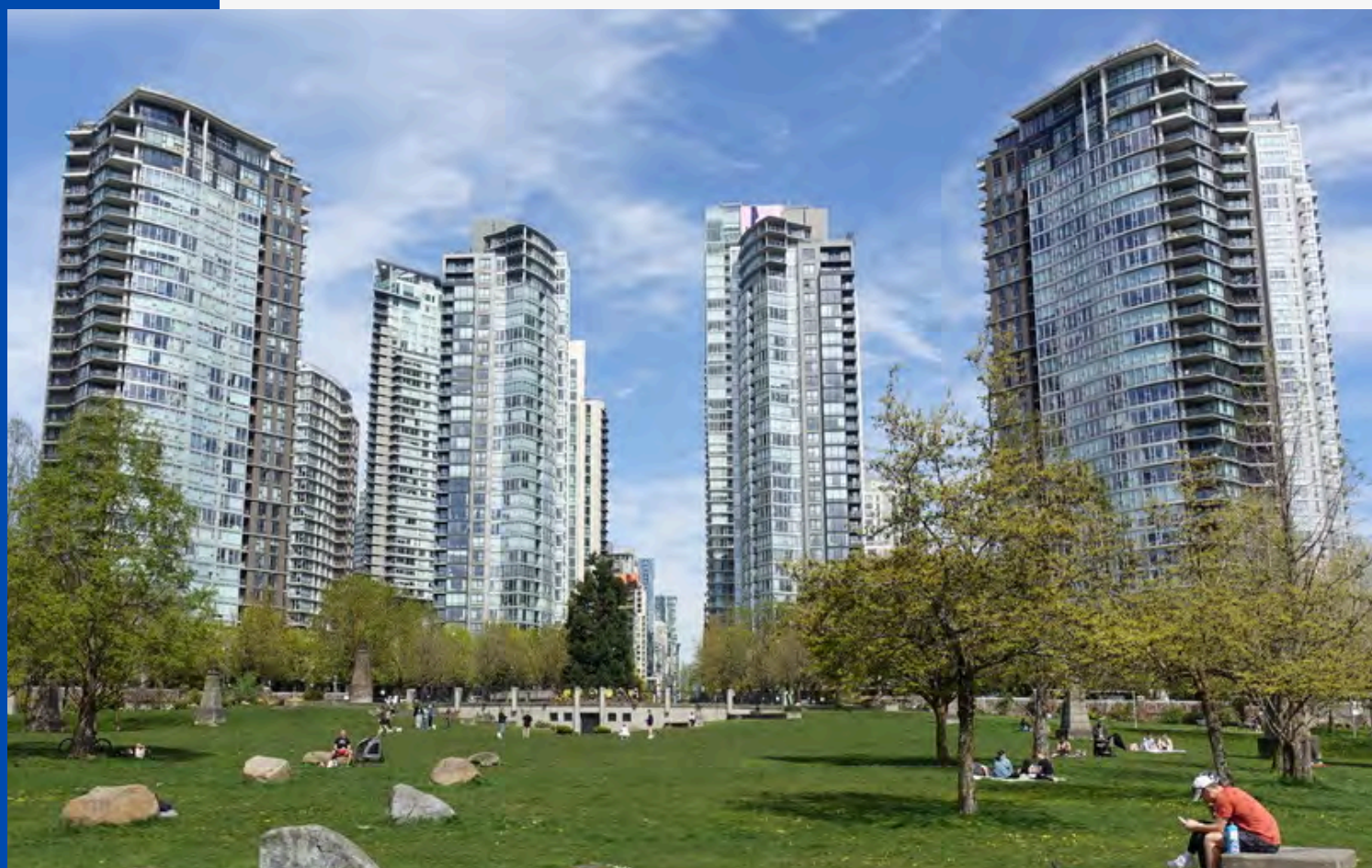


RALPH W. VOORHEES CENTER FOR CIVIC ENGAGEMENT

JANUARY-JUNE 2025

BIANNUAL REPORT



RUTGERS-NEW BRUNSWICK

Edward J. Bloustein School
of Planning and Public Policy

Ralph W. Voorhees Center for Civic Engagement

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ABOUT US

ABOUT THE RALPH W. VOORHEES CENTER FOR CIVIC ENGAGEMENT

In 2011, in honor of Mr. Voorhees' vision, civic engagement, and service contributions, the Voorhees family established the Ralph W. Voorhees Center for Civic Engagement at the Bloustein School. Through a collaborative effort of faculty, students, and community development actors, the Center enhances educational opportunities, facilitates innovative research, and engages with communities. The Center conducts community based research and is an important place for the discussion of urban problems and innovative policy and practice solutions.

The Center seeks to enhance dialogue and discussion among communities, government, students, and scholars, increase community development capacity, conduct research on urban problems, and, in partnership with communities, enhance educational opportunities in and outside of the classroom, support the development of innovative responsive public policy and practice, and encourage innovation and entrepreneurship.

The Center is online at rwv.rutgers.edu and on Instagram @voorheescivicengagement

ADVISORY BOARD

An advisory board comprised of Scott Voorhees, Susan Voorhees Hunt, Steven Allard, and Alle Ries guides and supports Center work.

The Center draws on the inspiration, passion, brilliance, energy, and creativity of Professor Janet Smith, who served as advisory board chair.

CENTER PROJECT SPONSORS AND FUNDERS

Family of Ralph. W. Voorhees
New Jersey State Policy Lab
Urban Studies Foundation
Rutgers Equity Alliance for Community Health (REACH)

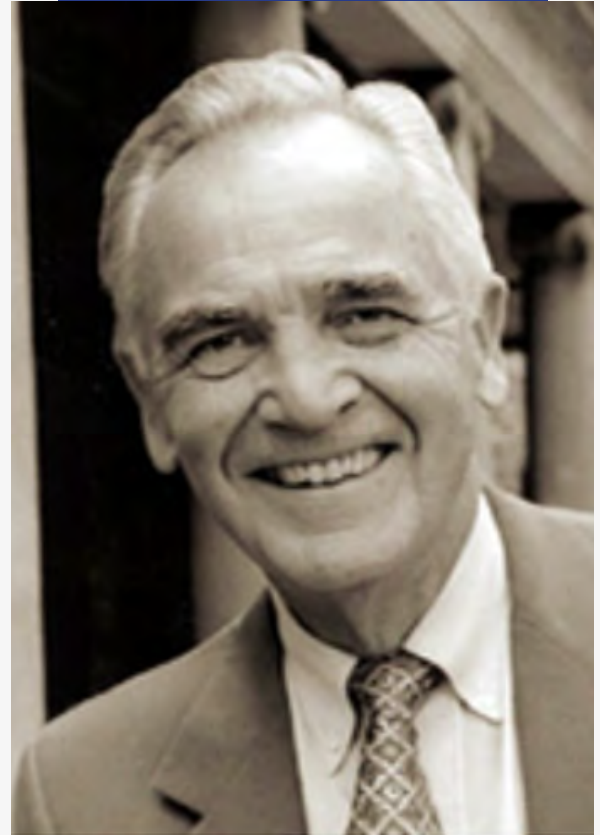
Robert Wood Johnson Foundation
Progress & Poverty Institute
Duke Endowment
Trinity Church Wall Street

ABOUT RALPH W. VOORHEES

Ralph W. Voorhees was a 1948 graduate of Rutgers University, where he was a member of the Phi Beta Kappa honorary society. Mr. Voorhees was senior vice president for investments at Paine Weber, served as a member of ASA Holdings Inc.'s Board of Directors, and as chairman of the boards of the United Way of Central New Jersey, Family Counseling Services of Middlesex County, the Robert Wood Johnson University Hospital, and the New Brunswick Cultural Center. At Rutgers, he was chairman of the University Foundation and served on the University Foundation's Board of Overseers.

He was inducted into the Rutgers Hall of Distinguished Alumni and received the Presidential Recognition and the Loyal Son of Rutgers Awards. He served as a member of the Voorhees College Board of Trustees where he received the Keeper of the Flame Award for continuing his family's legacy of supporting the college.

Mr. Voorhees lived in Highland Park, NJ where his activities spanned health, urban renewal, and education and then in New Brunswick. A sterling example of volunteerism and civic engagement at its very best, Mr. Voorhees dedicated many years to service in several areas of university and community life, demonstrating vision, unquestionable altruism, and outstanding success as a philanthropic leader.



WELCOME

NEW FACULTY AFFILIATES AND STUDENT RESEARCH ASSOCIATES



CYBIL BAILEY
MCRP CANDIDATE



KJ DODD
MCRP CANDIDATE



AVERY GREENWOOD
UNDERGRADUATE



CARMELO IGNACCOLO
ASSISTANT PROFESSOR



TYE MCCATTY
UNDERGRADUATE



MARCELO REMOND
CIVIL ENGINEERING/PLANNING



LUKAS STABINS
UNDERGRADUATE



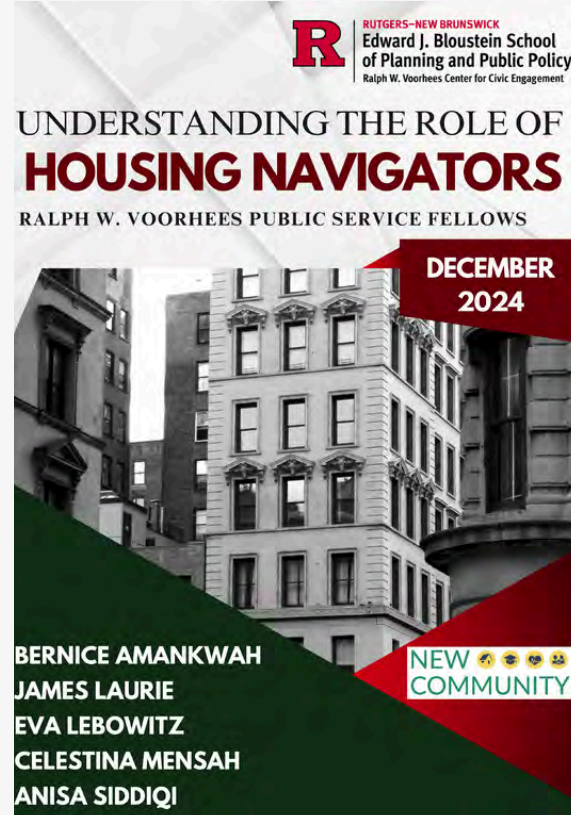
AMARA THOMPKINS
MCRP CANDIDATE



THE VOORHEES FELLOWS

VOORHEES FELLOWS PROJECT

UNDERSTANDING THE ROLE OF HOUSING NAVIGATORS



The Ralph W. Voorhees Public Service Fellowships are awarded annually to students who have chosen to focus their academic pursuits on civically-engaged learning through research projects in community development and planning, community-based education, entrepreneurship, housing, public transportation, public health, or public policy.

This year, five Ralph W. Voorhees Public Service Fellows worked with New Community Corporation, a community development organization in Newark, New Jersey, and NCC's emergency shelter Harmony House, to research housing navigation. Part of a Rutgers Equity Alliance for Community Health (REACH) community engaged project, the Fellows researched how housing navigation is done around the country today.



ABOUT THE VOORHEES FELLOWS

Bernice Amankwah is a senior majoring in Health Administration at the Edward J. Bloustein School of Planning and Public Policy. She is also a member of the Douglass Residential College Global Village. She holds an Associate in Science in Business Administration and Health Administration from Ocean County College. Her research interests center community disparities related to education and health policy and practice. As a summer intern at the New Jersey State Policy Lab, she researched how to optimize Black maternal wellbeing in New Jersey by providing person-centered care. She presented her project: “Promoting Science Identity and Efficacy” at Ezra L. Nolan Middle School and Lincoln High School in Jersey City and at the Rutgers Undergraduate Research Writing Conference. She is a member of the Douglass Student Recruitment Network and Head PR for the Haitian Association at Rutgers University. She likes going to concerts, planning events, and fashion.



James Laurie is a senior majoring in Social Work and minoring in Public Health. His college career began at Middlesex College where he studied chemistry. After participating in a biochemistry fellowship at the City College of New York, he realized that he wanted to work directly with communities and their most pressing issues. This led him to social work and public health. Since transferring to Rutgers University, he has become certified as a Peer Mental Health Educator and a Sexual Health Advocate with Rutgers HOPE. He loves to meet new people, enjoy live music, and explore cities.



Eva Lebowitz is an honors student majoring in Public Health and minoring in Political Science. She is a member of Douglass Residential College, serving as a DEI Ambassador, Welcoming Ambassador, and a Global Leader in Health and Medicine. She is president of the Rutgers Chabad, treasurer of the Rutgers Jewish Students Union, and an SAS Peer Mentor. Since her selection as a Rutgers Summer Service Intern last year, Eva has been working at Isles, Inc. in policy and partnerships, advocating for equitable outcomes in areas of public health such as violence prevention and lead remediation.



ABOUT THE VOORHEES FELLOWS

Celestina Mensah is a senior majoring in Public Health at the Edward J. Bloustein School of Planning and Public Policy. She transferred from Raritan Valley Community College, where she was a mentee in the prestigious Sanofi Corporate Mentor & Scholarship Program and a recipient of the Paul Robeson Institute Scholarship. Her dedication to her studies and passion for making a difference led her to participate in the Fall 2023 MBS Externship Exchange program. As part of a collaborative effort with six other students, her team delivered a presentation on the impact of school lunches on childhood obesity, earning their group an award for Best Lightning Talk Presentation. Inspired by her personal experiences as an immigrant, Celestina is determined to make a difference by providing the support she wished she had. Her goal is to advocate for patients and help them access the resources needed to navigate the complex U.S. healthcare system. To achieve this, she is pursuing a certificate in Public Health Education and Advocacy.



Anisa Siddiqi is a senior in the SAS Honors Program pursuing a Public Health major and a Biological Sciences minor. She is involved in several organizations, including Thaakat (a national charity organization), Phi Delta Epsilon Medical Fraternity, and GlobeMed. Anisa is an ED medical scribe at RWJUH, where she assists clinicians in medical documentation and observes patient-care interactions at a Level 1 Trauma Center. Anisa is also a hospice volunteer and loves spending time with her patients. She is particularly interested in refugee/immigrant and mental health and hopes to attend medical school in the future.



RWV CENTER TEAM

RWV CENTER TEAM

RWV CENTER STAFF



KATHE NEWMAN
DIRECTOR AND PROFESSOR



NADIA MIAN
SENIOR PROGRAM DIRECTOR
AND LECTURER

FACULTY AFFILIATES



JUAN AYALA
ASSOCIATE PROFESSOR
OF PRACTICE



**BERNADETTE
BAIRD-ZARS**
ASSISTANT PROFESSOR



HECTOR BLANCO
ASSISTANT PROFESSOR



YEN-TYNG CHEN
ASSISTANT PROFESSOR



CARA CUITE
ASSOCIATE PROFESSOR



JAMES DEFILIPPIS
PROFESSOR



**CARMELO
IGNACCOLO**
ASSISTANT PROFESSOR



ROBIN LEICHENKO
DEAN AND PROFESSOR



MATT MLECZO
POST DOCTORAL ASSOCIATE



KATHARINE NELSON
RESEARCHER



EMILY PARKER
ASSISTANT PROFESSOR



WILL PAYNE
ASSISTANT PROFESSOR



RONALD QUINCY
PROFESSOR OF
PROFESSIONAL PRACTICE



**ANDREA
RESTREPO-MIETH**
ASSISTANT PROFESSOR



JOVANNA ROSEN
ASSISTANT PROFESSOR

RWV CENTER TEAM



ERIC SEYMOUR
ASSOCIATE PROFESSOR



MI SHIH
ASSOCIATE PROFESSOR



MIKE SMART
ASSOCIATE PROFESSOR



EMMY TIDERINGTON
ASSOCIATE PROFESSOR



DAN TREGLIA
RESEARCHER



DAVID TROUTT
DISTINGUISHED PROFESSOR



SHAR WILLIAMS
ASSISTANT PROFESSOR



NANCY WOLFF
DISTINGUISHED PROFESSOR

STUDENT RESEARCH ASSOCIATES



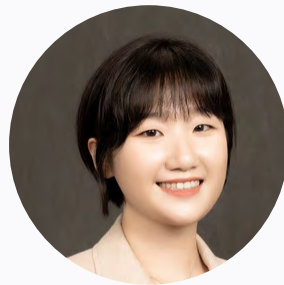
CYBIL BAILEY
RESEARCH ASSOCIATE



BRIDGET FISHER
SENIOR RESEARCH ASSOCIATE



**SOPHIA
FOX-DICHTER**
SENIOR RESEARCH ASSOCIATE



SOO YEON LIM
SENIOR RESEARCH ASSOCIATE



ZEHRA MAHDI
FULBRIGHT NEHRU DOCTORAL
RESEARCH FELLOW



LAUREN NOLAN
SENIOR RESEARCH ASSOCIATE



MARCELO REMOND
RESEARCH ASSOCIATE



AMARA THOMPKINS
RESEARCH ASSOCIATE



YU WANG
SENIOR RESEARCH ASSOCIATE

STUDENT RESEARCH PROFILES

ZEHRA MAHDI

I am a Fulbright Nehru Visiting Doctoral Fellow at Bloustein School and a PhD candidate at Department of Architecture and Regional Planning, IIT Kharagpur, India. My research focuses on neighborhood change in informal settlements in Delhi, India that are predominantly inhabited by the Muslim community and influenced by the presence of anchor institutions. I focus on internal heterogeneity in the settlement through visual geography and oral research tradition.

During my Fulbright year at Bloustein, I have been fortunate to be mentored by Dr. Andrea Restrepo-Mieth. We explored the role of informal institutions in urban property in Global South by utilizing our fieldwork experiences from Indian and Latin American cities.

My time at Bloustein has been intellectually stimulating and rewarding. Dr. Newman, Dr. Restrepo-Mieth, and Dr. Mian have shown me incredible warmth, making sure I was included in departmental events. Professor Restrepo-Mieth helped me refine my research questions and provided direction for my future academic endeavors. I was touched when the Voorhees Centre for Civic Engagement organized a talk on my research, giving me the opportunity to share my work with mentors and a diverse audience—it was truly exciting!



During the Fall Semester, Wednesdays were my favorite as I looked forward to attend Professor Mike's Pizza Colloquium. I met fellow PhD students and mentors as we shared experiences, ranging from writing challenges to scholarly activism. My fondest memory is attending the UAA Conference in Vancouver with Bloustein professors and peers. It felt wonderful to be part of an academic community and learn about everyone's research.

I am grateful to Fulbright for the opportunity to visit Rutgers. This fellowship has provided me perspective to situate my ongoing research in a broader context and opened avenues for multidisciplinary research in planning and policy domain. What I cherish the most are the incredible people I met and the time that we shared—these connections have created a meaningful community that will continue to inspire and support me long after my fellowship ends.

SOPHIA FOX-DICHTER

Before entering the doctoral program at the Bloustein School, **Sophia Fox-Dichter** worked as a data analyst at the Social Policy Institute of Washington University in St. Louis. Her research there focused on employee financial wellness programs as well as housing stability. For the past few years, she has assisted Dr. Andrea Hetling in researching safety net programs such as Temporary Assistance for Needy Families, the Supplemental Nutrition Assistance Program, and TANF-funded housing vouchers in New Jersey.



Sophia has taught or assisted in teaching courses on quantitative and qualitative methods, employing both in her research. At Rutgers, she is part of the Institute for Teaching, Innovation, and Inclusive Pedagogy, leading workshops in pedagogy for fellow doctoral students and postdoctoral scholars. In the future, she intends to continue researching rental housing and social safety net policies.

Sophia spent the Spring preparing her dissertation proposal to study good cause eviction laws in the Hudson Valley of New York State as well as working on a study of administrative churn in New Jersey's SNAP caseload. Over the summer, she will co-lead the New Jersey State Policy Lab's internship program.

FACULTY PROFILES

EMILY PARKER, ASSISTANT PROFESSOR



I am a sociologist and demographer studying how, when, and where public policies and local community contexts matter to the longstanding links between health, poverty, and inequality. My primary research focuses on the Community Health Center program, which serves more than 31 million predominantly low-income Americans in medically underserved areas. I use mixed methods to examine the political historical development of this program since the 1960s, the qualitative experience of patients attending safety net clinics, and how the program has impacted population health disparities in the United States.



RWV CENTER RESEARCH PROJECTS

FAITH-BASED AFFORDABLE HOUSING

Nadia Mian was awarded grants from the Duke Endowment and Trinity Church Wall Street to build a publicly accessible faith-based affordable housing database that catalogues congregation-led affordable housing constructed on religious property since 2015 in the United States. MCRP student Cybil Bailey and Voorhees Fellow alum Marcelo Remond are part of the research team.

Dr. Mian is also working on a paper examining Seattle's faith-based density bonus as part of a Research Fellowship from Villanova University, and she is conducting an analysis of Yes in God's Backyard (YIGBY) legislation being implemented across the country.

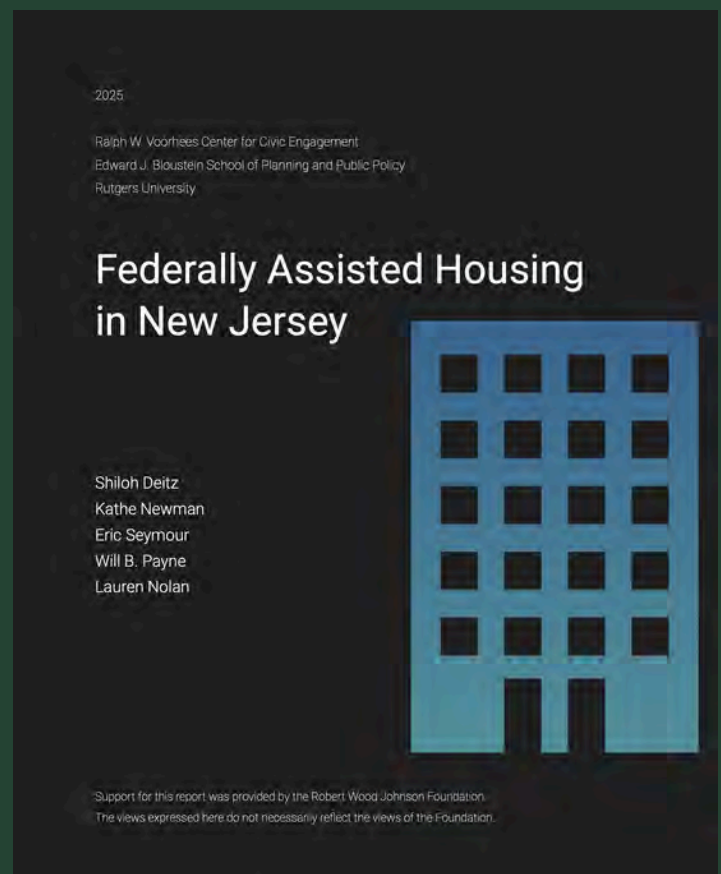
Dr. Mian was invited to join the Research Council for Releven, a faith-based non-profit organization and the Congregational Futures Collaborative working group, an interdisciplinary set of researchers from across the country focused on congregations and land.

NEW JERSEY STATE OF AFFORDABLE RENTAL HOUSING (NJSOARH)

A new report, led by former postdoctoral associate Shiloh Deitz (now a professor at St. Louis University), examines the stock of federally subsidized rental units in New Jersey. It investigates how federal housing priorities have shifted over time and how those shifts have reshaped the composition of federally subsidized housing units in the state.

Matt Mleczo is drafting a report on the strategies US local governments use to facilitate affordable housing production and preservation.

Will Payne is working on a graphic tool for quickly summarizing housing market conditions across the state's many municipalities.





TRANSFER OF DEVELOPMENT RIGHTS

With a grant from the Progress & Poverty Institute, Professors Mi Shih and Kathe Newman, doctoral students Yu Wang and Bridget Fisher, and masters student Amara Thompkins are exploring transfer of development rights (TDR) in Taipei, Taiwan and New York City. They are interested in the decision making processes that enable TDR and how communities decide how development will impact communities.

URBAN STUDIES FOUNDATION - KNOWLEDGE MOBILIZATION GRANT

Professor Mi Shih and doctoral student Yu Wang's Knowledge Mobilization Grant-funded work sought to engage in diverse forms of knowledge mobilization and to create a digital life for the public engagement work building on the theme of Mi Shih's previously funded Urban Studies seminar series about the politics and value of land. While they continue their research, Professor Shih and Ms. Wang have been exploring and testing visualization ideas that transform research outputs into more accessible and stimulating formats such as a website.

CORPORATE OWNERSHIP OF 1-4 UNIT PROPERTIES IN NEW JERSEY

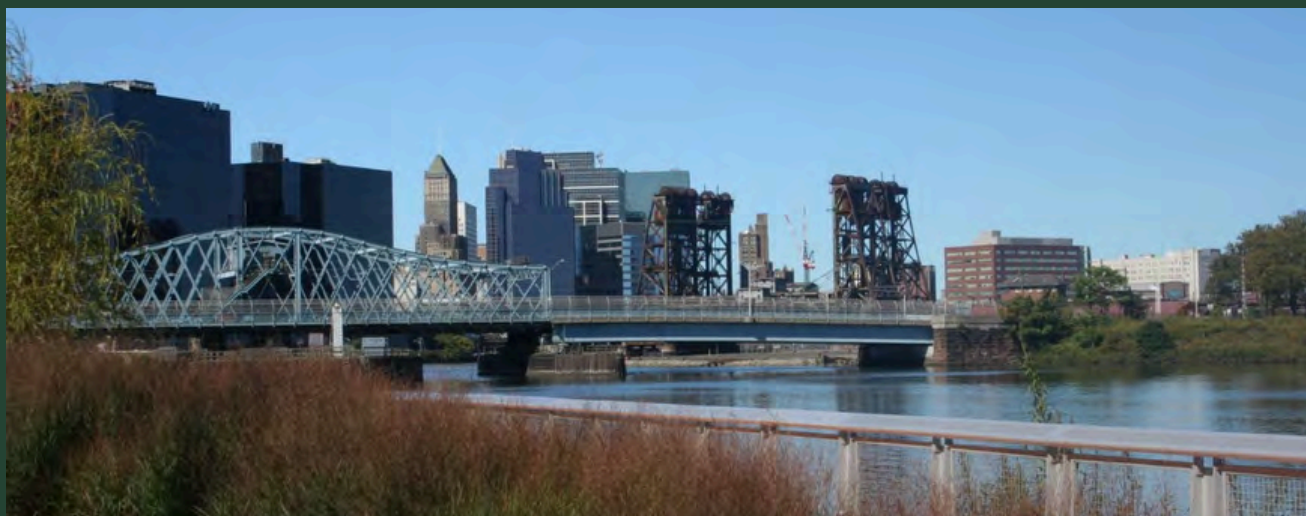
With the support of the New Jersey State Policy Lab, Eric Seymour and Will Payne are expanding their research on corporate ownership across New Jersey to obtain a complete view of corporate ownership in one-to-four-unit residential properties. This project examines the causes and context of increasing corporate and overall investor ownership between 2012 and 2022, including histories of foreclosure, and will discuss implications for housing access and affordability in affected neighborhoods and municipalities.

HOME MORTGAGE LENDING IN CAMDEN, NJ

Katharine Nelson (Rutgers University - CLiME), Kathe Newman, Lauren Nolan, and Eric Seymour are studying access to home mortgages in Camden in partnership with St. Joseph's Carpenter Society and funding from the Rutgers Equity Alliance for Community Health (REACH). The team is analyzing Home Mortgage Disclosure Act data and conducting interviews to better understand access to quality home mortgage credit and patterns of home purchase, refinance, improvement mortgage originations and denials in the period 2018-2022.

HOUSING NAVIGATION

Postdoctoral Associate Matt Mleczko detailed the emergence and evolution of housing navigation and reviewed the decades worth of evidence regarding its effectiveness in a recent working paper. He argues that this history of housing navigation provides important context regarding the historical analogues of contemporary housing problems and solutions in the US. The evidence strongly indicates that housing navigation promotes housing stability, desegregation, and social mobility, but the long-term success of these programs will likely rely on more upstream, structural reforms that address the root causes of housing instability and that, like housing navigation, have roots in the past. With Professors Dan Treglia and Kathe Newman, he's also working on a project to further support housing navigation efforts at New Community Corporation in Newark, NJ.





PERSISTENT BARRIERS TO INTEGRATION IN 'HIGH-OPPORTUNITY' AREAS

Assistant Professor Bernadette Baird-Zars presented work at the Urban Affairs Association and at the Bloustein Research Seminar series on the initial findings of four case studies on residents of subsidized housing in 'opportunistic' areas. This spring, six Bloustein undergrad and master students continued work on the team and contributed useful insights and creativity that helped fuel nuanced findings on the persistence and prevalence of barriers from the physical environment, cost and school systems to 'full' access by low-income residents, with larger implications for understanding equity and integration. In late April, the team was disappointed to learn that the NSF grant funding this project was terminated.

NEW JERSEY COMMUNITIES AND FLASH FLOOD ADAPTATION

Dr. Bernadette Baird-Zars, undergraduate Sean Lamb, and MRCP student Amara Thompkins' research on flash flood modelling for New Jersey that incorporate non-traditional and community data was presented at the American Association of Geographers. Dr. Baird-Zars also participated in a roundtable there on co-production and climate adaptation, where she discussed her ongoing collaboration with the New York City-Environmental Justice Alliance through the Resilient Coastal Communities Project. Dr. Baird-Zars is also on the advisory board of an EPA-funded project to help design community-engaged flood and pollution information systems in New Jersey's frontline communities.



RWV CENTER PUBLICATIONS



BOOKS

Shih, Mi. and Newman, Kathe. Eds. TBD. *The Politics of Land and Value: Negotiating Social Futures*. Manuscript submitted to Routledge Press.

JOURNAL ARTICLES UNDER REVIEW

Mleczko, Matt. TBD. "Back to the Future: A History of Housing Navigation and Lessons for More Equitable Housing Policy." Manuscript under review.

REPORTS

Deitz, Shiloh, Newman, Kathe, Seymour, Eric, Payne, William, Nolan, Lauren. 2025 (March). *Federally Assisted Housing in New Jersey*. Ralph W. Voorhees Center for Civic Engagement. New Brunswick, Rutgers University.

Mleczko, Matt and Newman, Kathe. 2025 (July). *Local strategies to expand affordable housing production and preservation within cities*. Ralph W. Voorhees Center for Civic Engagement. New Brunswick, Rutgers University.

Mleczko, Matt, Newman, Kathe, and Treglia, Dan. 2025 (June) *Understanding Barriers to Housing Stability for Homeless Families in Essex County*. Center for State Health Policy and the Ralph W. Voorhees Center for Civic Engagement. New Brunswick, Rutgers University.

Nelson, Katharine and Newman, Kathe. 2025 (June). *Access to home mortgage credit in Camden, NJ*. Ralph W. Voorhees Center for Civic Engagement. New Brunswick, Rutgers University.

Seymour, Eric and Will B. Payne. 2025 (Aug). *Trends in Investor Acquisition of Residential Properties in New Jersey*. Ralph W. Voorhees Center for Civic Engagement. New Brunswick, Rutgers University.

TALKS

Cara Cuite, Kathe Newman, and Tracie Addie presented "A Community of Practice for Faculty Interested in Community-Engaged Pedagogy-Development of a New Initiative and a Request for Engagement and Feedback" at the [2025 Rutgers Active Learning Symposium](#). May 22 at Richard Weeks Hall of Engineering, Rutgers University.

Kathe Newman gave the Colloquium lecture "Governing the Public Realm: Negotiating Air, Light, Mobility, and Property Rights in East Midtown," at Arizona State University's School of Geographical Sciences and Urban Planning on April 25, 2025.

Eric Seymour, Katharine Nelson, and Kathe Newman participated on a panel about housing at the New Jersey State Policy Lab and Princeton SPIA Policy Collaboratory on April 10th at the Heldrich Center in New Brunswick.

Cara Cuite presented the work of the [REACH Food Security Community Learning Table](#) and Kathe Newman presented the work of the [REACH Housing Community Learning Table](#) at the [Rutgers Equity Alliance for Community Health Conference](#) at Cook Campus on April 9.

Kathe Newman discussed the Ralph W. Voorhees Center for Civic Engagement community engagement approach at the Princeton/Rutgers Workshop on Climate and Sustainability Co-Production and Community Science at the Fields Center at Princeton on April 8.

Kathe Newman, Bridget Fisher, and Amara Thompkins presented "Governing the Public Realm: Negotiating Air, Light, Mobility, and Property Rights in East Midtown" at the Bloustein Research Seminar Series on February 13.

NEWS ARTICLES

Mian, Nadia. 2025 (February 18). "You've decided to build affordable housing on your church property. What's next?" [*Faith & Leadership*](#).

MEDIA ENGAGEMENT

Fujii-Oride, Noelle. 2025 (March 12). Local Churches Are Addressing Hawai'i's Housing Shortage. [Nadia Mian, quoted]. [*Overstory*](#).

WEBINAR

Mian, Nadia. 2025 (May 29). CityTalk Live X Interact: Future of Faith Spaces.

PODCAST

Mian, Nadia. "Faith-based Affordable Housing." Inclusion Catalyst. Podcast. Forthcoming.

Mian, Nadia. 2025 (May 14). "Houses of worship responding to the housing need." Brick by Brick: Solutions for a Thriving Community. [*Podcast*](#).

BLOG

Eric Seymour. 2025 (June 12). "Who Are Corporate Landlords Acquiring Homes From? Examining Property Transitions in New Jersey." [*New Jersey State Policy Lab \(blog\)*](#).

Eric Seymour. 2025 (March 27). "A Preliminary Analysis of Corporate and Investor Housing Ownership in New Jersey." [*New Jersey State Policy Lab \(blog\)*](#).



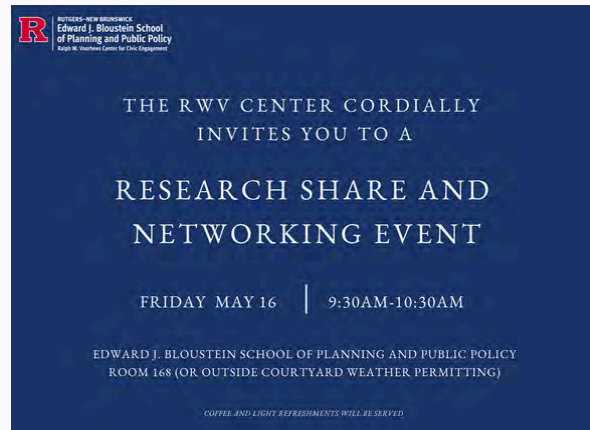
RWV CENTER EVENTS

RWV CENTER EVENTS

RWVC TALKS WITH ZEHRA MAHDI TUESDAY FEBRUARY 11, 2025



On Tuesday February 11th, Zehra Mahdi discussed "Mapping Neighborhood Boundaries in a Muslim Informal Settlement: Case of Jamia Nagar, Delhi, India." Muslim spaces in India are often characterized by a socio-spatial bundle of attributes enmeshed in planning informalities. They are frequently viewed through a lens of opaqueness and homogeneity by the State, planners, policy-makers, and other residents. Such a generalization of space leads to stigmatization and uneven distribution of State resources. This talk illustrates the internal heterogeneity and dynamics of socio-spatial organization within Muslim spaces. It examines how residents define their neighborhoods by evoking spatial and non-spatial variables of distinctions, and how their perception and delineation of neighborhoods differ based on their positionality. It then provides a method to reach consensus from multiple, overlapping boundaries to operational neighborhood units. It is an attempt to move beyond the binaries of formal-informal, religious, and ethnic groups as black-box typifications in urban spaces, and to counter map admin-political boundaries 'from below' by accounting for residents' sensibilities, agency, and consensus.



RWV CENTER RESEARCH SHARE AND NETWORKING EVENT MAY 16, 2025

The RWV Center hosted a research share and networking event with faculty affiliates and students from across the University. The group highlighted student work and brainstormed activities for next year's Center events calendar.



CONFERENCES

**ACADEMY HEALTH ANNUAL RESEARCH CONFERENCE
MINNEAPOLIS, MINNESOTA
JUNE 7-10, 2025**

Emmy Tiderington's research, with **Eric Seymour** and **Kathe Newman**, "Permanent Supportive Housing Exits Indicative of Higher Support Needs Among Medicaid Enrolled Adults: Differences in Healthcare Utilization Patterns and Likelihood of Returns to Homelessness" was discussed.

**ASSOCIATION OF AMERICAN GEOGRAPHERS
ANNUAL CONFERENCE
DETROIT, MICHIGAN
MARCH 24-28, 2025**

Soo Yeon Lim presented a chapter from her dissertation work entitled "Housing Production from Ground-Up: Binilhaus in Greenbelt Land and Contested Urban Expansion in Gwacheon, South Korea."

Bridget Fisher, Kathe Newman, and Amara Thompkins presented their research on "Governing the Public Realm: Negotiating Air, Light, Mobility, and Property Rights in East Midtown."

Lauren Nolan shared her research on "Municipal Orientations to Warehouse Development: Land Use Fiscalization in Chicagoland."

Will Payne and **Eric Seymour** presented "The Geography of Investor Activity in Small Residential Properties in New Jersey."

Jovanna Rosen and **Will Payne**, in collaboration with Luis Alvarez Leon at Dartmouth College, organized three sessions on "Technology, Power and the City."

**MIDWEST POLITICAL SCIENCE ASSOCIATION
CHICAGO, ILLINOIS
APRIL 5, 2025**

Lauren Nolan presented “‘Information Not Provided by Applicant’: Missingness in Mortgage Lending Data and its Implications for Assessing Fair Lending Practices.”

**URBAN AFFAIRS ASSOCIATION ANNUAL CONFERENCE
VANCOUVER, BRITISH COLUMBIA, CANADA
APRIL 16-19, 2025**

Bernadette Baird-Zars discussed “Same Street, Different World? Institutions and Mobility Patterns of Subsidized Housing Residents in Four US Cities.”

James DeFilippis presented “Immigration Policy Struggles in The Immigrant City: New York City and ‘Migrant Crisis.’” He was also a moderator/commentator on a Special Session that celebrated Professor Loretta Lees Contributions to the Field of Urban Affairs. James also contributed to a professional development group mentoring session.

Carmelo Ignaccolo presented his research, “Sounds like Saturday: The Soundscapes of Neighborhood Change in a Sicilian Market Neighborhood.”

Zehra Mahdi shared her research “Inside The Black Box: Mapping Neighborhood Boundaries in A Muslim Informal Settlement Case of Jamia Nagar, Delhi, India.”

Nadia Mian discussed “Seattle’s Faith-based Density Bonus.”

Matt Mleczko shared his work on “Fleeting Progress: The Temporary Nature of Federal COVID-19 Housing Assistance and Post-2022 Trends in Housing Instability and Homelessness.”

Kathe Newman, Bridget Fisher, and Amara Thompkins presented “Negotiating Public Benefits Out of Thin Air.”

Lauren Nolan presented “Municipal Orientations Toward Warehouse Development and Subsidies: Evidence From Chicagoland.”

Will Payne organized and moderated a panel on the "Dynamics of Housing Affordability, Investment, and Stability in the United States in the Wake of the Pandemic." As part of the panel, he discussed "Locals Only? Connecting Housing Affordability in Asbury Park, NJ to Shifting Retail Landscapes in the Wake of the COVID-19 Pandemic."

Andrea Restrepo-Mieth presented "Green Everywhere yet not a Tree in Sight: The Politics of Inventorying Urban Forestry near the Galapagos National Park."

Jovanna Rosen discussed "The Variegated Hinterlands of the Digital Growth Machine."

Eric Seymour presented his and **Will Payne's** work on "The Geography of Investor Activity in Small Residential Properties in New Jersey" and participated in a professional development group mentoring session.

Mi Shih presented "Density Bonusing and Housing Affordability: A Case Study in New Taipei City, Taiwan."



L-R (top row): Bernadette Baird-Zars, Will Payne, Kathe Newman, Mi Shih, Carmelo Ignaccolo, Matt Mleczo
L-R (bottom row): Andrea Restrepo-Mieth, Nadia Mian, and Lauren Nolan



AWARDS

Dr. Ronald Quincy, Professor of Professional Practice, Bloustein School of Planning and Public Policy, Rutgers, received the President's Award for distinguished service in public policy.

At the American Association of Geographers (AAG) Annual Meeting (March 24-29, 2025) PhD Candidate **Soo Yeon Lim** presented a chapter from her dissertation work, Housing Production from Ground-Up: Binilhaus in Greenbelt Land and Contested Urban Expansion in Gwacheon, South Korea. The paper explores the lived experiences of flower farmers and their modes of housing production in the urban peripheries of a small city within the Seoul Metropolitan Area (SMA). The paper won the Graduate Student Paper Award from the Urban Geography Specialty Group (UGSG) in AAG. Soo will be invited to submit a revised version to *Urban Geography*.

Fulbright Nehru Doctoral Research Fellow **Zehra Mahdi** submitted the winning photo to the Association of American Geography's Landscape Photography Competition.

Ralph W. Voorhees Public Service Fellow **Bernice Amankwah** received the 2025 Emily Hickman Award for Contributions to World Understanding and the Jewel Plummer Cobb Senior Recognition Award for Outstanding African American Douglass College Senior. This award honors a Black senior who best demonstrates academic achievement and extra-curricular involvement and who is a positive role model for other Black students.



Soo Yeon Lim



Bernice Amankwah



Zehra Mahdi



INTO THE FUTURE



Lauren Nolan, AICP will be graduating with her PhD from the Bloustein School and starting in the fall as an Assistant Professor at the University of Wisconsin-Milwaukee's School of Architecture and Urban Planning. Lauren's research seeks to advance more effective and equitable planning outcomes by examining how communities pursue economic development in the context of urban change and inequality. Her dissertation employed quantitative and qualitative methods to study divergent municipal responses to the construction of large-scale warehousing and distribution facilities in the Chicago region. Lauren's other areas of scholarship include housing insecurity and access to mortgage lending credit.

Matt Mleczo will be joining the Marquette University Department of Political Science as an Assistant Professor. Matt studies integration, housing, poverty, and inequality, with a particular focus on the role of housing policies in fostering equitably integrated and cohesive communities. His research agenda seeks to further our understanding of how housing policies and practices that promote integration can advance equity, improve intergroup relations, and nurture social cohesion within and across communities. His other research interests are interdisciplinary and span urban planning; migration; the interconnectedness of housing, health, and education policy; intergroup contact; measures of social cohesion; and community-based participatory research.





INTERSECTIONS

A FOCUS ON FACULTY AFFILIATE ACHIEVEMENTS

SHAR WILLIAMS, ASSISTANT PROFESSOR

Publications

Williams, S.Z., Zou, J., Liu, Y., Si, Y., Galea, S. & Chen, Q. (2024). "Improving Survey Inference Using Administrative Records Without Releasing Individual-Level Continuous Data." *Statistics in Medicine*. 43: 5803-5813. <https://doi.org/10.1002/sim.10270>

Mentoring

Shar Williams organized the mentoring program and was a panelist in a career panel at the annual meeting of the American Statistical Association (Joint Statistical Meeting or JSM) in Portland, Oregon in August 2024. She also presented her professional journey and offered mentorship to attendees of the annual StatFest which was held at Columbia University in September 2024.

WILL PAYNE, ASSISTANT PROFESSOR

Publications

McGlynn, E., & Payne, W.B. (2025). "Counter-GIS Experiments in Distance Interpolation: Case Studies with the Relational Reprojection Platform." *Cartographic Perspectives*. DOI: [10.14714/CP107.1869](https://doi.org/10.14714/CP107.1869).

Wilmott, C., Fraser, E., & Payne, W.B. (2025). "Expanding the City Digital Twin in the Context of Crisis, Cartography, and Computation." *Dialogues in Urban Research*. DOI: [10.1177/27541258251318986](https://doi.org/10.1177/27541258251318986).

ANDREA RESTREPO-MIETH, ASSISTANT PROFESSOR

Workshops and Discussion Groups

With the support of Rutgers Global, Andrea Restrepo-Mieth attended the Council on Foreign Relations 2025 College and University Educators Workshop which took place in New York City on April 10th and 11th. The workshop focused on mainstreaming global affairs education into different disciplines and included discussions of timely global issues such as emerging technologies, public health, and global governance. Dr. Restrepo-Mieth is interested in how to bridge the gap between discussions about the environment happening at the international level and the lived realities of localities. She was included in the discussion group on "Engaging Students in Global Literacy: Practices and Pedagogy" which was a wonderful opportunity to exchange pedagogical approaches with academics working in the social sciences and humanities.

Mentoring

Andrea Restrepo-Mieth mentored Fulbright Nehru Doctoral Research Fellow Zehra Mahdi during her time at Bloustein from September 2024 to June 2025.

JOVANNA ROSEN, ASSISTANT PROFESSOR

Publications

Angst, S., Rosen, J., Painter, G., & De Gregorio, S. (2025). "Harassment or neglect? How market dynamics and rent control shape landlord behaviour in Los Angeles." *Urban Studies*, <https://doi.org/10.1177/00420980241311502>

ERIC SEYMOUR, ASSOCIATE PROFESSOR

Eric Seymour contributed to a professional development group mentoring session at the Urban Affairs Association conference in Vancouver in April 2025.

MICHAEL SMART, ASSOCIATE PROFESSOR

Publications

Klein, N., Basu, R., & Smart, M.J. (2024). "Transitions into and out of Car Ownership Among Low-Income Households in the United States." *Journal of Planning Education and Research*. 44(4):2182-2195. [doi: 10.1177/0739456X231163755](https://doi.org/10.1177/0739456X231163755)

Klein, N., Brown, J.A., Howell, A., & Smart, M.J. (2024). Invisible Rides: How Car-Less Americans Access Cars. *Journal of Planning Education and Research*. [doi: 10.1177/0739456X241274520](https://doi.org/10.1177/0739456X241274520)

Xie, Y., Smart, M., & Noland, R. (2024). "Powering bikeshare in New York City: Does the usage of e-bikes differ from regular bikes?" *Transportation Planning and Technology*. 47(6):875-902.. [doi: 10.1080/03081060.2024.2341301](https://doi.org/10.1080/03081060.2024.2341301)

Xu, W., Smart, M., Tilahun, N., Askari, S., Dennis, Z., Li, H., & Levinson, D. (2024). "Racializing Roads: The Users, The Ticketed, and The Stopped" *Proceedings of the National Academies of Science*. 121(24). [doi: 10.1073/pnas.2402547121](https://doi.org/10.1073/pnas.2402547121).

EMMY TIDERINGTON, ASSOCIATE PROFESSOR

Publications

Tiderington, E., Sullivan, N., Yedidia, M., & Cantor, J. (2025). "Improving cross-sector collaborations between healthcare and housing: Challenges and strategies identified by unhoused people with complex health needs." *Journal of Urban Health*. <https://doi.org/10.1007/s11524-025-00966-z>

Roebuck, M., Bridger, T., Magny, A., Tiderington, E., & Aubry, T. (2024). "Predictors of length of time in service: Characteristics of people in Intensive Case Management for longer than five years." *Psychiatric Rehabilitation Journal*. <https://dx.doi.org/10.1037/prj0000619>

Media Engagement

Brier, B. (2025, March 27). "Housing program at risk of closing if Murphy budget cut stands." [Quoted]. *NJ Spotlight News*. <https://www.njspotlightnews.org/2025/03/camden-coalition-housing-first-program-could-close-if-murphy-budget-plan-stands/>

Invited Talk

Washington University in St. Louis, Center for Mental Health Services Research, Research Seminar, Virtual. (2025, March 26). Shifting paradigms in homeless services for people with serious mental illness and other complex needs.

Service to the Public

Amici Curiae, U.S. Supreme Court, Grants Pass v. Johnson. (2024). https://www.supremecourt.gov/DocketPDF/23/23-175/306641/20240403145657027_23-175%20Amicus%20Brief.pdf

JAMES DEFILIPPIS, PROFESSOR

Mentoring

James DeFilippis contributed to a professional development group mentoring session at the Urban Affairs Association conference in Vancouver in April 2025.

KATHE NEWMAN, PROFESSOR

Mentoring

Kathe Newman served as an Association of Collegiate Schools of Planning Early Career Faculty Mentor.

For the Urban Affairs Association, she was a Publishing Fellows Mentor and also contributed to the professional development group mentoring sessions.

Leadership Development

As a Rutgers Provost Research Leadership Fellow, she co-organized the Inaugural Rutgers Center and Institute Director Summit on April 7, 2025.



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