

# RWVC NEWS

Winter 2022

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## ABOUT THE CENTER

*The Ralph W. Voorhees Center for Civic Engagement at the Edward J. Bloustein School of Planning and Public Policy seeks to enhance educational opportunities and facilitate innovative research through community based research and discussion. The Center is a collaborative effort of faculty, staff, and students and community development actors. The center conducts community based research and facilitates discussions about urban problems and innovative policy and practice solutions.*

*The Voorhees Center would like to wish you a very happy and healthy holiday season, and all the best for the New Year!*

# Welcome

The Voorhees Center is excited to welcome

**Olubori Agboola and Wael Kanj**, MCRP candidates, are working with the Voorhees Fellows researching the emergency food system during natural disasters and health emergencies.

**Shiloh Deitz**, post doctoral research associate, is researching affordable rental housing in New Jersey.

**Bridget Zamzow**, visiting affiliate faculty from Germany. Bridget, is a lecturer at Humboldt-Universität in Berlin and the University of Vienna. She continues her work on New York City's rezoning project in Gowanus. Her main interest lies in how an affluent community negotiates 'housing justice' and how this affects the neighborhood's public housing residents' everyday lives.

# Congratulations

**Jonathan Bonilla**, MCRP Candidate and RWV Center researcher '21, '22, received a 2022-23 Morgan Stanley Community Development Graduate Fellowship hosted by the Association for Neighborhood & Housing Development. Jonathan will spend 10-months working with the Women's Housing and Economic Development Corporation (WHEDco) in the South Bronx.

**Lily Chang**, Voorhees Fellow '20, is a Staff Assistant/Press Assistant for Representative John Sarbanes of Maryland's 3rd District. She previously was a Running Start Congressional Fellow interning for Rep. Bonnie Watson Coleman (D-NJ12).

**Nina Gohel**, Voorhees Fellow '22, participated in President Holloway's inaugural Rutgers Summer Service Internship where she worked in the office of Office of Assembly Majority Leader Louis Greenwald and Assemblywoman Pamela Lampitt researching legislation that would encourage restaurants to provide a list of their top eight allergens to diners. The legislation would make restaurants safer for people with life-threatening food allergies.

**Julien Rosenbloom**, Voorhees Fellow '19, is joining the White House Council of Economic Advisors as a Special Assistant.

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## RESEARCH CORNER

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### VOORHEES FELLOWS RESEARCH

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Olubori Agboola, Nina Gohel, Jennifer Apostol, Anamika Desai, Arielle Cohen, Shreya Gupta, Taha Umar and Olivia Forte-Gardiner in front of REPLENISH offices. Photo Credit: Nadia Mian

### Identifying Networks, Resources, Gaps and Vulnerabilities in Middlesex County's Emergency Food System during an Emergency

The Ralph W. Voorhees Public Service Fellows worked with REPLENISH, the Middlesex County Food Bank to better understand how the emergency food system functions during an emergency. Replenish is working on the County's strategic master plan, *Destination 2040*, which seeks to identify vulnerabilities in the emergency food system during natural disasters and public health emergencies.

The Fellows project sought to better understand how the emergency food system works during a crisis and to identify existing networks and points of strength as well as areas that may need to be strengthened to improve resiliency during an emergency.

## CENTER RESEARCH

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### The Landscape of Cooperative and Shared Equity Housing in the United States

James DeFilippis and students – Erica Copeland, Mila Hamilton, Celeste Royo, and John Smith with funding from the Cooperative Development Foundation – are conducting a nationwide “landscape analysis” of the field of shared equity housing for the Cooperative Development Foundation (CDF). CDF is interested in moving into co-op and other forms of shared equity housing, and we will be providing a “state of the field” analysis for them as they move into this work.

### New Jersey State of Affordable Rental Housing (NJSOARH)

Eric Seymour and Kathe Newman presented their work on New Jersey’s affordable rental housing at Monarch Housing's Housing as a Human Right conference in October 2022.

### Faith-based Affordable Housing



Nadia Mian presented research on faith-based affordable housing at the Fitzgerald Institute for Real Estate’s Future of Church Property Conference at the University of Notre Dame. She talked about the different ways in which houses of worship across the country are challenging and changing zoning regulations to build housing. New state legislation in Washington provides density bonuses to houses of worship that build affordable housing. In California, local ordinances are removing parking restrictions for houses of worship that build affordable housing on their property.

Jamie Kravolec, Nadia Mian, Dan Kelly and Matthew Manion



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# CONFERENCES

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## Negotiating Social Futures Case Study Conference - New Brunswick, NJ

The RWV Center welcomed scholars from across the world to the Negotiating Social Futures conference in September at the Bloustein School. Panelists presented case studies from China, Brazil, Hong Kong, Taiwan, Canada, the United States and engaged in discussions around land development, value capture, value conflicts, participatory democracy and the city's social futures. The conference is part of an Urban Studies Foundation funded seminar series (project # USF-SSA-210213).



Rachel Weber, Lauren Nolan, Laura Wolf-Powers, André Sorensen, Enrique Silva, Ernesto Lopez Morales, Kathe Newman, Mi Shih, Leslie Shieh and Sevin Yildiz. Photo Credit: Nadia Mian

## Association of Collegiate Schools of Planning Conference - Toronto



The Toronto Sign at City Hall Photo Credit: Kathe Newman

RWV Center staff and faculty affiliates presented their research at the Association of Collegiate Schools of Planning Conference (ACSP) in Toronto on November 3-5, 2022.

In **James DeFilippis'** talk entitled, "Social Justice and the Immigrant City," he argued against the tendencies to both universalize the meanings of justice, and essentialize the meanings of group identity. He attempted to offer planning theory a way to think about urban social justice without resorting to either frameworks that require a closed political community or those that foreground and essentialize differences between groups.

**Lauren Nolan's** research explored Amazon's expansion outside Chicago. The article, entitled, "Fulfillment Prophecy: The Politics of Amazon's Expansion in Greater Chicagoland," considers the politics and processes surrounding Amazon's development of multiple large-scale fulfillment centers in Chicago's south suburbs. This paper furthers our understanding of how political processes and mechanisms unfold in the warehouse development context, and the tensions and tradeoffs they produce. Specifically, it illuminates questions of who benefits from such development, who bears the cost, and who gets to make these planning decisions.

**Will Payne** and Alexander Tarr's research entitled "Beyond Advantage: How Silicon Valley Remade Massachusetts' (Sub)Urban Technology Landscape in its own Image," uses a combination of archival, visual, and spatial analytic methods to argue that successful hardware-centric Silicon Valley firms expanded back into New England not only because of an ongoing concentration of skilled digital laborers, but to take advantage of the legacy built environment and cultural landscape of suburban technology work.

**Andrea Restrepo-Mieth's** paper, "Improving water and sanitation affordability through lifeline programs: subnational initiatives in Colombia," asked the question: Under what conditions do municipal governments develop and implement policies to improve the affordability by low-income individuals of water and sanitation services? Using mixed methods, she gathered data from ten Colombian cities to better understand the role of social movements, civil society organizations, and planners in pushing municipalities to adopt water and sanitation lifeline programs, how actors interact with city hall, city council, the courts, and the national government, and the characteristics of the municipalities that establish these programs.

**Mi Shih's** research conducted with Fang-Cheng Lin, Min-Jay Kang, and John C.K. Liu from the National Taiwan University examines the politics of informal housing and public land in Taiwan. The paper entitled "Constructing Value Through Action: Negotiating the Politics of Informal Housing and Public Land," is a case study based on ethnographic fieldwork of an informal settlement called Treasure Hill in Taipei, Taiwan. In the article, they detail how planners and residents insert agency into gaps in bureaucratic inertia, regulatory rigidity, technical depoliticization, dominant discourses, and habitual practices. They also show that legitimate uses and users of public land are no longer predetermined by land-use zoning and building codes but are negotiated through a social process of participation and engagement.

**Eric Seymour**'s work on corporate landlords in Las Vegas addresses the question of whether specific large corporate landlords were more likely to both file for and actually evict tenants, both during the first year of the pandemic and the year immediately preceding. The paper entitled, "Corporate Landlords and Pandemic and Pre-Pandemic Evictions in Las Vegas," examines trends in evictions and filings associated with two particular submarkets, extended-stay and single-family rentals, through an analysis of case-level data covering the Las Vegas metropolitan area.

## National League of Cities - Kansas



Eric Seymour with fellow panelists  
Photo Credit: NLC

Eric Seymour also spoke at the National League of Cities (NLC) on a panel entitled, "Corporate Buyout of Housing: How It's Affecting Your City and What You Can Do." Professor Seymour spoke about differences between the types of corporate investors in single-family rentals after the foreclosure crisis, from the largest and most well-known companies acquiring and renting homes in high-amenity suburbs, to the relatively smaller but equally important corporate landlords buying homes in central-city and inner-ring suburban neighborhoods, often in communities of color.

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## WHAT'S NEW?

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The RWV Center has a new website! Check it out at [rwv.rutgers.edu](http://rwv.rutgers.edu)

We are accepting new Ralph W. Voorhees Public Service Fellows Applications! The Fellowship program is open to any undergraduate student at Rutgers University. The deadline to apply is March 2023. See our website for more information.