

Meagan Ehlenz, PhD, AICP
Curriculum Vitae

EDUCATION

2015 Ph.D. City and Regional Planning, *University of Pennsylvania, PennDesign*
Graduate Certification in Urban Studies

Dissertation: *Anchoring Communities: The Impact of University Interventions on Neighborhood Revitalization*

Committee: Domenic Vitiello (chair), Eugénie L. Birch, John D. Landis

Exam Fields: Planning history and theory, community development, housing policy

2007 Masters of Urban Planning, *University of Wisconsin-Milwaukee*

Capstone project: *Phoenix of New Orleans & Affordable Housing: An Introduction to Community Land Trusts* (individual project) and *Phoenix of New Orleans: A Form Based Code* (group project)

2003 B.A. Communication & the Arts: Environmental Design, *University of Wisconsin-Green Bay*
B.A. Spanish, *University of Wisconsin-Green Bay*

POSITIONS HELD

2015-present *Assistant Professor*, Arizona State University. Tempe, AZ
School of Geographical Sciences and Urban Planning

Senior Sustainability Scholar, Global Institute of Sustainability at ASU

Honors Faculty Fellow, Barrett, the Honors College at ASU

2013-2015 *Research Associate*, Penn Institute for Urban Research, Philadelphia, PA.
University of Pennsylvania

2012-2013 *Research Fellow*, Executive Vice President's Office, Philadelphia, PA.
University of Pennsylvania

2012-2013 *Research Fellow*, National Community Land Trust Network, Portland, OR.

2007-2011 *Planner and Project Manager*, GRAEF, Milwaukee, WI

2005-2007 *Senior Planner, Project Planner, Graduate Scholar* Department of City
Development, City of Milwaukee, Milwaukee, WI

PROFESSIONAL CERTIFICATIONS

Certified Planner, American Institute of Certified Planners. 2010-present.

RESEARCH AND TEACHING INTERESTS

Urban revitalization; neighborhood change and gentrification; community development; community economic development; anchor institution models; university-community partnerships; shared equity homeownership models; planning practice and ethics

PUBLICATIONS

Refereed Publications: In Press and Published

14. **Ehlenz, Meagan M.** “Can you imagine what’s happened in Durham?” Duke University and a new university-community engagement model.” In press. *Journal of the American Planning Association*.
13. Pfeiffer, Deirdre, **Meagan M. Ehlenz**, Kelli L. Larson, and Scott Cloutier. “Do Neighborhood Walkability, Transit, and Parks Relate to Residents’ Life Satisfaction? Insights from Phoenix.” 2020. *Journal of the American Planning Association*. doi: 10.1080/01944363.2020.1715824
12. de Toledo Basile, Patricia and **Meagan M. Ehlenz**. “Examining Responses to Informality in the Global South: A Framework for Community Land Trusts and Informal Settlements.” 2020. *Habitat International*. doi:10.1016/j.habitatint.2019.102108
11. Gibbons, Leah*, Genevieve Pearthree*, Scott Cloutier, and **Meagan M. Ehlenz**. “The development, application, and refinement of a Regenerative Development Evaluation Tool and indicators.” 2019. *Ecological Indicators*. doi:j.ecolind.2019.105698
10. Cloutier, Scott, **Meagan M. Ehlenz**, and Robin Afinowich. “Cultivating community well-being: Guiding principles for research and practice.” 2019. *International Journal of Community Well-Being*. doi:0.1007/s42413-019-00033-x
9. **Ehlenz, Meagan M.**, Deirdre Pfeiffer, and Genevieve Pearthree*. “Downtown revitalization in the era of Millennials: How developer perceptions of Millennial market demands are shaping urban landscapes.” 2019. *Urban Geography*. doi:10.1080/02723638.2019.1647062
8. Pfeiffer, Deirdre, Genevieve Pearthree*, and **Meagan M. Ehlenz**. “Inventing what millennials want downtown: Housing the urban generation in low-density metropolitan regions.” 2019. *Journal of Urbanism: International Research on Placemaking and Urban Sustainability*. doi:10.1080/17549175.2019.1626267
7. **Ehlenz, Meagan M.** 2018. “The university and its neighborhood: A study of place-making and change.” *Journal of Urban Affairs*. doi: 10.1080/07352166.2018.1530568
6. **Ehlenz, Meagan M.** and Constance Taylor. 2018. “Shared equity homeownership in the United States: A literature review.” *Journal of Planning Literature*. doi:10.1177/0885412218795142
5. **Ehlenz, Meagan M.** 2018. “Making home more affordable: Community land trusts adopting cooperative ownership models to expand affordable housing.” *Journal of Community Practice*. doi: 10.1080/10705422.2018.1477082
4. **Ehlenz, Meagan M.** 2018. “Defining university anchor institution strategies: Comparing theory to practice.” *Planning Theory & Practice*. 19(1): 74-92. doi:10.1080/14649357.2017.1406980
3. **Ehlenz, Meagan M.** 2017. “Gown, town, and neighborhood change: An examination of urban neighborhoods with university revitalization efforts.” *Journal of Planning Education and Research*. doi: 10.1177/0739456X17739111

2. **Ehlenz, Meagan M.** 2016. "Neighborhood revitalization and the anchor institution: Assessing the impact of the University of Pennsylvania's West Philadelphia Initiatives on University City." *Urban Affairs Review*. 52(5): 714-750. doi: 10.1177/1078087415601220
1. **Ehlenz, Meagan M.** 2014. "Managing the Land Access Paradox in the Urbanising World." *Critical Housing Analysis*.1(1).

Refereed Publications: In Review

1. **Ehlenz, Meagan M.** and Sarah Mawhorter. "Higher Education Centers and College Towns: The Urban Geography and Ecology of Colleges and Universities in US Metros." Under first revision at *Urban Affairs Review*.

Refereed Manuscripts: In Progress

1. Mawhorter, Sarah and **Meagan M. Ehlenz**. "Higher Education, Higher Rents: Colleges, Universities, and Rental Housing." Paper under preparation for submission to *Housing Policy Debate*.
2. **Ehlenz, Meagan M.** and Akheil Singla. "Has Phoenix Risen? Examining Revitalization in Downtown Phoenix." Paper under preparation for submission to *Journal of the American Planning Association*.
3. **Ehlenz, Meagan M.** and Sarah Mawhorter. "Anchoring the Region: Examining the role of higher education institutions in metropolitan areas." Paper under preparation for submission to *Urban Geography*.
4. Mawhorter, Sarah and **Meagan M. Ehlenz**. "Higher Education Institutions and Urban Stratification." Paper under preparation for submission to *Urban Studies*.
5. Cintron, Alicia and **Meagan M. Ehlenz**. "Establishing a Line of Scrimmage: University Football Stadiums and their Effects on Surrounding Communities." Paper under preparation for submission.
6. Pijawka, David and **Meagan M. Ehlenz**. "Community Development in Tribal Land: Measuring and Achieving Success." Paper under preparation for submission.

Non-Refereed Publications

Book Chapters

Pasqualetti, Martin J. and **Meagan M. Ehlenz**. 2017. "Energy in the Sustainable City." *Sustainability for the 21st Century, 2nd edition*. Eds. Bjoern Hagen and K. David Pijawka. Dubuque, IA: Kendall Hunt Publishing Company.

Invited Book Reviews

Ehlenz, Meagan M. 2018. Review of *Claiming Neighborhood: New Ways of Understanding Urban Change* by John Betancur and Janet Smith (Chicago, IL: University of Illinois Press, 2016). *Journal of Urban Affairs*. doi: 10.1080/07352166.2018.1470868

Ehlenz, Meagan M. 2016. Review of *From the Outside In* by Carolyn T. Adams (Ithaca, NY: Cornell University Press, 2014). *Journal of Planning Education and Research*. doi: 10.1177/0739456X16657876

Ehlenz, Meagan M. 2016. Review of *Upscaling Downtown: From Bowery Saloons to Cocktail Bars in New York City* by Richard E. Oejo (Princeton, NJ: Princeton University Press, 2014). *Journal of Urban Affairs*. doi: 10.1111/juaf.12288

Ehlenz, Meagan M. 2014. Review of *New Deal Ruins: Race, Economic Justice, and Public Housing Policy* by Edward G. Goetz (Ithaca, NY: Cornell University Press, 2013). *Journal of Urban Affairs* 36(3): 540-541. doi:10.1111/juaf.12112

Reports & Other Publications

Larson, K.L., A. York, R. Andrade, D. Childers, P. Coseo, **M.M. Ehlenz**, N. Grimm, S. Hall, S. Harlan, D. Hondula, S. Lerman, D. Pfeiffer, J. Ripplinger, V.K. Smith, P. Warren, D. White, A. Wutich. 2017. *Phoenix Area Social Survey: 2017*. Environmental Data Initiative.

Pfeiffer, Deirdre, Genevieve Pearthree,* and **Meagan M. Ehlenz**. 2017. *Cementing Millennials Downtown: Expressions and Impacts*. 2017. Working paper. Houston, TX: Kinder Institute for Urban Research.

Ehlenz, Meagan M. 2014. *Community Land Trusts and Limited Equity Cooperatives: A Marriage of Affordable Homeownership Models?* Working paper. Cambridge, MA: Lincoln Institute of Land Policy.

Ehlenz, Meagan M. and Eugénie L. Birch with Brian Agness. 2014. *The Power of Eds and Meds: Urban Universities Investing in Neighborhood Revitalization & Innovation*. Philadelphia: Penn Institute for Urban Research.

Ehlenz, Meagan M. 2013. *Limited Equity Coops by Community Land Trusts: Case Studies and a Feasibility Assessment for the Hybrid Model*. Portland, OR: National Community Land Trust Network.

GRANTS

Funded

ArtPlace America: Creative Placemaking in Higher Education. Creative Placemaking at ASU. Co-investigator: \$40,000. 2020

ASU Institute of Social Science Research Seed Grant. Exploring university investment and city partnerships in downtown revitalization. PI: \$3,500. 2016

C. Lowell Harriss Dissertation Fellow, Lincoln Institute of Land Policy. \$10,000. 2014-2015.

Unfunded

Mellon Faculty Leader Award. 2019. (\$17,500)

Nancy Weiss Malkiel Scholars Award. 2019. (\$17,500)

Course Hero-Woodrow Wilson Fellowship for Excellence in Teaching. Finalist. 2018. (\$40,000)

US Department of Housing and Urban Development (HUD). The Impact of Community Development Block Grants in Small and Mid-Sized De-Industrializing American Cities. Co-PI. 2018. (\$16,485.15)

National Science Foundation. IUSE: Engaged Student Learning-DDII: Strengthening American Indian STEM Education and Undergraduate Urban Planning Through GeoDesign. Co-PI. 2016. (\$186,749.80).

HONORS & AWARDS

Zebulon Pearce Distinguished Teaching Award, nominated. College of Liberal Arts & Sciences, ASU. 2020.

Faculty Women's Association Outstanding Faculty Mentor Award, nominated. ASU. 2020.

Outstanding Master's Mentor, nominated. Graduate College, ASU. 2019.
Urban Planning Professor of the Year. School of Geographical Sciences and Urban Planning, ASU. 2017. (student selected)
Zebulon Pearce Distinguished Teaching Award, nominated. College of Liberal Arts & Sciences, ASU. 2017.
Penn Institute for Urban Research Emerging Scholar. University of Pennsylvania. 2015-present

PROFESSIONAL PRESENTATIONS

Invited Seminars & Panels

Housing Summit Professional Development Workshop Panel for the Arizona Chapter of the American Planning Association. Phoenix, AZ: November 2019.
Gown, Town, and Neighborhood Change: Considering the Role and Neighborhood-Level Impacts of University Anchors. Invited lecture at Cleveland State University, Maxine Goodman Levin College of Urban Affairs. Cleveland, OH: November 2018.
University-Assisted Community Development. Panel at the Higher Education-Community Partnerships for Democracy and Social Change conference by the Netter Center for Community Partnerships of the University of Pennsylvania. Philadelphia, PA: November 2017
Anchoring Innovation. Panel at the Starting at Home conference by the Ohio Housing Finance Agency. Columbus, OH: April 2017
What does Social Equity Mean to Planners in the 21st Century? Panel for the American Planning Association's Diversity Task Force. National American Planning Association Conference. Phoenix, AZ: March 2016
Equitable Development Strategies for Neighborhoods. Policy Forum by the Atlanta Federal Reserve. Atlanta, GA: September 2015
Economy of Inclusion: Camden Policy Forum. Co-hosted by Camden Churches Organized for People and Rutgers University-Camden. Camden, NJ: May 2015

Accepted Conference Presentations

Higher Education Institutions and Urban Stratification. Prepared with Sarah Mawhorter (presenting author) for the Urban Affairs Association (UAA) Conference. Washington, DC: April 2020 [cancelled]
Establishing a Line of Scrimmage: University Football Stadiums and their Effects on Surrounding Communities. Prepared with Alicia Cintron (presenting author) for the Urban Affairs Association (UAA) Conference. Washington, DC: April 2020 [cancelled]
Defining Higher Education Centers: A Typology of Higher Education Anchors in the US. Prepared with Sarah Mawhorter (co-author) for the Association of Collegiate Schools of Planning (ACSP) Conference. Greenville, SC: October 2019
Housing Affordability and College Student Living Arrangements in US Cities. Prepared with Sarah Mawhorter (presenting author) for the City Futures IV, EURA-UAA Conference. Dublin, Ireland: June 2019
"Can You Imagine What's Happened in Durham?": Duke University, the Duke-Durham Neighborhood Partnership, and Downtown Transformation. Prepared for the Urban Affairs Association (UAA) Conference. Los Angeles, CA: April 2019

Higher Education, Higher Rents: Colleges, Universities, and Rental Housing. Prepared with Sarah Mawhorter (presenting author) for the Association of Collegiate Schools of Planning (ACSP) Conference. Buffalo, NY: October 2018

How the University Can Help Save the City: Lessons Learned and New Insights. Prepared for the Urban Affairs Association (UAA) Conference. Toronto, ON: April 2018

Planning for the Millennial City. Prepared for the Urban Affairs Association (UAA) Conference. Toronto, ON: April 2018 (co-authored paper)

Has Phoenix Risen? Examining the Revitalization of Downtown Phoenix. Prepared for the Association of Collegiate Schools of Planning (ACSP) Conference. Denver, CO: October 2017

Anchoring Downtown: Examining Anchor Investment and Downtown Revitalization in Phoenix. Prepared for the Urban Affairs Association (UAA) Conference. Minneapolis, MN: April 2017

The influence of gown on town: How university interventions changed neighborhoods, 1990 to 2010. Part of a pre-organized session, “The potential and pitfalls of partnerships between anchor institutions and communities.” Prepared for the Association of Collegiate Schools of Planning (ACSP) Conference. Portland, OR: November 2016 (co-organizer)

Changing Communities? The Impact of University Interventions in Neighborhood Revitalization. Prepared for the Urban Affairs Association (UAA) Conference. San Diego, CA: March 2016

Universities as Anchors: Do Neighborhoods Benefit from University Revitalization Initiatives? Prepared for the Urban Affairs Association (UAA) Conference. Miami, FL: April 2015

Anchoring Communities: Do University Interventions Improve Neighborhoods? Prepared for the Association of Collegiate Schools of Planning (ACSP) Conference. Philadelphia, PA: October 2014

Neighborhood Revitalization and the Anchor Institution: Assessing the Impact of the University of Pennsylvania’s West Philadelphia Initiatives. Prepared for the Coalition of Urban and Metropolitan Universities (CUMU) Conference. Syracuse, NY: October 2014

Anchoring Communities: The Impacts of University-Led Neighborhood Revitalization. Prepared for the Community Development Graduate Research Forum, Philadelphia Federal Reserve Bank. Philadelphia, PA: October 2014

Community Land Trusts and Limited Equity Cooperatives: A Marriage of Affordable Homeownership Models? An Assessment of CLT-LEC Hybrid Models. Prepared for the Urban Affairs Association (UAA) Conference. San Antonio, TX: March 2014

University-led Neighborhood Revitalization Initiatives: Evaluating Neighborhood Change. Prepared for the Community Development Graduate Research Forum, Philadelphia Federal Reserve Bank. Philadelphia, PA: October 2013

University-led Neighborhood Revitalization Initiatives: Exploring the Neighborhood Perspective. Prepared for the Joint AESOP / ACSP Congress. Dublin, Ireland: July 2013

The Current Landscape and Future Prospects for Limited Equity Cooperatives by Community Land Trusts. Prepared for the National Community Land Trust Network (NCLTN) Webinar Series: January 2013

Innovations in Affordable Housing: Limited Equity Cooperatives within Community Land Trusts. Prepared for the Association of Collegiate Schools of Planning (ACSP) Annual Conference. Cincinnati, OH: November 2012

TEACHING & MENTORING

Undergraduate

Ethics and Theory in Planning (PUP 452), ASU Online, Fall/Spring, 2016-19.

Ethics and Theory in Planning (PUP 452), ASU, Spring, 2016.

Undergraduate Urban Research Colloquium, University of Pennsylvania, Spring, 2015.

Graduate

Planning Workshop (PUP 580), ASU, Spring, 2020. (MUEP Core)

Planning Practice, Ethics, and Processes (PUP 520), ASU, Fall, 2016-2019. (MUEP Core)

History and Theory of Planning (PUP 501), ASU, Fall, 2016. (MUEP Core)

Planning for Sustainable Communities (PUP 548), ASU, Spring, 2016. (MUEP Core)

Teaching Assistant

Community and Economic Development, University of Pennsylvania, Fall 2014.

History of City and Regional Planning, University of Pennsylvania, Fall 2013.

Comparative Urban and Planning Theory, University of Pennsylvania, Fall 2012.

Student Mentoring

Ph.D. Committees

Ashlee Tziganuk, Planning, committee member (2019) (Deirdre Pfeiffer and Kelli Larson, chairs)

Debaleena Majumdar, Planning, committee member (2018) (Martin Pasqualetti, chair)

Master's Committees: Chair

Kevin Carranza, MUEP Applied Project, chair (2020)

Rio De Leon, MUEP Applied Project, chair (2020)

Margaret Dellow, MUEP Applied Project, chair (2019)

John Field, MUEP Thesis, chair (2019)

Catyana Falsetti, MUEP Applied Project, chair (2018)

Brandon Ruiz, MUEP Applied Project, chair (2017)

Master's Committees: Committee Member

Elizabeth Van Horn, MUEP Applied Project, committee member (2020) (Deirdre Pfeiffer, chair)

Gurnoor Kaur, MUEP Applied Project, committee member (in progress) (Deirdre Pfeiffer, chair)

Genevieve Pearthree, School of Sustainability Master's Project, committee member (2018)
(Scott Cloutier, chair)

Genevieve Pearthree, MUEP Applied Project, committee member (2017) (Deirdre Pfeiffer, chair)

Hal Archer, MUEP Applied Project, committee member (2017) (Deborah Salon, chair)

Samantha Rhea, MUEP Applied Project, committee member (2016) (Deirdre Pfeiffer, chair)

Paul Minnick, MUEP Applied Project, committee member (2016) (Deirdre Pfeiffer, chair)

Rebecca Santiago, MUEP Applied Project, committee member (2016) (Mike Kuby, chair)

Undergraduate Honors Theses: Chair

Sree Manasvini Subbaraman, Barrett Honors Thesis, chair (2020)

SERVICE

Professional Service

Planning Field

Board Member, ASU Faculty Liaison. AZ-APA Chapter of American Planning Association. 2015-present.

Jury Member, Outstanding Planning Student Organization Award, American Planning Association. 2020.

Award Committee Member, Emerging Scholar Travel Scholarship, Faculty Women's Interest Group (FWIG) at ACSP. 2019.

Award Committee Member, Federal Planning Division of American Planning Association. 2016.

Journal Referee

Journal of the American Planning Association

Journal of Planning Education & Research

Urban Affairs Review

Journal of Urban Affairs

Housing Studies

Landscape and Urban Planning

Journal of Community Practice

Community Outreach

Kinder Institute for Urban Research, *The Urban Edge*. [In Phoenix and Houston, Effort to Attract Millennials is Reshaping Downtown](#) (January 18, 2018)

Interview by KJZZ (Phoenix NPR), "[As Cities Centralize, Are the Suburbs Dying?](#)" (November 3, 2017)

Interview by KJZZ (Phoenix NPR), "[What Does Planned Development at Arizona Center Mean for Downtown Phoenix?](#)" (May 19, 2017)

Interview by KJZZ (Phoenix NPR), "[Post-Recession, West Valley Cities Address Neighborhood Blight in Hope of Development](#)" (April 21, 2017)

The Urban Institute, *How Housing Matters*. [Investments by Anchor Institutions are Associated with Neighborhood Improvements](#) (August 31, 2016)

Memberships

Urban Affairs Association

Association of Collegiate Schools of Planning

Specialty Groups: Faculty Women's Interest Group (FWIG)

American Planning Association

American Institute of Certified Planners (AICP, 2010-present)

Anchor Institution Task Force

National Community Land Trust, Research Collaborative Member

Unit-level Service: School of Geographical Sciences & Urban Planning

Equitable Urban Futures Committee. 2019-present

MUEP Awards Committee. 2018-present

Faculty Search Committee. 2018-19
Instructional Designer Search Committee. 2018-19
Planning Accreditation Board Committee Member. 2016-2017.
MUEP Graduate Admissions Committee. 2016-2017.
Mary J. Kihl Leadership Endowment Workshop, lead faculty. 2017.
Faculty Search Committee. 2015-16
Urban and Environmental Planning Curriculum Committee, undergraduate. 2015-2016.
Federal Planning Division APA Awards Committee Member. SGSUP committee for 2016
National APA Conference. 2016.