

# Tracy Hadden Loh, PhD

Trained as a computer scientist, urbanist, and scholar, Dr. Loh has dedicated her career to creating new knowledge about how neighborhoods, cities, and regions work and putting those insights into practice through community organizing and government service. She has over a decade of experience in policy research and working directly with communities.

Tracy Hadden Loh is a Fellow with the Anne T. and Robert M. Bass Center for Transformative Placemaking at Brookings Metro. Prior to joining Brookings, Dr. Loh worked at George Washington University and the Rails-to-Trails Conservancy. In addition, Dr. Loh served two years representing Ward 1 on the Mount Rainier City Council in Prince George's County, Md. She is currently a member of the board of directors of Greater Greater Washington, and represents the District of Columbia as a principal director on the board of the Washington Metropolitan Area Transit Authority.

Dr. Loh's research focuses on commercial real estate and how [place-level assets](#) interact and affect the [prospects and resilience](#) of the people and enterprises that call a place home in urban, suburban, and [rural](#) settings. Dr. Loh has recently written about the [need for reform of the real estate sector](#), including [who benefits from new development](#), and the [governance challenges](#) that exacerbate the extreme and growing spatialization of inequality in U.S. metropolitan regions.

## Education

PhD, City and Regional Planning, University of North Carolina at Chapel Hill, 2012

Combined BA + BSc, Urban Studies and Applied Math/Computer Science, Brown University, 2004

## Professional Background

November 2019 – present

Fellow

The Anne T. and Robert M. Bass Center for Transformative Placemaking  
Brookings Metro

Washington, DC

July 2016 – October 2019

Senior Data Scientist

Center for Real Estate and Urban Analysis  
George Washington University School of Business

Washington, DC

May 2015 – February 2017

Councilmember

City of Mount Rainier, MD

Mount Rainier, MD

December 2008 – June 2016

Program Manager/Director of Research  
The Rails-to-Trails Conservancy

Washington, DC

## Publications

### Project Reports, Policy Briefs, and Other Publications

**Hadden Loh, T.** and H. Love. (2021) *The emerging solidarity economy: A primer on community ownership of real estate.* Brookings Institution.

Rowlands, D.W. and **T. Hadden Loh.** (2021) *Reinvesting in urban cores can revitalize entire regions.* Brookings Institution.

**Hadden Loh, T.** and J. Kim. (2021) *To recover from COVID-19, downtowns must adapt.* Brookings Institution.

**Hadden Loh, T.** and H. Love. (2021) *Why ‘activity centers’ are the building blocks of inclusive regional economies.* Brookings Institution.

**Hadden Loh, T.** (2020) *The office, reimagined: The nature of office work is shifting, and so must downtowns.* Brookings Institution.

**Hadden Loh, T.** and E. Farrar. (2020) *Modernizing family: America’s demographics are transforming, but our housing supply is not.* Brookings Institution.

Coes, C., **Hadden Loh, T.** and T. Myczkowska. (2020) *Risky (housing) business: Distorted and destabilized housing markets are pushing households into climate-risky, low-opportunity communities.* Brookings Institution.

**Hadden Loh, T.,** Coes, C., and B. Buthe. (2020) *Separate and unequal: Persistent residential segregation is sustaining racial and economic injustice in the U.S.* Brookings Institution.

Coes, C., Vey, J. and **T. Hadden Loh.** (2020) *The Great Real Estate Reset: A data-driven initiative to remake how and what we build.* Brookings Institution.

Vey, J., **Hadden Loh, T.** and E. Hopkins. (2020) *A new place-based federal initiative for empowering local real estate ownership.* Brookings Institution.

Kim, J. and **T. Hadden Loh.** (2020) *How we define ‘need’ for place-based policy reveals where poverty and race intersect.* Brookings Institution.

Hopkins, E., Vey, J. and **T. Hadden Loh.** (2020) *How states can empower local ownership for a just recovery.* Brookings Institution.

**Hadden Loh, T.** and A. Goger. (2020) *Reopening America: The restaurant sector must adapt and innovate to survive.* Brookings Institution.

Goger, A., **Hadden Loh, T.** and N. Bateman. (2020) *Debunking myths about COVID-19 relief’s ‘unemployment insurance on steroids’.* Brookings Institution.

**Hadden Loh, T.** and A. Goger. (2020) *In the age of American ‘megaregions,’ we must rethink governance across jurisdictions.* Brookings Institution.

Goger, A., **Hadden Loh, T.** and C. George. (2020) *Unemployment insurance is failing workers during COVID-19. Here's how to strengthen it.* Brookings Institution.

Goger, A. and **T. Hadden Loh.** (2020) 'A Band-Aid on a gunshot wound': How the restaurant industry is responding to COVID-19 relief. Brookings Institution.

Leinberger, C. and **T. Hadden Loh.** (2018) *Catalytic development: (Re)creating walkable urban places.* Brookings Institution.

Hadden Loh, T., Walljasper, J., Sonenklar, D., Mills, K., and D. Levinger. (2011) *Active transportation beyond urban centers.* Rails-to-Trails Conservancy, Washington, DC.

### **Popular media and select blogs**

**Hadden Loh, T.** (2022) Downtown needs to change to survive. *The Atlantic*, March 15.

**Hadden Loh, T.,** Kim, J. and J. Vey. (2022) Diverse neighborhoods are made of diverse housing. *The Avenue*, February 28. The Brookings Institution.

**Hadden Loh, T.** and J. Vey. (2021) To address homelessness, place governance must evolve. *The Avenue*, December 1. The Brookings Institution.

Barr, A., **Hadden Loh, T.,** Perry, A. and H. Love. (2021) '40 acres and a mall': How community ownership models can preserve economic power in Black neighborhoods. *The Avenue*, July 29. The Brookings Institution.

**Hadden Loh, T.** (2021) Lessons from the Surfside condo collapse on strengthening community ownership. *The Avenue*, July 29. The Brookings Institution.

**Hadden Loh, T.** and A. Perry (2021) The real estate industry is divesting from Donald Trump—but divesting from white supremacy requires more. *The Avenue*, February 11. The Brookings Institution.

Love, H. and **T. Hadden Loh.** (2020) The 'rural-urban divide' furthers myths about race and poverty—concealing effective policy solutions. *The Avenue*, December 8. The Brookings Institution.

**Hadden Loh, T.,** Goger, A. and S. Liu. (2020) 'Back to work in the flames': The hospitality sector in a pandemic. *The Avenue*, August 20. The Brookings Institution.

**Hadden Loh, T.** and J. Kim. (2020) 'Economic mapping' can help cities target the best places for density and growth. *The Avenue*, February 27. The Brookings Institution.

**Hadden Loh, T.** and A.L. Smith. (2012) Making the journey a destination. *Public Roads Magazine*, Vol. 75(6).

### **Journal articles (peer-reviewed)**

Donner, H. and **T. Hadden-Loh.** (2019) Does the Starbucks effect exist? Searching for a relationship between Starbucks and adjacent rents. *Property Management*, Vol. 37(4), pp. 562-

578.

Ermagun, A., Lindsey, G., and **T. Hadden-Loh**. (2018) Bicycle, pedestrian, and mixed-mode trail traffic: A performance assessment of demand models. *Landscape and Urban Planning*, Vol. 177, pp. 92-102.

Lowry, M., and **T. Hadden-Loh**. (2017) Quantifying bicycle network connectivity. *Preventive Medicine*, Vol. 95(Suppl), pp. S134-S140. Available [online](#).

Götschi, T. and **T. Hadden-Loh**. (2017) Advancing project-scale health impact modeling for active transportation: A user survey and health impact calculation of 14 US trails. *Journal of Transport & Health*, Vol. 4, pp. 334-347.

Lowry, M., Furth, P., and **T. Hadden-Loh**. (2016) Prioritizing new bicycle facilities to improve low-stress network connectivity. *Transportation Research Part A: Policy and Practice*, Vol. 86, pp. 124-140.

Cohn, J., **Hadden-Loh, T.**, and T. Götschi. (2016) Development of a survey tool to quantify health impacts of trail use. *Journal of Park and Recreation Administration*, Vol. 34(3), pp. 36-51.

Ma, H., **Hadden-Loh, T.**, Yang, X., Sun, Z. and Q. Shi. (2008) Evolution and effect of transportation policy on public transit: Lessons from Beijing. *Transportation Research Record* 2063(1), pp. 176-182.

## **Service**

**2021 - Principal Director, Washington Metropolitan Area Transit Authority Board of Directors**

**2020 - Board Chair, Greater Greater Washington**

**2015 – 2017 Member, Standing Committee on Bicycle Transportation  
Transportation Research Board  
National Academy of Sciences**

**2015 – 2017 Board Secretary, Gateway Community Development Corporation**

**2014 Chair, Citizens Advisory Committee  
Transportation Planning Board  
Metropolitan Washington Council of Governments**