

# 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 at the Brookings Institution. 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 in her fifth year of service by appointment of the Council of the District of Columbia as a principal director on the board of the Washington Metropolitan Area Transit Authority.

Dr. Loh's research focuses on place-based inclusive economic development, with a special interest in commercial real estate. Dr. Loh leads the [DMV Monitor](#) project at Brookings which focuses on how the region is evolving during the second Trump administration. She has also 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 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 Experience

November 2019 – present

Fellow

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

### Book Chapters

Tompkins, T. and **Hadden Loh, T.** (2026) “A Pragmatist’s Guide to Envisioning Place: From Islands of Innovation to Systems of Support.” *Place and Placemaking*. New York: Routledge.

**Hadden Loh, T.** and J.S. Vey. (2022) “Introduction: Defining Place, Defining a Field.” *Hyperlocal: Place Governance in a Fragmented World*. Washington, DC: Brookings Institution Press.

**Hadden Loh, T.** and N. Storrington. (2022) “Frontiers of Place Governance.” *Hyperlocal: Place Governance in a Fragmented World*. Washington, DC: Brookings Institution Press.

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

Hadden Loh, T., Miller, C., and M.E. Campbell. (2026) *How states can incentivize local investing to find new capital for businesses and housing*. Brookings Institution.

Briggs, X. de S., and **T. Hadden Loh**. (2025) *Economic development in its place: Why land use tools need an upgrade as communities face a perfect storm*. Brookings Institution.

**Hadden Loh, T.**, L. Richardson, and B. Krupicka. (2025) *The community investment fund: An efficient, scalable vehicle for tax-incentivized place-based development*. Brookings Institution.

Eckholm, C., **Hadden Loh, T.**, Meyers, M., and S. Paynter. (2025) *Understanding office-to-residential conversion*. Brookings Institution.

**Hadden Loh, T.** and X. de Souza Briggs. (2025) *Getting to equitable development*. Brookings Institution.

**Hadden Loh, T.** and L. Richardson. (2024) *Helping community leaders buy back the block*. Brookings Institution.

Donahue, R., Vey, J.S., and **T. Hadden Loh**. (2024) *Building better: How real estate developers can create more inclusive catalytic development projects*. Brookings Institution.

Love, H. and **T. Hadden Loh**. (2023) *Homelessness in US cities and downtowns*. Brookings Institution.

Love, H. and **T. Hadden Loh**. (2023) *The geography of crime in four U.S. cities: Perceptions and reality*. Brookings Institution.

**Hadden Loh, T.**, Rowlands, D.W., Tomer, A., Kane, J.W., and J.S. Vey. (2022) *Mapping America’s activity centers: The building blocks of prosperous, equitable, and sustainable regions*. Brookings Institution.

Rothwell, J., **Hadden Loh, T.**, and A.M. Perry. (2022) *The devaluation of assets in Black neighborhoods: The case of commercial property*. Brookings Institution.

**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.

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.

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

### **Invited Testimony**

How to Build a Resilient Economy: Separating the Facts from Fear and Strategizing for the Future and Flourishing. Testimony submitted to the Committee on Business and Economic Development. Council of the District of Columbia, March 12, 2025.

Unlocking Integrated, Efficient Land Use and Transportation Through Innovative Financing of Transit-Oriented Development. Testimony submitted to the Committee on Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies. United States Senate, June 6, 2024.

Designing the Next Generation of Place-Based Policies to Address Concentrated Poverty at the Neighborhood Level. Testimony submitted to the Select Committee on Economic Disparity and Fairness in Growth. United States House of Representatives, May 11, 2022.

### **Popular media and opinion pieces**

Tompkins, T. and **T. Hadden Loh**. (2024) One place to start in delivering solutions to a divided and distrustful nation: The hyperlocal level. December 20. The Brookings Institution.

**Hadden Loh, T.** and H. Love. (2024) Why is California behind Texas and other states in curbing homelessness? *The Los Angeles Times*, April 8.

Berube, A. and **T. Hadden Loh.** (2024) Viewpoint: Caps and Wizards moving to Virginia isn't 'regionalism': It's gaslighting. *The Washington Business Journal*, February 28.

Love, H. and **T. Hadden Loh.** (2023) The problem with Ron DeSantis' claims about crime in Florida. *Time*, July 13.

**Hadden Loh, T.** (2022) Concrete jungles? Yes, America's cities have problems. But are progressives really destroying them? *Democracy Journal*, Winter 2022.

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

**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.** 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.

Lindsey, G., Singer-Berk, L., Wilson, J.S., Oberg, E., and **T. Hadden-Loh.** (2018) Challenges in monitoring regional trail traffic. *Transportation Research Record* 2672(43), pp. 98-109.

Ermagun, A., Lindsey, G., and **T. Hadden-Loh.** (2018) Urban trails and demand response to weather variations. *Transportation Research Part D: Transport and Environment*, Vol. 63, pp. 404-420.

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.

Lindsey, G., Wilson, J.S., Wang, J., and **T. Hadden-Loh.** (2017) Strategies for monitoring multiuse trail networks: Implications for practice. *Transportation Research Record* 2644(1), pp. 100-110.

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 – present**

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

**2020 - present**

**Board of Directors, Greater Greater Washington**

**2024 – 2026**

**Board of Directors, District Bridges**

**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**