

RWVC NEWS

June 2024

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Welcome

The Voorhees Center is excited to welcome:

2024-25 Ralph W. Voorhees Public Service Fellows

Bernice Amankwah

James Laurie

Eva Lebowitz

Celestina Mensah

Anisa Siddiqi

Student Researchers

Bridget Fisher, Doctoral Student

Rebecca Levitsky, MCRP Student

Soo Yeon Lim, Doctoral Candidate

Yu Wang, Doctoral Student

Post-Doctoral Associate

Matt Mleczko, Post-Doctoral Associate, Housing and Health Equity Cluster

Faculty Affiliates

Juan Ayala, Associate Professor of Practice

Hector Blanco, Assistant Professor of Economics

Robin Leichenko, Dean of Social and Behavioral Sciences and Professor of Geography

Emily Parker, Assistant Professor

David Troutt, Distinguished Professor, Rutgers Law School - Newark

Shar Williams, Assistant Professor

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.

RESEARCH CORNER

VOORHEES FELLOWS RESEARCH



Basic Needs Services for the Unhoused

This year, five Ralph W. Voorhees Public Service Fellows worked with Unity Square Community Center, a community organization in New Brunswick, New Jersey, to research innovative practices for providing basic needs to unhoused and precariously housed populations. Part of a Rutgers Equity Alliance for Community Health community engaged project, the Fellows sought to identify creative ways that organizations across the country support unhoused and precariously housed people with basic necessities related to self-care and hygiene and to share those experiences with local groups. The Fellows

sought to learn more about how organizations provide basic needs, what challenges they face in doing so, and how they resolve issues.

RESEARCH CORNER

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 our previously funded Urban Studies seminar series about the politics and value of land. While they continue their research and community engagement, Professor Shih and Yu have been exploring and testing visualization ideas that transform the research outputs into more accessible and simulating formats. These efforts include creating a website, which is in its early stages of development.

New Jersey State of Affordable Housing Project (NJSOARH)

Eric Seymour and Will Payne, postdoctoral associate Shiloh Deitz, doctoral candidate Lauren Nolan, Nadia Mian, and Kathe Newman are conducting research about affordable rental housing in New Jersey. The Robert Wood Johnson Foundation is funding the project. The team has been gathering data on different aspects of affordable housing to better understand the state of affordable housing in New Jersey today. They've :

- Conducted more than 120 interviews with housing professionals across New Jersey. This has enabled them to better understand housing challenges and opportunities.
- Examined rent control in New Jersey. The team reviewed more than 100 rent control ordinances to reveal what rent control looks like today and to consider potential programmatic changes that would make it more effective.
- Integrated separately maintained datasets containing information about rental housing that receives federal assistance from the US Department of Agriculture, the US Treasury, and the US Department of Housing and Urban Development. This enabled the team to more accurately estimate the total number of units in New Jersey with federal assistance and explore risks to this housing stock.
- Analyzed Rental Assistance Demonstration (RAD) program data to better understand how many public housing units have been converted to time delimited assistance and to identify where those units are located.

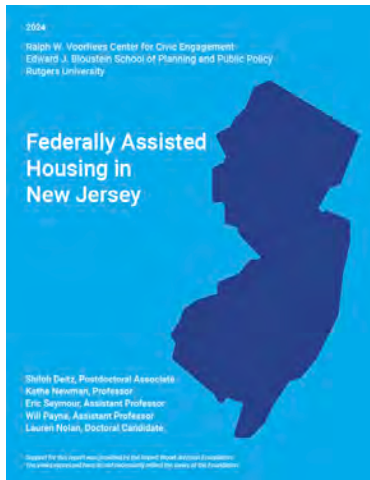
The team is producing:

***Rent Control in New Jersey* report:** The NJSOARH team released a report about the state of rent control in New Jersey.



County Reports: Doctoral candidate Lauren Nolan has been working with project advisory committee members and the NJSOARH team to streamline data in easy-to-use county overviews that provide detailed information about rental housing for each municipality in a select group of counties (Passaic, Essex, Hudson, Warren, Middlesex, Monmouth, and Cumberland)





Federally Assisted Housing in New Jersey report: Report that documents the state of federally assisted housing in New Jersey. It includes a discussion about public housing, housing supported with Low Income Housing Tax Credits, and units with a set of other supports including Section 8. It also discusses the Rental Assistance Demonstration Program (RAD).

The team published two academic papers in *Cityscape*, the US Department of Housing and Urban Development's academic journal, about the process they used to build a statewide dataset about assisted housing:

When a City Isn't a City: Aggregating Data From the Picture of Subsidized Households to the Municipal Scale for Research Purposes

Will Payne
Eric Seymour
Lauren Nolan
Kathe Newman
Shiloh Deitz

Abstract

The authors have developed a geospatial assessment process to take the "big" level dataset from the 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 process was the outcome of a grant from the U.S. Department of Housing and Urban Development (HUD) to the authors to develop a geospatial assessment process to take the "big" level dataset from the PSH and reassemble it at the scale of a state's municipalities. This process was the outcome of a grant from the U.S. Department of Housing and Urban Development (HUD) to the authors to develop a geospatial assessment process to take the "big" level dataset from the PSH and reassemble it at the scale of a state's municipalities.

Introduction

HUD issues the Picture of Subsidized Households (PSH) every year, providing detailed unit counts and household demographics for a variety of subsidized housing programs in thousands of jurisdictions (Carter, 2000). Scholarship using the PSH is extensive, including work aimed at understanding affordable housing needs and program assessment (see Bailey et al., 2019; Crockett, 2019; Morgan, 2016; Schuman, Thomson, and Wang, 2010) and assessing risk and opportunities for residents in subsidized households (see Chakrabarty et al., 2011; Gallo and Payne, 2010; Gallo, Payne, and Wang, 2010; Lee, 2010). The PSH is available in various scales of spatial

Cityscape: A Journal of Policy Development and Research • Volume 23, Number 1 • Spring 2017
U.S. Department of Housing and Urban Development • Office of Policy Development and Research

- Will Payne, Eric Seymour, and Lauren Nolan 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 the 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.

- Shiloh Deitz, Eric Seymour, Will Payne, Lauren Nolan, and Kathe Newman published “Local Landscapes of Assisted Housing: Reconciling Layered and Imprecise Administrative Data for Research Purposes” in *Cityscape*. The article examines the difficulty of enumerating the number of federally subsidized housing units and provides a method of reconciling data sets at the parcel level to identify housing needs and rental stock.

Local Landscapes of Assisted Housing: Reconciling Layered and Imprecise Administrative Data for Research Purposes

Shiloh Deitz
Will Payne
Eric Seymour
Kathe Newman
Lauren Nolan
Shiloh Deitz

Abstract

Understanding the local landscape of assisted housing is a critical task for local government, as it is essential to identify and address local needs. However, assembling the needed data is a complex task. This article examines the challenges of reconciling layered and imprecise administrative data for research purposes. The authors developed a geospatial assessment process to take the “big” level dataset from the PSH and reassemble it at the scale of a state’s municipalities. This process was the outcome of a grant from the U.S. Department of Housing and Urban Development (HUD) to the authors to develop a geospatial assessment process to take the “big” level dataset from the PSH and reassemble it at the scale of a state’s municipalities.

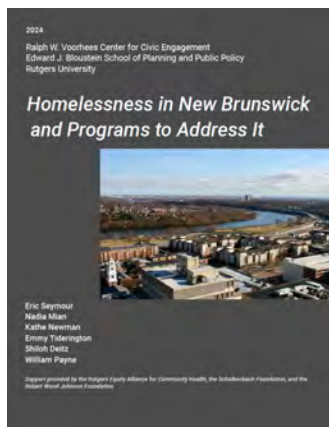
Cityscape: A Journal of Policy Development and Research • Volume 23, Number 1 • Spring 2017
U.S. Department of Housing and Urban Development • Office of Policy Development and Research

The team is currently integrating the housing data and analyses in a series of case studies that reflect the variety of NJ's housing markets. The cases are Asbury Park, Millville, Montclair, New Brunswick Passaic City, Phillipsburg, and West New York.

Investor Owners of 1-4 Unit Properties

Eric Seymour, Will Payne, Lauren Nolan, and Kathe Newman, with a grant from the Robert Schalkenbach Foundation, are investigating investor owners in: Asbury Park, Millville, Montclair, New Brunswick Passaic City, Phillipsburg, and West New York. The team is drawing on historical tax parcel property ownership data from 2000 to 2022 to examine the geography and prevalence of corporate investor ownership of one-to-four-unit residential properties. This project is focused on understanding the neighborhoods where corporate owners are concentrating investment over time and the implications of those patterns for current residents. With the support of the New Jersey State Policy Lab, the team is expanding this research across the state to obtain a complete view of corporate investor ownership. Both of these projects are allied with the broader NJSOARH project, and the team will draw on interviews and other research and data analysis from that project to help answer questions about the reasons for and effects of increasing investor ownership.

Homelessness in New Brunswick and Programs to Address It



Eric Seymour, Nadia Mian, Emmy Tiderington, and Kathe Newman researched homelessness and the organizational service infrastructures in New Brunswick in partnership with Unity Square Community Organization. The Rutgers Equity Alliance for Community Health (REACH) funded the project. The team conducted 19 interviews with non-profit and voluntary organizations, food pantries, local government, and Rutgers Behavioral Health staff to better understand how homelessness and housing precarity had changed since before the pandemic, to map efforts to address unmet needs, and to identify remaining challenges. They incorporated data about federally assisted

housing from NJSOARH. The team shared their findings with the interviewees to facilitate a conversation and are integrating the findings into a public report.

Home Mortgage Lending in Camden, NJ

Katharine Nelson (Rutgers University - Camden and University of Pennsylvania), Lauren Nolan, Kathe Newman, Eric Seymour, and Nadia Mian 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 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.

Faith-based Affordable Housing

Nadia Mian recently published "Changing the (Zoning) Code: Building Bonds Between Church and State," in *Gone for Good? Negotiating the Coming Wave of Church Property Transition* edited by Mark Elsdon. The chapter is a case study examining how a faith organization in San Diego worked with the City Planning Department to change outdated zoning regulations to permit housing on faith-owned property. Nadia also received a \$10,000 Research Fellowship from Villanova University to study the efficacy of Washington State's faith-based affordable housing density bonus in Seattle.

EVENTS



**Rutgers Equity Alliance
for Community Health**

HOUSING CONFERENCE

October 18th, 2024 | 9am-5pm

In Person
Edward J Bloustein
School of Planning & Public Policy
33 Livingston Avenue
New Brunswick, NJ 08901

Learn More & Register



Remote
Zoom

RUTGERS-CAMDEN
Center for Urban Research
and Education

RUTGERS CLiME
Center on Law, Inequality and Metropolitan Equity

RUTGERS-NEW BRUNSWICK
Edward J. Bloustein School
of Planning and Public Policy
Ralph W. Voorhees Center for Civic Engagement

Save the Date:

October 18, 2024

Housing Conference

The Rutgers Equity Alliance for Community Health (REACH) in collaboration with the Ralph W. Voorhees Center for Civic Engagement, the Rutgers Center on Law, Inequality and Metropolitan Equity (CLiME), and the Rutgers Center for Urban Research and Education (CURE) is hosting a hybrid Housing Conference. The conference will take place at the Edward J. Bloustein School of Planning and Public Policy and on Zoom on October 18, 2024 from 9am to 5pm. It will feature a plenary discussion, panel discussions, opportunities to learn about ways to partner with Rutgers

students, programs, and faculty members, and a meet and greet with housing researchers. In-person participants will have ample opportunities for networking between sessions and at a conference reception immediately following the event.

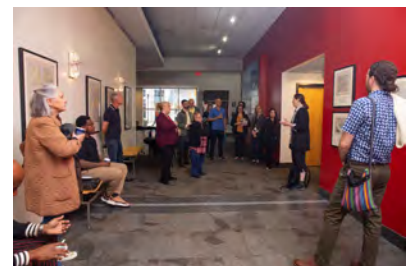
RWV Center Research Share and Networking Event - May 10th, 2024

The RWV Center hosted a research share event with faculty affiliates, students, and staff. The event gave faculty and students the opportunity to discuss their research and accomplishments, enjoy light refreshments, network, and get to know one another.



Homelessness and Programs to Address it in New Brunswick, NJ - May 17, 2024

The RWV Center hosted an engaged conversation for community organizations and local government to discuss homelessness and programs to address it in New Brunswick, NJ.



CONFERENCES

Urban Affairs Association Annual Conference – New York City, NY

(April 24-27, 2024)

Katharine Nelson along with Lauren Nolan and Kathe Newman discussed “Accessing Mortgages in Camden: Understanding the modern dimensions to a long-term problem.”

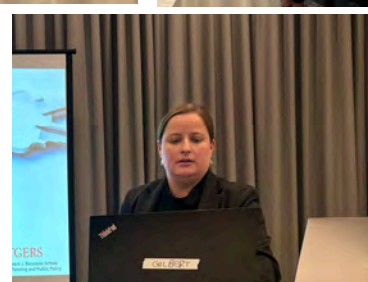
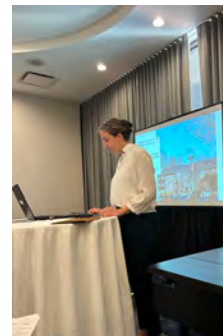
Eric Seymour presented his work on corporate housing ownership in a paper co-authored with Taylor Shelter from Georgia State University and Stephen Averill Sherman from Rice University entitled, “A game of concentration: The intra-metropolitan geography of large single-family landlords across housing market types.”

Eric Seymour, Will Payne, Kathe Newman, and Lauren Nolan presented: “A Typology of Landlords: Characterizing Investor Activity in Residential Properties in New Jersey Since 2004.”

Mi Shih discussed, “Land-Use Planners and Land Brokers: The Inside, Outside, and Relationality of State-Led Land Development in Taiwan.”

Shiloh Deitz, Kathe Newman, Eric Seymour, Will Payne and Lauren Nolan shared their research on federally assisted housing: “Public Housing in Flux.”

Kathe Newman, Shiloh Deitz, Eric Seymour, Will Payne, and Lauren Nolan presented “Extending Jersey’s Gold Coast, Asbury Goes Platinum.”



American Planning Association – Online

(May 8-10, 2024)

Nadia Mian, along with Richard Reinhard from Niagara Consulting and Stephanie Velasco from the City of Seattle, presented on “Housing on Faith Property,” online.

Cartography and Geographic Information Society + University Consortium for Geographic Information Science Symposium - Columbus, Ohio (June 4, 2024)

Shiloh Deitz presented “Local Landscapes of Assisted Housing: Reconciling Layered and Imprecise Administrative Spatial Data for Research Purposes” on behalf of the NJSOARH team.



RALPH W. VOORHEES PUBLIC SERVICE FELLOWS ALUMNI ACHIEVEMENTS



Marcelo Remond (2023-24) is starting at Stantec as a transportation engineer. Marcelo also received a scholarship from the Congress for New Urbanism to attend the annual conference in Cincinnati.



Janet Cazares (2023-24) is interning with Hudson Vicinage in their Civil Division and working on Landlord/Tenant cases. She has been selected to participate in the Running Start Congressional Fellowship program for 2024-2025.



Hamza Choudhry (2023-24) is the founder of the Muslim American EMS Association, a NJ non-profit organization to provide a community for Muslim EMTs and hold community training on first aid and CPR.



Aditi Rana (2023-24) is a part-time Medical Assistant at an OBGYN clinic. She hopes to apply to medical school to become a Physician's Assistant in the near future.

INTERSECTIONS

(A Focus on Affiliated Faculty Researchers)

BERNADETTE BAIRD-ZARS, Assistant Professor

Bernadette Baird-Zars shared her research on equitable planning that examines “Requests, delays, and judicial processes: building permits and their officials in peri-urban Guadalajara” at the Urban Affairs Association Conference in New York, NY.

CARA CUITE, Associate Extension Specialist, Associate Professor of Human Ecology, SEBS

RWV Center faculty affiliate Cara Cuite participated in the inaugural Middlesex County FoodTech Conference on Tuesday March 26, 2024, entitled "Feeding Futures: Tackling Food Insecurity Together." Dr. Cuite discussed partnership and funding opportunities.

Cara Cuite, along with Virginia Gray and Zubaida Qamar presented “Food Insecurity Toolkit for Educators: Rationale and Strategies for Use Across Nutrition Training in Higher Education” at the Society for Nutrition Education and Behavior webinar.

Dr. Cuite was also an invited plenary panelist at the IFIC Food & Health Communication Summit in Washington DC where she discussed “Stagnation Nation: Exploring Consumer Food Safety Concerns & America’s Persistent Food Phobias.”

She also published the following articles:

- Brescia, S. & Cuite., C.L. (in press) Social Stigma, Logistics, and Reserving Resources for Others: Understanding Barriers to Campus Pantry Use. *Journal of College and Character*.
- Landry, M. J., Savoie-Roskos, M. R., Gray, V., Mann, G., Qamar, Z., Hagedorn-Hatfield, R. L., Cuite, C.L., Heying, E., Hood, L.B., OoNorasak, K. (2024). Food security as a basic need: College students need greater support from institutional administration. *Journal of American College Health*, 1-4. <https://doi.org/10.1080/07448481.2024.2334074>

YEN-TYNG CHEN, Assistant Professor

Yen-Tyng Chen will discuss the high prevalence of hazardous alcohol and cannabis use and the needs for substance use treatment among young Black sexually minoritized men and transgender women in "Co-use of alcohol and cannabis and HIV status neutral care engagement among young Black sexually minoritized and gender expansive groups in Chicago” at the Research Society on Alcohol Annual Meeting in Minneapolis and the 86th College on Problems of Drug Dependence in Montreal, Quebec.

JAMES DEFILIPPIS, Professor

James DeFilippis participated in a colloquy at the Urban Affairs Association Conference in New York entitled, “Urban Economic Democracy in New York and Beyond: Advancing The Legacy of Unmaking Goliath,” that examines his book *Unmaking Goliath: Community Control in the Face of Global Capital*. Along with Stacey Sutton, Philip Ashton, Rachel Weber, Patrick Steven Alcorn from the University of Illinois, Chicago, James also presented their paper on “Capital for the solidarity economy: The emerging field of non-extractive finance.”

EMILY PARKER, Assistant Professor

Emily Parker along with Laura Tach presented, “The Gentrification State: Federal Place-Based Policy and Racial Stratification in the Public-Private Era, 1990-2017.”

WILL B. PAYNE, Assistant Professor

Will B. Payne (virtually) presented a paper on “Community-Led GIS Training in Low-Data Settings” at the American Association of Geographers annual conference and reported on Digital Geographies Specialty Group activities and finances during the group’s annual business meeting in his role as Secretary-Treasurer. Dr. Payne also co-organized and spoke on a colloquy entitled “Methods On the Edge: Critical and Computational Urban Research” at the Urban Affairs Association conference in New York.

ANDREA RESTREPO-MIETH, Assistant Professor

Andrea Restrepo-Mieth received a \$15,000 grant from Rutgers Global to support her project: Environmental planning under a changing climate in Galápagos, Ecuador: Institutional legacies, organizational arrangements, and community mobilization. Dr. Restrepo-Mieth also spoke at the Urban Affairs Association conference and discussed the role of environmental conservation organizations in “More-than-conservation? The role of environmental organizations in improved urban services provision in Galápagos, Ecuador.”

JOVANNA ROSEN, Assistant Professor

Jovanna Rosen, along with Christine Beckman, presented in the Best Paper and Best Student Paper Award in Geography & Entrepreneurship, “The Social Innovation Trap: Critical Insights into an Emerging Field” (co-authored with Jeimee Estrada-Miller and Gary Painter) at the American Association of Geographers annual conference. At the Urban Affairs Conference, Jovanna co-convened and participated in a roundtable discussion, “Environmental Justice & Equitable Economic Development: Intersections & Transitions.” She also participated as a panelist in an Author Meets Critics session on “Disrupting D.C.: The Rise of Uber and the Fall of the City.” Finally, Jovanna also participated as a panelist on

a professional development session titled, “From Dissertation to Manuscript: Publishing for Early Career Researchers.”

MICHAEL SMART, Associate Professor

Michael Smart, along with Kate Lowe from the University of Illinois at Chicago, Orly Linovski from the University of Manitoba, and Nick Klein from Cornell University discussed findings from their research that examined “Getting qualitative research published in transportation: reviewer #2 and methodological gatekeeping” at the Urban Affairs Association conference in New York.

EMMYTIDERINGTON, Associate Professor, School of Social Work

Emmy Tiderington presented her research at the Society for Social Work and Research Annual Conference in Washington DC in January. In a poster session, she explored “What facilitates positive transitions from permanent supportive housing? A scoping review and theoretical model of factors relevant to positive exits from permanent supportive housing.” She also co-presented with A. Aykanian: “Health service use after moving on from permanent supportive housing. Poster presentation” in another poster session. Dr. Tiderington published the following articles:

- Tiderington, E., Aykanian, A., & Herman, D. (2024). Developing an implementation typology of Moving On Initiatives. *Housing Policy Debate* 34(1):132-146. <https://doi.org/10.1080/10511482.2021.1982749>
- Cronley, C., Tiderington, E., Aykanian, A. & Huslage, M. (2024). Voices from the field: Continua of Care representatives discuss strategies and opportunities for promoting equity in homelessness services in the United States. *Journal of Social Distress and Homelessness*. Advance online publication. <https://doi.org/10.1080/10530789.2024.2310955>
- Tiderington, E., Petering, R., Huang, M., Harris, T., & Tsai, J. (2024). Expert perspectives on service user transitions within and from homeless service programs. *Housing Policy Debate* 34(1):79-89. <https://doi.org/10.1080/10511482.2020.1825012>