**

Professor, English and Africana Studies, School of Arts and Sciences

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### **DAVID HARTT**

Assistant Professor, Fine Arts, Weitzman School of Design

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### **SOPHIE HOCHHÄUSL**

Assistant Professor, Architecture, Weitzman School of Design

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### **ZHONGJIE LIN**

Associate Professor, City and Regional Planning, Weitzman School of Design

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### **MICHELLE LOPEZ**

Assistant Professor, Fine Arts, Weitzman School of Design

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### **KEN LUM**

Professor and Chair, Fine Arts, Weitzman School of Design

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### **JENNIFER PONCE de LÉON**

Assistant Professor, English, School of Arts and Sciences

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### **VINCENT REINA**

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

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### **SIMON RICHTER**

Professor, Germanic Languages and Literatures, School of Arts and Sciences

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### **FRANCA TRUBIANO**

Associate Professor, Architecture, Weitzman School of Design Research

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### **MANTHA ZARMAKOUPI**

Assistant Professor, History of Art, School of Arts and Sciences

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LEFT: photo by A. Ricketts for Visit Philadelphia®.

Another signature element of the initiative is its support of cross-disciplinary education: H+U+D sponsors courses, awards research funding, and underwrites fellowships and student colloquia. This year, the H+U+D Initiative launched the Andrew W. Mellon Doctoral Dissertation Fellowship. Two PhD candidates—German Pallares (Architecture, Weitzman School of Design) and Jason Chernesky (History and Sociology of Science, School of Arts & Sciences)—joined H+U+D for the year, attending and participating in the faculty colloquium.

Additionally, five undergraduates received Mellon Undergraduate Research Fellowships and participated in the newly created Mellon Undergraduate Research Colloquium, for which Birch and Simon Richter, Professor of Germanic Languages and Literatures, Penn School of Arts & Sciences, served as faculty mentors. Six graduate students also received research award funding for 2019–20. The graduate and undergraduate awardees presented their research at a H+U+D faculty colloquium in January 2020.

In Fall 2019, H+U+D sponsored three courses: a multi-disciplinary undergraduate course on the European and American city in the 18th, 19th, and early 20th centuries that emphasized the history

of architecture and urban design; a graduate seminar on modern architectural theory as it relates to urbanism; and an undergraduate city seminar examining historical and modern-day Chinatowns. In Spring 2020, H+U+D sponsored undergraduate city seminars on the making of modern Paris and on Philadelphia's jazz community, taught in partnership with the African American Museum of Philadelphia. Although a planned field trip to Paris had to be canceled due to the coronavirus pandemic, the Spring 2020 H+U+D-sponsored courses continued virtually for the last two months of the semester.

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



# Penn IUR People

Penn IUR's academic and professional networks

promote exploration of urban issues across disciplines

and sectors while its advisory boards 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.**

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### FRANCESCA RUSSELLO AMMON

Associate Professor, Department of City and Regional Planning,  
Department of Historic Preservation, Weitzman School of Design

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### DANIEL BARBER

Associate Professor and Chair of Graduate Group, Department of  
Architecture, Weitzman School of Design

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### DAVID BARNES

Associate Professor, Department of History and Sociology of  
Science, School of Arts & Sciences

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### JONATHAN BARNETT

Emeritus Professor of Practice, Department of City and Regional  
Planning, Weitzman School of Design

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### JERE BEHRMAN

William R. Keenan, Jr. Professor of Economics, Department of  
Economics, School of Arts & Sciences

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### MARY FRANCES BERRY

Geraldine R. Segal Professor of American Social Thought  
and Professor of History, Department of History, School of  
Arts & Sciences

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### EUGÉNIE BIRCH

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

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### \*DAVID BROWNLEE

Frances Shapiro-Weitzenhoffer Professor of 19th Century  
European Art, Department of History of Art, School of Arts  
& Sciences

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### WILLIAM BURKE-WHITE

Richard Perry Professor, Professor of Law, School of Law

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### \*CAROLYN CANNUSCIO

Associate Professor, Department of Family Medicine and  
Community Health, Perelman School of Medicine

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### CAMILLE ZUBRINSKY CHARLES

Professor of Sociology, Africana Studies, and Education; Walter  
H. and Leonore C. Annenberg Professor in the Social Sciences

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### RAM CNAAN

Professor; Program Director, Program for Religion and Social  
Policy Research; Faculty Director, Goldring Reentry Initiative,  
School of Social Policy & Practice

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### DANIEL ALDANA COHEN

Assistant Professor, Sociology, School of Arts & Sciences;  
Director, Socio-Spatial Climate Collaborative

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### \*DENNIS CULHANE

Professor and Dana and Andrew Stone Chair in Social Policy;  
Co-Principal Investigator, Actionable Intelligence for Social Policy,  
School of Social Policy & Practice

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### THOMAS DANIELS

Crossways Professor; Director, Land Use and Environmental  
Planning Concentration, Department of City and Regional  
Planning, Weitzman School of Design

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### \*JOHN DI IULIO, JR.

Frederic Fox Leadership Professor of Politics, Religion,  
and Civil Society, Department of Political Science, School of  
Arts & Sciences

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### SONJA DUMPELMANN

Associate Professor, Department of Landscape Architecture,  
Weitzman School of Design

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### GILLES DURANTON

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

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### FERNANDO FERREIRA

C.F. Koo Professor, Professor of Real Estate, Professor of  
Business Economics and Public Policy, Department of Real  
Estate, The Wharton School

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### KENNETH FOSTER

Professor of Bioengineering, Department of Bioengineering,  
School of Engineering and Applied Science

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### VIVIAN GADSDEN

William T. Carter Professor of Child Development and Education;  
Director, National Center on Fathers and Families; Associate Director,  
National Center on Adult Literacy, Graduate School of Education

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**RICHARD GELLES\*\***

Former Dean, School of Social Policy & Practice; Joanne and Raymond Welsh Chair of Child Welfare and Family Violence; Director for the Center for Research on Youth and Social Policy, Department of Child Welfare and Family Violence; Co-Director, Field Center for Children's Policy Practice and Research, School of Social Policy & Practice

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**EDWARD GEORGE**

Universal Furniture Professor, Department of Statistics, The Wharton School

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**KAREN GLANZ**

George A. Weiss University Professor, Perelman School of Medicine and School of Nursing; Director, UPenn Prevention Research Center

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**ANDREA GOULET**

Professor of Romance Languages, School of Arts & Sciences

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**DAVID GOUVERNEUR**

Associate Professor of Practice, Department of Landscape Architecture, Weitzman School of Design

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**DAVID GRAZIAN**

Associate Professor of Sociology and Communication; Faculty Director, Urban Studies Program, School of Arts & Sciences

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**PAM GROSSMAN**

Dean, Graduate School of Education; George and Diane Weiss Professor of Education, Graduate School of Education, University of Pennsylvania

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**ERICK GUERRA**

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**HARVEY RUBIN**

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**SASWATI SARKAR**

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Professor, Sol Price School of Public Policy; Director and Chair, Lusk Center for Real Estate; University of Southern California

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Edwin A. and Betty L. Bergman Distinguished Service Professor, Harris School of Public Policy; Director, Crime Lab, University of Chicago

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Helen Herrmann Chair and Professor, Growth and Structure of Cities Department, Bryn Mawr College

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**SUZANA PASTERNAK**

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**MARINA PETERSON**

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**STEPHEN ROSS**

Professor, Department of Economics, University of Connecticut

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**JESSE ROTHSTEIN**

Professor of Public Policy and Economics; Faculty Director, California Policy Lab, University of California–Berkeley

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**BRENT RYAN**

Associate Professor of Urban Design and Planning; Head, City Design and Development Group; Department of Urban Design and Planning, Massachusetts Institute of Technology

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**ANTHONY YEH**

Chair Professor, Department of Urban Planning and Design; Director, Geographic Information Systems Research Centre; University of Hong Kong

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## Penn IUR Emerging Scholars

Early-career researchers at various institutions conducting urban-focused scholarship.

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Assistant Professor, Bob Filley Endowed Chair, Department of Real Estate, University of Washington

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### CAMERON ANGLUM

Assistant Professor, School of Education, Saint Louis University

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### PETER BLAIR

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### SEUNG AH BYUN

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## *Penn IUR Fellows*

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**MARÍA ALICIA BECDACH**

Practitioner Architect and Urban Planning Consultant

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**ANGELA GLOVER BLACKWELL**

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**RAPHAEL BOSTIC**

President and CEO, Federal Reserve Bank of Atlanta

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Head, Governance Indicators Division, Organisation for Economic Co-operation and Development

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**MENGKE CHEN**

Director, Tencent

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**JAMES CLOAR**

Principal, Downtown Advisory Services

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**JOAN CLOS**

Former Executive Director and Secretary-General of Habitat III, United Nations Human Settlement Programme (UN-Habitat); former Mayor of Barcelona, Spain

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**STEVE COCHRANE**

Chief APAC Economist, Moody's Analytics

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Founder and President, Andrew Davidson and Co. Inc.

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Director, Resource Development, Foundation for Puerto Rico

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**JOHN PAUL FARMER**

Chief Technology Officer, City of New York

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**DAVID GEST**

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Deputy Executive Director, UN-Habitat

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Director of Economics, Economic and Strategic Research, Fannie Mae

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**PAUL LEVY**

President and CEO, Center City District

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Lecturer, Department of Public Administration and Health Services Management, University of Ghana Business School

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Former Mayor, City of Philadelphia; David N. Dinkins Professor of Professional Practice in Urban and Public Affairs, School of International and Public Affairs, Columbia University

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Founder and Director, Society for Promotion of Area Resource Centers (SPARC)

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**NEAL PEIRCE\*\***

Chairman, Citistates Group; Founder and Editor-in-Chief, *Citiscopes*

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Former Mayor, Bogotá, Colombia

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Professor and Head of Urban and Regional Planning, University of Illinois at Urbana Champaign; Nonresident Fellow, Urban Institute

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Founder and President, The Mega-Cities Project

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Director, Volcker Alliance; Former Lieutenant Governor, New York State

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**MICHAEL REPLOGLE**

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Assistant Vice President, Office of the Executive Vice President, University of Pennsylvania

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**JOSEPH SU**

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**DAVID THORNBURGH**

President and CEO, Committee of Seventy

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Executive Vice President and Senior Advisor to the President, Federal Reserve Bank of Dallas

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**SARAH ROSEN WARTELL**

President, Urban Institute

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**MARK ZANDI**

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\*\*See In Memoriam section on page 110.

## *Penn IUR Visiting Scholars*

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### **JUN CAO**

School of Architecture, Southeast University, China

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### **MAURICIO RODAS**

Visiting Scholar at Penn IUR, Kleinman Center for Energy Policy, and Perry World House; Former Mayor, Quito, Ecuador

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## *Penn IUR Affiliated Doctoral Students*

Doctoral candidates from across Penn's campus investigating urban issues.

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### **JANE ABELL**

Graduate Group in Anthropology, School of Arts & Sciences

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### **IRTEZA BINTE-FARID**

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### **MICHAEL BRINLEY**

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### **VERONICA BROWNSTONE**

Graduate Group in Hispanic and Portuguese Studies, School of Arts & Sciences

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### **ELIZABETH BYNUM**

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

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**BOQIAN XU**

Graduate Group in City and Regional Planning, Weitzman School of Design

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**RUI YU**

Graduate Group in Applied Economics, The Wharton School

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**PATRICIO ZAMBRANO-BARRAGÁN**

Graduate Group in City and Regional Planning, Weitzman School of Design

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**TALI ZIV**

Graduate Group in Anthropology, School of Arts & Sciences

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## *Penn IUR Consultative Boards*

Penn IUR is advised by internationally renowned urban experts. The Penn IUR Advisory Board is comprised of innovative practitioners in such fields as real estate, governance, arts and culture, urban planning, finance, communications, and philanthropy. The Penn IUR Executive Committee is composed of deans, faculty, and University administrators from across Penn's 12 schools.

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## In Memoriam: Richard Gelles

**A superb researcher, teacher, and administrator, Richard Gelles was an important figure at Penn and beyond.**

In these roles, he transformed social work practices treating family and child violence, received numerous awards for teaching and research, and redefined the Penn school that he headed, the School of Social Policy & Practice (SP2), emphasizing the synergies between theory and praxis. Sadly, after a valiant year-long battle with brain cancer, he died at home on June 26, 2020.

Trained as a sociologist, Richard rose from assistant to full professor at the University of Rhode Island. There he served as department chair, associate dean, and dean while conducting pioneering research on domestic violence and child welfare, paradigm-shifting work that led to important theoretical and legal changes in the field. For example, his *Book of David* (1996), which argued that the prevailing family preservation theories should be overridden in the face of parental abuse, would contribute to the landmark Adoption and Safe Families Act of 1997, that eased the adoption of endangered children placed in foster care.

In 1998, Richard accepted the Joanne T. and Raymond H. Welsh Chair of Child Welfare and Family Violence in Penn's School of Social Work. He headed the doctoral program and then rose to dean, a post he held from 2001. Under his leadership, the school adopted a new name, the School of Social Policy & Practice, which reflected an expanded mission and new degree programs. Upon his retirement as dean, he co-founded SP2's Field Center for Children's Policy, Practice, and Research, returning to his research. Over the span of his career, he authored or co-authored 26 books, numerous journal articles and chapters—garnering more than 35,000 citations—and was a frequent media commentator.

A Penn IUR Faculty Fellow, Richard offered helpful guidance at the Institute's inception. And, over the years, he worked with Penn IUR scholars on several projects, including recovery work in the Gulf Coast after Hurricane Katrina.

Obituaries from the *New York Times*, *Philadelphia Inquirer*, *Boston Globe*, *Washington Post*, and others document the many dimensions of Richard's life, which we at Penn IUR join with his sons and grandchildren to celebrate here.





## In Memoriam: Neal Peirce

**No one could write about cities and metropolitan areas better than Neal Peirce. He followed the urban beat for more than six decades, reporting with exquisite insights on the goings on—good and bad—in our local governments.**

His many accomplishments are reflected in the obituaries from the *New York Times*, *Washington Post*, *St. Louis Dispatch*, *Raleigh News & Observer*, *Charlotte Observer*, *Kinder Institute for Urban Research*, and others.

Sadly, Neal died in Washington, D.C., December 27, 2019, struck down by the same cancer that took John McCain and Ted Kennedy.

Neal was a giant in the field—a gentle one as befits a man born and raised in Chestnut Hill, Philadelphia, and educated at Princeton and Harvard. Perhaps his stint with the U.S. Army as a counter-intelligence officer added to his investigative acuity, but more likely it was his editorship of the *Daily Princetonian* that whet his appetite for his long career in journalism.

While over the years we had followed his writing, we did not know him personally until 2007 when he and his team covered the Global Urban Summit, a month-long urban convening sponsored by The Rockefeller Foundation in Bellagio. His assignment was to record the meetings—four weeks, two separate conferences per week, and more than 150 speakers. In this instance, we had been asked to organize a week-long session on research while Elliot Sclar (Columbia), Bruce Katz (Brookings), and Bob Yaro (Regional Plan Association) assembled the others. It was an exhausting and memorable event—anyone who was anyone in urbanism was there. Miraculously, Neal captured it all in *Century of the City, No Time to Lose* (The Rockefeller Foundation, 2008), co-authored with Curtis Johnson and Farley Peters. Following this meeting, he founded *Citiscopes*, an online newspaper with correspondents from around the world reporting on global urbanization processes. *Citiscopes* was the only periodical that detailed the dramatic leadup to the UN's approval of the Sustainable Development Goals (SDGs) in 2015. In 2017, the Thompson Reuters Foundation adopted it.

Since 2007, we shared a lot with Neal, especially the World Urban Forums in Rio, Naples, and Medellín, where he represented the best of urban journalism. He spoke at Penn several times and anchored a special session at Perry World House (PWH) in preparation for the UN Conference on Housing and Sustainable Urban Development (Habitat III) in 2016.

Neal Peirce made the urban world a better place for having contributed to his readers' understanding of its dynamism and possibilities. He viewed cities as offering solutions to global concerns much earlier than anyone else. And with his persuasive, clear voice he urged more action in cities to advance the march to all forms of sustainability—social, economic, and environmental. We will miss him but were honored to have shared some of his life.

At the World Urban Forum 10 in Abu Dhabi, in early February 2020, Neal was there in spirit at a special session: "Remembering Neal Peirce: The Pioneer of Urban Journalism." On February 29, 2020, Neal's family hosted a beautiful memorial service at St. Augustine's Episcopal Church, located near his home in the Anacostia neighborhood of Washington, D.C., where he and his wife had lived for decades.

## *Penn IUR Donors and Funders*

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# LOOKING AHEAD



## *RISE OF THE CITY IN ASIA*

Penn IUR will work with scholars from the University and in Asia to examine the rapid urbanization of Asia's global cities.

## *URBAN VILLAGES IN CHINA*

In collaboration with Penn IUR Faculty Fellow Zhongjie Lin, Penn IUR will undertake a comparative study of urban villages in Shenzhen, Beijing, and Guangzhou—developing an inventory of urban villages in these cities, documenting their morphological and demographic characteristics over time, and examining how their spatial transformations accommodate rapid urbanization.

## *URBAN 20 KNOWLEDGE PARTNER*

As U-20 Knowledge Partners, Penn IUR, Perry World House, and the Kleinman Center for Energy Policy will participate in programming related to the fall release of 15 White Papers and a Special Report on COVID-19 that they helped write in preparation for the G-20 Summit in November 2020.

## *CITY CLIMATE-RESILIENT INFRASTRUCTURE FINANCING (C2IFI)*

Penn IUR will continue its partnership with the Cities Climate Finance Leadership Alliance (CCFLA) to develop a mayors' guidance manual. In addition, it will complete two case studies, one for energy efficiency in the Galápagos Islands, Ecuador, and the other for a cable car project in Freetown, Sierra Leone.

## *ALTERNATIVE SOURCES OF ENERGY IN INFORMAL SETTLEMENTS IN ACCRA, GHANA*

Sponsored by the Kleinman Center for Energy Policy, Penn IUR researchers will follow up a preliminary study of electricity delivery in Accra's informal settlements by examining two questions: What alternative sources of energy can be installed in informal settlements to ensure an affordable, reliable, and sustainable supply? What are the parameters of the given project(s) that would qualify it/them for funding from public and private sources (e.g. international development banks, foreign aid, philanthropy)?

## *CAMPUS SDG NETWORK*

Penn IUR, in partnership with Penn Global, will grow a campus network to raise the visibility of the UN Sustainable Development Goals (SDGs) and encourage their integration in research and curriculum across the University.

## COMPARATIVE REDEVELOPMENT CASE STUDIES

Penn IUR will conclude the second year of a comparative case study project, conducted with the Wilson Center and South Korean's Housing and Urban Guarantee Corporation, that investigates how public-private partnerships are used to revitalize urban neighborhoods in South Korea and the United States.

## FAIR, EQUITABLE, AND AFFORDABLE HOUSING

With support from Penn IUR Advisory Board Member Robert Stewart (W'88), Penn IUR will conduct the second year of research into innovative housing practices that further affordable and mixed-income housing across a range of different markets.

## ACCESS TO FAIR HOUSING

*Perspectives on Fair Housing*, a City in the 21st Century volume edited by Vincent Reina, Wendell Pritchett, and Susan Wachter, will be published in October 2020. Penn IUR will host programming featuring contributors to the book.

## JEREMY NOWAK MEMORIAL LECTURE

Penn IUR will work with the Reinvestment Fund to host the annual public lecture in memory of Jeremy Nowak. This coming year, the program will focus on the future of CDFIs, expanding access to minority small businesses, funding for entrepreneurship, and closing racial divides.

## MONITORING CITY RECOVERY DASHBOARD

Penn IUR will monitor key urban indicators marking the post-COVID-19 recovery in selected cities in partnership with four other research institutes throughout the nation. Penn IUR will focus on New York City and Philadelphia. Others will track Atlanta, Houston, and Chicago.

## CITIES AND CONTAGION INITIATIVE

Penn IUR will continue to bring together experts across disciplines to inform decision-makers in adapting cities to be more resilient and inclusive in the wake of the coronavirus pandemic. The initiative will include publications, an online resource library, convenings, and research projects.

## INITIATIVE FOR STATE AND LOCAL FISCAL STABILITY

Penn IUR will continue to host, with the Volcker Alliance, a webinar series that brings together experts to understand and overcome the severe fiscal challenges that the coronavirus pandemic is posing for U.S. states and municipalities and will undertake research on innovative and durable solutions for policymakers.

## RESEARCH FOR EQUITY IN RECOVERY

Working with the Federal Reserve Bank of Philadelphia, Penn IUR will launch a monthly webinar series to bring together experts to discuss the latest research and best practices for promoting a strong and equitable recovery in response to the COVID-19 pandemic.





Penn Institute for Urban Research  
*2019–2020 Annual Report*

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