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In a short three-year period, MPC has established itself as a reputable place for sound, relevant, interdisciplinary scholarship. Our staff and Faculty Fellows have produced high-quality research that influenced policy debates on topics including housing, gentrification, segregation, and early-child education.

We are proud of our contribution in advancing a “DC School” of knowledge. Our DC-related work includes three important books on Washington DC: *Race, Class, and Politics in the Cappuccino City* (University of Chicago Press, 2017), *Capital Dilemma: Growth and Inequality in Washington, DC* (Routledge, 2016), and *The Politics of Staying Put: Condo Conversion and Tenant Right-to-Buy in Washington, DC* (Temple University Press, 2016). These books have contributed to policy conversations on equitable development, affordable housing, and neighborhood change in our nation’s capital. Furthermore, our DC-Area Survey, led by Faculty Fellow Michael Bader, has started an important discussion on the meaning and impact of racially and ethnically diverse communities in the Washington region.

MPC-affiliated research has received much recognition. Locally, our scholars have discussed their work at important venues including the Annual Conference on DC History, the Washington Regional Association of Grantmakers, the Woodrow Wilson Center, the Brookings Institution, the DC Ideas Festival, the Housing Association of Nonprofit Developers, and the DC Housing Authority. We have also published our research in top domestic and international journals including *Cityscape*, *International Journal of Urban and Regional Research*, *Journal of Urban Affairs*, *The ANNALS of the American Academy of Political and Social Science*, *Urban Geography*, and *Urban Studies*. Lastly, we have been awarded over \$444,000 in external research funding.

MPC enriches the DC-area not only with innovative research findings but by showcasing some of the country’s top urban scholars. We bring new ideas to the nation’s capital and have featured 37 nationally-recognized scholars and practitioners on American University’s campus. Moreover, our signature Annual Spring Lecture has hosted academic luminaries such as William Julius Wilson, Edward Glaeser, and Mindy Fullilove. Be on the lookout for our next Annual Spring Lecture by Jonathan Holloway, a standout urban historian and Provost at Northwestern University.

Over the next three years, MPC will continue to investigate core 21st century metropolitan challenges. We will pursue research related to urban unrest, politics, health, diversity, and neighborhood change. Join us in our quest to cultivate cutting-edge knowledge that informs policy reforms to make America more equitable and just.

Sincerely,

Derek Hyra



ADVISORY BOARD



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University of Washington



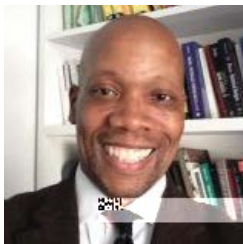
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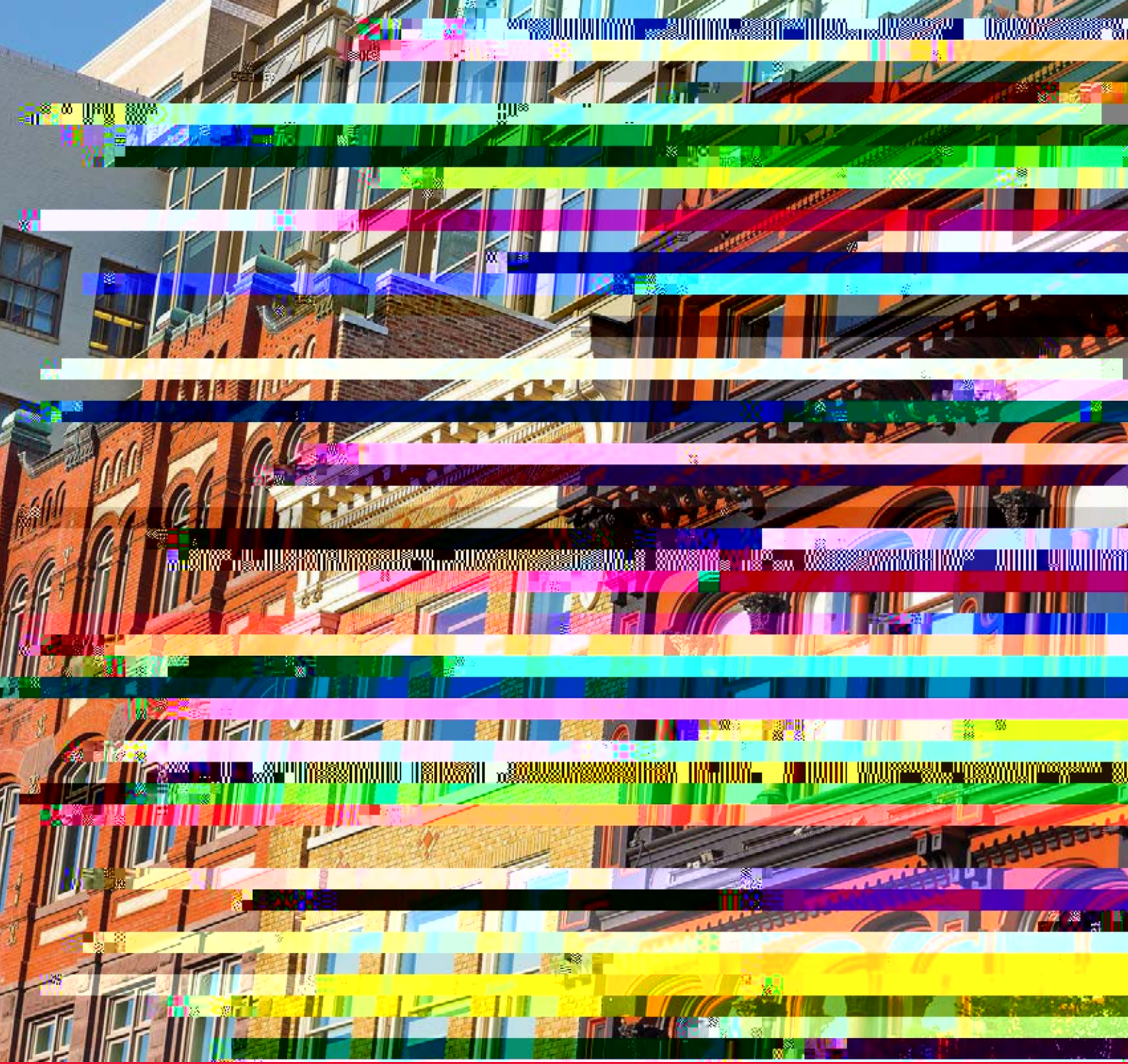
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for Scholars*





MISSION



ADVANCING THE DC SCHOOL

THE POLITICS OF STAYING PUT

In early 2016, the DC School of Public Affairs published the report *The Politics of Staying Put: Condo Conversion and Tenant Right-to-Buy in Washington, DC*. The report examines the impact of the 2015 DC Right-to-Buy Act, which allows tenants to purchase their current units in buildings being converted to condominiums. The report finds that while the Act provides a path to homeownership for many tenants, it also creates significant challenges, including the loss of affordable housing and the potential for displacement. The report also discusses the political context of the Act and the role of the DC School of Public Affairs in conducting the research.

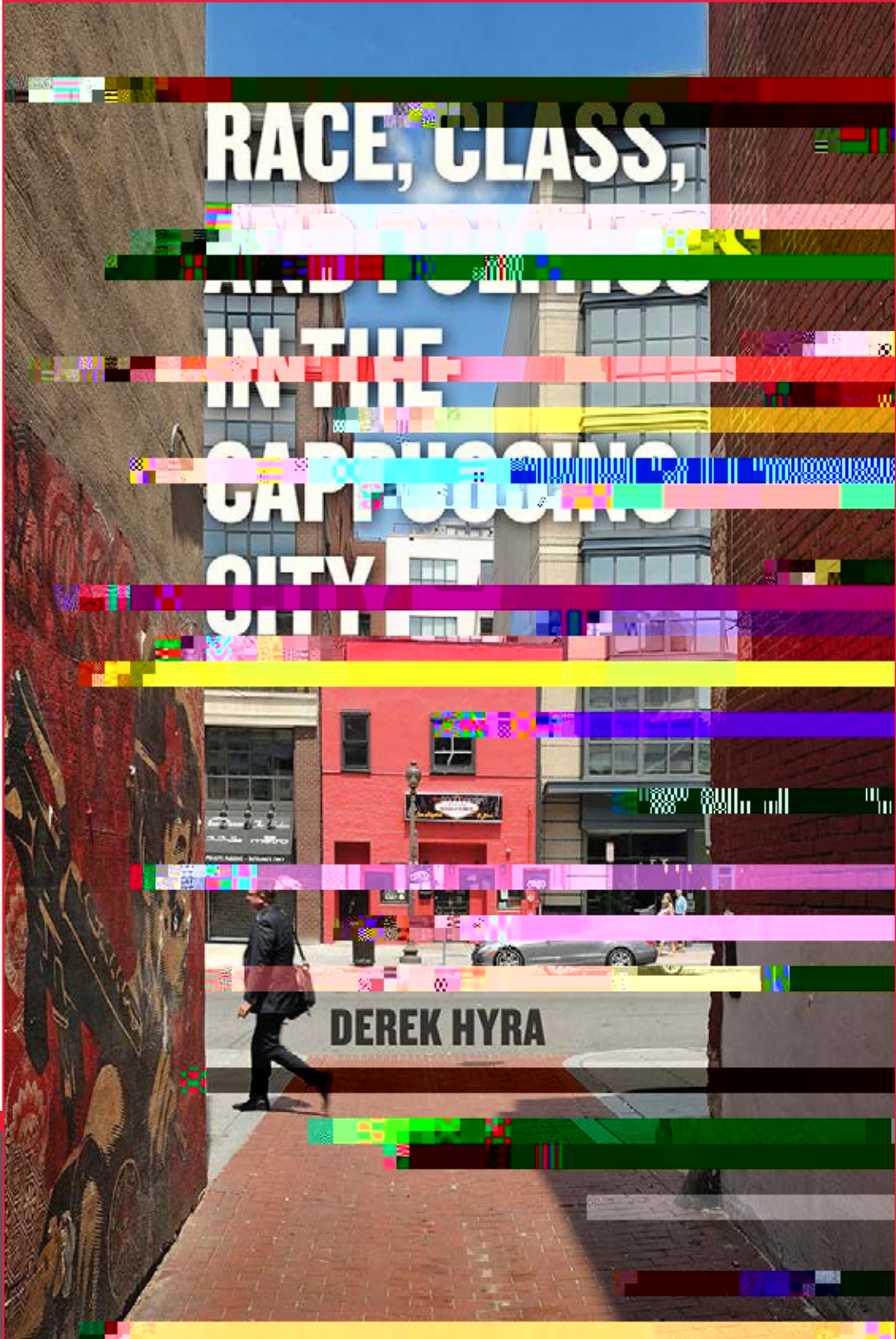




DC AREA SURVEY

In October 2016, the Metropolitan Policy Center at the Brookings Institution conducted a survey of the DC area to assess the impact of the 2010 Census on the region's political and economic landscape. The survey was conducted by the Metropolitan Policy Center at the Brookings Institution.







CAPITAL DILEMMA: GROWTH AND INEQUALITY IN WASHINGTON, DC [↓](#)

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THE CAPPUCCINO CITY [↓](#)

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ONGOING RESEARCH

MAKING THE JUST CITY



Robert Wood Johnson Foundation

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SELECT BOOKS, ARTICLES, AND REPORTS

NEIGHBORHOODS AND GENTRIFICATION

Hyra, D. (2016)

["The Role of Public Space in the Revitalization of Urban Neighborhoods" *Cityscape* 18\(3\) 169-177](#)

ABSTRACT: This article examines the role of public space in the revitalization of urban neighborhoods. It focuses on the case of the 2000s, when many urban neighborhoods were revitalized. The article argues that public space is a key factor in the revitalization of urban neighborhoods. It discusses the role of public space in the revitalization of urban neighborhoods and the role of public space in the revitalization of urban neighborhoods. It discusses the role of public space in the revitalization of urban neighborhoods and the role of public space in the revitalization of urban neighborhoods.

Bader, M. et al. (2017)

["The Role of Public Space in the Revitalization of Urban Neighborhoods" *ANNALS of the American Academy of Political and Social Science* 669\(1\) 18-40](#)

ABSTRACT: This article examines the role of public space in the revitalization of urban neighborhoods. It focuses on the case of the 2000s, when many urban neighborhoods were revitalized. The article argues that public space is a key factor in the revitalization of urban neighborhoods. It discusses the role of public space in the revitalization of urban neighborhoods and the role of public space in the revitalization of urban neighborhoods. It discusses the role of public space in the revitalization of urban neighborhoods and the role of public space in the revitalization of urban neighborhoods.

RACE AND DIVERSITY

Chuang, A., and Ngene, A. (2016)

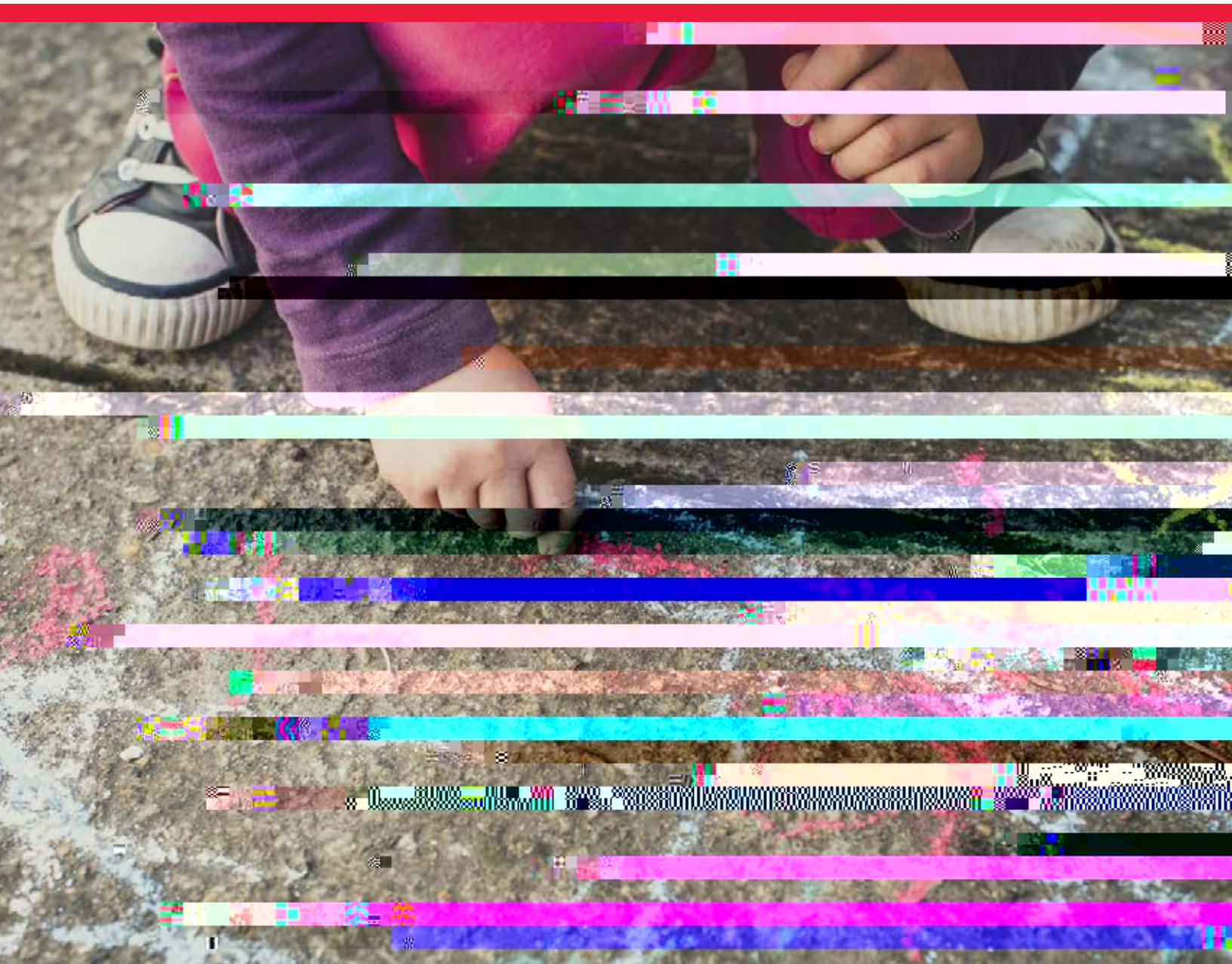
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Andrews, R., Casey, M., Hardy, B.L., and Logan, T.D. (2017)

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15867-72](#)

ABSTRACT: a ee oe oca a e o ca e e a o a d ea o e
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Wolf, S., and Morrissey, T.W. (2017)

[Economic, social, and health outcomes of Social Service Review 91\(3\) 534-570](#)

ABSTRACT: This study examines the economic, social, and health outcomes of the Social Service Review (SSR) program in New York State. The study uses data from the 2008 Survey of Income and Program Participation (SIPP) to analyze the impact of the SSR on the economic, social, and health outcomes of the program's participants. The study finds that the SSR program has a positive impact on the economic, social, and health outcomes of the program's participants. Specifically, the study finds that the SSR program has a positive impact on the economic outcomes of the program's participants, including income and employment. The study also finds that the SSR program has a positive impact on the social outcomes of the program's participants, including housing and food security. Finally, the study finds that the SSR program has a positive impact on the health outcomes of the program's participants, including mental health and substance use. The study's findings suggest that the SSR program is an effective way to improve the economic, social, and health outcomes of the program's participants.

Hipp, L., Morrissey, T.W., and Warner, M.E. (2017)

[Economic, social, and health outcomes of Journal of Marriage and Family 79\(3\) 614-635](#)

ABSTRACT: This study examines the economic, social, and health outcomes of the Journal of Marriage and Family (JMF) program in New York State. The study uses data from the 2008 Survey of Income and Program Participation (SIPP) to analyze the impact of the JMF on the economic, social, and health outcomes of the program's participants. The study finds that the JMF program has a positive impact on the economic, social, and health outcomes of the program's participants. Specifically, the study finds that the JMF program has a positive impact on the economic outcomes of the program's participants, including income and employment. The study also finds that the JMF program has a positive impact on the social outcomes of the program's participants, including housing and food security. Finally, the study finds that the JMF program has a positive impact on the health outcomes of the program's participants, including mental health and substance use. The study's findings suggest that the JMF program is an effective way to improve the economic, social, and health outcomes of the program's participants.





HEALTH

Bradford, T.W., Grier, S.A., and Henderson, G.R. (2017)

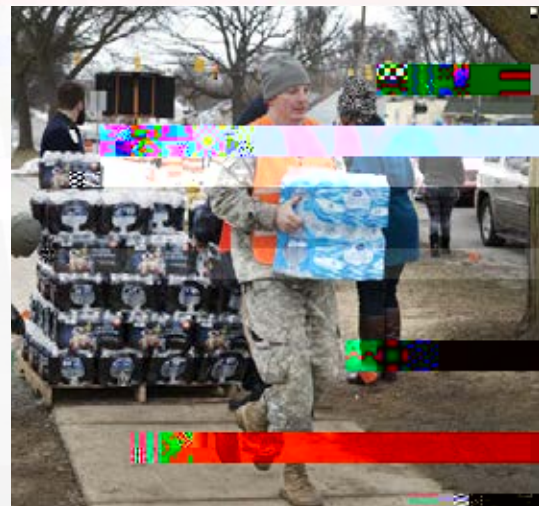
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Journal of Interactive Marketing 40\(9\)-23](#)

ABSTRACT: The purpose of this study is to examine the impact of social media on the health of consumers. The study uses a mixed-methods approach, combining quantitative data from a survey of 500 consumers with qualitative data from focus groups. The results show that social media has a significant impact on consumers' health, both in terms of their knowledge of health issues and their behavior. Specifically, consumers who use social media are more likely to be aware of health risks and to engage in healthy behaviors. However, social media also has the potential to spread misinformation and to encourage unhealthy behaviors. The study concludes that social media can be a powerful tool for promoting health, but it must be used responsibly.

Ranganathan, M. (2016)

[Capitalism
Nature Socialism 27\(3\)17-33](#)

ABSTRACT: This article examines the relationship between capitalism and nature. It argues that capitalism is inherently destructive to nature because it is based on the pursuit of profit and the exploitation of natural resources. The article discusses the ways in which capitalism has led to environmental degradation and the loss of biodiversity. It also explores the ways in which capitalism has shaped our understanding of nature and our relationship to it. The article concludes that a more sustainable and just society would require a fundamental rethinking of capitalism and its relationship to nature.



Morrissey, T.W. (2017)

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ej ae Preventive Medicine 100\(50-55\)](#)

ABSTRACT: e ee co ea ad e ae

EDUCATION

Lindsay, C.A., and Hart, C.M.D. (2017)

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ca o a o co Educational Evaluation and Policy Analysis.

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IN THE MEDIA

MPC contributes to urban policy debates by having our research featured in media outlets that shift national dialogue. Our staff and Faculty Fellows were repeatedly quoted in well-regarded news publications and blogs throughout the year. The following are some of our notable media hits.

NEIGHBORHOODS AND GENTRIFICATION



Carolyn Gallaher
 October 28, 2016 *Washingtonian Magazine*

Carolyn Gallaher: “You don’t have to un-gentrify DC. It’s a lot of little things. When people fell behind on their property taxes, their tax liens were sold to a collection agency. A law was passed [TOPA] to rein that in, but only very recently. DC could have worked on payment plans and tax rebates based on income. Things like that impact who lives in the city.”



Derek Hyra
 October 3, 2017 *Washington Post*

Derek Hyra: “Not long ago, an urban community’s association with blackness was mostly perceived as detrimental.” “But nowadays ... neighborhood-based organizations, real estate developers, restaurant owners and urban planners commodify and appropriate aspects of blackness to promote tourism, homeownership, and community redevelopment.”



Dee-Ann
 October 12, 2017 *NextCity*

Excerpt: “Black culture has been used to sell music for years, but only recently has it been commoditized to market neighborhood redevelopment. In the past decade or so, inner-city real estate developers have begun to name their new luxury buildings after celebrated African-Americans, such as Langston Hughes and Duke Ellington.”

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o e 20, 2017 Atlanta Black Star

Excerpt: "Gentrification is not necessarily a bad thing, but the way in which it often occurs is because it typically leads to displacement," Derek Hyra, professor at American University and author of "Race, Class and Politics in Cappuccino City," said. "In America, we are really good at developing places instead of people in places. When investments come in to benefit areas of concentrated poverty where the people can stay in place, then the investments are a good thing. However, gentrification as a means to poverty displacement, instead of poverty relief, is destructive."



De e a a d e o b e e o b e e ca o -
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o e 28, 2017 Washingtonian Magazine

Excerpt: "Hyra believes that one of the reasons so many millennials are moving to previously distressed neighborhoods is because they want to "live like Wire"—as in the acclaimed HBO drama about crime, addiction, poverty, and corruption in Baltimore."



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o 6, 2017 The New York Times

Excerpt: "The developer's practice of using black history to attract young, affluent renters who want to think of themselves as living a groovier, grittier existence than fate has allotted them. Over the years, the neighborhood went from one that held a black majority to one that didn't."




e e bo oo d e e -
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o 30, 2017 The Chronicle of Higher Education


Excerpt: "Universities should also deploy their endowments in creative and socially responsible ways. Urban institutions should devote a percentage of their investments to local challenges, such as shortages in affordable housing."



AFFORDABLE HOUSING


D' p a e e a b e b d be o e a o e e e c a , b a o e
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o e e be 15, 2016 *Greater Greater Washington*

Excerpt: "DC has a law that lets tenants buy their building if their landlord wants to sell it. Under the law, the Tenant Opportunity to Purchase Act (TOPA), tenants can work out a deal directly with their landlord, or more commonly, they can refuse a contracted sale the landlord arranges with a third party and purchase the building instead for the same price. Although TOPA is a right to buy statute, the right to collectively decide what happens with their building gives tenants a very powerful seat at the table."


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o e b a 2, 2017 *Washington City Paper*

Derek Hyra: " e price for the asset is higher when there are fewer tenants in there... When there becomes more of a population demand for the area, the landlords and the owners are going to look to get out the low-income population that are living in these buildings."

RACE, ETHNICITY, AND DIVERSITY


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b p e e
o c o b e 3, 2016 *Washington Post*

Michael Bader: "Even when we are living in the same neighborhoods, the type of concerns that neighbors share can sometimes be very different, especially given the political climate."

SEGREGATION



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o a 29, 2017 e Chicago Reporter

Excerpt: "In Chicago, affluent black households are just as likely to be segregated from their white peers as are poor black households. Black households earning over \$120,000 per year are more likely to live among black households earning less than \$25,000 than they are to live among whites of any income level. As scholars Esther Havekes, Michael Bader, and Maria Krysan have shown, these patterns of segregation persist even as black Chicagoans say their ideal neighborhood consists of about one-third black residents."



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o 24, 2017 Slate

Excerpt: "[Derek] Hyra writes that his work in the Shaw/U Street area of Washington, D.C., shows most social institutions, churches, recreations centers, restaurants, barbershops and hair shops, schools, and civic associations remain segregated."



EVENTS

September 13, 2019
Panel Discussion
“Youth Conflict: Trust and Control in a High-Poverty School”

September 7, 2019
Panel Discussion
“What Do the Data Show? SH1 (n=12) vs. SH2 (n=30.1) (n.S.U.)”

October 11, 2019
Panel Discussion
“Police-Community Dialogues Around Use of Force Policy and Practices: Opportunities Lost and Opportunity Costs”

October 21, 2019

October 3, 2019
Panel Discussion
“Let’s Get Ready to Crumble: Black Municipal Empowerment and the Demolition and Disposition of Public Housing in the United States”

October 15, 2019
Panel Discussion
“Perceptions or Reality: Exploring the Impact of Body Worn Camera Technology on Citizens and Police Officers”

November 24, 2019
Panel Discussion
“Police-Community Relations, Organizational Practices, and Body Cameras”





Metropolitan Policy Center

PUBLIC ENGAGEMENT SERIES

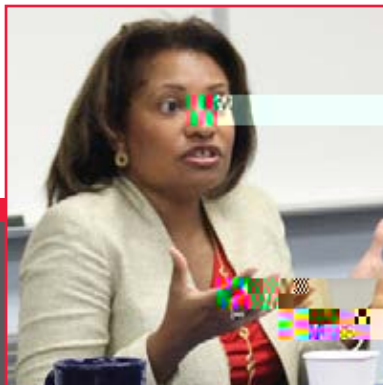
Don Beyer, Jr., US Congressman

Adrienne Todman, Executive Director of DC Housing Authority

Rashad Young, City Administrator of the District of Columbia



Don Beyer, Jr.

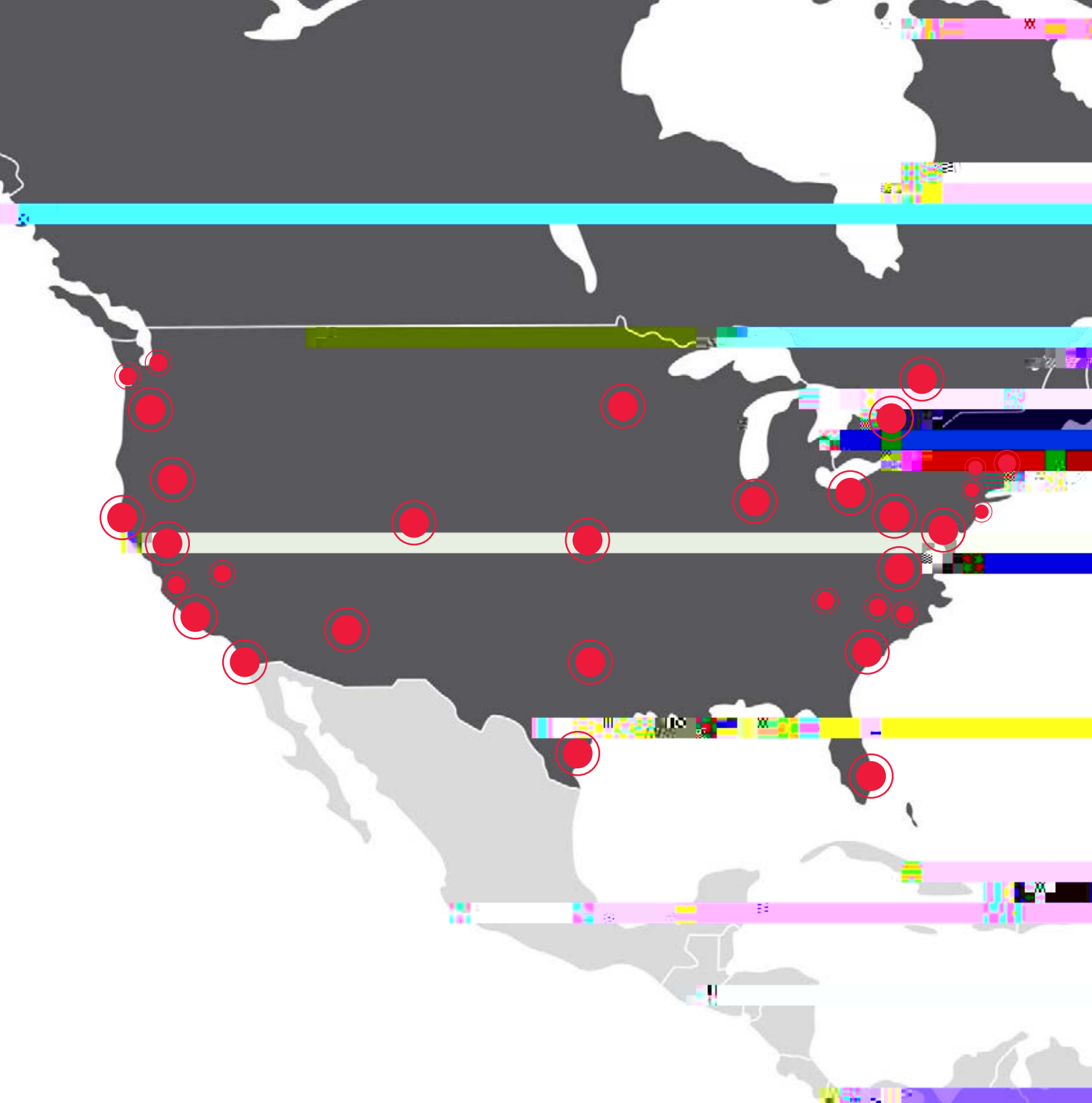


Adrienne Todman



Rashad Young



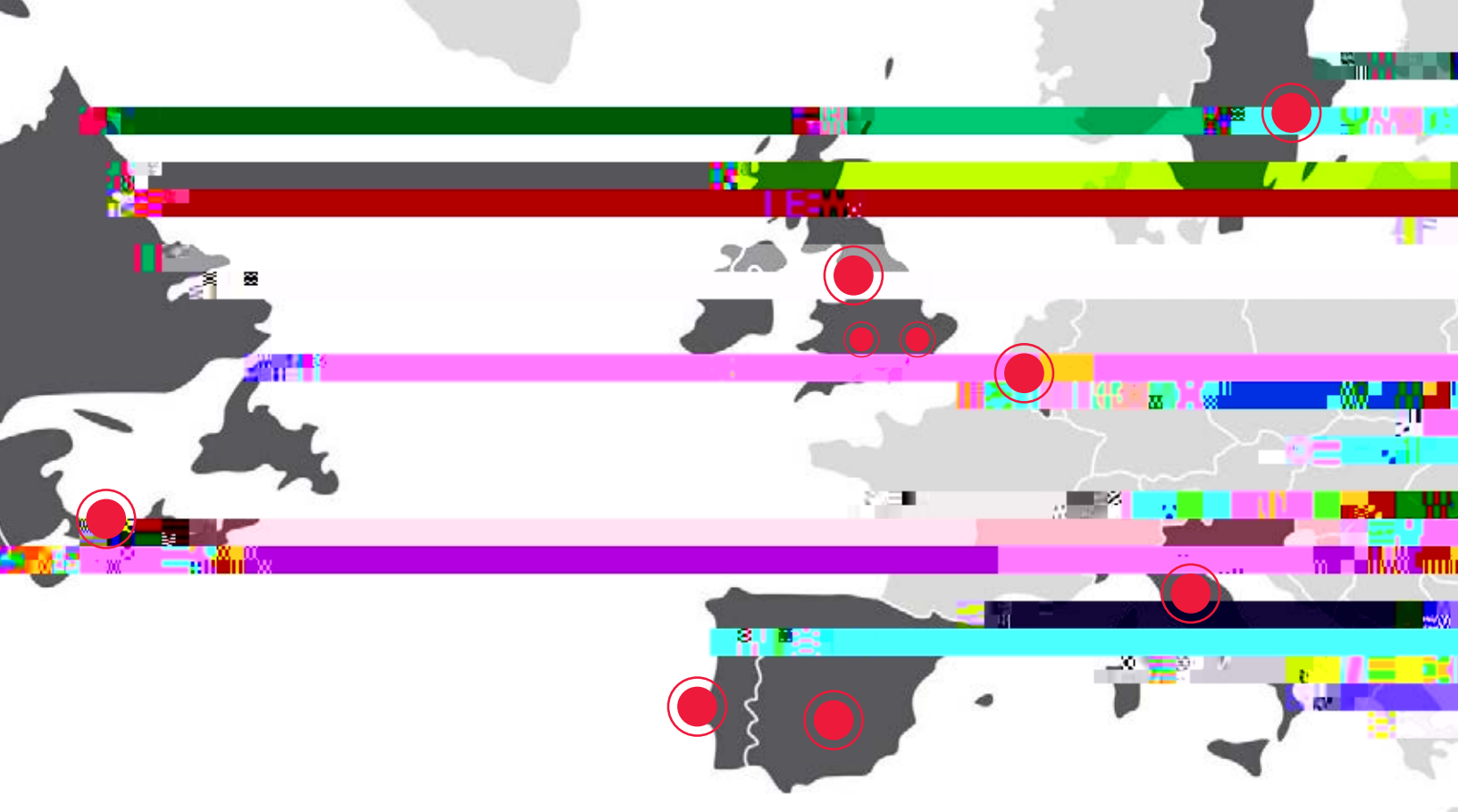


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PRESENTATIONS

CONFERENCE LOCATIONS

MPC staff and Faculty Fellows presented their research findings, both domestically and abroad, at many conferences, events, and institutions over the last three years, including:

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STUDENT ACHIEVEMENTS

POSTER COMPETITION WINNERS

At this year’s Annual Spring Lecture, MPC invited students to submit and display posters that addressed important urban policy questions. The following students won best poster in their respective student-level category and a \$500 cash prize.

Ph.D. Level – Riordan Frost (SPA), “Is DC a ‘Transient City’? Residential Stability in the Nation’s Capital.”

Masters Level – Will Perkins (SPA), “Can We Really Have ‘Alice Deal for All’?: Policy Proposals for the Inclusive Integration of DC Public Schools.”

Undergraduate Level – Danielle Sindelar (SPA), “Perceived Police Security Differential Between Black and White Populations.”

MPC STUDENT ACCOMPLISHMENTS

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ACKNOWLEDGEMENTS

MPC would like to thank the following individuals for their key contributions that helped make MPC's third year such a tremendous success:

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e e D a d o	o - a	o a a b a
a a D e e	a a	e a e e e d
a a D e	a a e	c
e e a E o d o	o d a a a o	B e a
D a e E e	obe c a e	B a a
e a	e a e e e d	a o
a ce e e a	a o	a e
E e c	a o e	a a d o
d o e	D o c o d e	e e o

We thank the following foundations for supporting MPC:

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