

December 2023

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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 RWV Center wishes you a very happy holiday season and Happy New Year!*

# Welcome

**The RWV Center is excited to welcome:**

## Faculty Affiliates



Jovanna Rosen  
Assistant Professor



Emmy Tiderington  
Associate Professor



Dan Treglia  
Instructor

## Student Researchers



Melisa Tekin  
Designer



Tiffany Ip  
MCRP Student

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# RESEARCH CORNER

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## VOORHEES FELLOWS RESEARCH

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### Innovative Basic Needs Services for Unhoused and Precariously Housed Populations



The Voorhees Fellows worked with Unity Square Community Center, a community service organization in New Brunswick, to better understand how emergency service organizations can support persons experiencing homelessness and those who are at-risk of experiencing it with basic needs such as laundry, showers, hygiene kits and storage facilities. The Fellows conducted interviews with organizations across the nation that have developed innovative strategies to support unhoused or precariously housed populations with basic needs. This research is part of a larger project funded by the Rutgers Equity Alliance for Community Health (REACH), a presidential initiative that brings together the community and university to improve health and housing equity.

## CENTER RESEARCH

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### Faith-based Affordable Housing



Nadia Mian and Richard Reinhard's article "Transforming Empty Churches into Affordable Housing" was published in the Summer 2023 print version of *Planning Magazine* and online in May 2023. The article examines how zoning reform, partnerships and creative financing can help transition houses of worship into new uses for a community.

### NJSOARH

NJSOARH (New Jersey State of Affordable Rental Housing) Fall field work focused on affordable rental housing in 6 cities: Passaic, Montclair, West New York, Phillipsburg, Asbury Park, and Millville.



The Team is set to release a report about rent control in New Jersey shortly. Next up they are developing a summary report about public and federally assisted housing in NJ and housing overviews for select NJ counties.

Will Payne, Lauren Nolan and Eric Seymour published "When a City Isn't a City: Aggregating Data From the Picture of Subsidized Households to the Municipal Scale for Research Purposes" in *Cityscape*. The authors developed a primarily automated process to take the "city"-level dataset from HUD's Picture of Subsidized Households (PSH), which corresponds to the U.S. Census Bureau's Populated Place Areas, and reassemble it at the scale of a state's municipalities. This article outlines the reasons that transforming the spatial scale of PSH data may be necessary, and the steps the authors took to synthesize it into the county subdivision level in New Jersey.

### REACH Housing Grants

Eric Seymour and Kathe Newman each received grants from the Rutgers Equity Alliance for Community Health. Professor Seymour is working with Unity Square Community Center in New Brunswick to study the challenges faced by emergency service organizations in supporting unhoused and precariously housed populations. Kathe Newman and Katharine Nelson are examining mortgage lending disparities in Camden in partnership with St. Joseph's Carpenter Society.

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# INTERSECTIONS

(A Focus on Celebrating Affiliated Faculty Researcher Achievements)

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**Will Payne** presented at meetings of the Association of Collegiate Schools of Planning (ACSP), the North American Cartographic Information Society (NACIS), and the University Consortium for Geographic Information Science (UCGIS). He presented at the "Gentrification: An International Dialogue" workshop at Boston University and the "Digital Geographic Movements and Methods" workshop at the University of Calgary, for which he was also an organizing committee member. Will gave an invited talk during Geography Awareness Week in the Department of Global Studies & Geography at Hofstra University. He also published the following article:

- Payne, W. B., & McGlynn, E. (2023). Relational Reprojection Platform: Non-linear distance transformations of spatial data in R. *Environment and Planning B: Urban Analytics and City Science*, 0(0). <https://doi.org/10.1177/23998083231215463>

**Andrea Restrepo-Mieth** gave the keynote speech at the first congress on climate change and sustainable urbanism held at the Universidad de Guayaquil, Ecuador. She also joined the Environmental Education and Environmental Communication Strategy Technical Roundtable of the Galápagos Provincial government. Lastly, she started a project on the intersection of conservation organizations and urban planning.

**Jovanna Rosen** published three papers including:

- Angst, S., Rosen, J., De Gregorio, S., & Painter, G. (2023). How do renters survive unaffordability? Household-level impacts of rent burden in Los Angeles. *Journal of Urban Affairs*, 1-24.
- Beckman, C. M., Rosen, J., Estrada-Miller, J., & Painter, G. (2023). The social innovation trap: Critical insights into an emerging field. *Academy of Management Annals*, 17(2), 684-709.
- Rosen, J., & Alvarez León, L. F. (2023). Signaling Hinterlands and the Spatial Networks of Digital Capitalism. *Annals of the American Association of Geographers*, 1-13.

**Ronald Quincy** was the Keynote speaker and moderator of panel related to a National Study on workplace diversity at the John H. Heldrich Center for Workforce Development in October 2023. He was also a panelist for national Podcast hosted by the Urban Institute entitled "Workplace Divided" in August 2023. Ronald was a Guest Speaker at the Federal University of Minas Gerais, Brazil where he spoke about Community Development in a Historical Quilombo in June 2023. Ron Moderated the University wide Awards: Human Dignity Awards for Community, Public, and University Service in November 2023. He was a USA State Department, Embassy of Ghana sponsored national conference keynote speaker, and led a workshop presentation on Leadership for NGO founders, and executive directors in Accra Ghana. In addition to his work with the USA State Department, he also worked with the Embassy of Kenya and sponsored a project for over 300

mainly woman-owned small community-based farming entrepreneurs focusing on Strategy, Planning, and Leadership Competencies in Nairobi. Ronald held consultations with Mandela Washington Fellows, related to strategy, partnerships, and community engagement; and research related to social, economic, and environmental justice in South Africa. He was Faculty Director for Social, Economic, and Environmental Justice in South Africa; Rutgers SAS & Honors College, Study Abroad Program, Winter Session, 2023-2024 (including community-based partnerships and community service component for Rutgers and South African students). Lastly, Ronald worked with the NJ Governor's Office of Diversity, Equity, Inclusion, and Belonging examining "Historical Underpinnings of Wealth Disparity in New Jersey."

**Eric Seymour** published the following article:

- Eric Seymour, Taylor Shelton, Stephen Averill Sherman & Joshua Akers (2023) The metropolitan and neighborhood geographies of REIT- and private equity-owned single-family rentals, *Journal of Urban Affairs*, DOI: 10.1080/07352166.2023.2276766

**Emmy Tiderington** received a grant from the National Alliance to End Homelessness that will focus on "Investigating Predictors of Successful Exits from Permanent Supportive Housing." Emmy also published the following articles:

- Livingstone, K. & Tiderington, E. (2023). To stay or go?: Understanding ambivalence toward moving on from supportive housing among supportive housing residents in a Moving On initiative. *Housing, Care and Support*, Vol. ahead-of-print No. ahead-of-print. <https://doi.org/10.1108/HCS-12-2021-0038>
- Goodwin, J.M. & Tiderington, E. (2023). A grounded theory of provider perspectives regarding resident moves from permanent supportive housing. *International Journal on Homelessness*, 3(3), 1-23. <https://doi.org/10.5206/ijoh.2023.3.15678>
- Aykanian, A. & Tiderington, E. (2023). Health service use after moving on from permanent supportive housing. *Housing, Care, & Support*, 26(2), 53-64. <https://doi.org/10.1108/HCS-08-2022-0021>

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# CONFERENCES

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## **Digital Geographies Workshop Calgary, Alberta, Canada (June 21, 2023)**

Shiloh Deitz presented research at the conference, "Crippling the Smart City."

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## **Inclusive Healthy Communities Annual 2023 Convening New Brunswick, New Jersey (June 27, 2023)**

Nadia Mian presented at the New Jersey Inclusive Healthy Communities 2023 Annual Convening on June 27th at Rutgers University. The convening brought together recipients from the State's Inclusive Healthy Communities program to create systemic changes for individuals with disabilities. Nadia Mian with Diane Riley from the Supportive Housing Association of New Jersey discussed affordable housing for individuals with disabilities.

## **Parks and Open Space for All Ages Regional Plan Association Webinar (August 1, 2023)**

Nadia Mian participated in a panel discussion on how we can make our parks and open spaces inclusive places.

## **Federal Reserve Community Development Research Seminar Series (September 18, 2023)**

Eric Seymour was a featured speaker at the Federal Reserve Community Development Research seminar series focused on "Keys to Opportunities in the Housing Market." Professor Seymour spoke about how financial models advance and constrain low-income communities.



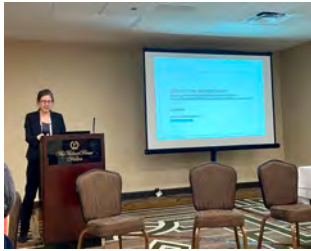
## **Monarch Housing Associates Somerville, New Jersey (October 3, 2023)**

Nadia Mian presented at the Monarch Housing conference, "Housing as a Human Right" and discussed gentrification and displacement.

Photo Credit: Tamara Fleming Photography

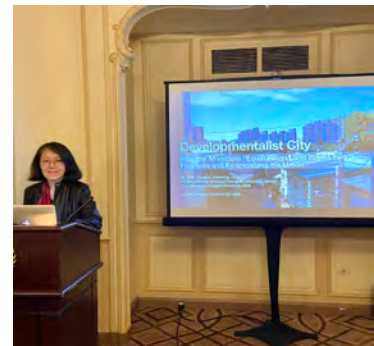
## Association of Collegiate Schools of Planning Chicago, Illinois (October 19-21, 2023)

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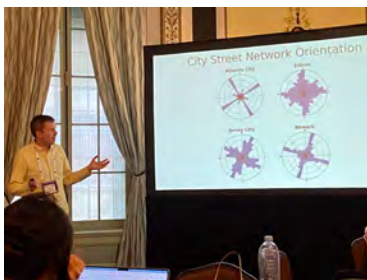


Bernadette Baird-Zars discussed her research on "Rubber stamps and risk: permitting and use changes in flood-prone areas" and "Advancing Equitable Partnerships: Frontline Community Visions for Coastal Resiliency Knowledge Co-Production, Social Cohesion, and Environmental Justice."

Mi Shih discussed her work on the "Developmentalist City: How the 'Equalization Land Rights Funds' Tool Finances and Financializes the Urban in Taiwan."



Eric Seymour presented his paper on the "Inter- and intra-metropolitan geographies of large corporate single-family landlords."



Will Payne conducted a workshop on "Cloud-based Coding in the Classroom: Using Google Colab to Teach Urban Data Science."

James DeFilippis presented "On the Uses of Community Land Trusts in Community Economic Development: Experiences and Ongoing Efforts in New York City."

Eric Seymour, Will Payne, Shiloh Deitz, and Kathe Newman presented their work on "Tenancy Protections in NJ: the Current State of Rent Control."

Lauren Nolan shared her research on "Information Not Provided by Applicant: Assessing Fair Mortgage Lending Practices in the Age of Fintech."

Andrea Restrepo-Mieth talked about "Balancing conservation and infrastructure: the role of environmental organizations in improved water and sanitation provision in Galapagos, Ecuador."

## The Future of Church Properties University of Notre Dame - South Bend, Indiana (October 29-31, 2023)

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Nadia Mian presented research on zoning reform and faith-based property development at the conference.



## **Race & Place Series, Bazaar Talk** **Placemaking US Webinar** **November 15, 2023**

Nadia Mian participated in a webinar hosted by Placemaking US on the concept of the Bazaar in South Asia.

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# RWV CENTER STUDENT AND ALUMNI ACHIEVEMENTS

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Former Voorhees researchers **John F.K. Smith** and **Erica Copeland** received NYC Housing and Planning Fellowships. The Fellows will rotate through six-month assignments at four city agencies over the next 2-years including New York City Housing Development Corporation, the Department of Housing Preservation and Development, the Department of City Planning and the Economic Development Corporation.