

Expanding *OUR Reach*

IN CHALLENGING TIMES



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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.

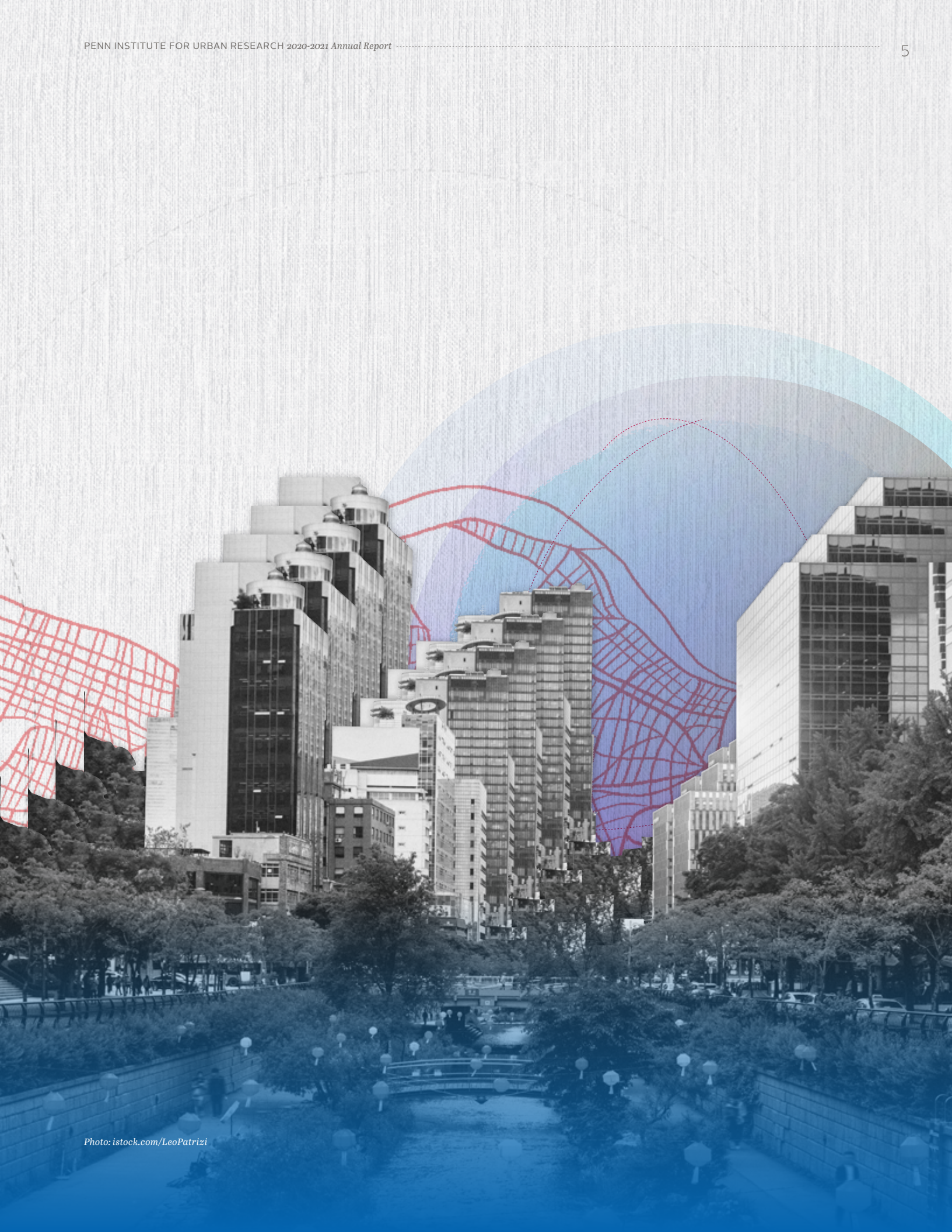


Photo: istock.com/LeoPatrizi

MESSAGE

From the Interim Provost and Senior Vice Provost for Research



BETH A. WINKELSTEIN

*Interim Provost
Eduardo D. Glandt
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Engineering and
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This year, Penn IUR was central to our campus-wide Year of Civic Engagement.

This theme year reaffirmed the importance of civic engagement at the core of the University's mission, especially with both the global pandemic that has weakened civic and community ties and the protests about racial and social justice that profoundly shaped our urban experience in 2020. Civic engagement is at the heart of our history, as an institution founded by Benjamin Franklin and other civic leaders to educate the leaders of a growing city, with a defining commitment to practical impact on contemporary urban life.

This focus on civic engagement—which continues into the current academic year—has made Penn IUR ever more central to the work of the University. This year's exciting programs encompassed research on national land use regulation, sustainable and equitable housing finance, and fair housing, including the publication of *Perspectives on Fair Housing*, edited by our own faculty members Vincent Reina, Wendell Pritchett, and Susan Wachter, in the highly productive book series *The City in the Twenty-First Century* published by Penn Press. Global projects encompassed cable cars in Sierra Leone, e-mobility in the Galápagos Islands, electricity access in Accra, and collaborations with the Korean Housing and Urban Guarantee Corporation and the Guangzhou Institute for Urban Innovation.

The Institute's work also contributed to our growing understanding of the impact on cities of the global COVID pandemic, including creating an ongoing research library for the benefit of scholars and policymakers around the world and consulting with leaders of New York City as part of the Recovering Cities Project first launched in the wake of Hurricane Katrina in New Orleans. Penn IUR, even as all of this work moved forward, continued its innovative development of new ideas on urban informality, including the Urban Development and Informality Lab led by Penn faculty members Genie Birch and Erick Guerra, the new Forum on Urban Informality created by Penn doctoral students, and an online summer seminar series to bring together researchers with urban policymakers.

We are grateful to Penn IUR for this remarkably wide range of work, whose impact will only continue to grow as the world begins to assess the effects on cities of the global pandemic and to shape a post-pandemic future. As we look ahead to another Year of Civic Engagement at Penn, we look forward to the many new ideas and dynamic research that we know Penn IUR will continue to contribute to this essential global dialogue.

MESSAGE

From Penn IUR's Co-Directors and Advisory Board

**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**

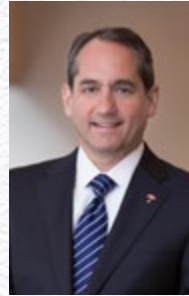
*Co-Director, Penn Institute
for Urban Research*

*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.*

Having experienced a pandemic, with devastating effects on cities, and as we write, cities and towns throughout the United States reeling from storms and wildfires, our commitment to promoting innovative urban development policy and building the sustainable and inclusive 21st-century city is stronger than ever.

At Penn IUR, these objectives, with an emphasis on resilience, are a through-line in our work: whether in response to natural disasters or to social and economic convulsions as we bring people together to engage in research and convenings to learn from one another.

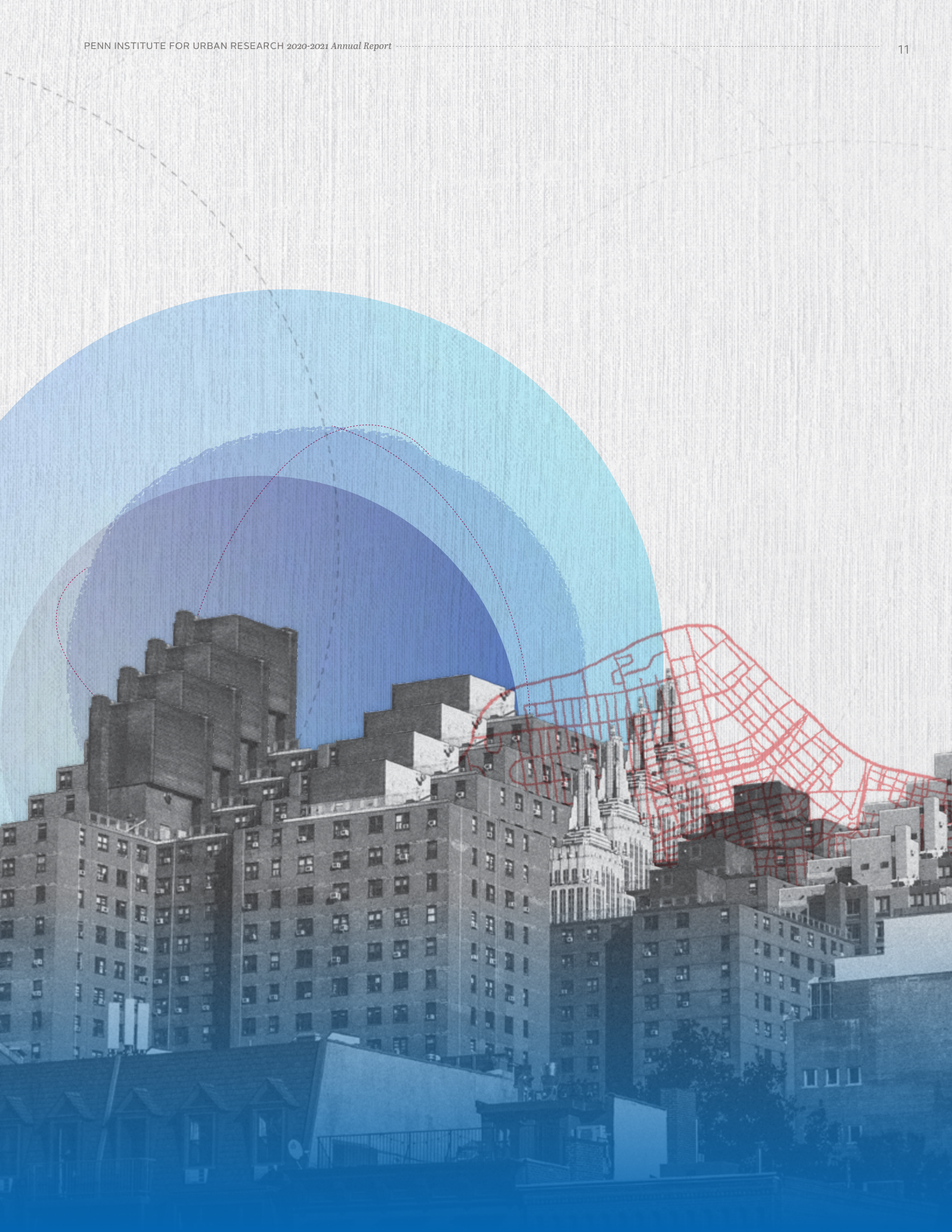
This year is different, as for the rest of the world, we pivoted to remote conversations. Through these, we have brought together international partners from the public and private sectors to identify a variety of options to finance green city infrastructure that can combat and adapt to climate change (see C2IFI, [page 17](#)); supported early-career researchers in growing and exchanging knowledge around urban informality (see Forum on Urban Informality, [page 15](#)); and convened leading experts on public finance to inform and interpret the ever-changing political and economic landscape (see Special Briefings on the Fiscal Outlook of State and Local Governments, [page 58](#)).

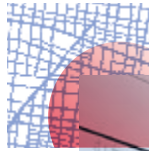
These challenging times have impacted the most vulnerable hardest. We are fostering research on addressing inequity in cities. Whether engaging partners throughout the University on the ongoing housing crisis in our domestic efforts (see Fair, Equitable, and Affordable Housing, [page 12](#) and Shared Prosperity in Urban America, [page 12](#)) or partnering with researchers in the Global South on inexpensive, reliable, and energy efficient electricity in informal settlements in our international projects (see for example Achieving SDG 7 in Informal Settlements, [page 18](#)), we aspire to inform public and private decision-makers on means to achieve a more inclusive urban world.

We hope you will find some inspiration in reading a sample of our publications over the past year in the pages that follow and join us in our work in the year to come.

Current Research Initiatives

Penn IUR's research initiatives generate new scholarship and promote the exchange of knowledge across disciplines, professions, and continents. Research projects related to Penn IUR's commitment to furthering shared prosperity in urban America explore how cities can contribute to a more equitable and sustainable nation. Research projects in the Urban Development and Informality Lab explore how informal and formal development shape urban places around the globe.





Shared Prosperity in Urban America

In 2020–21, the challenges of COVID-19 and the crisis of racial inequity put a spotlight on inequity in many U.S. cities. Penn IUR’s new and ongoing research on domestic topics has addressed these challenges in support of shared prosperity. This year, Penn IUR’s research focused on fair housing, inclusionary zoning, land restrictiveness, greening and blight, sustainable and equitable housing finance, and the impact of the coronavirus pandemic on cities.

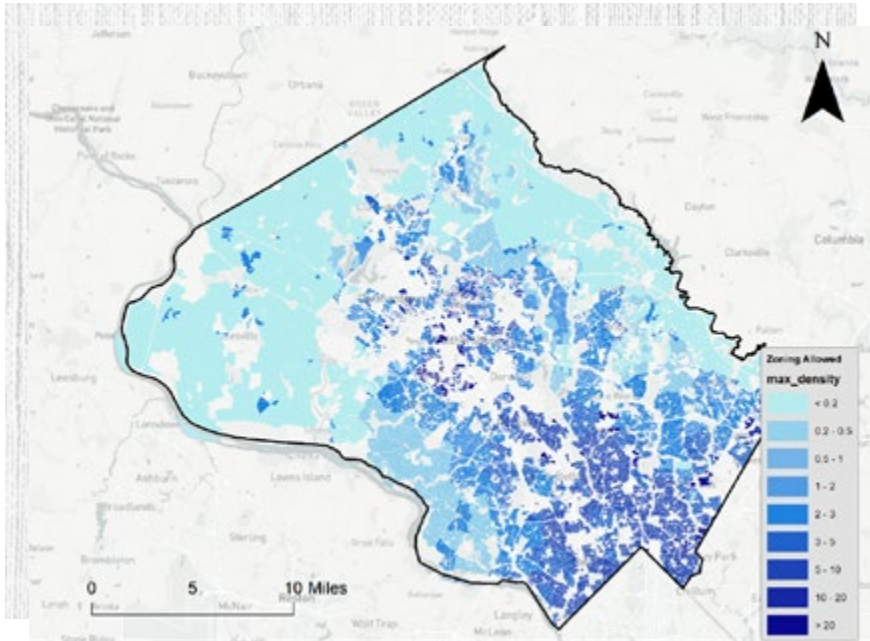
Fair, Equitable, and Affordable Housing

Penn IUR Faculty Fellow Vincent Reina leads a multi-year research project on innovations in affordable housing policies, programs, and zoning. As part of this project, Penn IUR is conducting a series of research projects focused on housing affordability and mixed-income communities. This year, Penn IUR surveyed housing plans across 30 U.S. cities to identify innovative strategies to preserve and create affordable housing, undertook a comprehensive analysis of 17 city-initiated affordable housing plans, and closely examined four potential innovation areas. A report will be released in the fall of 2021.

As part of this project, Vincent Reina, Wendell Pritchett, and Susan Wachter edited *Perspectives on Fair Housing*, published in the Penn Press/Penn IUR City in the 21st Century series in October 2020. In conjunction with its publication, Penn IUR hosted a six-part livestream series, moderated by Vincent Reina, featuring chapter authors and other housing experts. For more on the *Perspectives on Fair Housing* livestream series see [page 64](#). For more on the volume, see excerpts on [pages 48–51](#).

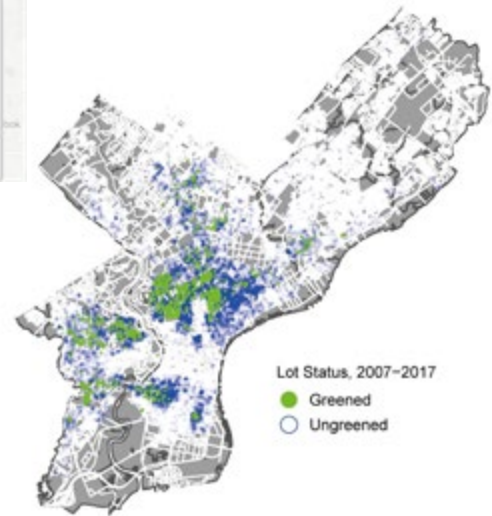
In 2020–21, Penn IUR Faculty Fellow Tom Daniels and Penn IUR Affiliated PhD Student Christine Quattro examined inclusionary (affordable) housing requirements in zoning ordinances throughout the United States. They inventoried cities having such laws, detailing the timing, conditions, and classes of real estate to which these provisions apply. Drawing on these experiences, they analyzed the outcomes of the laws, looking at critical success factors and/or barriers to their use. They will publish the results in a Penn IUR white paper tentatively titled, “An Assessment of Inclusionary Zoning to Incentivize Affordable Housing in Existing Buildings and New Construction in the United States” in the 2021–22 year.

Penn IUR Advisory Board member Rob Stewart is supporting this initiative.



LEFT: Residential zoning density in Montgomery County, Maryland, from the National Land Use Regulatory Index research project.

BELOW: Spatial distribution of vacant lots by lot status in the City of Philadelphia, from the Penn IUR Working Paper “Amenity Value of Green Space: Evidence from Philadelphia.”



National Land Use Regulation

Funded by the Federal Home Mortgage Corporation (Freddie Mac), Penn IUR is researching the potential for developing a National Land Use Regulatory Index (NLURI) in an effort to identify means to increase affordable housing throughout the United States. Working with Econsult Solutions, Inc. (ESI), Penn IUR researchers are investigating how to employ machine learning and prediction modeling applied to a national database of parcel-related data on zoning regulations to evaluate their impact on housing costs and affordability.

Launched in spring 2021, the partners have created a county-level, proof-of-concept regulatory index for the state of Maryland and have begun compiling data for New Jersey. This is a multi-year project.

Greening and Blight

Funded by Wharton Analytics, Penn IUR Co-Director Susan Wachter, Penn IUR Faculty Fellow Shane Jensen, and Penn IUR Emerging Scholar Desen Lin are investigating the effect of vacant lot greening on urban revitalization. In a Penn IUR working paper, they quantify the amenity value of green space in terms of its effect on housing prices, using a new statistical technique which helps adjust for selection bias in lots chosen for greening. Using data on Philadelphia from 2007–17 from the Pennsylvania Horticultural Society, the team found that greening can eliminate the impact of vacant land on housing prices. This finding contributes to the literature by demonstrating the importance of controlling for statistical bias in studying greening impacts on neighborhood amenities.

Sustainable and Equitable Housing Finance

Penn IUR researchers continue their work on financially sustainable and inclusive reform of the Government Sponsored Enterprises (GSEs)—Fannie Mae and Freddie Mac—which collectively account for around half of the market for home mortgages in the United States. In 2020–21, research focused on mortgage securitization in the era of COVID-19. While the rest of the economy struggled under the strain of the pandemic, the housing market remained strong, in part due to previous reforms. Nonetheless, in the K-shaped recovery, housing prices are increasingly out of reach and defining the path forward for Fannie Mae and Freddie Mac—which have been under conservatorship for over a decade now—is widely considered unfinished.

Penn IUR Co-Director Susan Wachter, in partnership with Penn IUR Fellow Laurie Goodman, Vice President, Urban Institute, edited a set of papers on strategies to advance reforms. The peer-reviewed articles were published as a special issue of the journal *Housing Policy Debate*. For more information on the series, see [page 33](#).



Cities and Contagion: Lessons from COVID-19

Penn IUR researchers are monitoring the impact of the coronavirus pandemic's implications for urbanization and the subsequent responses to its human and economic dimensions through several activities including hosting the Penn IUR Cities and Contagion Resource Library, sponsoring the Penn IUR Recovering Cities Project, and occasional deep dives into a singular aspect of the pandemic's effects on cities, published in Penn IUR's monthly e-digest, *Urban Link*. They provide these services to inform public and private decision-makers as they adapt the post-COVID-19 urban environment to be more resilient, inclusive, and innovative.

CITIES AND COVID-19 RESOURCE LIBRARY

In spring 2020, the Penn IUR Co-Directors created the "Cities and COVID-19 Resource Library" as a curated, dynamic source for research on the implications and consequences of COVID-19 for cities. It has four sections. The first, "Penn IUR Featured," includes a selection of timely events, webinars, or links to stories involving Penn IUR associates or its affiliates of interest to urban scholars and practitioners. The second section, "COVID-19 Databases," highlights platforms related to the coronavirus and cities. The third section, "Organizations and Institutions," has links to entities related to the management and study of the pandemic in cities. The fourth section, "Collections by Topic," covers 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](#)).

RECOVERING CITIES PROJECT

As a follow-up to its inaugural project "Rebuilding Urban Places After Disaster, Lessons from Hurricane Katrina" (2005), Penn IUR Co-Director Eugénie Birch, Advisory Board Member William Lukashok, and Post-Doctoral Fellow Chandan Deuskar launched the Recovering Cities Project to track the situation in New York City as the original epicenter of the pandemic. Since September 2020, the team has met bi-monthly with a small group of key New York City leaders to review the Penn IUR New York City Recovery Dashboard (a set of indicators tracking health; city budget; employment; commercial, office, and residential vacancy rates; retail; crime; and transportation data) and to participate in discussions with invited experts including New York City historian Kenneth Jackson, who reviewed the city's past crises and recoveries; *New York Times* reporter David Goodman, who outlined the effects of the pandemic on the mayoral race; New York Partnership President Kathy Wylde, who reported on the state of the city's businesses; Sidewalk Labs Senior Advisor and Cornell Tech Senior Urban Tech Fellow Rohit Aggarwala, who reviewed the role of technology and office space usage; Regional Plan Association President Tom Wright, who detailed the plight of the metro area's public transportation; and NYC & Co President Fred Dixon, who delineated campaigns to re-ignite tourism. They will publish the results of these meetings early in the 2021–22 fiscal year in "Recovering New York City, A Mid-Year Look Back Report."

Urban informality—individuals’ negotiation of jobs, shelter, and public services outside of customary legal and regulatory institutions—has exploded around the world, especially in rapidly urbanizing places and places with high rates of poverty.

Urban Development and Informality Lab

Penn IUR’s Urban Development and Informality Lab—co-directed by Penn IUR Faculty Fellow Erick Guerra, Associate Professor of City and Regional Planning, and Penn IUR Co-Director Eugénie Birch—explores the ways both formal and informal development shapes urban places around the world. This year, Penn doctoral students inaugurated the Forum on Urban Informality, Visiting Scholar Mauricio Rodas continued work on the City Climate-Resilient Infrastructure Finance Initiative (C2IFI), Penn IUR Fellow James Mensah from the University of Ghana completed a project on electricity delivery in informal settlements in Accra, and Penn IUR Program Director of Global Research Initiatives Amanda Lloyd completed a comparative study for the Korean Housing and Urban Guarantee Corporation (HUG) and the Wilson Center on public-private partnerships in U.S. redevelopment practices. Lloyd also led a team of researchers on an analysis of urban innovation for the Guangzhou Institute of Innovation, and Birch and Rodas, working with the Kleinman Center for Energy Policy (KCEP) and Perry World House (PWH), were research partners for the U20 Engagement Group for the G20.



Photo by
Mohammad
Rakibul Hasan.

Forum on Urban Informality

In recognition that urban informality (individuals' negotiation of jobs, shelter, and public services outside of customary legal and regulatory institutions) has exploded around the world, especially in rapidly urbanizing places and places with high rates of poverty, doctoral students from across the University initiated in late 2020 the Penn IUR Forum on Urban Informality. They aim to foster cross-disciplinary scholarly exchanges among early-career researchers—graduates and postgraduates—through monthly meetings that feature peer reviews of research in progress and spark ideas for joint research projects.

In addition, they hosted an open-to-the-public online summer seminar series structured as dialogues on informality between academics and practitioners. Their first seminar, held in June 2021, covered the relationship of the informal sector to international waste chains. To date, the Forum has 30 members who come from several Penn schools as well as from Columbia University and Georgia Institute of Technology.

City Climate-Resilient Infrastructure Financing Initiative

In 2020–21, Visiting Scholar Mauricio Rodas, former mayor of Quito, and Penn IUR Co-Director Eugénie Birch continued to work in conjunction with the Kleinman Center for Energy Policy (KCEP) and Perry World House (PWH) on the two-part instructional and research City Climate-Resilient Infrastructure Financing Initiative (C2IFI [\[2\]](#)). For the instructional component, they offered “CPLN 577 Topics in International Development: City Climate Resilient Infrastructure Finance” to advanced undergraduates in Urban Studies and the Lauder Program and graduate students in the Weitzman School of Design in fall 2020. At the same time, they initiated research on developing a practical guide for mayors, a primer, focusing on cities' specific strategic and policy concerns with links to partner sources for detailed advice and information on financing opportunities, with a special focus on a green and just recovery from the pandemic. As part of this work, they undertook two studies of early-stage infrastructure, a cable car project for Freetown, Sierra Leone, and an e-mobility project for Santa Cruz and Puerto Barquizo Moreno (Galápagos Islands, Ecuador).

The city of Freetown is preparing a cable car proposal as part of an ambitious citywide land use and economic development planning effort to improve real estate cadastral mapping, reduce CO₂ emissions, improve mobility of low-income neighborhoods, and increase accessibility to the central business district. The team has looked into various financing tools including the use of land value capture to leverage funding for the system. The team expects to publish a policy brief outlining the pilot project's findings in early 2022.

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 support off-grid green transportation. Birch, Rodas, and Penn IUR Program Director Amanda Lloyd are authors of “#Galápagos Goes Green,” a policy brief exploring these recommendations, which will be released in summer 2021.



Photo: istock.com/ Kimja Vanderheyden

Penn IUR Fellow James Mensah led a research team who systematically studied the situation in three of Accra's most deprived slum communities. The team documented how the residents secured electricity, and formulated recommendations that would lead to safer, healthier, and more affordable service.



Photo by Eugénie Birch.

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

As part of its ongoing investigation into ways to expand access to sustainable and reliable energy in informal settlements, Penn IUR completed the first part of a multi-year study into electricity delivery and access in Accra, Ghana's informal settlements funded by the Kleinman Center on Energy Policy (KCEP). Penn IUR Fellow James Mensah, Chief Resilience Office, Accra Metropolitan Assembly and Lecturer, University of Ghana, led a research team who systematically studied the situation in three of Accra's most deprived slum communities: Agbogbloshie, Chorkor, and Avenor. The team documented how the residents secured electricity, and formulated recommendations that would lead to safer, healthier, and more affordable service: 1) provide legal recognition of informal settlements (i.e., tenure security); 2) re-organize the meter sales and tariff rates; and 3) increase reliance on renewable energy (e.g., solar or waste-to-energy systems). Mensah presented the results at the World Urban Forum, Dubai, in February 2020 and, with Penn IUR Co-Director Eugénie Birch, wrote a KCEP brief entitled [*Powering the Slum: Meeting SDG7 in Accra's Informal Settlements*](#) in April 2021.

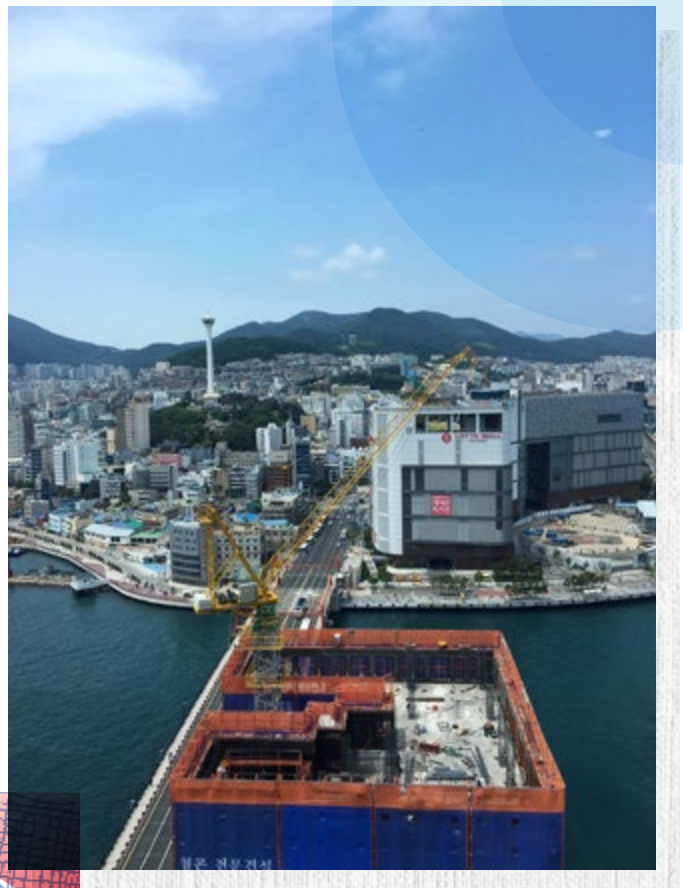
Joint-Research Study on the Role of Public–Private Partnerships for Urban Regeneration in South Korea and U.S.

In 2020–21, Penn IUR concluded the third 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 different 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.

In September 2020, Penn IUR released its 2020 case study of Pacific Park (formerly called Atlantic Yards) in the Fort Greene neighborhood of Brooklyn, New York, written by Program Director of Global Research Initiatives Amanda Lloyd. The report detailed the challenges of this 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 Pacific Park case study represented Penn IUR’s third engagement with HUG and the Wilson Center with another initiated in May 2021. Previously, Penn IUR developed studies on the value of business improvement districts (BIDs) in Philadelphia and New York City (September 2019) and the Atlantic Yards Redevelopment in Brooklyn, New York (September 2020; see [page 46](#) for an excerpt). In the spring of 2021, Lloyd kicked off research into two additional case studies: one on urban resilience and the other on affordable housing. Penn IUR anticipates releasing reports on these case studies in the winter of 2021–2022.

Photo by Amanda Lloyd.



Urban Innovation Assessment

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

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

Two of the projects' three phases were completed in the spring of 2021. In Phase One, partners surveyed existing urban innovation literature and researched indicators and best practices. The findings from Phase One shaped the work done in Phase Two, which included review and feedback from urban experts and resulted in a draft assessment tool. In the final phase of the project, which will begin in July 2021, cities will test the draft tool in participatory stakeholder workshops; Penn IUR and the Guangzhou Institute will then incorporate cities' feedback into the final Urban Innovation Assessment tool, which will be available in the summer of 2022. The partners will determine which cities will participate in beta testing over the summer of 2021.

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





U2o Engagement Group Knowledge Partner

Penn IUR, the Kleinman Center for Energy Policy (KCEP), and Perry World House (PWH) served as knowledge partners for the U2o (Urban 2o), one of eight engagement groups that support the G2o (Group of 2o). For the [U2o Summit](#) in September 2020, they helped oversee 15 white papers and a special report that fed into the [U2o Communique](#) (the group's formal recommendations to the G2o). In particular, they wrote:

MARK ALAN HUGHES, CORNELIA COLIJN, and OSCAR SERPELL
[Efficiency and Diversification: A Framework for Sustainably Transitioning to a Carbon-neutral Economy](#)

EUGÉNIE L. BIRCH with ORIANO ROMANO
[The Post-COVID-19 Circular Economy: Transitioning to Sustainable Consumption and Production in Cities and Regions](#)

EUGÉNIE L. BIRCH, MAURICIO RODAS, and IAN KLAUS with HAZEM GALAL and GAURUV GUPTA
[Financing Cities' Recovery from COVID-19 and Preparing for Future Shocks](#)

To read excerpts of the U2o papers that the knowledge partners authored on these topics, see [page 40](#).

Translational Research

PUBLICATIONS & DISSEMINATION

Disseminating research is central to Penn IUR's mission and a core part of all its activities. Penn IUR shares research in print and online and creates 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 papers.



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 45 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 2020–21, Penn Press released two volumes in the series: *New Towns for the Twenty-First Century*, edited by Richard Peiser and Ann Forsyth, and *Perspectives on Fair Housing*, edited by Vincent J. Reina, Wendell E. Pritchett, and Susan M. Wachter.

In *New Towns for the Twenty-First Century: A Guide to Planned Communities Worldwide*, Peiser and Forsyth provide an extensive framework for site planning and design, opportunities afforded by new towns, and anticipated challenges such as adaptations to climate change. With an understanding of how twenty-first-century problems may affect the development of new towns and regional urban systems, they pose the question, “What is the future of new towns in the coming decades and even the coming century?” Case studies include accounts of new towns with populations over 30,000 in the United States, the Netherlands, South America, China, South Korea, India, and Africa.

Perspectives on Fair Housing is a collection of essays, with a foreword by former Mayor of New Orleans and National Urban League President and CEO Marc Morial, addressing the national crisis of racial inequity in access to housing. Lisa Rice, President and CEO of the National Fair Housing Alliance, comments on the book as follows:

“Perspectives on Fair Housing comes at a pivotal point in the history of the United States when the nation faces a triple pandemic—the COVID-19 health crisis, the ensuing economic crisis, and the crisis of racism that has plagued us since before the inception of this country.”

Amid Black Lives Matter protests, the nation is reexamining its effort to address persistent systemic racism and inequality and gaining a better understanding of how residential segregation and housing discrimination fuel structural barriers. This book helps advance that understanding and explores how fair housing principles can be used to help build a better, fairer society.”



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 below.



**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*

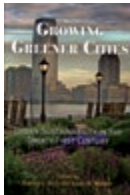
(**HC** 2019, **EB** 2019)



**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*

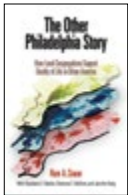
(**PB** 2012, **EB** 2011)



**NAOMI CARMON AND
SUSAN FAIRSTEIN**

*Policy, Planning, and People:
Promoting Justice in Urban
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(**PB** 2013, **EB** 2013)



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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

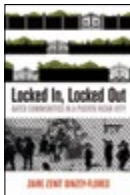
(HC 2012, PB 2014, EB 2012)



RICHARDSON DILWORTH AND TIMOTHY P. R. WEAVER, EDITORS

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(HC 2020, EB 2020)



ZAIRE ZENIT DINZEY-FLORES

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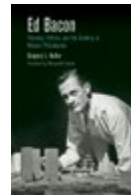
(HC 2013, EB 2013)



RICHARD FREELAND

Transforming the Urban University: Northeastern, 1996–2006

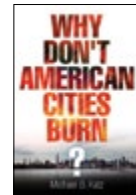
(HC 2019, EB 2019)



GREGORY L. HELLER WITH A FOREWORD BY ALEXANDER GARVIN

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

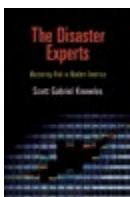
(HC 2013, PB 2016, EB 2013)



MICHAEL B. KATZ

Why Don't American Cities Burn?

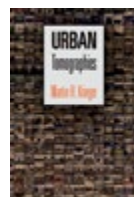
(HC 2011, PB 2013, EB 2012)



SCOTT KNOWLES

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(HC 2020, EB 2020)

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

*Women's Health and the
World's Cities*

(HC 2011, PB 2013, EB 2011)



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How Place Matters in Modern America*

(HC 2011, PB 2013, EB 2011)



MICHAEL A. NUTTER

Mayor: The Best Job in Politics

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**RICHARD PEISER AND
ANN FORSYTH, EDITORS**

*New Towns for the Twenty-First
Century: A Guide to Planned
Communities Worldwide*

(HC 2021, EB 2021)



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)



**VINCENT J. REINA, WENDELL
E. PRITCHETT, AND SUSAN M.
WACHTER, EDITORS; FOREWORD
BY MARC MORIAL**

Perspectives on Fair Housing

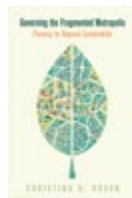
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JUDITH RODIN

*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
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(HC 2016, EB 2016)



BRENT D. RYAN

*Design After Decline: How America
Rebuilds Shrinking Cities*

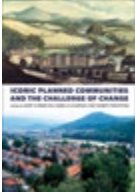
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ANDRES SEVTSUK

*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*

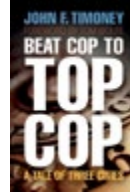
(HC 2019, EB 2019)



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*

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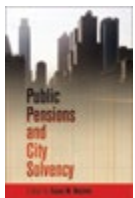
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**SUSAN M. WACHTER AND
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Revitalizing American Cities

(HC 2013, EB 2013)



SUSAN M. WACHTER, EDITOR

Public Pensions and City Solvency

(HC 2016, EB 2015)



**SUSAN M. WACHTER AND
LEI DING, EDITORS**

*Shared Prosperity in
America's Communities*

(HC 2016, EB 2016)

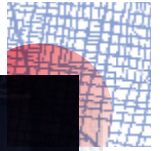
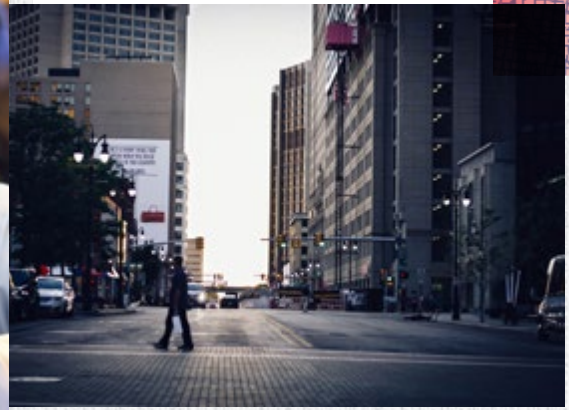


**SUSAN M. WACHTER AND
JOSEPH TRACY, EDITORS**

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. Scholarship in 2020–21 included:

RIN ADELE SCHARFF, Arizona State University (ASU)—Sandra Day O'Connor College of Law, "[Cities on Their Own: Local Revenue When Federalism Fails.](#)"

KYEONGBIN KIM, Emory University—Department of Marketing, and DANIEL MCCARTHY, Emory University—Department of Marketing, "[Wheels to Meals: Measuring the Economic Impact of Micromobility on the Local Economy.](#)"

SAHIL GANDHI, The University of Manchester, RICHARD K. GREEN, University of Southern California, Lusk Center for Real Estate, SHAONLEE PATRANABIS, CSEP India, "[India's Housing Vacancy Paradox: How Rent Control and Weak Contract Enforcement Produce Unoccupied Units and a Housing Shortage at the Same Time.](#)"

PETER H. HASLAG, Vanderbilt University—Finance, and DANIEL WEAGLEY, Georgia Institute of Technology—Scheller College of Business, "[From L.A. to Boise: How Migration Has Changed During the COVID-19 Pandemic.](#)"

KATHRYN M. LEIFHEIT, UCLA—Jonathan and Karin Fielding School of Public Health, SABRIYA L. LINTON, Johns Hopkins Bloomberg School of Public Health, Boston University, GABRIEL SCHWARTZ, UCSF—Institute for Health Policy Studies, EMILY A. BENFER, Wake Forest University School of Law, FREDERICK J ZIMMERMAN, UCLA, and CRAIG POLLACK, Johns Hopkins Bloomberg School of Public Health, "[Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality.](#)"

Since its inception in 2012, *Urban Research eJournal* articles have been downloaded more than 1 million times.

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Urban Link

Urban Link is Penn IUR's monthly online digest that features expert commentary on urban topics and highlights Penn IUR news and events. Launched in November 2012, *Urban Link* has more than 7,000 subscribers. Penn IUR's Faculty Fellows and Scholars author *Urban Link*'s articles, allowing Penn IUR to share the groundbreaking scholarship of its associates.

This year, Penn IUR Faculty Fellows and other scholars and practitioners contributed the following features:

EGBERT PERRY

"With Liberty and Justice for All"

August 2020

WILLIAM GLASGALL

"Launch of Initiative for State and Local Fiscal Stability"

September 2020

LEWIS DIJSKTRA

"UN Endorses a Uniform Measure for Urbanization"

October 2020

EUGÉNIE BIRCH

"Remembering Larry Nussdorf"

November 2020

EUGÉNIE BIRCH

"The G20 and Cities"

December 2020

AZIZA AKHMOUCH, ANGELA GLOVER BLACKWELL, LANCE FREEMAN, HAZEM GALAL, ERICK GUERRA, MAURICE A. JONES, KYUNG-HWAN KIM, GERRON LEVI, DIANA LIND, RANDALL MASON, ROBERT MUGGAH, VICTOR SANTIAGO PINEDA, EMILY RAFFERTY, SASKIA SASSEN, FRITZ STEINER, TARIQ THACHIL, RICHARD VOITH, SAMEH WAHBA, TOM WRIGHT, MARK ZANDI

"Expert Voices 2021: What Will Be the 'New Normal'?"

January 2021

PENN IUR INTERVIEW with **RICHARD PEISER** and **ANN FORSYTH**

"The Potential of New Towns"

February 2021

PENN IUR

"Effective State and Local Leadership in the Age of COVID-19"

March 2021

PENN IUR

"Mayors Honored at 16th Annual Urban Leadership Forum"

April 2021

GRADUATING URBAN DOCTORAL STUDENTS

"New Ideas in Urban Research"

May 2021



FAR LEFT: *Photo of Milan, Italy by European Space Agency, via Flickr.*

LEFT: *Photo of Bay Area Rapid Transit (BART) by Jim Maurer, via Flickr.*

Papers, Briefs, and Special Reports

Penn IUR Co-Director Susan Wachter co-edited with Laurie Goodman, Vice President, Housing Finance Policy, Urban Institute, a special volume of *Housing Policy Debate* published in January 2021 on the fate of the GSEs (Freddie Mac, Fannie Mae, and Ginnie Mae). It includes the following articles (published in December 2020 as working papers on the Penn IUR website):

RICHARD COOPERSTEIN, KEN FEARS, and SUSAN WACHTER
[“GSEs: Their Viability as Public Utilities.”](#)

JIM PARROTT, BOB RYAN, and MARK M. ZANDI
[“FHFA’s Capital Rule is a Step Backward.”](#)

EDWARD GOLDING, LAURIE GOODMAN, and JUN ZHU
[“Analysis of the Proposed 2020 FHFA Rule on Enterprise Capital.”](#)

EDWARD GOLDING, LAURIE GOODMAN, RICHARD GREEN,
 and SUSAN WACHTER
[“The Mortgage Market as a Stimulus Channel in the COVID-19 Crisis.”](#)

KRISTOPHER GERARDI, LARA LOEWENSTEIN, and PAUL WILLEN
[“Evaluating the Benefits of a Streamlined Refinance Program.”](#)

The special volume includes an introductory essay and three commentaries by eminent practitioners and thought leaders:

LAURIE GOODMAN and SUSAN WACHTER
[“Mortgage Securitization in the Covid-19 Era: Introduction.”](#)

GERRON S. LEVI
[“The Scale of the Nation’s Affordable Housing Challenge Requires Enterprises Ready to Meet It.”](#)

DON LAYTON
[“GSE Reform: The Path Forward.”](#)

MIKE CALHOUN
[“Reform of the GSEs’ Operation and Structure Must Address the Widespread Affordable Housing Crisis and the Persistent Racial Homeownership Divide.”](#)


The papers are available online at [Housing Policy Debate](#) and on the [Penn IUR website](#).




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Penn IUR, along with partners KCEP and PWH, contributed to the 15 U20 papers that fed into the U20's October 2020 communique to the G20 (see [page 38](#) for excerpts of each). Together, the knowledge partners led the writing of two papers for U20.

MARK ALAN HUGHES, CORNELIA COLIJN, and OSCAR SERPELL


[“Efficiency and Diversification: A Framework for Sustainably Transitioning to a Carbon-neutral Economy.”](#) 

EUGÉNIE L. BIRCH and ORIANO ROMANO

[“The Post-COVID-19 Circular Economy: Transitioning to Sustainable Production and Consumption in Cities and Regions.”](#) 


Eugénie L. Birch, Mauricio Rodas, and Ian Klaus with Hazem Galal and Gauruv Gupta authored a third paper for the U20 Special Working Group on COVID-19 and Future Shocks.

EUGÉNIE L. BIRCH, MAURICIO RODAS, and IAN KLAUS with HAZEM GALAL and GAURUV GUPTA


[“Financing Cities’ Recovery from COVID-19 and Preparing for Future Shocks.”](#) 

Additional publications in 2020–21 reflect Penn IUR’s ongoing interest in informing research into housing markets, neighborhood revitalization, and urban development domestically and abroad. These include:


CAROLYN KOUSKY, HOWARD KUNREUTHER, MICHAEL LaCOUR-LITTLE, and SUSAN WACHTER

[“Flood Risk and the U.S. Housing Market.”](#)  Published in the November 2020 issue of the *Journal of Housing Research*, this paper synthesizes existing research on flood risks, flood insurance, and their impacts on the U.S. housing market.

PAUL C. BROPHY

[“Revitalizing America’s Neighborhoods: A Practitioner’s Perspective.”](#)  Published in September 2020, this Penn IUR White Paper is a distillation of lessons from Penn IUR Fellow Paul Brophy’s 50 years working to strengthen America’s neighborhoods.

EUGÉNIE BIRCH and AMANDA LLOYD

[“Comparative Study of Urban Regeneration in the United States and South Korea: Atlantic Yards.”](#)  This Penn IUR Special Report to the Korea Housing and Urban Guarantee Corporation (HUG) and the Woodrow Wilson International Center for Scholars, published in September 2020, details the challenges of the ambitious, 22-acre, public–private mega-project adjacent to one of New York City’s biggest multimodal transit hubs, Atlantic Terminal.

JAMES KWAME MENSAH and EUGÉNIE BIRCH


[“Powering the Slum: Meeting SDG7 in Accra’s Informal Settlements.”](#)  This research brief, published by KCEP in April 2021, presents the results of a study of electricity access in informal settlements in Accra, Ghana. (To read an excerpt of the brief, see [page 54](#).)





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TEXTS

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 2020–21 year.

Mortgage Securitization in the COVID-19 Era

BY LAURIE GOODMAN AND SUSAN WACHTER

The following excerpt is from the introduction to the January 2021 special issue of Housing Policy Debate edited by Laurie Goodman and Susan Wachter. Penn IUR also published working versions of the papers [↗](#) on the Penn IUR website.



Fannie Mae and Freddie Mac, collectively known as the Government Sponsored Enterprises (GSEs), have been in conservatorship for over a decade. ...

In September of 2019, the U.S. Treasury put out a report in which they described the conservatorship of the GSEs as the “last unfinished business of the financial crisis.” Although the Treasury made it clear that legislative reform is the preferred solution, it also set out an administrative path to get the GSEs out of conservatorship and re-privatize them. The first step in this process is a set of capital rules for the GSEs post conservatorship. In June 2020, the FHFA released a Notice of Proposed Rulemaking, containing a detailed set of capital rules.

Meanwhile, the COVID-19 pandemic in 2020 has brought additional strain to the financial system, but the housing and mortgage markets have held up very well. Much of the good performance reflects timely, large-scale Federal Reserve intervention, quick action from Congress through the CARES Act, as well as reforms and loss mitigation programs that were established in the aftermath of the Great Financial Crisis. The federal government was able to quickly provide this substantial support to the housing and mortgage markets as it currently backstops much of the housing finance system. Even so, one element of the toolkit to deal with the fall-out from the Great Financial Crisis is missing from the COVID-19 policy responses: enabling streamlined refinancing.

The peer reviewed articles in this special volume of *Housing Policy Debate* focus on both the current performance of the GSEs and the government programs that comprise Ginnie Mae securities in this time of COVID-19, as well as the longer-run future structure of the GSEs. Two papers, “[FHFA’s Capital Rule is a Step Backward](#),” by [Jim] Parrott, [Bob] Ryan, and [Mark] Zandi, and “[Analysis of the Proposed 2020 FHFA Rule on Enterprise Capital](#),” by [Edward] Golding, [Laurie] Goodman, and [Jun] Zhu, critique the proposed 2020 capital rule that has been put forth in contemplation on the GSEs privatization. Parrott, Ryan, and Zandi argue that the FHFA’s proposal misapplies the Basel-like bank capital regime in a way that would ultimately take the GSEs and the housing finance system in the wrong direction, unnecessarily leading to higher mortgage rates, riskier GSEs, and a less stable housing finance system. In particular, the absolute leverage constraint is binding much of the time, giving no credit to reducing risk, and leading to an increase in risk in the system. Goodman, Golding, and Zhu agree that that Basel-like bank capital regime is the wrong approach to GSE capital, and they urge FHFA to better tailor its proposed risk-based capital requirements to the risk and mission of these monoline entities. The researchers offer a package of specific adjustments that will better align capital with risk, without reducing the overall rigor or stringency of the capital standard.

A third paper “[GSEs: Their Viability as Public Utilities](#),” by [Richard] Cooperstein, [Ken] Fears, and [Susan] Wachter, offers an alternative vision of the GSEs future as mortgage utilities. They argue that if the GSEs are simply privatized, it will be difficult for these entities to be profitable enough to pay for sufficient capital to protect the taxpayer while maintaining mortgage rates low enough to maintain broad access to the 30-year fixed-rate mortgage. The mortgage market would be better served with a utility model; allowing the GSEs to carry out their public mission while having sufficient capital in place to protect the taxpayer.

While the combination of Federal Reserve policy, the CARES Act, and enhanced loss mitigation efforts has helped to stabilize mortgage markets and the overall economy, more can be done. One tool that was very effective in the 2008 Financial Crisis was not incorporated into the current policy response: streamlined refinancing. An additional two papers, “[The Mortgage Market as a Stimulus Channel in the COVID-19 Crisis](#),” by [Edward] Golding, [Laurie] Goodman, [Richard] Green and [Susan] Wachter, and “[Evaluating the Benefits of a Streamlined Refinance Program](#),” by [Kristopher] Gerardi, [Lara] Lowenstein and [Paul S.] Willen, discuss the advantages of a streamlined refinancing process, designed to accomplish two goals (1) improve the transmission of monetary policy through the mortgage market, (2) improve the position of borrowers and reduce the long-term probability of a mortgage default. An earlier version of this refinancing program was very successful in accomplishing both these goals after the Great Financial Crisis, and both papers argue for a restart of this type of program. Gerardi, Lowenstein and Willen take this one step further, arguing such a program could include a cash out refinancing component. ...

U20 WHITE PAPERS AUTHORED BY PENN U20 KNOWLEDGE PARTNERS

Penn IUR, the Kleinman Center for Energy Policy, and Perry World House serve as knowledge partners for the U20 (Urban Twenty) Engagement Group to the G20 (Group of Twenty). For the [U20 Summit](#) (September 2020), they produced two white papers. In addition, the three centers also supported the U20's Special Working Group, explained below. Excerpts from the work that follows fed into the [U20 Communique](#) delivered to the G20.

Energy and Diversity: A Framework for Sustainably Transitioning to the Circular Economy

BY MARK ALAN HUGHES, CORNELIA COLIJN, AND OSCAR SERPELL



The fundamental basis for energy efficiency is found in the very notion of “circular.” Energy efficiency is not just a characteristic of energy production and energy consumption, but of the interaction between these two sides of the equation. In simplest terms, the avoidance and recovery of waste is the essence of energy efficiency. The fundamental basis for energy diversification is likewise found in the very notion of “Carbon-neutral.” Fossil fuels are extraordinarily energy dense, transportable, and storable. They have created an economy built on reliability and continuous energy provision. A Carbon-neutral energy system, however, must be built on a diverse system of interacting sources in order to meet the economy-scale demands for energy in the modern world. Together, these fundamental realities place increasing energy efficiency and diversification at the very center of any circular, Carbon-neutral economy. It is, indeed, priority number one, on which other priorities depend.

Cities represent a key implementation platform for the circular, Carbon-neutral economy. This platform operates at the nexus of market and policy processes, operating both within and far beyond the jurisdiction of these cities. This whitepaper identifies several key capacities needed to empower cities to fulfill their potential roles as both actors and a platform for implementation of the circular, Carbon-neutral economy. ...

Successful city efforts to improve energy efficiency and/or energy diversification face two interrelated but distinct sets of challenges: technology disruption and regulatory roadblocks. In turn, these technology and regulatory challenges generate additional challenges for the capacity of cities to monitor their progress, to develop the needed workforce, and to finance the move away from a linear economy. ...

In the context of energy efficiency in a circular economy, cities can deploy technology and regulation programs to encourage two broad impacts to achieve policy goals: either reduce waste before it occurs or recover waste that has potential for reuse. Local programs use different powers and practices to implement these approaches, and each approach engages different local constituencies with interests and incentives that cities must recognize and steward in order to improve policy outcomes. ...

A Circular Economy Framework for Energy Efficiency and Diversity

	ENERGY EFFICIENCY		ENERGY DIVERSITY	
	RECOVERY	REDUCTION	NATIONAL	LOCAL
TECHNOLOGY	Capture Waste	Avoid Waste	Maximize Reliability	Scale Investments
REGULATORY	Commodify Load	Enforce Standards	Scale Investments	Distribute Assets

This paper identifies the urban role in promoting energy efficiency and energy diversification using a framework that categorizes city programs by the challenges they address (technological or regulatory) and the opportunities they seize (energy efficiency or energy diversity).

U20 WHITE PAPERS AUTHORED BY PENN U20 KNOWLEDGE PARTNERS

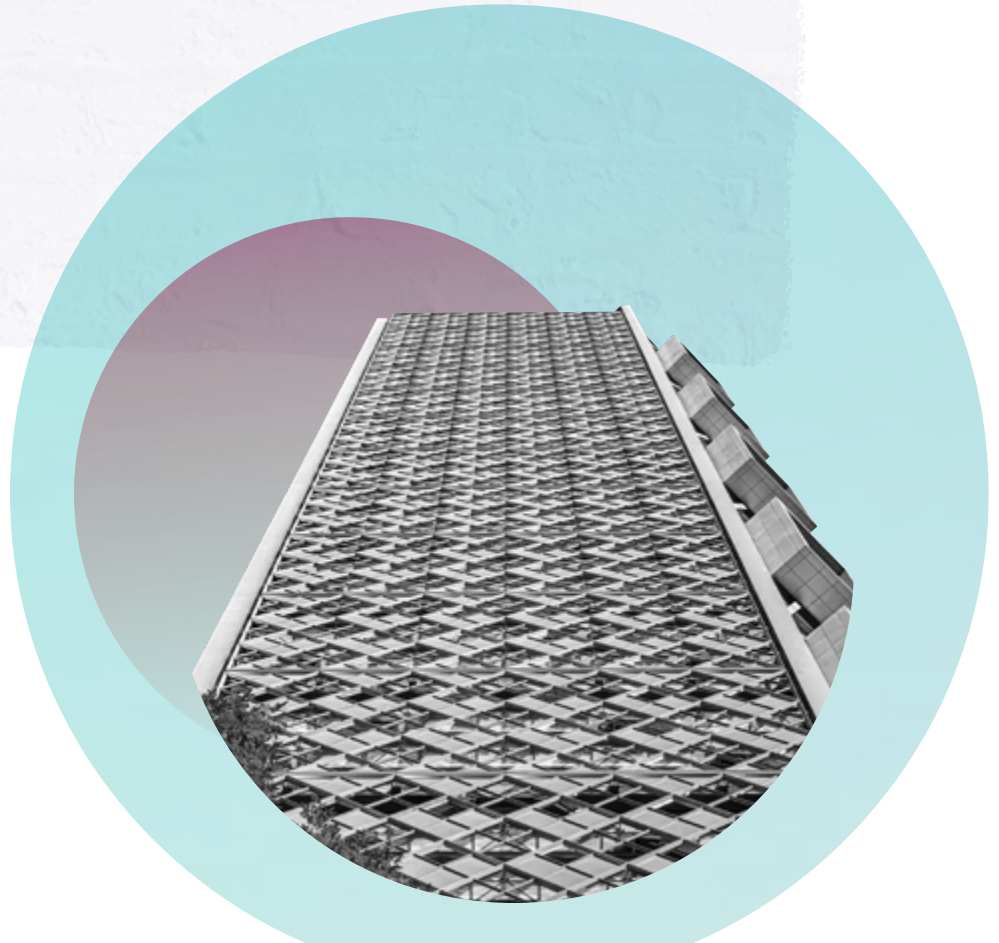
Penn IUR, the Kleinman Center for Energy Policy, and Perry World House serve as knowledge partners for the U20 (Urban Twenty) Engagement Group to the G20 (Group of Twenty). For the U20 Summit [\[2\]](#) (September 2020), they produced two white papers. In addition, the three centers also supported the U20's Special Working Group, explained below. Excerpts from the work that follows fed into the [U20 Communique](#) [\[2\]](#) delivered to the G20.

The Post COVID-19 Circular Economy: Transitioning to Sustainable Production and Consumption

BY EUGÉNIE BIRCH WITH ORIANO ROMANO

Solar production is built into the facade of the Torre Bancomer building in Mexico City.

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Cities are uniquely positioned to promote the circular economy. They have a large number of inhabitants—55 percent of the global population—and consume the majority of world’s total natural resources (75 percent) and energy (80 percent) while producing 75 percent of global carbon emissions and 70 percent of the world’s solid waste (Campbell-Johnston et al., 2019, 1232). Further, they are a major source of global GDP (70 percent), whose efficiency and functions are now threatened by the growing local fiscal crisis resulting from lost revenue and high expenses in dealing with COVID-19....

However, the key issue, within today’s context, is finding ways to ensure that nations understand how recovery activities can be integrated with municipal strengths. In fact, in choosing how to pursue a transition to a circular, Carbon-neutral economy, cities working with their respective higher-level governments in low-, moderate- and high-income countries will select suitable approaches according to their resources and capacities... Several necessary and sufficient conditions trigger a successful transition to a circular economy, a process that encompasses developing a plan and associated policies. Among them are 1. Determining the roles that the city will play in enabling, promoting and facilitating the transition; 2. Understanding that a systems approach in the areas that they control is key; 3. Determining financing arrangements; 4. Establishing a monitoring system to measure the baseline conditions and indicators of progress in selected areas; 5. Developing methods and incentives to change behavior to gain stakeholder support; 6. Establishing workforce training to install, operate and maintain municipal circular activities; 7. Supporting a research agenda and knowledge-sharing platform on key unresolved issues and questions that may arise during the transition....


Within the U20, several cities have begun the transition to the circular economy. They are doing so by taking advantage of opportunities in at least four areas: energy use and asset management, service delivery, legislation and regulation, and procurement (see table).

Opportunities for the Cities’ Engagement in Circular Economy Efforts

ACTIVITY	Energy Use and Asset Management (in alignment with national and regional practices)	Service Delivery	Legislation and Regulation	Procurement
CITY ROLE	Promote, Enable	Promote	Promote, Enable	Promote, Facilitate
EXAMPLES	Mexico City (Solar for Municipal Buildings) Riyadh (Solar-powered model home)	Singapore (Waste) Rome (Waste) São Paulo (Food) Milan (Food)	Washington, D.C. (Water/zoning code) Philadelphia (Wastewater treatment)	Amsterdam (Building tenders) Rome (Training and tenders)

Financing Cities' Recovery from COVID-19 and Preparing for Future Shocks

BY EUGÉNIE BIRCH, MAURICIO RODAS, AND IAN KLAUS WITH HAZEM GALAL AND GAURUV GUPTA

[Read the paper here.](#) 



In June 2020, the Urban 20 (U20), the Group of 20 (G20) cities engagement group, launched a Special Working Group on Covid-19 and Future Shocks (SWG). Riyadh, the 2020 U20 Chair city, convened the SWG alongside co-chairs Buenos Aires and Rome. SWG membership includes ten cities from around the world: Amsterdam, Helsinki, Houston, Izmir, Los Angeles, Madrid, Mexico City, Rio de Janeiro, São Paulo and Tshwane. ... The SWG examined the challenges, impacts and responses to Covid-19 as well as anticipated future shocks that may affect cities. Finance is the SWG's primary focus ... tackling the economic, social and environmental impacts of the Covid-19 pandemic will take years. Nations and their cities will need ample assistance to develop, adapt and implement their resilience frameworks for dealing with this crisis and future shocks that will inevitably come.

In 2015, G20 countries, as members of the United Nations, agreed upon a simple but powerful principle: just as global challenges around poverty, economic inequality and climate change are interrelated, so too must solutions be developed and financed that recognize the connected nature of economic and social systems. In 2020, the climate, economic and social challenges facing the world's countries and cities have been heightened by Covid-19. And now, as in 2015, the solutions to these interrelated challenges require new financial mechanisms and new innovative methods for working in cities and urban areas....

The U20 Special Working Group (SWG) report offers the Group of 20 (G20) five recommendations to address current and future shocks, to be achieved through collaboration among national and local governments, international organizations, the private sector and civil society. They are:

- *Steer recovery programs to encompass seven key areas that affect cities and other areas that drive national economies (green construction, clean mobility, renewable energy, active transport, nature-based solutions, waste and resources and research and development for clean technologies)*
- *Develop and coordinate innovative collaborative tools, partnerships or contracts across all levels of government while fostering citizen engagement to meet concomitantly place-specific needs, national objectives and global commitments related to health, resilience and sustainable development*
- *Create a city-led Global Urban Resilience Fund to support short term (rapid-fire emergency interventions) and long term (resilience-building investments in public infrastructure/public goods) recovery efforts.*
- *Harness innovative mechanisms to engage the private sector in investing in cities' infrastructure and resilience capacity-building*
- *Work to increase the channels of direct collaboration between cities and international financial institutions.*

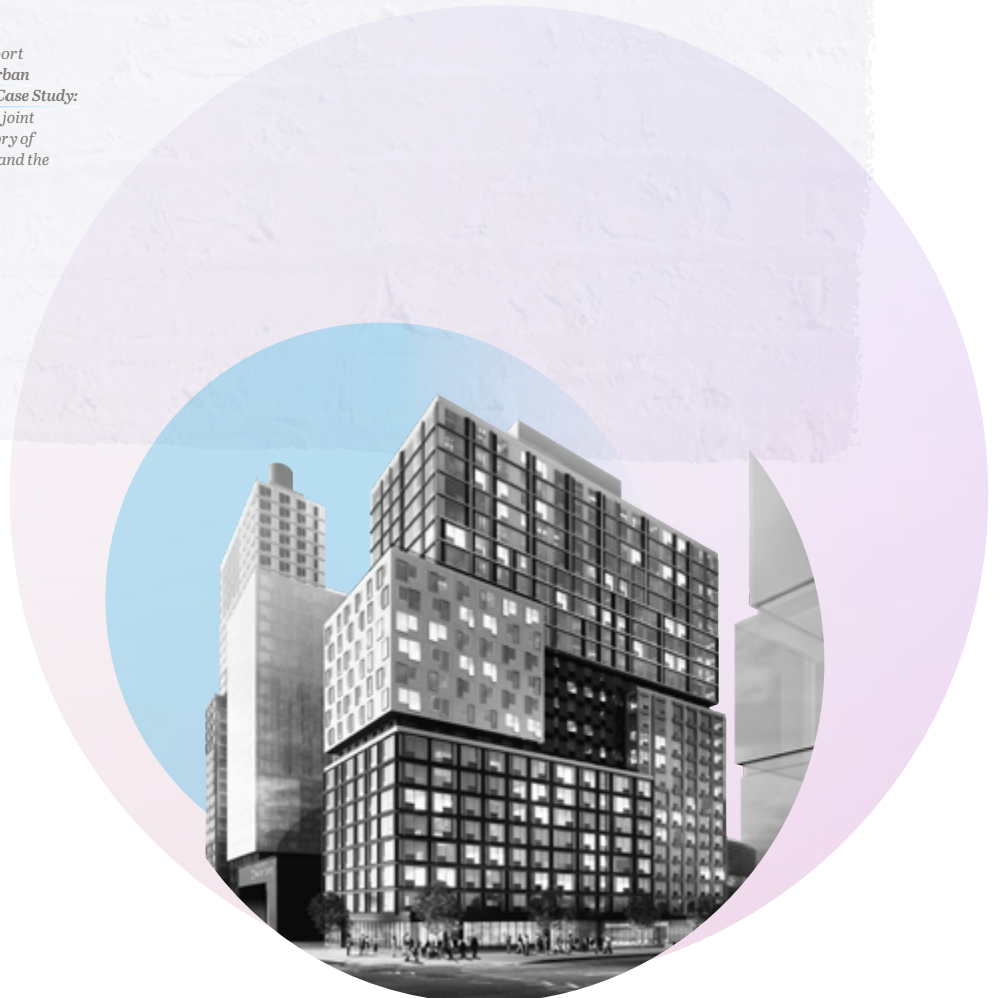
The SWG bases these recommendations on several factors, including: analysis of the economic, social and environmental effects of Covid-19 on cities and urban areas, the drivers of national GDPs an assessment of national responses; detailed case studies of urban responses in the context of building back better; and, results from an original survey of local governments conducted by the SWG in August 2020 that assessed the ability of municipalities to deliver and maintain public services during the pandemic as well as evolving criteria for policy decisions and budget prioritization. The survey responses demonstrated that while city leaders have increasingly acted in concert to address global challenges, they also require financial support and innovation to meet the ongoing social and economic repercussions of the Covid-19 pandemic and future shocks yet to come.

Tackling the economic, social and environmental impacts of the Covid-19 pandemic will take years. Nations and their cities will need ample assistance to develop, adapt and implement their resilience frameworks for dealing with this crisis and future shocks that will inevitably come.

Comparative Study of Public Financial Support for Urban Regeneration Projects in Korea and the United States: Case Study: Atlantic Yards, Brooklyn, New York

BY EUGÉNIE BIRCH AND AMANDA LLOYD

The following excerpt is from the September 2020 report "Comparative Study of Public Financial Support for Urban Regeneration Projects in Korea and the United States: Case Study: Atlantic Yards, Brooklyn, New York," prepared for a joint research initiative of the Urban Sustainability Laboratory of the Woodrow Wilson International Center for Scholars and the Korea Housing and Urban Guarantee Corporation.



*Pacific Park rendering by
pacificparkbrooklyn.com.*

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Atlantic Yards, now named 'Pacific Park,' is a \$4.9 billion megaproject in Brooklyn, New York proposed by the development firm Forest City Ratner ('FCR') in 2003. FCR signed a public-private partnership, called the General Plan Agreement, with the State of New York in 2006 to support Phase 1 arena and infrastructure construction.

Anchored by a basketball arena to host the Nets basketball team owned by Bruce Ratner, the 22-acre masterplan includes 16 mixed-use residential high-rise buildings, and a platform over the open-air Vanderbilt railyard for new towers. The proposed completion date of 2016 is now 2035. However, affordable housing requirements in the General Plan Agreement must be completed by 2025.

The complex project has faced multiple hurdles, including land assembly, lawsuits, community opposition, a global market crisis, and spiraling costs in both Phase 1 and 2. As of mid-2020 only the arena and six residential towers have been completed. ...

The question, seventeen years later, of why the Atlantic Yards project has had so many setbacks and delays offers lessons in the complexities of megaprojects and risks of public-private partnerships. ... what caused costs to spiral to recent estimates of \$6 billion, the original developers to sell over 95% of the project to new investors, and the completion date to extend nearly 20 years to 2035?

The developers chose a difficult and risky site to redevelop. The project has faced almost every hurdle a project can face, including complex land assembly, lawsuits, community opposition, a global market crisis, and spiraling costs.

The site is located in low-density residential neighborhoods yet required complex land assembly, eminent domain, high density housing, and an expensive and contentious anchor tenant (stadium) to line up enough financing to make the project work. Despite the developer's knowledge of the local market and successful projects across the street, local opposition to the project was strong. The State of New York, eager to fill in a long-vacant hole in the center of dense neighborhoods, agreed to support the project by extending the ATURA boundaries to the new properties, using eminent domain to assemble all the land and fund infrastructure upgrades and arena construction through a controversial PILOT bond program. Both decisions were controversial. Although the courts decided in the State's favor, the fights took years to adjudicate and slowed the project at the most basic level—property rights. The developer's proposal was 'all-or-nothing'—that is, the financial strategy required ALL the property in order to work. Without flexibility, the entire project was on hold.

Another factor was the decision by the State of New York and the metropolitan Transit Agency to put the responsibility of Vanderbilt Yard upgrades onto the project. The city and state invested a lot of money in basic infrastructure but chose not to invest in Vanderbilt Yards. Instead, those costs were added to the General Plan Agreement and yard upgrades, rather than platforms, were begun in Phase 1. Delaying the platform made the project more vulnerable to changing residential markets and reduced the developer's flexibility to spread out affordable housing requirements per the General Plan Agreement. Penalties for not meeting that requirement is \$2,000/month per unit not supplied.

And finally, the 2008 recession hit the project when it was most vulnerable—seeking financing for Phase 1. This increased costs and put the project ... financial feasibility in jeopardy. Forest City Ratner had a lot of money on the line and was vulnerable to all those market conditions. Deadlines for affordable housing units in the General Agreement meant front-loading the schedule with lower-priced units and delaying luxury towers. The cost of railyard renovations had to be factored into private financing and stadium profits were no longer a long-range hedge because the stadium was sold at a loss. It eventually forced the sale of the team and the stadium. The instability of Forest City Ratner's financials meant that the schedule was delayed by company buy-outs, the stadium sale, finding new partners and venture agreement negotiations. The new project owner, Greenland Holdings, has much deeper pockets. It's a state-owned enterprise and publicly traded company on the Shanghai Exchange. In 2016 has a valuation of 733.1 billion CNY. Hopefully, this cash infusion means the project will meet its deadlines, and Atlantic Yards—now Pacific Park—will finally complete the original developer's vision of a vibrant dense node of housing, public events, and retail in the center of Brooklyn.

Perspectives on Fair Housing

*The following three excerpts are from [Perspectives on Fair Housing](#), edited by Vincent J. Reina, Wendell E. Pritchett, and Susan M. Wachter and published in October 2020 in the *City in the 21st Century* book series. Copyright 2020 University of Pennsylvania Press.*



Photo by Yoichi Okamoto, via LBJ Library.

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Foreword

BY MARC H. MORIAL

Let me tell you a story about the city I love.

New Orleans, like all American cities, was segregated in the mid-twentieth century by discriminatory policies like racial zoning and redlining. The Federal Housing Administration (FHA), in particular, was known to insure loans exclusively for white households. In 1954, Mayor deLesseps S. Morrison asked the FHA to make an exception. There was a shortage of housing units where Black households were allowed to live, and Mayor Morrison wasn't about to let them move into white neighborhoods. So he made a deal with the FHA: if the FHA insured a construction loan for a new Black housing development, he would make sure it remained completely segregated from the FHA-insured white development next door.

The NAACP protested the mayor's segregationist plan, but it only made Morrison proud that he had angered them. An FHA spokesman likewise bragged that this segregated project was "the type of thing [the] FHA wanted." He said this to African Americans.

The year 1954 was also when my father, Ernest N. Morial, became the first African American graduate of the law school at Louisiana State University. He spent the next twenty years fighting segregationist policies like Mayor Morrison's, and in 1977, my father succeeded in becoming mayor himself. If I learned one thing from his time in the courtroom, it is the lesson that injustice and intolerance do not dissipate without a fight. They hang on, gripping tightly to their power, until the almighty force of law compels them to desist.

It is a lesson I have been reliving in our current political environment.

The chapters in this book tell the story of the Fair Housing Act of 1968: what it is, why it was needed, how it was interpreted, whom it has helped, and where it has failed us—or perhaps more accurately, where we have failed it. The chapters paint a compelling portrait of a country still at war with the demons that my father's generation set out to vanquish. We have made great progress since those early days. Explicit discrimination is outlawed, and by some measures, segregation has decreased somewhat. But the persistent chasm between the races—in economic opportunity, in social stature, in health and safety, in public opinion—is impossible to deny. ...

If I learned one thing from my father's time in the courtroom, it is the lesson that injustice and intolerance do not dissipate without a fight. They hang on, gripping tightly to their power, until the almighty force of law compels them to desist.

Introduction

BY VINCENT J. REINA, WENDELL E. PRITCHETT, AND SUSAN M. WACHTER

The importance of fair housing is clear, but the best mechanisms to achieve this goal are harder to ascertain. ... at least one thing is certain: government action is required if we want to meaningfully address fair housing. On the most basic level, government action substantively contributed to the current situation of segregation and unequal access to public amenities and economic opportunities, and it is the duty of the government now to correct for that. Second, the pernicious nature of fair housing and the troubling level of inequity make this an issue that the market will not address on its own. Advantage has multiplied upon advantage and disadvantage upon disadvantage, institutionalizing the gap between races.

Fortunately, the law authorizes the federal government to take up this challenge. The Fair Housing Act of 1968 prohibited discrimination by landlords, lenders, insurance companies, and cities. The law outlawed racial zoning, redlining, and racially restrictive covenants. ... [T]he Fair Housing Act (FHA) also instructed the executive branch to administer all housing-related programs and activities “in a manner affirmatively to further” the dual purpose of the law: to eliminate discrimination and to desegregate communities. Through this law, Congress charged the Department of Housing and Urban Development (HUD) with actively reversing segregation. In recent opinions, the Supreme Court has upheld this mandate in the form of disparate impact liability that allows plaintiffs to sue for discriminatory outcomes in the absence of discriminatory intent. ... HUD’s “affirmatively furthering fair housing” initiative under the Obama administration offers one such application, leveraging newly available data to identify programs and policies that contribute to the dual mandate that legislators approved in April 1968.

Recent scholarship has focused on the importance and meaning of the FHA itself. Its continuing relevance stems from its recognition that housing is important for the groups affected and for the greater good. In this book we argue that the FHA is absolutely necessary, but given the myriad of challenges that confront us, it may not be sufficient on its own. ...

The pernicious nature of fair housing and the troubling level of inequity make this an issue that the market will not address on its own. Advantage has multiplied upon advantage and disadvantage upon disadvantage, institutionalizing the gap between races.

The Economic Importance of Fair Housing

BY VINCENT J. REINA AND RAPHAEL BOSTIC

While the case for fair housing is often couched in terms of moral principles and arguments for equal opportunity across race and class, the economic arguments in support of fair housing are in many regards equally powerful. In this chapter, we highlight the economic importance and value of fair housing. ...

... [W]e point to three economic cases for fair housing, all based on outcomes that arise when geographic disparities are reduced. Two cases are direct: one focuses on individual income and employment outcomes, while the other focuses on wealth and entrepreneurship. A third, more indirect case is neighborhood-focused. When economic attachment and wealth in a community increase, that community is likely to become more resilient and is likely to produce well-being and innovation more sustainably—likelihoods that have positive implications for broader macroeconomic growth. We believe that, combined, these arguments establish a powerful rationale for viewing fair housing as a tool to advance both micro- and macroeconomic interests.

...

On balance, existing theory and evidence suggest that inequality is putting neighborhoods and regions on divergent paths. As long as wealth and income continue to diverge, macroeconomic separation will continue or even worsen. Research suggests such long-run divergence is not good for macro-economic performance. Benabou (1994) shows that in the short term, economic stratification can allow the rich to see gains that exceed the losses of the poor and result in aggregate growth, but that these divergent experiences will over the longer term have an opposite effect and ultimately hurt growth. A key goal of fair housing is to ensure that members of protected classes are not locked into poor neighborhoods plagued with persistently weak economic performance. Moreover, fair housing efforts aim to ensure that the existing compounding dynamic for income and wealth that perpetuates inequities does not lock members of protected classes out of markets or exacerbate regional economic divergence. If successful, fair housing efforts will ensure that members of protected classes are not bound to the negative economic trajectories associated with racial and economic segregation, in turn helping the economic growth of communities, regions, and the larger macroeconomy.

When economic attachment and wealth in a community increase, that community is likely to become more resilient and is likely to produce well-being and innovation more sustainably—likelihoods that have positive implications for broader macroeconomic growth.

UN Endorses a Uniform Measure for Urbanization

BY LEWIS DIJKSTRA

The following is excerpted from the October 2020 issue of Urban Link; the full article is available on the [Penn IUR website](#).



Photo by European Space Agency, via Flickr.

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The lack of a global definition of urban and rural areas is a well-known obstacle to reliable international comparisons of urbanisation and of the situation in the urban and rural areas. Data collections, such as the *World Urbanization Prospects* published by the UN Population Division are based on national definitions and national administrative designations. These definitions vary widely and are difficult if not impossible to replicate in another country. The administrative designation of urban and rural areas means that they are simply selected without a definition, which makes it impossible to judge how comparable they are.

...

That is why six international organizations, the European Union, The Food and Agriculture Organization of the United Nations (FAO), the International Labour Office (ILO), the Organization for Economic Co-operation and Development (OECD), the United Nations Human Settlements Programme (UN-Habitat), and the World Bank, have worked closely together to develop a harmonized definition. ...

The Degree of Urbanisation identifies three types of settlements (known as level 1):

- *Cities, which have a population of at least 50,000 inhabitants in contiguous dense grid cells (>1,500 inhabitants per km²);*
- *Towns and semi-dense areas, which have a population of at least 5,000 inhabitants in contiguous grid cells with a density of at least 300 inhabitants per km²; and*
- *Rural areas, which consist mostly of low-density grid cells.*

This definition can be extended in two ways: the Degree of Urbanisation level 2 and the Functional Urban Area definition. The Degree of Urbanisation level 2 identifies smaller settlements by defining: cities, towns, suburban or peri-urban areas, villages, dispersed rural areas, and mostly uninhabited areas. The [Functional Urban Area Definition](#) creates metropolitan areas by adding a commuting zone around each city. ...

This new definition offers several advantages:

Simplicity and transparency. It relies on the simple combination of population size and density applied to the population grid, instead of a multitude of criteria or complex and lengthy calculations. An increasing number of countries have their own population grid. Several global population grids have been estimated and are available for free, including the [Global Human Settlement Layer Population Grid \(GHS-POP\)](#) and [World Pop](#). The estimated Degree of Urbanisation for each country in the world using GHS-POP can be found [here](#).

Driven by population size and density. Population size is used by more than half of the national definitions of urban and rural areas. The thresholds used in the Degree of Urbanisation take inspiration from these national definitions. However, it uses two thresholds instead of one. For cities, it uses 50,000 inhabitants as Japan does. For towns and semi-dense areas, it uses 5,000. Out of the 100 countries that use population size threshold, 85 use the 5,000 threshold or a lower threshold. The thresholds used in the Degree of Urbanisation were also tested to ensure that they produce a valid and robust classification and a balanced population distribution across the three classes.

It helps monitor progress on the SDGs. The SDGs include a multitude of indicators that should be collected for cities, urban and rural areas, including access to electricity, water, the Internet, and all-weather roads. Some definitions of urban areas, however, include access to water and electricity. This makes it impossible to monitor these services in urban areas because it becomes a circular argument. All urban areas have water because by definition they can only be urban if they have access to water. For example, the definitions used by Bangladesh, Cuba, and Panama all include access to drinking water. Since the Degree of Urbanisation does not include services or infrastructure, it can monitor these services in an unbiased manner in urban and rural areas.

The Degree of Urbanisation captures agglomeration economies. Since the definition relies on the spatial concentration of the population, it captures the logic of agglomeration economies. The cost of service provision tends to increase from cities to towns and semi-dense areas and then to rural areas. As a result, access to these services tends to be highest in cities and lowest in rural areas.

Cost-effective monitoring. The Degree of Urbanisation can be used to re-aggregate existing data. For example, if a statistical office has measured local employment rates, then it can calculate employment rates by Degree of Urbanisation. Geo-coded micro-data can also be aggregated. This was done for the [Gallup World Poll](#) in 115 countries and for the [Demographic and Health Survey](#) in 41 countries, a new report by Vernon Henderson et al.

The goal of this work is to facilitate international statistical comparisons of cities and urban and rural areas across a selection of indicators. This method is not meant to replace the definitions used by national statistical institutes and ministries, but to complement them.

Powering the Slum: Meeting SDG7 in Accra's Informal Settlements

BY JAMES KWAME MENSAH AND EUGÉNIE BIRCH

The following excerpt is from a [Policy Digest](#) funded and published by the Kleinman Center for Energy Policy on April 21, 2021.



According to Ghana’s Voluntary National Review issued to the UN’s High-Level Political Forum in 2019, 81% of its population is connected to the national grid, but the distribution is uneven—the south has higher rates. The household connection rate ranges from the lowest in the rural Upper East Region (48%) to the highest in the urbanized Greater Accra Region (95%). Data from other sources state that 90% of the country’s urban population and 67% of its rural population have access to electricity.

Further, according to a survey of the 265 informal settlements of the AMA [Accra Metropolitan Assembly], which was undertaken in 2016 by The People’s Dialogue, a nongovernmental organization affiliated with Slum/Shack Dwellers International (SDI), 88% of households had access to electricity. While the report does not detail the nature of the connections (i.e. legal or illegal), it does include an illustration and a comment on the high incidence of fire due to illegal connections.

On the surface, the data on energy access are impressive. However, a deeper probe of the situation for informal settlements stimulates questions about the nature of the access. In 2007, the most recent date for which this information is available, 54% of all households in the AMA acquired their electricity connection illegally. Research for this policy brief reveals that the situation has worsened in the ensuing years. For example, in the study areas [composed of three informal settlements in the AMA: Agbogloshie, Chorkor, and Avenor], 75% of the residents have illegal connections.

...

The Real Energy Story

Residents in Informal settlement employ a wide range of energy-consuming products in their daily living. They use electricity for lighting, ironing, freezing food, and powering television. Due to the high cost of electricity, they use charcoal and firewood for cooking and commercial activities, a practice that has well-known negative health effects. To deal with the city’s power outages (so frequent that they have a local name, “dumsor,” the Twi word for “on/off”) residents use generators, car batteries, and torchlights.

The findings in the three informal settlements revealed that the electricity theft is even worse today than was reported more than a decade ago. Unable to provide required documentation or reluctant to pay the high tariffs associated with legal connection, some 75% of informal settlers in the study areas access electricity illegally. Either they purchase a meter from a middleman, often an ECG employee or a specialized “meter contractor,” at a highly inflated price, or they tap into a neighbor’s meter for a negotiated fee. Sometimes, for a price, ECG workers connect a line directly into the dwelling without installing a meter.

The cost of acquiring a meter legally from ECG is GHC 400 (U.S.\$ 68). The price of securing an illegal one is much more expensive—up to 500% more than the legal rate (U.S.\$ 344). This high price is due to premiums the buyer pays to the middleman. The price often includes the cost of cables and a new utility pole (absent in unplanned informal settlements), which then must be installed by a private contractor.

Other illegal electricity connections take various forms of “tapping” into the system:

- *U-Connection.* The “U-connection” bypasses the meter completely. U-connections don’t generate bills, because energy use is behind the meter.
- *Pin-Connection.* The “pin connection” uses a nail to tap electricity from a wire that passes at the back of the wall.

In the “tapping” system, a major challenge is determining the level and timing (monthly/weekly) of fees. No standard exists. In practice, some meter-holders set a flat fee while others allot the payment according to the number of electric gadgets (light bulbs, refrigerator, TV, electric iron) in the tapping household.

Our focus groups estimated that beyond installation fees, informal settlement dwellers pay 60% more than others for their power—whether using an illegal meter or tapping.

Any attempt to eliminate theft is complicated, likely meeting stiff resistance from many sides. The illegal activities support a variety of actors. For example, income from “tapping” helps the meter-owner survive, as does the extra money (bribes) given the low-paid ECG worker or middlemen providing the illegal meters.

Residents who would not be able to secure electricity due to the rigorous ECG requirements are also beneficiaries of the system. (Of note, and beyond the scope of this brief, electricity theft is widespread in formal settlements as well.) However, the outcome is clear: illegal connection practices have led to a vicious cycle of poor service, high tariffs, and lack of investment (maintenance and improvements) from the financially strapped ECG.

Events

All of Penn IUR's events in 2020–21 were public and online.

While the pandemic and consequent university shutdown obviated Penn IUR's ability to hold in-person events, the Institute's quick pivot to online convenings greatly expanded its ability to engage scholars, practitioners, faculty, students, and the general public. Throughout the year, Penn IUR hosted an array of lectures, seminars, and panel discussions online featuring leading policymakers and practitioners as well as academic experts. This year, Penn IUR held 34 online events comprising four series—Special Briefings co-hosted with the Volcker Alliance; Perspectives in Fair Housing; Research for Equity in Recovery, co-hosted with the Philadelphia Federal Reserve Bank and the Upjohn Institute; and Penn IUR's ongoing Public Interest series. All events are archived on the Penn IUR website under the tag “Livestream.”



Special Briefings on the Fiscal Outlook of State and Local Governments

July 16, 2020

PENN IUR PUBLIC INTEREST EVENT

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

SPEAKERS:

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

Natalie Cohen, President and Founder, National Municipal Research

CO-SPONSOR:

The Volcker Alliance

July 29, 2020

PENN IUR EXPERT CONVENING

[*The Role of Federal Dollars to Address Unprecedented State and Local Needs*](#)

SPEAKERS:

Thomas DiNapoli, Comptroller, New York State

Michael Nutter, Former Mayor, City of Philadelphia

Fitzroy Lee, Deputy Chief Financial Officer and Chief Economist, Washington, D.C.

Nicholas Johnson, Senior Vice President for State Fiscal Policy, Center for Budget and Policy Priorities

Steven Kreisberg, Special Assistant to the President, American Federation of State, County and Municipal Employees

Donald Boyd, Co-Director, Project on State and Local Government Finance, SUNY Albany

Marcia Howard, Executive Director, Federal Funds Information for States

Marcia Van Wagner, Vice President—Senior Credit Officer, State Ratings, Moody's Investors Service

CO-SPONSOR:

The Volcker Alliance

September 10, 2020

PENN IUR PUBLIC INTEREST EVENT

[*Fiscal and Operational Priorities for Cities in the COVID Crisis Era*](#)

SPEAKERS:

Linda J. Blimes, Daniel Patrick Moynihan Senior Lecturer in Public Policy, Harvard Kennedy School

Andrew Reschovsky, Professor Emeritus of Public Affairs and Applied Economics, Robert M. LaFollette School of Public Affairs, University of Wisconsin–Madison

Bill Lucia, Senior Reporter, Route Fifty

Andrew Rein, President, Citizens Budget Commission

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Events with a video component are linked and noted with a video icon.

SPOTLIGHT ON:

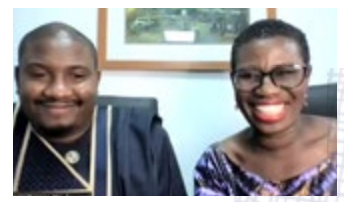
16th Annual Urban Leadership Forum

On April 6, 2021, Penn IUR hosted its 16th Annual Urban Leadership Forum, “Mayoral Leadership in Challenging Times,” presenting Urban Leadership Awards to two mayors who have set an example for their peers by rallying their cities around comprehensive plans: Mayor Yvonne Aki-Sawyerr of Freetown, Sierra Leone, and Mayor Marvin Rees, of Bristol, England.

Yvonne Aki-Sawyerr became Mayor of Freetown, Sierra Leone in May 2018 with a commitment to transform Freetown using an inclusive, data-driven approach to address challenges in the city. Her three-year Transform Freetown Plan, launched in January 2019, details 19 concrete targets across 11 sectors and covers issues ranging from waste management and housing to improving urban planning, tackling environmental degradation, and facilitating the creation of jobs in the tourism sector. A finance professional with over 25 years of private sector experience in strategic planning and management, Mayor Aki-Sawyerr’s public sector engagement began with her work as the Director of Planning at the National Ebola Response Centre during the Ebola epidemic of 2014–2015 and her subsequent role as Delivery Team Lead for the President’s Recovery Priorities—the second phase of a multi-stakeholder program to drive socio-economic recovery in Sierra Leone after Ebola. Her advocacy and charity contributions include campaigning against the trade in “blood diamonds” during the Sierra Leone civil war and, in 1999, co-founding the Sierra Leone War Trust for Children (SLWT), which continues to support disadvantaged children in Sierra Leone today.

Marvin Rees was sworn in as Mayor of Bristol, England in May 2016, becoming the first person of Black African–Caribbean descent to be elected mayor of a major European city. With a commitment to creating a fairer and more inclusive city, his priorities are to tackle Bristol’s housing crisis by building more homes, to improve transportation and mobility, to ensure early intervention in health, and to progress social mobility through education and supporting business to identify and connect with talent from disadvantaged communities. His One City Plan for Bristol brings together the organizations and groups with the largest footprint in the city to better work together and agree to overarching shared city aims and coordinate solutions to the challenges facing the city as a whole. He began his career with Tearfund, one of the UK’s leading international development agencies, subsequently working in Washington, D.C., on the response of faith-based organizations to President Clinton’s Welfare Reform Bill. He later worked in both public health and radio broadcasting, becoming a journalist at BBC Radio Bristol. He founded the City Leadership Programme in 2012, which invests in the development of young people from disadvantaged backgrounds, and continues as its director. If you missed the mayors’ remarks, you can [stream a video](#) of the Urban Leadership Forum on the Penn IUR website.

Penn IUR presents Urban Leadership Awards each year in recognition of the transformative power of local leaders to guide cities toward a vibrant future. Beginning next year, the award will be renamed The Lawrence C. Nussdorf Urban Leadership Award in memory of Larry Nussdorf, a beloved and influential founding member of the Penn IUR Board. For more on Larry’s important and continuing impact on Penn IUR, see [page 96](#).



“No matter how we address the challenges at our state or local level, there is no denying there is no substitute for the real and meaningful impact federal leadership and support can have.”

— PHIL MURPHY, GOVERNOR, NEW JERSEY, AT THE EVENT “STATE AND LOCAL LEADERSHIP CHALLENGES IN THE AGE OF COVID-19”

October 15, 2020

PENN IUR PUBLIC INTEREST EVENT

***State and Local
Infrastructure Spending
Cutbacks Amid the
COVID-19 Recession*** □

SPEAKERS:

Alison Premo Black, Senior Vice President and Chief Economist for the American Road & Transportation Builders Association (ARTBA)

Norman E. Brown, Nonvoting Member, Metropolitan Transportation Authority Board of Directors and Legislative Director, New York State Council of Machinists

Howard Cure, Director of Municipal Bond Research, Evercore Wealth Management

Robert Poole, Director of Transportation Policy and Searle Freedom Trust Transportation Fellow, Reason Foundation

CO-SPONSOR:

The Volcker Alliance

November 19, 2020

PENN IUR PUBLIC INTEREST EVENT

***Assuring Public Worker
Retirement Security Amid
COVID-19 Fiscal Stress*** □

SPEAKERS:

Donald Boyd, Co-Director, Project on State and Local Government Finance, SUNY Albany

David Lenze, Economist, Regional Economic Accounts, Bureau of Economic Analysis

Timothy Little, Director and Lead Analyst, U.S. States, S&P Global Ratings U.S. Public Finance

Stephanie Miner, Former Mayor, Syracuse, New York, and Director, Volcker Alliance

Herman B. Santos, Chair, Board of Retirement, Los Angeles County Employees Retirement System, and Chair, Regional SEIU Local 721 Secure Retirement Committee

CO-SPONSOR:

The Volcker Alliance

December 10, 2020

PENN IUR PUBLIC INTEREST EVENT

***Working with the CARES Act
and What May Come Next*** □

SPEAKERS:

Carolyn Bourdeaux, Representative-Elect (D-GA)

Julie Demuth, Budget Manager, Pierce County, Washington

Mark Funkhouser, Former Mayor, Kansas City, Missouri, and President, Funkhouser & Associates

Fitzroy Lee, Chief Economist and Deputy Chief Financial Officer, District of Columbia

Brandon McComas, Research Associate, Peter G. Peterson Foundation

Richard Ravitch, Former New York State Lieutenant Governor and Director, Volcker Alliance

CO-SPONSOR:

The Volcker Alliance

January 14, 2021

PENN IUR PUBLIC INTEREST EVENT

The Year Ahead for States and Municipalities 

SPEAKERS:

Shelby Kerns, Executive Director, National Association of State Budget Officers

Eric Kim, Senior Director and Head of U.S. State Ratings, Fitch Ratings


Vikram Rai, Managing Director and Head, Municipal Strategy Group, Citigroup; and Mark Zandi, Chief Economist, Moody's Analytics

CO-SPONSOR:

The Volcker Alliance

February 11, 2021

PENN IUR PUBLIC INTEREST EVENT

The COVID-19 Vaccine Rollout and the Impact on States and Municipalities 

SPEAKERS:

Greg Brown, Executive Director, Kenan Institute of Private Enterprise, UNC Kenan—Flagler Business School

Matthew D. Chase, CEO/Executive Director, National Association of Counties

Toluse Olorunnipa, White House Report Reporter, *The Washington Post*

Torsten Slok, Chief Economist, Apollo Global Management

CO-SPONSOR:

The Volcker Alliance

March 11, 2021

PENN IUR EXPERT CONVENING

State and Local Leadership Challenges in the Age of COVID-19 

SPEAKERS:

Phil Murphy, Governor, New Jersey

Wendell Pritchett, Provost and James S. Riepe Presidential Professor of Law and Education

Richard Ravitch, Chair of the Board of Advisors of the Initiative for State and Local Fiscal Stability at Penn IUR and Volcker Alliance Director

Tom Davis, Former Member, United States House of Representatives

Elizabeth Kellar, Director Of Public Policy and Deputy Executive Director, International City/County Management Association

Michael Nutter, Former Mayor, City of Philadelphia

Michael Useem, William and Jacalyn Egan Professor of Management, The Wharton School

CO-SPONSOR:

The Volcker Alliance

April 15, 2021

PENN IUR PUBLIC INTEREST EVENT

***State Budgeting, the
COVID-19 Recession,
and What Comes Next*** □

SPEAKERS:

Erica MacKellar, Policy Specialist,
National Conference of State Legislatures

Gabriel Petek, Legislative Analyst,
State of California

Juliette Tennert, Chief Economist,
Kem C. Gardner Policy Institute

Lisa Washburn, Managing Director,
Municipal Market Analytics

CO-SPONSOR:

The Volcker Alliance

May 20, 2021

PENN IUR PUBLIC INTEREST EVENT

***The \$2.3 Trillion American
Jobs Plan and State and
Local Infrastructure Needs*** □

SPEAKERS:

Polly Trottenberg, U.S. Deputy
Transportation Secretary

Earl Blumenauer, U.S. Congressman,
Oregon, and Member, House Ways and
Means Committee

Marc Morial, President and CEO,
National Urban League

Robert Poole, Director of
Transportation Policy and Searle
Freedom Trust Transportation Fellow,
Reason Foundation

Richard Ravitch, former Lieutenant
Governor, New York State, and Volcker
Alliance Director

CO-SPONSOR:

The Volcker Alliance

June 17, 2021

PENN IUR PUBLIC INTEREST EVENT

***COVID-19, the American
Rescue Plan, and 2022
State and Local Budgets*** □

SPEAKERS:

Mark Zandi, Chief Economist,
Moody's Analytics

Shelby Kerns, Executive Director,
National Association of State
Budget Officers

Hughey Newsome, Chief Financial
Officer, Wayne County, Michigan

Kim Norton, Mayor of Rochester,
Minnesota

CO-SPONSOR:

The Volcker Alliance

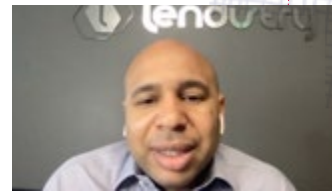
SPOTLIGHT ON:

Jeremy Nowak Memorial Lecture

On April 20, Penn IUR and the Reinvestment Fund hosted the third annual Jeremy Nowak Memorial Lecture. This event aims to highlight Jeremy Nowak's enduring work to integrate public, private, and nonprofit expertise to achieve collective urban prosperity and gives students and professionals the opportunity to hear from experts on topics that manifest the connections between the academic and the applied aspects of urban development, a combination that Jeremy so uniquely exemplified.

This year's discussion focused on the role of community development financial institutions (CDFIs) in promoting equitable economic recovery in the aftermath of the COVID-19 pandemic. Speakers discussed the challenges and possibilities for CDFIs to increase access to loans and grant capital for small businesses, which have suffered disproportionately since the first state shutdown measures in March 2020.

Speakers included Dudley Benoit, Executive Vice President, Alliant Capital; Raquel Favela, Central Team Leader, National Development Council; Everett Sands, CEO, Lendistry; and Theresa Y. Singleton, Senior Vice President, Community Development and Regional Outreach Department, Federal Reserve Bank of Philadelphia. Donald Hinkle-Brown, President and CEO, Reinvestment Fund, served as moderator.



Perspectives on Fair Housing

October 13, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: History □

SPEAKERS:

Francesca Ammon, Associate Professor, Departments of City and Regional Planning and Historic Preservation, Weitzman School of Design

Wendell Pritchett, Provost and Presidential Professor of Law and Education

October 15, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: Sociology □

SPEAKERS:

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

Xavier de Souza Briggs, Nonresident Senior Fellow, Metropolitan Policy Program, Brookings

Justin Steil, Associate Professor of Law and Urban Planning, MIT

October 20, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: Economics □

SPEAKERS:

Raphael Bostic, President and Chief Executive Officer, Federal Reserve Bank of Atlanta

Alanna McCargo, Vice President, Housing Finance Policy, Urban Institute

Susan Wachter, Penn IUR Co-Director

October 22, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: Education □

SPEAKERS:

Ariel Bierbaum, Professor, Urban Studies and Planning, University of Maryland

Akira Drake Rodriguez, Assistant Professor, Department of City and Regional Planning, Weitzman School of Design

David Stovall, Professor, African-American Studies and Criminology, Law, and Justice, University of Illinois at Chicago

October 27, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: Law □

SPEAKERS:

Nestor Davidson, Albert A. Walsh Chair in Real Estate, Land Use, and Property Law and Faculty Director, Urban Law Center, Fordham University

Eduardo Peñalver, Allan R. Tessler Dean and Professor of Law, Cornell Law School

Lisa Rice, President and CEO, National Fair Housing Alliance

October 29, 2020

PENN IUR BOOK TALK

Perspectives on Fair Housing: Gender □

SPEAKERS:

Devin Michelle Bunten, Edward H. and Joyce Linde Assistant Professor of Urban Economics and Housing, MIT

Amy Hillier, Associate Professor, School of Social Policy & Practice and Associate Professor, Department of City and Regional Planning, Weitzman School of Design

Kerbie Joseph, Community Organizer, ANSWER Coalition

Research for Equity in Recovery

July 1, 2020

PENN IUR PUBLIC INTEREST EVENT

How Job Skill Development Matters □

SPEAKERS:

Steven J. Davis, Professor, University of Chicago

Harry Holzer, Professor, Georgetown University, and Former Chief Economist, Department of Labor

Michelle Miller-Adams, Senior Researcher, Upjohn Institute

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

CO-SPONSORS:

Federal Reserve Bank of Philadelphia, Upjohn Institute

July 16, 2020

PENN IUR PUBLIC INTEREST EVENT

Place-Based Strategies □

SPEAKERS:

Timothy J. Bartik, Senior Economist, Upjohn Institute

Simon Johnson, Professor, Massachusetts Institute of Technology

Mark Muro, Senior Fellow and Policy Director, Brookings Institution

CO-SPONSORS:

Federal Reserve Bank of Philadelphia, Upjohn Institute

July 30, 2020

PENN IUR PUBLIC INTEREST EVENT

Small Businesses □

SPEAKERS:

Marianne Bertrand, Professor, University of Chicago

Chi Mac, Small Business Research Lead, JPMorgan Chase Institute

Maurice A. Jones, President and CEO, Local Initiatives Support Corporation (LISC)

CO-SPONSORS:

Federal Reserve Bank of Philadelphia, Upjohn Institute

“This year is the year of testing, and I hope we really, this year, open the doors on the potential of the leadership of individual cities but also, importantly, national and international networks of cities.”

—MARVIN REES, MAYOR, BRISTOL, UK, AT THE EVENT “16TH ANNUAL URBAN LEADERSHIP FORUM: MAYORAL LEADERSHIP IN CHALLENGING TIMES”

September 10, 2020

PENN IUR PUBLIC INTEREST EVENT

Unemployment Insurance During the COVID Crisis □

SPEAKERS:

Christopher J. O’Leary, Senior Economist, Upjohn Institute

Suzanne Simonetta, Director of Policy, Legislation, and Regulations, U.S. Department of Labor

Patricia M. Anderson, Professor of Economics, Dartmouth College

CO-SPONSORS:

Federal Reserve Bank of Philadelphia, Upjohn Institute

September 17, 2020

PENN IUR PUBLIC INTEREST EVENT

Does COVID-19 Accelerate Automation? □

SPEAKERS:

David H. Autor, Ford Professor of Economics, MIT

Lei Ding, Senior Economic Advisor, Federal Reserve Bank of Philadelphia

Anne Gemmell, Founder, Future Works Strategy

CO-SPONSORS:

Federal Reserve Bank of Philadelphia, Upjohn Institute

Public Programs

September 23, 2020

PENN IUR CO-SPONSORED EVENT

Staring at Pixels for Fun and Profit

SPEAKER:

Joe Morrison, Product Specialist, Raster Foundry Team, Azavea

CO-SPONSOR:

Penn MUSA Program, Weitzman School of Design

October 9, 2020

PENN IUR COMMUNITY EVENT

#MUSAMasterclass featuring Kyle Walker: New Rstats Transportation Analysis Tools □

SPEAKER:

Kyle Walker, Associate Professor of Geography and Director, Center for Urban Studies, Texas Christian University

CO-SPONSOR:

Penn MUSA Program, Weitzman School of Design

October 15, 2020

PENN IUR CO-SPONSORED EVENT

Adapting Governance

SPEAKERS:

Jenny Durkan, Mayor, Seattle

Lori E. Lightfoot, Mayor, Chicago

Bill Peduto, Mayor, Pittsburgh

Francis X. Suarez, Mayor, Miami

HOST:

Pritzker Forum on Global Cities

October 22, 2020

PENN IUR CO-SPONSORED EVENT

Recombinant Urbanization: Land Transformations Along Urban Corridors in India □

SPEAKER:

Sai Balakrishnan, Assistant Professor of City and Regional Planning, UC Berkeley

CO-SPONSORS:

Center for the Advanced Study of India, South Asia Center

October 29, 2020

PENN IUR PUBLIC INTEREST EVENT

Smart City Technologies for Health and Equity: Examples from New York City □

SPEAKERS:

John Paul Farmer, Chief Technology Officer, City of New York

Allison Lassiter, Assistant Professor, Department of City and Regional Planning, Weitzman School of Design

(See Spotlight on [page 69](#).)

October 30, 2020

PENN IUR CO-SPONSORED EVENT

Designing for Risk and Resilience: Lessons from Hurricane Sandy for a COVID World

SPEAKERS:

Anthony E. Shorris, Former Deputy Mayor, New York City

Cas Holloway, Former Deputy Mayor, New York City

Marc Ricks, Chief Operating Officer, Special Initiative for Rebuilding & Resiliency, New York City

Lolita Jackson, Outreach Director, Special Initiative for Rebuilding & Resiliency, New York City

CO-SPONSORS:

The Ian L. McHarg Center, Perry World House, Wharton Risk Management and Decision Processes Center

March 26, 2021

PENN IUR COMMUNITY EVENT

#MUSAMasterClass featuring Dr. Paula Moraga: Disease Risk Modeling and Visualization Using R □

SPEAKER:

Paula Moraga, Assistant Professor of Statistics, King Abdullah University of Science and Technology (KAUST) and Principal Investigator, GeoHealth Research Group

CO-SPONSOR:

Penn MUSA Program, Weitzman School of Design

April 6, 2021

PENN IUR PUBLIC INTEREST EVENT

16th Annual Penn IUR Urban Leadership Forum □

SPEAKERS:

Yvonne Aki-Sawyerr, Mayor of Freetown, Sierra Leone

Marvin Rees, Mayor of Bristol, U.K.

(See Spotlight on [page 59](#).)

April 15, 2021

PENN IUR CO-SPONSORED EVENT


***Second Annual Wharton
Future of Cities Conference***

CO-SPONSORS:

Mack Institute for Innovation Management,
Perry World House, Samuel Zell and
Robert Lurie Real Estate Center

April 20, 2021

PENN IUR PUBLIC INTEREST EVENT

***Third Annual Jeremy Nowak
Lecture: Equitable Recovery
and CDFIs*** 

SPEAKERS:

Dudley Benoit, Executive Vice President,
Alliant Capital

Raquel Favela, Central Team Leader,
National Development Council

Everett Sands, CEO, Lendistry

Theresa Y. Singleton, Senior Vice
President, Community Development and
Regional Outreach Department, Federal
Reserve Bank of Philadelphia

CO-SPONSOR:

The Reinvestment Fund

(See Spotlight on [page 63](#).)

May 6, 2021

PENN IUR BOOK TALK

***Public Policy Analytics:
Code and Context for Data
Science in Government*** 

SPEAKERS:

Ken Steif, Associate Professor of
Practice, Penn MUSA Program and
Department of City and Regional
Planning, Weitzman School of Design

Robert Cheetham, President and
CEO, Azavea

Stacey Mosley, Founder & CEO, Stepwise

Michael Schnuerle, Director of
Open Source Operations, Open
Mobility Foundation

Tony Smith, Professor Emeritus,
Department of Electrical and Systems
Engineering, School of Engineering and
Applied Science

CO-SPONSOR:

Department of City and Regional Planning

June 18, 2021

PENN IUR COMMUNITY EVENT

***International Waste Chains:
Tracing the Supply Chain
from Formal Waste
Collection to Informal
Waste Processing***

SPEAKERS:

Silpa Kaza, Senior Urban Development
Specialist, The World Bank

Dagna Rams, PhD Candidate, University
of Lausanne, Switzerland and Visiting
Fellow, NYU and Max Planck Institute

SPOTLIGHT ON:

Smart City Technologies for Health and Equity: Examples from New York City

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

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

The conversation then turned to how the Office of the CTO worked to collect COVID-19 data and disseminate information to New Yorkers in early 2020. As cities around the world were working to address the undercounting of infections and determining the virus's degree of contagion, the Office of the CTO was tasked with pivoting all City of New York agencies to remote work while continuing essential services. In addition, Farmer's office was responsible for consolidating data from multiple sources to provide New Yorkers a single repository for information, setting up a COVID-19 task force, and increasing broadband connectivity as more information and services moved online. Farmer noted that much of this work required breaking down silos and forming strong partnerships between public, private, and academic institutions.

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

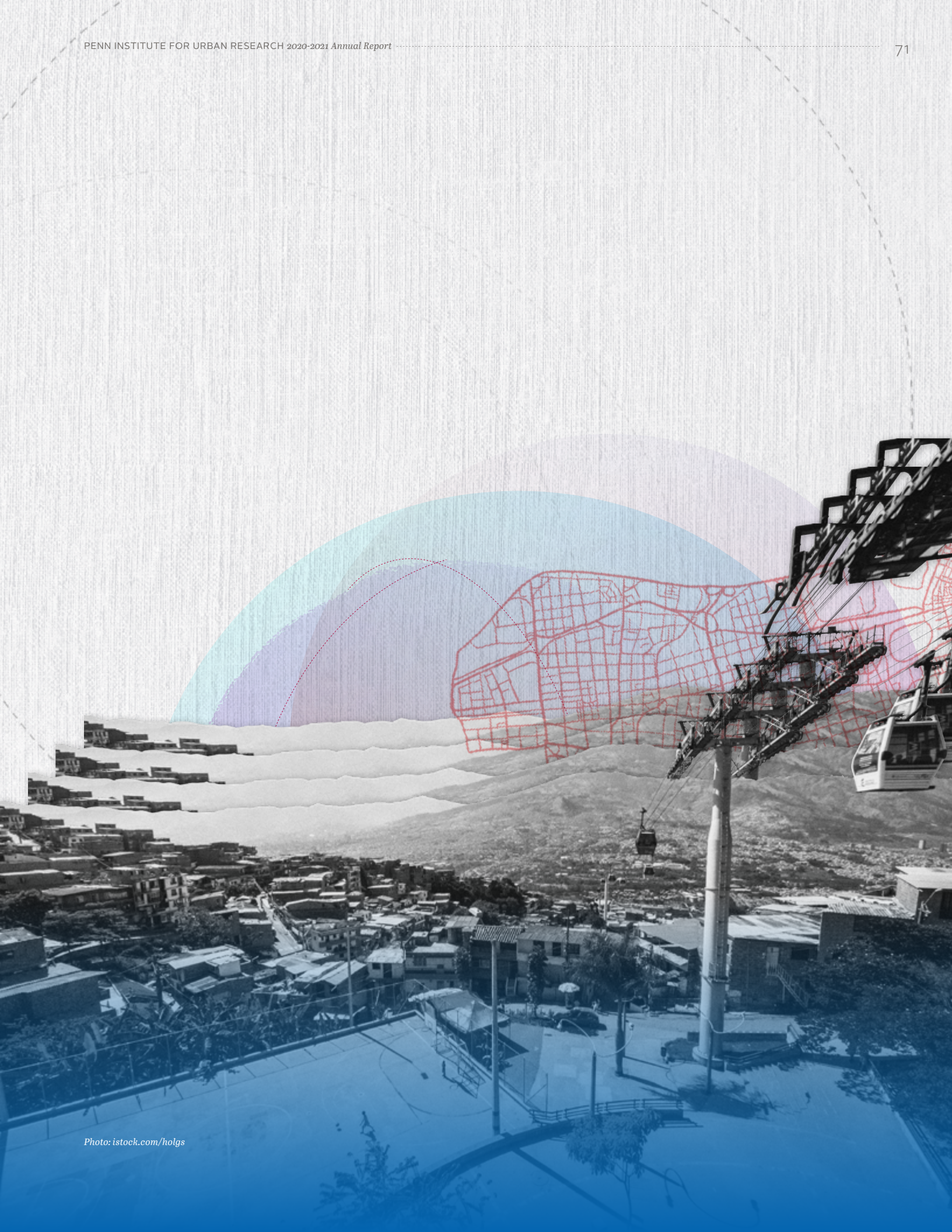
During the Q&A session with the audience, Farmer spoke to the importance of balancing data-driven decision making with transparency in government and of measures to increase technical literacy. He noted the value of digital literacy campaigns "to ensure we are driving tech skills more deeply throughout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

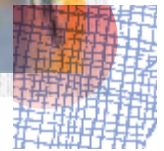




Instructional Support

Penn IUR provides opportunities for undergraduate and graduate students at all levels of study to benefit from—and contribute to—urban scholarship at Penn. Penn IUR also fosters cross-disciplinary collaboration among both students and faculty through its administration of Penn’s Humanities, Urbanism, and Design (H+U+D) Initiative. Despite the ongoing pandemic, Penn IUR was able to expand its support of emerging scholars in the 2020–21 academic year by leveraging and expanding its digital presence.





LEFT: Photo by Julia Mitchell.

ABOVE: Photo by Ailbhe Yasmin Wallis.

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. Penn IUR is developing with the Nussdorf family *The Lawrence C. Nussdorf Student Award at the Penn Institute for Urban Research* that will support students who have demonstrated an interest in urban issues through involvement in these programs to pursue additional work in the summer or fall semester in an area of interest evoked by the experiences in the leadership program or the colloquium.

Undergraduate Urban Research Colloquium

Penn IUR sponsors the Undergraduate Urban Research Colloquium (UURC), an advanced research seminar for undergraduate scholars with an interest in urban-focused research, each spring semester. The program pairs each student with a faculty mentor with expertise in their area 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 and Sciences' Urban Studies Program.

Penn IUR sponsored the 17th annual UURC in spring 2021, convening online. Students learned about Penn's research resources; how to design a research project; and about methods of collecting, analyzing, and presenting both quantitative and qualitative data. Each session, faculty from different schools visited the class virtually to introduce students to a variety of ways to conduct urban-centered research.

At the end of each spring, UURC students typically present the research they pursued over the course of the semester. In this extraordinary year, instructors asked students to reflect on how the pandemic impacted the city in an audio/visual [blog](#). The three students and their reflections this year were:

AILBHE YASMIN WALLIS

[The Gold Green Space Standard: Equitable, Accessible, Beautiful](#)

JULIE MITCHEL

[Alone in the Crowd: Urban Social Isolation During and Beyond the Pandemic](#)

ADAM GOUDJIL

[Cultivating a Lively Street in the Age of COVID-19](#)



Fellows in Urban Leadership

A competitively selected cohort of outstanding Penn undergraduates have the opportunity to engage with and learn from high-level local and regional urban leaders drawn from government, business, and civil society by participating in the Penn IUR Fellows in Urban Leadership program. 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 program is open to rising juniors and seniors; outstanding rising sophomores may also apply.

The third cohort of the Penn IUR Fellows in Urban Leadership program attended monthly meetings online throughout the fall and spring semesters. Fellows began fall 2020 with an orientation session led by the Penn IUR co-directors and members of the Penn IUR Advisory Board. Over the academic year, guests included former Philadelphia Mayor Michael Nutter, Councilmember Jamie Gauthier from District 3; Christine Knapp, the Director of Sustainability for the City of Philadelphia; Rebecca Rhynhart, Philadelphia Controller; Anne Fadullon, Director of Planning and Development for the City of Philadelphia; Anne Nevins, President of the Philadelphia Industrial Development Corp; and Inga Saffron, Pulitzer Prize-winning architectural critic of the *Philadelphia Inquirer*.

In June, Penn IUR's Advisory Committee selected participants in the 2020–21 cohort of Undergraduate Fellows in Urban Leadership.

Master of Urban Spatial Analytics

Penn's Master of Urban Spatial Analytics (MUSA) is a one-year graduate program within the Weitzman School of Design 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 co-hosting, with MUSA and the Weitzman School of Design, the semi-annual #MusaMasterClass—a community lecture and workshop to connect students to experts who are applying these methods to a variety of real-world problems. See Spotlight on [page 74](#) to learn more about the #MusaMasterClass held in the fall semester.

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 2021 include [“Dallas Housing Modeling”](#) by Tyler Bradford, Tova Perlman, and Al-Jalil Gault and [“After Hours: Studying Nightlife Mobility Patterns in Philadelphia, Pennsylvania”](#) by Maddy Kornhauser, Brian Rawn, and Sabrina Lee. Links to all MUSA capstone projects can be found [online at GitHub](#).

SPOTLIGHT ON:

#MUSAMasterclass featuring Kyle Walker: New Rstats Transportation Analysis Tools

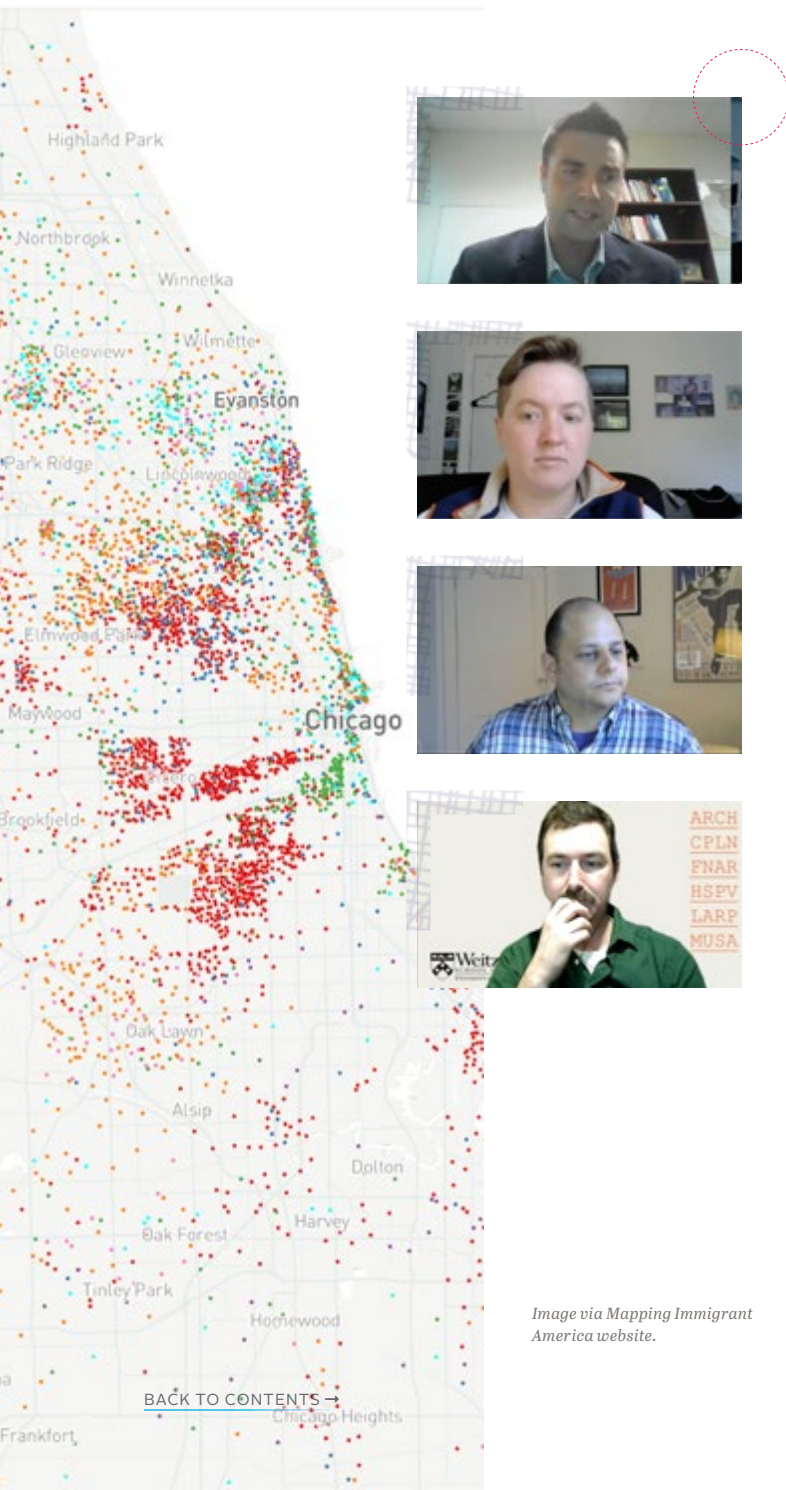


Image via Mapping Immigrant America website.

Kyle Walker, Associate Professor of Geography and Director, Center for Urban Studies, Texas Christian University, led the Fall 2020 MUSA Master Class on October 9, 2020. Walker is the author of several notable geospatial Rstats packages including `tidycensus` and `mapboxapi`, his newest package, which makes a host of complex transportation network and routing tools accessible to beginners. In this workshop, he taught participants how to use `mapboxapi`, which incorporates the suite of Mapbox tools into spatial data science projects.

Walker began the lecture by detailing his graduate work as a population geographer and his early professional work with RStudio and open-source programs. At the time he received his PhD at the University of Minnesota, RStudio was growing in popularity, which Walker observed was due to “its ability to interface with so many software ecosystems,” allowing multiple tools and programming languages to be integrated “into a single project.” This philosophy has informed much of his subsequent open-source work, including the creation of the `tigris` and `tidycensus` packages in R.

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

Walker started using Mapbox, a location data platform that powers maps and location services, for his project [Mapping Immigrant America](#), released in 2015 and updated in 2020. [Mapping Immigrant America](#) is a dot-density representation of the U.S. immigrant population, with general region of origin represented by the color of each dot. He created `mapboxapi` to help R users incorporate Mapbox web services into their maps, as well as to apply the R interface to Mapbox in order to combine different Mapbox services and create a bridge between them. Following Walker’s lecture, he led a live tutorial of `mapboxapi` for participating students and members of the public. The projects completed by event participants on additional datasets can be found using the Twitter hashtag [#MusaMasterClass](#).

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. This year, Penn doctoral students launched a new program, the Penn IUR Forum on Urban Informality, to create opportunities for graduate and post-graduate researchers and practitioners to exchange ideas on the topic of urban informality (for more on this group, see [page 15](#)).

Penn IUR celebrated the achievements and research contributions of graduating doctoral students whose dissertations are on urban-related topics in the May “New Ideas in Urban Research” issue of *Urban Link* (see [page 32](#) for more on *Urban Link*). Contributors shared the key findings from their dissertations and identified novel policy recommendations for the urban research and policy communities.

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.

Contributors included:



“POLITICS AND PROSTHETICS: 150 YEARS OF DISABILITY IN JAPAN”
Mark Bookman, East Asian Languages and Civilization, School of Arts and Sciences



“HEALTHY PLACEMAKING: HOW DO IMMIGRANT FOOD ENTREPRENEURS CONTRIBUTE TO COMMUNITY WELLBEING IN A MULTIETHNIC COMMUNITY?”
Maryam Khojasteh, City and Regional Planning, Weitzman School of Design



“ESSAYS IN URBAN AND PUBLIC ECONOMICS”
Jacob Krimmel, Applied Economics, The Wharton School



“CONFRONTING THE SYSTEM: HOW LOCAL CROSS-SECTOR EDUCATION COLLABORATIONS ADDRESS BARRIERS TO POSTSECONDARY ACCESS & ATTAINMENT”
Elaine Leigh, Higher Education, Graduate School of Education



“HOUSING SEARCH AND RENTAL MARKET INTERMEDIATION”
Desen Lin, Economics, School of Arts and Sciences



“SOCIOECONOMIC NEIGHBORHOOD CHANGE IN LOCAL HISTORIC DISTRICTS OF LARGE AMERICAN CITIES, 1970–2010: A MIXED METHODS APPROACH”
David Stanek, City and Regional Planning, Weitzman School of Design

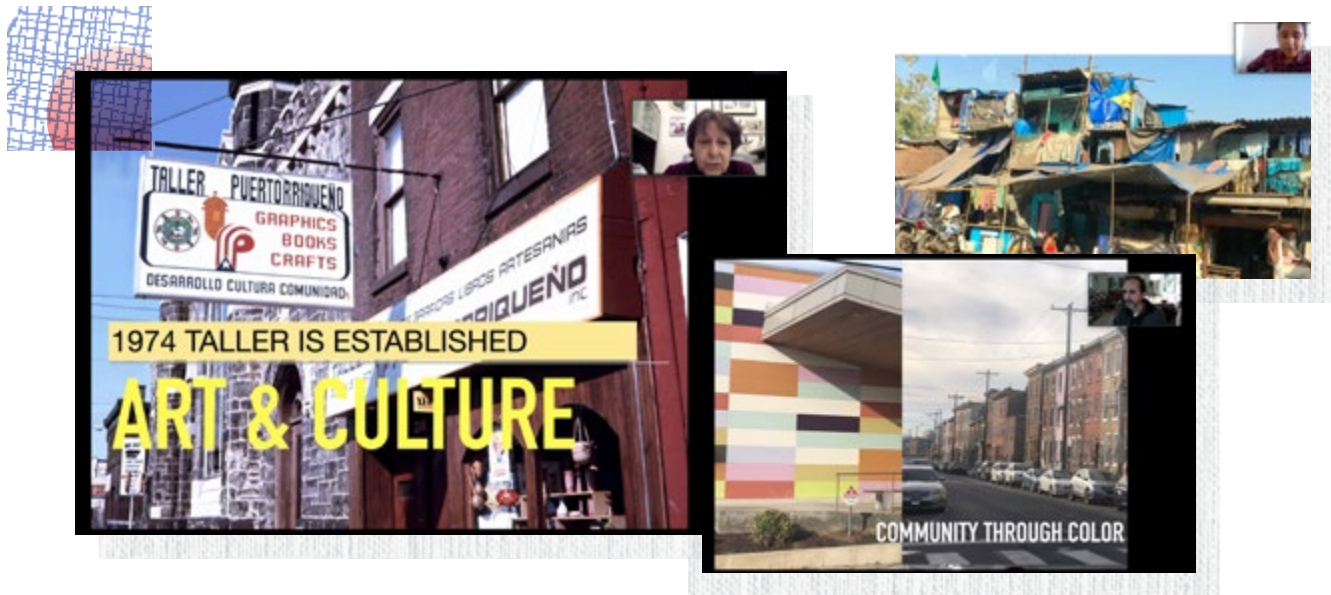


“ESSAYS IN URBAN AND REAL ESTATE ECONOMICS”
Xiao Betty Wang, Applied Economics, The Wharton School



“CHASING RECOVERY: GOVERNANCE, ACCUMULATION, AND MOBILITY IN PHILADELPHIA’S DRUG TREATMENT NETWORK”
Tali Ziv, Anthropology, School of Arts and Sciences

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 88](#) for more on Penn IUR Emerging Scholars).



Penn's Humanities, Urbanism, and Design Initiative

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

Penn IUR Co-Director Eugénie Birch and Penn IUR Faculty Fellow Andrea Goulet, Professor of Romance Languages, Penn School of Arts and Sciences, co-directed the initiative in the 2020–21 academic year. Alisa Chiles, PhD candidate in the History of Art, manages the project.

Colloquium

The H+U+D Colloquium is a defining element of the initiative; this group of 15 scholars from both design and humanities disciplines meets bi-weekly to share research, foster collaboration, and build relationships. Two Junior Fellows also joined the colloquium this year, participating in regular colloquium meetings and teaching undergraduate seminars in the spring semester. (See [pages 78–79](#) for full list.)

In 2020–21, all of the colloquium's activities were virtual due to the ongoing pandemic; it was nonetheless a very rich year of discussion and research. Guest speakers included Adrienne Brown (Associate Professor of English, University of Chicago and author of *The Black Skyscraper*) and Carmen Febo-San Miguel (Executive Director of Taller Puertorriqueño) and Rafael Damast (Exhibitions Program Manager and Curator, Taller Puertorriqueño). H+U+D Faculty Fellow Daniel Barber discussed his recent book, *Modern Architecture and Climate: Design before Air Conditioning* (Princeton: Princeton University Press, 2020), with a panel of guest scholars including Dorit Aviv (Assistant Professor of Architecture, Weitzman School of Design) and Alexandra Quantrill (Adjunct Assistant Professor, Graduate School of Architecture, Planning and Preservation, Columbia University). One highlight of the spring semester was hearing from the H+U+D student awardees, who presented in January and February their research on topics including urban gardeners in Philadelphia, musical responses to the Manchester Arena Bombing, the impact of Sufism on Cairo's 18th and 19th century cityscape, urban forms in Hyderabad, India, and colonial oversights in post-abolition Puerto Rico.


FROM LEFT: Carmen Febo-San Miguel, Executive Director of Taller Puertorriqueño, speaks at the HUD colloquium; Rafael Damast of Taller Puertorriqueño speaks about the organization's recent activities at the HUD colloquium; HUD Junior Fellow Syantani Chatterjee presenting her research at the HUD colloquium.

Student Research Awards

Support of cross-disciplinary education is another signature element of the initiative: H+U+D awards research funding, underwrites fellowships and student colloquia, and sponsors courses. In 2020–21, the Colloquium awarded two Andrew W. Mellon Doctoral Dissertation Fellowships; Fellows met regularly with faculty mentor Andrea Goulet. Additionally, two undergraduates received Mellon Undergraduate Research Fellowships and participated in the Mellon Undergraduate Research Colloquium and eight graduate students also received research award funding for 2020–21. (See [page 78](#).) While H+U+D student awardees were more limited in their ability to travel for research due to the pandemic, students found ways to use technology to interview subjects remotely and to carry out their research from a distance. Both graduate and undergraduate awardees presented their research at H+U+D faculty colloquia in the spring.

H+U+D-Sponsored Courses

Every year, H+U+D sponsors multi-disciplinary graduate and undergraduate courses. In fall 2020, H+U+D sponsored a graduate problematics seminar. In spring 2021, H+U+D sponsored five courses: an anchor institution seminar, a city seminar, a graduate problematics seminar, and two seminars taught by the H+U+D Junior Fellows. Daniel Morales-Armstrong, PhD Candidate Africana Studies, School of Arts and Sciences, taught the anchor institution seminar in partnership with Taller Puertorriqueño; he and his students were able to visit Taller in person this spring. Due to the pandemic, city seminars did not include a travel component as they have in past years.

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

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SYANTANI CHATTERJEE

Anthropology, Columbia

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RUI BROCHADO de MORAIS e CASTRO

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MELLON UNDERGRADUATE RESEARCH FELLOWS**JOYEE AU YEUNG**

(Major: Philosophy, Politics, and Economics), "The Effects of Urban Agriculture on Urban Gardeners in Philadelphia"

JAMES NYCZ

(Major: Political Science and Classical Studies), "Individual Agency and Economic Decision-Making in the Fourth-Century Great Oasis of Roman Egypt"

GRADUATE STUDENT RESEARCH AWARDEES**PAVEL ANDRADE**

PhD Candidate, Hispanic Studies, "Patterns of Underdevelopment: Literature, Rock, and the Making of Acapulco"

KATELYN HEARFIELD

PhD Candidate, Music, "'Every Time We Sing, We Win': Musical Responses to the Manchester Arena Bombing"

DAVY KNITTLE

PhD Candidate, English/Urban Studies/Gender, Sexuality, and Women's Studies, "Future Ecologies: Environmental Justice and Racialized Gender in U.S. Urban Literature"

IDA SOFIE NITTER

PhD Candidate, Arabic and Islamic Studies, Near Eastern Languages and Civilizations Department, "Public Rituals and Private Devotion: The Impact of Sufism on Cairo's Cityscape in the Eighteenth and Nineteenth Centuries"

INDIVAR JONNALAGADDA

PhD Candidate, Anthropology and South Asia Studies, "Negotiating Urban Form: Property Relations and Spatial Governance in Hyderabad, India"

DANIEL MORALES-ARMSTRONG

PhD Candidate, Africana Studies and History, "Small Town, Silenced History: Colonial Oversight(s) and Archival Absence in Post-Abolition Puerto Rico"

KIMBERLY NORONHA

PhD Candidate, City and Regional Planning, "The Intersections of the Lived Experience of Informality: Using Photovoice to Build Visual Landscapes"

PAIGE PENDARVIS

PhD Candidate, History, "'Bread for All and Housing for All!': Needs, Rights, and Housing in Paris, 1871-1940"



FALL 2020

PROBLEMATICS SEMINAR

ARTH71/CPLN572: Modern Architectural Theory—Urbanism

Instructors: DAVID BROWNLEE, History of Art, School of Arts and Sciences, and ZHONGJIE LIN, City and Regional Planning, Weitzman School of Design

SPRING 2021

ANCHOR INSTITUTION SEMINAR

LALS 491/HIST 491/URBS 491/AFRC 492: The Inclusive City—Participatory Design at Taller Puertorriqueño

Instructors: DANIEL MORALES-ARMSTRONG, Africana Studies, School of Arts and Sciences; in partnership with Taller Puertorriqueño staff

CITY SEMINAR

EALC 220/620: Tang China and Nara Japan

Instructors: NANCY S. STEINHARDT, East Asian Languages and Civilizations, School of Arts and Sciences; with guest lecture by ZHONGJIE LIN, City and Regional Planning, Weitzman School of Design

PROBLEMATICS SEMINAR

ARCH 713/ARTH 577: Ecological Thinking in Art and Architecture

Instructors: MANTHA ZARMAKOUPI, History of Art, School of Arts and Sciences, and DANIEL BARBER, Architecture, Weitzman School of Design

JUNIOR FELLOW SEMINARS

AFRC 305/URBS 305: Housing, Race, and Community in the United States

Instructor: DR. TYESHIA REDDEN, Mellon Junior Fellow in Humanities, Urbanism, and Design

LARP 780-001: Cities of Waste

Instructor: DR. SYANTANI CHATTERJEE, Mellon Junior Fellow in Humanities, Urbanism, and Design



H+U+D fosters critical and integrative considerations of the relationship between the humanities and the design professions in the analysis and shaping of the built environment.



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.



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Penn faculty with a demonstrated interest in cities

Faculty Fellow Executive Council members are denoted with an asterisk.

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*See [page 96](#) for a remembrance of Larry Nussdorf's impact on Penn IUR

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Larry Nussdorf's Legacy: We Won't Say Goodbye

*Lawrence C. Nussdorf, Founding Member,
Penn IUR Advisory Board, Will be with Us Forever*

It was a beautiful fall evening, October 10th, 2010, as the black-tie crowd assembled in the Annenberg Center for the Performing Arts for the 76th University of Pennsylvania Alumni Award of Merit Ceremony.

Larry Nussdorf (1946–2020), W'68 was sitting center stage among the five other honorees. After the opening, the master of ceremonies called Melanie Nussdorf, C'71 and Larry to the podium, noting that with the granting of the award, the Nussdorfs would be one of two couples to be so honored as Melanie was an awardee nine years earlier.

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

We, from Penn IUR who were in the audience, nodded knowingly. Melanie had captured Larry perfectly. She missed only one thing: Larry’s unassuming nature. He was, at the time, the president and chief operating officer of Clark Enterprises, the Washington, D.C.-based multi-billion-dollar company that had built or invested in a major portion of the capitol’s built environment (arenas, hospitals, metro stations, office and residential buildings) as well as operating throughout the nation.

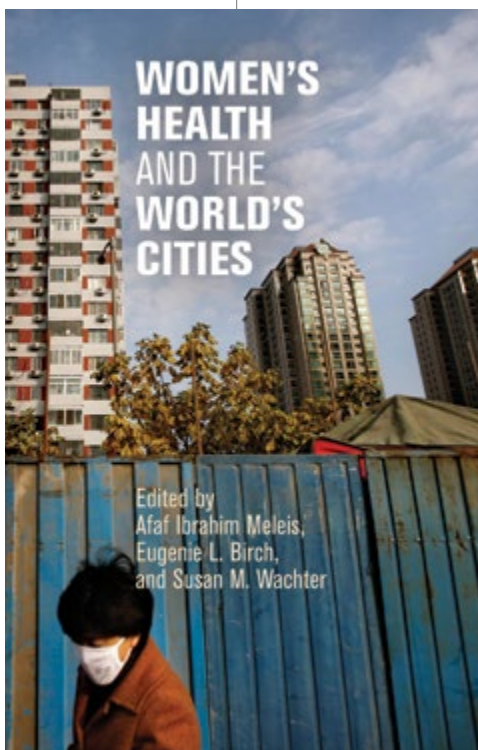
At the time, Penn IUR, a university-wide center, was six years old, having been founded in 2004 with a simple mandate from then-president Judith Rodin and provost Bob Barchi: unite urban-focused scholarship across Penn and make it more visible worldwide. As we worked with them to craft Penn IUR, the first project was to assemble an external advisory board. They suggested only one name: Larry Nussdorf. Little did we know then what sage advice they gave us. Little did we know then how much Larry would shape Penn IUR, setting it on a firm footing ... while gently probing us to examine and evaluate its work continually. Let us try to describe Larry’s gift—in its tangible and intangible forms.

From the beginning, Larry knew that Penn IUR needed to have a strong focus and wide engagement within and outside of the academy. He urged us to articulate clear but inclusive objectives and identifiable themes...And he held our feet to the fire, reminding us quietly if we were straying or not on point.

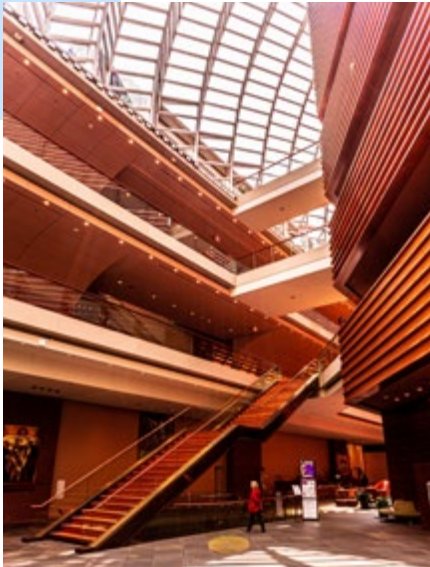
From the beginning, Larry knew that Penn IUR needed to have a strong focus and wide engagement within and outside of the academy. He urged us to articulate clear but inclusive objectives and identifiable themes—informing public and private decision-making on issues of sustainable urban growth and development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

A shining example of his advice remains after more than 15 years. It was fall, 2005. Provost Ron Daniels had invited us, as Penn IUR co-directors, to develop a response to Hurricane Katrina. Thrilled, we sat down and drew up an impossibly elaborate plan including a conference involving every conceivable discipline and broad topics, which we shared with the Advisory Board. As our presentation came to a conclusion, Larry looked up from the multi-page description that we had handed out, frowned slightly and said, “Make it your own—make it urban.” We have never forgotten those seven words, and are guided in all that we do, often repeating a question when faced with some decision: “What would Larry say?” As it turned out, we went back to the drawing board and created “Rebuilding Urban Places after Disaster, Lessons from Hurricane Katrina,” our first conference and the second book in Penn IUR’s City in the 21st Century series with Penn Press, now with nearly 50 volumes. This effort evolved to include projects such as a collaboration with the East–West Center encompassing a three-year exchange program with Japan on resilience and ongoing projects jointly with the Wharton Risk Management and Decision Processes Center. It is the root of Penn IUR’s current work, Cities and Contagion: Lessons from COVID-19, which includes the Cities and COVID-19 Resource Library, an online compendium of resources for urban practitioners and researchers, and the Recovering Cities Project, which monitors key indicators marking the aftermath of COVID-19 in selected cities in partnership with research institutes nationwide.

Larry’s contributions permeate Penn IUR well beyond that first year’s advice. Generous with his time as chair of the nominating committee, he helped build the Advisory Board, realizing that a strong, talented board would be an essential ingredient for Penn IUR’s success. Notably, in 2007, when Judith Rodin stepped down as Board chair upon assuming the presidency of the Rockefeller Foundation, he recruited Egbert Perry, CE’76, WG’78, and GCE’79, to replace her. Recognizing Perry’s leadership skills, deep interest in Penn IUR’s work, and strategic position on the University’s Board of Trustees, Larry was an astute judge of character. Egbert served as chair for more than a decade, helping clarify Penn IUR’s functions as a lab, voice, and convenor, elements that provide Penn IUR’s signature identity. As Larry wisely observed at the time, “the themes may change but the functions will remain.”



Working with Melanie, who was a member of the Board of Advisors of Penn’s School of Nursing, he supported Penn IUR’s work on global women’s health, a multi-year effort that yielded two major conferences, several convenings around the United States, and the highly regarded Women’s Health and the World’s Cities (2013), published in the Penn Press/Penn IUR series.



One of the essential categories of research and programming that Larry inspired was on anchor institutions, like the Kimmel Center.

Generous with his ideas, Larry stimulated directly two important streams of Penn IUR research and programming: the Penn IUR Roundtables on Anchor Institutions and Transforming Cities: Municipal Fiscal Stability. In addition, working with Melanie, who was a member of the Board of Advisors of Penn's School of Nursing, he supported Penn IUR's work on global women's health, a multi-year effort that yielded two major conferences, several convenings around the United States, and the highly regarded *Women's Health and the World's Cities* (2013), published in the Penn Press/Penn IUR series.

On anchor institutions, Larry's intellectual and financial support helped Penn IUR develop a major conference (2007) and five day-long roundtables. The roundtables brought anchor institution leaders to Penn for public meetings to discuss their respective roles and private meetings to engage in peer-level problem solving. The sessions covered Performing Arts Centers (2008), Museums (2010), Ballparks (2011), Eds and Meds (2013), and University-Led Innovation (2015). Larry and Melanie not only attended each one but also were active participants in several. With his experience in building their facilities, Larry introduced us to key leaders for each session. Memorably, he brought us on a site visit

to the Nationals Park, recently completed by Clark Construction. There we met with the team's owner who gave us a tour of the facility and even led us onto the pitching mound, a coveted "inside experience!"

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

The work on the transforming cities and municipal fiscal stability initiative has also evolved. It started in September 2004 with Penn IUR's inaugural public interest series event, *Transforming Cities: Positive Outcomes of Public/Private Engagement*, a session that established the Penn IUR practice of convening distinguished urban practitioners and thinkers together. At this event, Alice Rivlin, The Brookings Institution; John Timoney, then Chief of Police, Miami (former chief in NYC and Philadelphia); and James Nevels, Chair, Philadelphia School Reform Commission, discussed the impact of contemporary urban policy changes across the country.

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

LARRY NUSSDORF'S LEGACY

"Make it your own—make it urban."



HELPED CO-DIRECTORS CREATE "REBUILDING URBAN PLACES AFTER DISASTER, LESSONS FROM HURRICANE KATRINA" CONFERENCE AND BOOK, LEADING TO:

A collaboration with the East–West Center
 Joint ongoing projects with the Wharton Risk Management and Decision Processes Center

Developing Cities and Contagion:
 Lessons from COVID-19 and Cities and COVID-19 Resource Library



HELPED BUILD THE PENN IUR ADVISORY BOARD, LEADING TO:

Recruitment of Egbert Perry, CE'76, WG'78, and GCE'79 as board chair, a role he filled for more than a decade, helping clarify Penn IUR's functions as a lab, voice, and convener, elements that provide Penn IUR's signature identity

STIMULATED PENN IUR RESEARCH AND PROGRAMMING ON ANCHOR INSTITUTIONS, LEADING TO:

Major conference (2007) and five roundtables on anchor institutions (Performing Arts Centers, Museums, Ballparks, Eds and Meds, and University-Led Innovation)

- Penn IUR and the Netter Center's policy paper
- Founding of the Anchor Institutions Task Force in 2009
- Judith Rodin's *The University and Urban Revival: Out of the Ivory Tower and Into the Streets (2007)* and Richard Freedland's *Transforming the Urban University: Northeastern, 1996–2006 (2019)*
- Penn IUR selected by state of Connecticut to undertake statewide research and develop roadmap for public and private institutions



WITH HIS WIFE MELANIE, SUPPORTED PENN IUR'S WORK ON GLOBAL WOMEN'S HEALTH, LEADING TO:

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

STIMULATED PENN IUR RESEARCH AND PROGRAMMING ON TRANSFORMING CITIES: MUNICIPAL FISCAL STABILITY, LEADING TO:

Transforming Cities: Positive Outcomes of Public/Private Engagement event (2004)

Miami Transformed (2012) by Manny Diaz and *Mayor: The Best Job in Politics* (2017) by Michael Nutter published

Partnership with Philadelphia's Federal Reserve Bank that produced three conferences, three books with Penn Press, and a virtual series focusing on race and inequality

Two conferences at the Rockefeller Foundation's Bellagio Center, another Penn Press book, *Global Urbanization* (2011), and a special issue of *The Economist*

New public events, including Penn IUR's 10th anniversary symposium: "Fiscal Stability and Public Pensions" (2014)

- The symposium inspired a sub-group of the Advisory Board to explore pension reform
- The pension reform efforts led to a partnership with the Volker Alliance and yielded a virtual series on the effect of Covid-19 on state and municipal finance

Launch of the "State & Local Public Finance Links," web-based resource library



Photo of Dr. Martin Luther King Jr. Library by Mrmariokartguy, via Wikipedia.

At every moment Larry was ready to help with a speaker, an idea for a lecture or a new member of the Advisory Board.

Larry's impact is deep-rooted and enduring—it touched every aspect of Penn IUR.

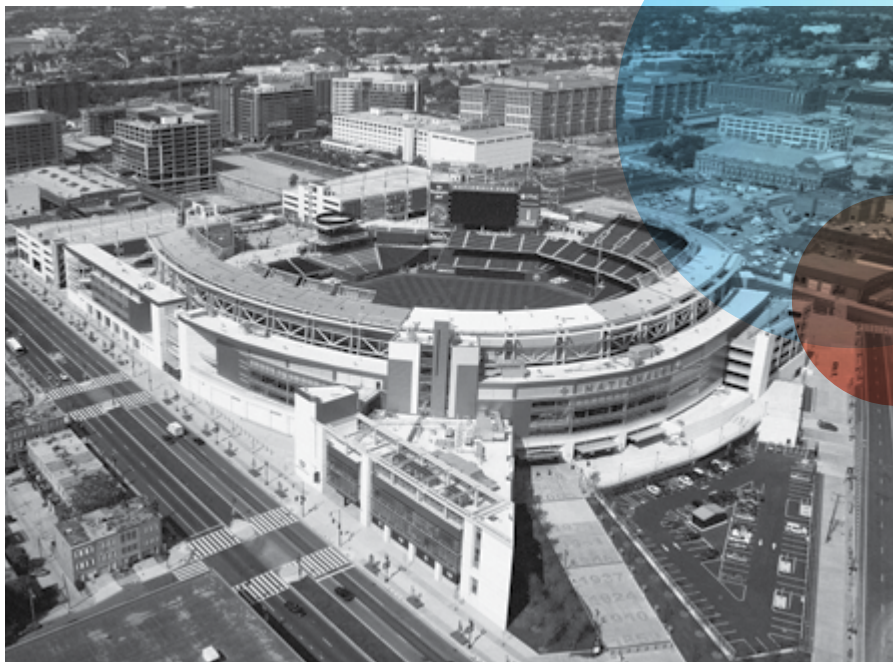
By 2007, the transforming cities and fiscal stability initiative added an international dimension. It pursued this area through two conferences at the Rockefeller Foundation's Bellagio Center, another Penn Press book, *Global Urbanization* (2011), and a special issue of *The Economist*. The international work has evolved into a focus on informality and sustainable development including conferences, publications, new courses, and participation in worldwide convenings including Habitat III. It has a full portfolio of activities now being carried out in conjunction with Penn's Perry World House and Penn Global.

The domestic aspects of the fiscal stability initiative stimulated several public events. They were "Sustainable Public Finance Options" (2011), "Financial Stress in Governments" (2012) with the Fels Institute for Government, and Penn IUR's 10th anniversary symposium: "Fiscal Stability and Public Pensions" (2014), summarized in *Public Pensions and Fiscal Solvency* (2016) in the Penn Press series. In 2018, Penn IUR launched the "State & Local Public Finance Links," a regularly updated web-based resource library. Inspired by the 2014 symposium, a subgroup of the Advisory Board met regularly from 2015 to 2019 to explore pension reform, efforts that led to a partnership with the Volker Alliance whose expertise in state finance complemented Penn IUR's strength in local issues. In April 2020, this fortuitous arrangement yielded the 18-session virtual series on the effect of COVID-19 on state and municipal finance that has reached thousands of attendees and also yielded an ongoing partnership under the leadership of Bill Glasgall and Dick Ravitch.

The fiscal stability research and programming that Larry helped outline led to Penn IUR launching the "State & Local Public Finance Links" site in 2018.



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



Larry connected Penn IUR to key leaders at anchor institutions. Clark Enterprises, where he was COO, built Nationals Park in Washington, D.C.

Image by Carol M. Highsmith, via the Library of Congress.

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

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

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



The Lawrence C. Nussdorf Urban Leadership Program

As a result of the generosity of the Nussdorf family and in recognition of Larry's leadership, Penn IUR is establishing the Lawrence C. Nussdorf Urban Leadership Program at Penn IUR.

A dynamic program that strengthens Penn IUR's influence through its work with urban leaders, students, and faculty to inform urban policy today and into the future, it aims to increase the Institute's visibility and enhance Penn IUR's reputation within and outside the University.

This program will support The Lawrence C. Nussdorf Urban Leadership Prize, which will amplify and grow Penn IUR's current Annual Urban Leadership Award by having the awardees spend time with faculty and students on the Penn campus, increasing the leadership award's impact and Penn IUR's visibility externally and internally, and enlarging and demonstrating what leadership is to students and faculty and the larger world. It will also create The Lawrence C. Nussdorf Student Award at the Penn Institute for Urban Research, which will support students who have demonstrated an interest in urban issues through involvement in the Fellows in Urban Leadership Program (see [page 73](#)) or the Undergraduate Urban Research Colloquium (see [page 72](#)) who wish to undertake additional work in the summer or fall semester.

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An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and grey. In the foreground, a large, dark, multi-story building with a flat roof is visible, featuring several satellite dishes. The city skyline in the background includes several tall skyscrapers, with the most prominent one being a tall, slender tower with a rounded top. The water of a bay or harbor is visible in the distance, with a few small boats.

The Penn Institute for Urban Research (Penn IUR) is dedicated to advancing cross-disciplinary urban-focused research, instruction, and civic engagement on issues relevant to cities around the world. As the global population becomes increasingly urban, understanding cities is vital to informed decision-making and public policy at the local, national, and international levels.



PENN INSTITUTE FOR URBAN RESEARCH

2020-2021 ANNUAL REPORT

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