

Benjamin Bradlow
14 Windsor Street
Arlington, MA 02474

August 14, 2020

Erin Zwirko
Department of Planning and Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Erin,

I am writing to express interest in being appointed to the Town of Arlington's Housing Plan Implementation Committee. My curriculum vitae is attached.

I would like to be considered for this position because I believe my experiences in both community service and professional / research capacities could be of use to ensure that the Committee is effective in ensuring that this plan realizes its goals. In addition to the changing dynamics of housing in Arlington in the long-term development trajectory of the Boston Metropolitan region, the current pandemic underscores the challenge of housing production in our region, and the need for our town to respond meaningfully. I was glad to learn of the Housing Production Plan, and the promise it holds for the future of our town. I am particularly excited about what I understand are two of the current critical tasks of the Committee: designing and proposing the creation of an Affordable Housing Trust Fund and a real estate transfer fee.

My wife and I recently became homeowners in East Arlington after spending close to a decade as renters in Somerville and Cambridge. For the majority of this period, we lived in Somerville, and since 2016, I have been involved in influencing housing and development policy in the city, with the goal of increasing affordability generally and securing benefits for those who are often most marginalized by new development. Somerville is a city that has a small but growing Affordable Housing Trust Fund and has filed Home Rule Petitions with the State Legislature in the past two years to receive permission to implement a real estate transfer fee. I believe that my experiences advocating for these measures and in the broader politics of development in Somerville may be of use to the work of Arlington's Housing Plan Implementation Committee.

In particular, I was elected twice to the Union Square Neighborhood Council, for which I was additionally appointed as a member of the Negotiating Team to craft a Community Benefits Agreement with the private "Master Developer" of the Union Square Neighborhood. This development is planned to cover the next 20 years at an estimated cost of \$1.5 billion. These negotiations lasted for over a year with a near-weekly pace of meetings. We successfully concluded these negotiations by reaching an agreement that secured, amongst other things, additional affordable housing earlier in the project above a city-mandated 20% inclusionary zoning law, and commitments to fund a large-scale job training and placement program. This process included interacting with city agencies, including Somerville's Affordable Housing Trust Fund, in order to coordinate mechanisms for maximizing funds for affordable housing projects as

part of this agreement. As an elected representative of the Neighborhood Council, I had to navigate a diverse and sometimes conflictual range of interests in our membership. The agreement that we negotiated was ratified by a membership vote with 96% support. Attached is a *Boston Globe* article about the process, for which I was interviewed.

Beyond my community service over the past few years, I have a long-standing professional commitment to low-income housing. My work as a practitioner has given me experience in developing new institutions that address the interests of multiple stakeholders. This arose through my five years with a global non-governmental network called Slum Dwellers International (SDI), where I worked first as a researcher and then in the management team of the SDI secretariat. I have been part of small teams that negotiated neighborhood development agreements between city governments and neighborhood associations in Johannesburg, Cape Town, Ekurhuleni, and Stellenbosch (South Africa). These agreements generally focused on financing and designing improvements to housing, roads, and basic infrastructure such as water, sanitation, and electricity. At SDI, I also conceived and negotiated funding arrangements with bilateral and non-governmental funding agencies, totaling over \$20 million, and reported to an organizational board that included national government ministers from Sweden, Norway, South Africa, and Uganda.

I am currently a postdoctoral fellow at Harvard University's Weatherhead Center for International Affairs, where I am completing a book comparing the politics of urban inequality in São Paulo and Johannesburg after transitions to democracy. My masters training as an urban planner at MIT and doctoral training as an urban sociologist at Brown University, give me the knowledge base to address the range of policy, physical design, financial and political considerations that may arise over the course of the Committee's work.

Having read the minutes of the Committee's most recent meetings, I am especially excited about the prospect of engaging with other Committee members and City staff in what appears to be a qualified, thoughtful, and mission-driven group. I believe that my contributions could be a useful complement to this work, and I would also anticipate learning from others involved.

Thank you for your consideration of my application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Bradlow', written in a cursive style.

Benjamin Bradlow

Benjamin Hofman Bradlow
14 Windsor Street, Arlington, MA 02474

Academic appointments

Harvard University, Cambridge, MA

- 2020- Postdoctoral Fellow, Weatherhead Scholars Program
Weatherhead Center for International Affairs
Affiliate, Research Cluster on Comparative Inequality and Inclusion
- 2019-2020 Visiting Democracy Fellow
Ash Center for Democratic Governance and Innovation, Kennedy School of Government

Community Service

- 2017-2020 Elected board member (2x) and appointed negotiating team member for a Community Benefits Agreement, Union Square Neighborhood Council, Somerville, MA

Related Professional Experience

- 2009-2014 Deputy Manager (last position held), Secretariat, Shack/Slum Dwellers International, Cape Town, South Africa
- 2009 Multimedia Journalist, The Times (SA), Johannesburg, South Africa
- 2008 Get-Out-The-Vote Organizer, Barack Obama for America, South Philadelphia, PA
- 2008 Online Journalist, WHYY-NPR, Philadelphia, USA

Education

Brown University, Providence, RI

- 2014-2020 Ph.D. Sociology

Massachusetts Institute of Technology, Cambridge, MA

- 2011-2013 M.C.P. Masters in City Planning

Swarthmore College, Swarthmore, PA

- 2004-2008 B.A. History, *with high honors*

Peer-reviewed journal articles

- 2020 “The Long March: Deep Democracy in Cross-National Perspective”, with Mohammad Ali Kadivar and Adaner Usmani. *Social Forces*. 98:3, 1311-1338.
- 2015 “City learning from below: urban poor federations and knowledge generation through transnational, horizontal exchange.” *International Development Planning Review*. 37:2, 129-142.
- 2011 “Housing, Institutions, Money: The failure and promise of human settlements policy and practice in South Africa,” with Joel Bolnick and Clifford Shearing. *Environment & Urbanization*, 23:1, 267-76.
- 2011 “Out of the Garden of Eden: Beyond the Rights-Based Agenda in the Urban Sector” *Sustainable Development Law & Policy*, 11:1, 47-49.

Articles under review

- “Embeddedness and Cohesion: Regimes of Urban Public Goods Provision”
R&R at *American Journal of Sociology* (submitted)
*Early Career Workshop Award, Society for the Advancement of Socio-Economics, 2020
- “Weapons Of The Strong: Elite Resistance and the Neo-Apartheid City”
R&R (second round) at *City & Community* (submitted)
- “Public Housing Spillovers in a Developing Country”, with Stefano Polloni and William Violette
Under review at *American Economic Journal: Policy*

Book chapters, essays, and reviews

- 2020 “The low-carbon, social housing two-step: a global view”, *Eurozine*
*Translated into Estonian in Vikerkaar, June 2020.
- 2019 “Whither A Global Wave Of Populism: A Conversation With Edwin Ackerman and Marco Garrido”, with Johnnie Anne Lotesta. *Global and Transnational Sociology Section Newsletter*, Fall 2019, 17-22.
- 2019 “Brazil’s Political Peripheries and the Authoritarian Style”, *Spotlight On* series on “Political Geographies of Right-Wing Populism”. *International Journal of Urban & Regional Research*.
- 2019 Review of *Democratizing Urban Development: Community Organizations for Housing Across the United States and Brazil*. By Maureen Donaghy. Philadelphia, PA: Temple University Press, 2019. *International Journal of Urban & Regional Research*. 43:5, 1007-8.
- 2016 “A rightward shift, but not quite a shock: Municipal elections in Brazil and South Africa”. 28 October. *Policy Trajectories: Blog of the American Sociological Association’s Section on Comparative and Historical Sociology*
- 2015 “Quiet Conflict: Institutional Change, Informal Settlement Upgrading, and Formalized Partnerships Between Local Authorities and Urban Social Movements in South Africa.” In Peter Herrle, Astrid Ley, and Josefine Fokdal, eds. *From Local Action to Global Networks: Housing the Urban Poor*. Ashgate Publishing: Surrey, UK. 87-105.
- 2015 “A Democratic Infrastructure for Johannesburg”. In Toni L. Griffin, Ariella Cohen, and David Maddox, eds. *The Just City Essays: 26 Visions for Urban Equity, Inclusion and Opportunity*. New York, NY: The J. Max Bond Center on Design for the Just City at the Spitzer School of Architecture, City College of New York, Next City and The Nature of Cities. 63-66.
*Selected as one of three books for all incoming undergraduates at Stanford in 2019
- 2011 “Inclusion: A Sustainability Agenda for African City Growth”. *Perspectives: Political Analysis and Commentary from Africa*. Heinrich Boll Foundation. 3(12): 6-10.
- 2010 “Towards A Pro-Poor ‘Agenda for Change’: Opportunities and Experiences of Slum Policy and Practice in Freetown, Sierra Leone”. Y-Care International. London. 1-36.
* Includes a foreword by Bowenson F. Philips, Chief Administrator of Freetown City Council

Papers under preparation

- “Urban Power: A Historical Method of Global Comparison”
- “Bureaucratic Capacity in the 21st Century: Above, Below, and Within the State”, with Alexander Kentikelenis
- “Ecosystems of Populism”, with Tomás Gold

Book manuscript under revision

- “Urban Origins of Democracy and Inequality: Governing Johannesburg and São Paulo, 1985-2016”

External Awards

- 2020 Society for the Advancement of Socio-Economics, Early Career Workshop Award
- 2019 American Council of Learned Societies Dissertation Completion Fellowship (*subsequently selected for ACLS fellows job market workshop*)
- 2018 National Science Foundation, Sociology Program: Doctoral Dissertation Research Improvement Award (#1802543)
- 2017 Fulbright US Study & Research Award
- 2016 Brazilian Studies Association: Brazil Initiation Scholarship
- 2011 Mail & Guardian newspaper: Top 200 Young South Africans (civil society)

Internal Awards

- 2019 “Research Matters!” speaker, Brown University Graduate School
- 2019 Teaching fellow, Brown University Department of Sociology

- 2017 Institute at Brown for Environment and Society, Summer Research Grant
- 2016 Brown University Office of Global Engagement Graduate Research Fellowship
- 2015/17 National Science Foundation — Integrative Graduate Education and Research
Traineeship, Graduate Program in Development & Inequality
- 2015/16 Convener, Watson Institute Graduate Program in Development Workshop in “Urban
Inequalities in the Global South”
- 2012 Harold Horowitz Student Research Fellowship, awarded by MIT School of Architecture
and Planning
- 2012 MIT Public Service Center Paul & Priscilla Gray Internship Funding
- 2011 MIT Public Service Center Grant
- 2011 Leedom Fellowship, awarded by Swarthmore College for graduate study

- 2008 Paul H. Beik Prize, awarded by Swarthmore College Department of History for best
thesis completed by a history major
- 2008 Drew Pearson Prize, awarded by Swarthmore College for excellence in journalism
- 2007 Eugene M. Lang Summer Initiative Grant, awarded by Swarthmore College

Public sociology

- 2019 “One Way to Make the Green New Deal Actually Happen: a Super-Ministry.” 26
June. *CityLab (The Atlantic)*
- 2018 “Bolsonaro’s anger won over working-class Brazilians, but his presidency may
betray them.” 21 December. *The Conversation*.
- 2018 “Self-styled defender of the Paris agreement is facing blowback.” 6 December.
Financial Times.
- 2018 “Trickle-Down Authoritarianism.” 5 November. *Boston Review*.
- 2018 “Evidence against Lula was inadequate.” 9 April. *Financial Times*.
- 2018 “South Africa’s ruling party recalled President Zuma. But the ANC faces 3 big
challenges.” 14 February. *The Monkey Cage (Washington Post)*.
- 2018 “‘Let them occupy!’ The struggle for housing in Brazil and South Africa.” 12
February. *Africa Is A Country*.
- 2017 “Somerville’s turn to ‘sewer socialism’” 18 November. *CommonWealth*.
- 2017 “Public sector must protect communities.” 25 October. *Financial Times*.
- 2017 “Danger of new localism driving urban inequality.” 25 July. *Financial Times*.
- 2017 “The threat to South Africa’s Democracy Goes Deeper than State Capture”. 20
June. *The Conversation*
- 2016 “Growth and equality can be promoted together”. 10 August. *Financial Times*

Media interviews

- 2019 Quoted in *The Boston Globe, Somerville Journal*
- 2018 Radio interview on *Radio Open Source (WBUR-Boston)*
- 2018 Podcast interview on *Aufhebunga Bunga: The Global Politics Podcast (UK/Brazil)*
- 2018 TV interview on CGTN America (CCTV — China)
- 2017 Radio interview on *PowerFM (Johannesburg, South Africa)*
- 2017 Radio interview on *CapeTalk (Cape Town, South Africa)*
- 2016 Quoted in *The Guardian (UK)*

Invited Reviewer

Social Forces; Social Problems; Urban Studies; International Journal of Urban and Regional Research; Journal of Urban Affairs; Environment & Urbanization; Housing, Theory & Society; International Development Planning Review; Journal of Urbanism; Journal of Latin American Studies; Latin American Research Review (in Portuguese); Bulletin of Latin American Research; Development Southern Africa; Rockefeller Foundation 100 Resilient Cities selection panel

Research Affiliations

External

2016-2017 Visiting Research Associate, Center for Metropolitan Studies, University of São Paulo
 2015-2018 Visiting Research Associate, Public Affairs Research Institute, Johannesburg

At Brown

2017 to 2020 Fellow, Center for Latin American and Caribbean Studies
 2015-2020 Fellow, Spatial Structures in the Social Sciences (S4)
 2015-2020 Fellow, Institute at Brown for Environment and Society
 2014-2020 NSF-IGERT Fellow, Graduate Program in Development, Watson Institute for International Studies & Public Affairs

Invited Presentations

2020 Harvard University, Weatherhead Forum
 2020 Massachusetts Institute of Technology, Department of Urban Studies & Planning
 Guest lecture to course on “Forms Of Urban Informality”
 2019 Cornell University, Department of Sociology and Center for the Study of Inequality
 2019 Massachusetts Institute of Technology, Department of Urban Studies & Planning,
 Infrastructure Equity Lab
 2019 Columbia University, Columbia World Projects, “Urban Ethics: Definitions and Design”
 2019 Harvard University, Politics and Social Change Workshop
 2019 Massachusetts Institute of Technology, Department of Urban Studies & Planning
 Guest lecture to course on “Forms Of Urban Informality”
 2018 University of Witwatersrand, Gauteng City-Region Observatory and Public
 Affairs Research Institute, Johannesburg, South Africa
 2018 Massachusetts Institute of Technology, Department of Urban Studies & Planning,
 PhD Workshop in International Development
 2017 University of Witwatersrand, Gauteng City-Region Observatory and Public
 Affairs Research Institute, Johannesburg, South Africa
 2017 University of Witwatersrand, SARCHI Chair in Spatial Analysis & City Planning,
 Johannesburg, South Africa
 2017 University of São Paulo, Center for Metropolitan Studies, Brazil
 2015 Public Affairs Research Institute, Johannesburg, South Africa
 2011 Smithsonian Cooper-Hewitt National Museum of Design, Design Exchange Panel,
 United Nations Headquarters, New York, NY
 2010 Opening address to Ford Foundation Housing Convening, Johannesburg, South
 Africa University of Western Cape, Cape Town, South Africa

Conference Presentations

American Sociological Association: 2020, 2019, 2018, 2016
 Community & Urban Sociology Section Mini-Conference: 2019
 Comparative Historical Sociology Section Mini-Conference: 2018, 2016
 Social Science History Association: 2020 (cancelled due to covid), 2019, 2016, 2015
 Society for the Advancement of Socio-Economics: 2020
 American Political Science Association: 2018
 Latin American Studies Association: 2020, 2019
 Judith Tandler Network: 2020 (cancelled due to covid)
 Comparative Urbanism: Global Perspectives, Georgia State University: 2019 (*received travel grant*)
 Mistra Urban Futures: Realising Just Cities Annual Conference: 2018 (*discussant*)

Teaching Experience*Lead instructor*

- 2019 SOC 1871X Comparative Urban Political Economy, Brown University
Instructor of record (14 students)
- 2015 Primary supervisor, undergraduate independent study on South African cities, Brown University (2 students)

Teaching assistantships

- 2016 SOC 1620 Globalization and Social Conflict, Brown University
Teaching Assistant to Prof. Patrick Heller
- 2015 SOC 010 Social Problems, Brown University
Teaching Assistant to Prof. Andrew Schrank
- 2013 11.005 Introduction to International Development, MIT
Teaching Assistant to Prof. Maria Victoria del Campo

Academic Service

- 2018-2019 Board Member, Mistra Urban Futures, Chalmers University of Technology, Gothenburg, Sweden
- 2019 Co-Organizer, panel on “Urban Development in Comparative and Historical Perspective,” American Sociological Association annual meeting, Comparative-Historical Sociology section
- 2018 Organizer, Roundtable sessions for section on Sociology of Development,
- 2015-2016 Elected Graduate Representative, Department of Sociology, Brown University
- 2013 Student Representative, MCP admissions committee, MIT Department of Urban Studies & Planning
- 2011-2013 Elected Student representative, MCP Program Committee, MIT Department of Urban Studies & Planning
- 2011-2013 Founder and Treasurer of UrbanAfrica interest group, MIT Department of Urban Studies & Planning
- 2005-2008 Writing Associate, Swarthmore College Writing Center

Additional Training

- 2017 “Urban Institutions, Urban Inequalities” Summer University, Berlin, Germany
Convened by Humboldt University, Princeton University, and University of São Paulo, *Received full fellowship support*
- 2015 Sheridan Center Teaching Certificate, Brown University, Providence, RI
- 2015 Geographic Information Systems Institute, Brown University, Providence, RI

Professional affiliations

American Sociological Association, Social Science Historical Association, American Political Science Association, Latin American Studies Association, Brazilian Studies Association

Languages

Portuguese (fluent speaking, reading/writing), Spanish (intermediate speaking, fluent reading/writing), French (basic)

Citizenship

Republic of South Africa, United States of America