

**SUMMARY OF ACTIVITY COVER SHEET**  
**to accompany ANNUAL REPORT for Faculty Members**

**April 1, 2010 – March 31, 2011**

<b>Name:</b>	Wyly, Elvin		
<b>Rank:</b>	Associate Professor		
<b>Unit:</b>	Geography		
<b>Graduate Supervisions:</b>	supervisor	co-supervisor	committee member
n students <i>completed</i>		1	1
n students <i>in progress</i>	1	8	8
<b>Postdoctoral Supervisions:</b>			
n postdocs			
<b>Publications:</b>	sole / lead	co-author	
n refereed monographs / books			
n edited works			
n refereed journal articles	2	1	
n refereed proceedings			
n refereed chapters	1	1	
n non-refereed articles / chapters	1	1	
n book reviews			
<b>Artistic Works, Performances, Designs:</b>			
<b>Presentations:</b>			
n conference presentations			
n invited presentations	4		
<b>Grants:</b>	principal	co-investigator	
value of <b>new</b> funding awarded	\$20,000		

**ANNUAL REPORT  
for Faculty Members  
April 1, 2010 – March 31, 2011**

1. NAME: Wyly, Elvin
2. DEPARTMENT/SCHOOL: Geography/Arts
4. PRESENT RANK: Associate Professor                      SINCE: 2004
7. LEAVES OF ABSENCE DURING REPORTING PERIOD

University, Company or Organization at which Leave was taken	Type of Leave	Dates

8. TEACHING DURING REPORTING PERIOD

(b) Courses Taught

Course Number	Scheduled Hours	Class Size
Geog 350	3/week	65
Urst 200 / Geog 250	3/week	95
Geog 450	3/week	25
Urst 400	3/week	28

Directed Studies Taught

Course Number	Scheduled Hours	Class Size
Geog 448	3/week	1

(c) Graduate Students Supervised or Co-Supervised

Student Name	Program Type	Completed (Y/N)	Supervisory Role
Tommy Thomson	MA	Y	Co-Supervisor
Liam McGuire	MA	N	Supervisor

Emily Rosenman	MA	N	Co-Supervisor
Pablo Mendez	Ph.D.	N	Co-Supervisor
Ted Rutland	Ph.D.	N	Co-Supervisor
Elizabeth Lee	Ph.D.	N	Co-Supervisor
Nicholas Lynch	Ph.D.	N	Co-Supervisor
Sage Ponder	Ph.D.	N	Supervisor
Markus Moos	Ph.D.	N	Co-Supervisor
Bjoern Surborg	Ph.D.	N	Co-Supervisor

## Graduate Supervision Committees

Student Name	Program Type	Completed (Y/N)	
Lachlan Barber	Ph.D.	N	
Andrew Jackson	Ph.D.	N	
Brad Maguire	Ph.D.	N	
Ren Thomas	Ph.D.	N	
Jeane McKendry	Ph.D.	N	
Elliot Semiatycki	Ph.D.	N	
Joe Sulmona	Ph.D.	N	
Heather Frost	Ph.D.	Y	
Alan McConchie	Ph.D.	N	

(f) Other

*Guest Lecture, "Gentrification 101." Humanities 101 Program, UBC Faculty of Arts*

## 9. SCHOLARLY AND PROFESSIONAL ACTIVITIES DURING REPORTING PERIOD

(b) Research or equivalent grants **awarded during the reporting period**

Granting Agency	\$ Total	Years	Principal Investigator	Co-Investigator(s)

(c) Research or equivalent contracts

Granting Agency	\$ Total	Years	Principal Investigator	Co-Investigator(s)
[Sponsor cannot be disclosed due to confidentiality restrictions per contract negotiated by UBC research services]	\$20,000	2	Wyly	

(d) Invited Presentations

Trinity College, Hartford, CT, February 2011

Harvard University, Graduate School of Design Panel on the Future of Housing Scholarship, December 2010

Federal Reserve Bank of San Francisco, Department of Community Affairs, Testimony for Hearing on "Regulation C: Home Mortgage Disclosure Act," August 2010

University of Georgia, Department of Geography, James O. Wheeler Lecture in Economic Geography, April 2010

(f) Other

### Summary of Research Activities

Research in the past year has focused on five main projects.

**First**, the culmination of a previous SSHRC standard research grant has yielded an *Environment and Planning A* article on gentrification, urban restructuring, and rental displacement in New York City. There is, of course, a vast literature on this topic; but our article has drawn on a unique source of data to measure and map intra-urban flows of displacement in different parts of the housing stock in ways that were never before possible. Our results demonstrate the crucial role of localized variations in the pace of de-regulation of New York's municipal welfare state in mediating displacement pressures facing poor and working-class renters.

**Second**, work continues to analyze the multiple disasters in the wake of the 2008 global financial crisis. Some of this work refines and consolidates the research agenda launched in a previous SSHRC standard research grant, focused on the institutional restructuring of housing finance in the fragmented U.S. banking and housing regulatory system. A book chapter is in press, and a new manuscript is nearly ready for submission for a special issue of *Housing Studies*. I also applied and was granted access to use an extraordinarily detailed and specialized dataset at the juncture of housing economics and consumer law: the National Mortgage Data Repository (NMDR). My approved proposal involved a topic that has featured prominently in the national and international coverage of the subprime lending boom -- the intersection of race/ethnicity, gender, and age. Put simply, predatory lenders were particularly aggressive in going after elderly African American widows. Most of the evidence on this social and geographical targeting, however, comes from press reports, legislative testimony, and lawsuits -- and has thus been dismissed as anecdotal. The NMDR permits an analysis that cannot be attacked as anecdotal. Preliminary results indicate that race/ethnicity proves more decisive than gender or age, but that elderly African American women do experience distinctive treatment in loan transactions with lenders and brokers. Preliminary results were presented at a symposium at the Valparaiso University School of Law last spring, and a manuscript is now under revision for a special issue of *Housing Policy Debate*. Separately, a book chapter on regulatory revisions has been published based on work co-authored with a community reinvestment organizer.

I was also asked to deliver testimony as part of an expert panel convened by the U.S. Federal Reserve, as part of revisions to the regulations implementing the Home Mortgage Disclosure Act (HMDA). The hearing was held in August of 2010, just weeks after the passage of the landmark Dodd-Frank financial reform legislation. The changes planned for HMDA will open a variety of challenging and important new possibilities for interdisciplinary research and policy analysis.

**Third**, a longstanding interest in urban photography has yielded a refereed publication in the journal *City*. "Things Pictures Don't Tell Us: In Search of Baltimore," is a blend of a) descriptive, regional urban geography illustrated with a sample of my urban photographs, b) a critique of critical visual theory, and c) an engagement with the images circulating in contemporary media and entertainment cultures. The article is part of a special issue devoted to *The Wire*, an HBO series that became wildly popular not only in the predictable audience base of cable subscribers, but also among many academics (particularly in the U.K.). The article also gave me the opportunity to engage with a long-lost part of the geography curriculum: the title is borrowed from Armin Lobek's (1956) *Things Maps Don't Tell Us*, which I first encountered in Peirce Lewis's powerful and dramatic course introducing geomorphology. Perhaps most importantly, I wrote the *City* article specifically to provide an extended discussion and specific examples for one of the projects I ask students to consider for *Urban Studies 200 / Geography 250*, "Cities."

**Fourth**, an application led by Roger Keil (York University) for a SSHRC MCRI was successful. The "Global Suburbanisms" project brings a grant of \$144,000 to UBC over two years, primarily for support of a Postdoctoral Researcher. I lead the UBC portion of the project, along with Markus Moos (who is now on the faculty at the University of Waterloo); Pablo Mendez won a competitive search for the Postdoc position, and he will be appointed

in this role upon completion of his Ph.D. in our department. Our component of the project is designed to shed light on the contemporary transformation of Canadian social and spatial structure.

**Fifth**, I continue research on the epistemological and political battles that have shaped geography and other social sciences. This is a research agenda that can be traced back to a spirited public exchange with Brian Berry almost a decade ago, and that eventually led to “Strategic Positivism,” a 2009 piece in a theme issue of the *Professional Geographer* devoted to ‘Critical Quantitative Geographies.’ This past year, I published a book chapter on the radical city -- titled “ $\sqrt{\text{City}}$ ” -- in an interdisciplinary, edited volume on critical urban studies published by the State University of New York Press. My central claim is that despite all their disagreements, every single post-positivist epistemology to emerge since the 1960s has found common cause in a shared opposition to a constructed hegemony that is believed to have prevailed at the height of the Quantitative Revolution. I analyze this history and its implications further in “Positively Radical,” forthcoming in the next issue of the *International Journal of Urban and Regional Research*. This article challenges our collective, disciplinary understanding of positivism itself: it turns out that the stories we have been telling one another since the 1960s -- and that continue to shape the geography curriculum for undergraduates and graduate students -- are woefully incomplete and deceptive. The entire second half of Auguste Comte’s career and intellectual legacy has been forgotten and erased. This erasure has damaged our intellectual heritage -- and it has also been deeply disempowering for political engagement and scholarly relevance. “Positively Radical” is designed to rebuild an infrastructure for a geography that is committed to social justice and scientific integrity -- an infrastructure that was built by a previous generation only to be destroyed because of terribly unfortunate misunderstandings and personal dramas.

*Publications in Progress:*

Elvin Wyly, Markus Moos, and Dan Hammel, “Race, Class, and Rent in America’s Subprime Cities.” *Chapter for Subprime Cities: The Political Economy of Mortgage Markets*, edited by Manuel Aalbers. Hoboken, NJ: Wiley-Blackwell.

Elvin Wyly, “Equity Stripping: Elderly African American Women and the Subprime Mortgage Boom,” under revision for *Housing Policy Debate*.

Rob VanWynsberghe, Bjoern Surborg, and Elvin Wyly, “When the Games Come to Town: Neoliberalism, Mega-Events, and Social Inclusion in the Vancouver 2010 Olympic Winter Games,” under second review at *International Journal of Urban and Regional Research*.

Elvin Wyly, “The New Meaning of Housing in America,” to be submitted to *Housing Studies*.

10. SERVICE TO THE UNIVERSITY DURING REPORTING PERIOD

*Peer Review of Teaching Committee, Department of Geography*  
*UBC Behavioural Research Ethics Review Board*

11. SERVICE TO THE COMMUNITY DURING REPORTING PERIOD

(e) Editorships

Co-Editor, *Urban Geography*

(f) Reviewer (journal, agency)

*U.S. National Science Foundation, \$77,000 proposal, February 2011*

*Environment and Planning D: Society & Space, May 2010*

*Urban Affairs Review, May 2010*

*Environment and Planning A, June 2010*

*Journal of Urban Affairs, June 2010*

*Urban Studies, July 2010*

*Environment and Planning A, July 2010*

*Journal of Planning Education and Research, August 2010*

*Environment and Planning A*, September 2010  
*International Journal of Housing Policy*, September 2010  
*ACME: A Critical Journal of Geography*, October 2010  
*Canadian Journal of Urban Research*, December 2010  
*Growth and Change*, January 2011  
*Environment and Planning A*, March 2011  
*Social Problems*, March 2011  
*Canadian Journal of Urban Research*, March 2011  
*City*, March 2011

- (g) External examiner (indicate universities)

*National University of Singapore*, March 2011

- (i) Other service to the community

*Academic Advisory Board*, *Carnegie Community Action Project*

### Publication Record

#### 1. REFEREED PUBLICATIONS DURING REPORTING PERIOD

- (b) Journal Articles

2011 **Wyly, Elvin K.**, "Positively Radical," *International Journal of Urban and Regional Research* 35(3), galley proofs March 8, 2011.

2010 **Wyly, Elvin K.** "Things Pictures Don't Tell Us: In Search of Baltimore." *City* 14(5), 497-528.

2010 **Wyly, Elvin K.**, Kathe Newman, Alex Schafran, and Elizabeth Lee, "Displacing New York," *Environment & Planning A* 42, 2602-2623.

- (c) Chapters

2011 **Wyly, Elvin K.**, and Jesse Mumm. "WWGCD? Fair Lending and Community Reinvestment after the Crisis: What Would Gale Cincotta Do?" In *Forging a New Housing Policy: Opportunity in the Wake of Crisis*, pp. 16-18. Edited by Christopher Niedt and Marc Silver. Hofstra, NY: National Center for Suburban Studies, Hofstra University.

2010 **Wyly, Elvin K.** " $\sqrt{\text{City}}$  ." In *Critical Urban Studies: New Perspectives*, pp. 1-21. Edited by Jonathan S. Davies and David L. Imbroscio. Albany, NY: State University of New York Press.

#### 2. NON-REFEREED PUBLICATIONS DURING REPORTING PERIOD

- (b) Journal Articles

2010 Darden, Joe T., and **Elvin K. Wyly**. "Cartographic Editorial: Mapping the Racial/Ethnic Topography of Subprime Inequality in Urban America." *Urban Geography* 31(4), 425-433.

- (d) Conference Proceedings

2010 Li, Si-ming, Jianfa Shen, Wing Shing Tang, and **Wyly, Elvin K.** "Writing and Publishing in Geography, Urban Studies, and Contemporary China." Occasional Paper No. 101. Hong Kong: Centre for China Urban and Regional Studies, Hong Kong Baptist University.