

# **GEORGETTE CHAPMAN PHILLIPS**

*Kevin and Lisa Clayton Dean  
College of Business and Economics  
Lehigh University*

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## **ACADEMIC APPOINTMENTS**

Internationally recognized scholar with research and teaching focused on the intersection of law, economics and public policy within the context of the built environment. Publications in areas of Urban and Regional Planning, Local Government Law, Real Estate and Housing

- Ballard Research Scholar at the Zell/Lurie Real Estate Center, 2001, 2006, 2010, 2013
- Recipient of Undergraduate Outstanding Teaching Award-1994. Recipient of Rapaport Award for Highest Teaching Rating in the Undergraduate Core-1997

2014- Present- Professor of Finance, College of Business and Economics and Professor of Africana Studies, College of Arts and Sciences, Lehigh University

2002-2014—Professor of Real Estate, Legal Studies and Law, Wharton School (appointed David B. Ford Professor of Real Estate 2003) and University of Pennsylvania Law School . 2012-2014—Professor of Africana Studies, University of Pennsylvania School of Arts & Sciences.

1998-2002— Associate Professor (with tenure) of Real Estate, Legal Studies and Law, Wharton School and University of Pennsylvania Law School (Spring 1999—Academic Visitor, London School of Economics and Political Science, Geography Department, London, UK).

1994-1998—Assistant Professor of Law, University of Pennsylvania Law School.

1992-1998— Assistant Professor of Real Estate and Legal Studies, Wharton School.

Classes taught: Real Estate Law (Wharton); Real Estate Transactions (Law School);  
Introduction to Law and Legal Process (Wharton)

- Ballard Research Scholar at the Zell/Lurie Real Estate Center, 2001, 2006, 2013
- Recipient of Undergraduate Outstanding Teaching Award-1994. Recipient of Rapaport Award for Highest Teaching Rating in the Undergraduate Core-1997
- Research areas: Real Estate Law (specializing in Secondary Mortgage Markets and Commercial Finance), Urban and Regional Planning, Local Government Law

## **ADMINISTRATIVE APPOINTMENTS**

2014- Present- Dean of College of Business and Economics, Lehigh University. Chief Executive Officer of highly ranked business school overseeing all academic, financial and programmatic offerings. Responsible for providing vision and leadership to 2,000 students, 80+ full time faculty, approximately 50 staff members.

Examples of innovation: new MBA program; new masters program for non-business students; overhaul of financial reporting system; implementation of Executive Education program

2013- 2014- Vice Dean, Technology Enhanced Learning, Wharton School, University of Pennsylvania. Advisor to the Dean on policy and strategy for implementation of technology enhanced classroom innovation across all academic divisions (undergraduate, MBA, EMBA and Executive Education)

2007- 2013 – Vice Dean and Director of Undergraduate Division, Wharton School, University of Pennsylvania (2400 students). Primary Areas of Responsibility include:

- Manage 30 person staff (6 direct reports). In addition, extensive interaction with Undergraduate Admissions, Undergraduate Career Services, University General Counsel Office, Office of Student Conduct.
- Financial control and bottom line responsibility for multi-million dollar undergraduate division budget
- Curricular and academic responsibility for: four year undergraduate degree program, several summer programs for high school students, four dual degree programs with other schools at University of Pennsylvania
- Fundraising and Development for both Wharton School and University of Pennsylvania for programs and scholarships
- Examples of innovation: new summer research programs (domestic and international); new concentration in Social Impact and Responsibility; integration of PennSTART (resiliency training) into freshman curriculum; new high school program at Wharton|SF; formalized financial reporting and forecasting matrix within Division

2003-2007 – Chair of Real Estate Department, Wharton School, University of Pennsylvania.

## ***EDUCATION***

*HARVARD LAW SCHOOL*, Cambridge, MA J.D. 1985

Third Year Paper: "The Impact of Debt Servicing Problems on Foreclosures of Farmers Home Administration Single Family Housing Loans." (Advisor, Charles Haar)

*BRYN MAWR COLLEGE*, Bryn Mawr, PA A.B. 1981

Major: Political Science with concentration in Hispanic Studies.

Thesis: "El sistema urbano colombiano 'multi-ciudad'." ["The 'Multi-City' Colombian Urban System"]

## ***PUBLICATIONS***

### **Refereed Journal Articles**

*Zombie Cities: Population Decline and the Urban Form*, 11 Rutgers Journal of Law & Public Policy 703 (2014)

*An Urban Slice of Apple Pie: Rethinking Homeownership in US Cities*, 24 Notre Dame Journal of Law, Ethics & Public Policy 187 (2010) Symposium on Urban Development in the 21<sup>st</sup> Century

*The Jumbled Alphabet Soup of the Collapsed Home Mortgage Market: ABCP, CDOs, CDSs and RMBS*, 18 Miami Business Law Journal 141 (2010)

*Paradox of Real Estate Debt*, 42 Cornell International Law Journal 335 (2009)

*Boundaries of Exclusion*, 72 University of Missouri Law Review 1287 (2007) Symposium in honor of Dale Whitman

*Land Hungry* 21 Virginia Journal of Law and Politics 293 (2005)

*Dequity: Capital Structure in Securitized Real Estate Financing* 2 Berkeley Business Law Journal 233 (2005).

*Impossible, Impracticable or Just Expensive? Allocation of Expense of Ancillary Risk in the CMBS Market*, 36 John Marshall Law Review 653 (2003)

*The Emerging Secondary Mortgage Market in Latin America*, 34 *George Washington International Law Review* 257 (2002) (with W. Vargas)

*Subordinated Rolling Equity: Analyzing Real Estate Loan Defaults in the Era of Securitization*, 50 *Emory Law Journal* 519 (2001)

*Economic Development and Community Activism*, 32 *Urban Lawyer* 401 (2000)

*Who Gets the Final No: Tenant Participation in Public Housing Redevelopment*, 9 *Cornell Journal of Law and Public Policy* 659 (2000)

*Letters of Intent in Commercial Real Estate*, 28 *Real Estate Law Journal* 195 (2000)

*Beyond the Urban-Suburban Dichotomy: A Discussion of Sub-Regional Poverty Concentration*, 48 *Buffalo Law Review* 101 (2000)

*Light, Air or Manhattanization? Communal Aesthetics in Zoning Central City Real Estate Development*, 78 *Boston University Law Review* 101 (1998)

*Selling Municipal Property Tax Receivables: Economics, Privatization and Public Policy in an Era of Urban Distress*, 30 *Connecticut Law Review* 157 (1997)(with L. Rogovoy and S. Wachter)

*Estopped in the Name of Waiver: The Role of Waiver and Estoppel in Commercial Leasing*, 25 *Real Estate Law Journal* 267(1997)

*Collective Individualism: Deconstructing the Legal City*, 145 *University of Pennsylvania Law Review* 607 (1997)

*Separate and Unequal: An Analysis of the Urban Development Aspect of Brownfield Initiatives*, 24 *Fordham Urban Law Journal* 1 (1996)

*Legal Empowerment of the Neighborhood*, 33 *Journal of Urban Studies* 1821 (1996)

*Addressing Morality in Urban Brownfield Redevelopment: Using Stakeholder Theory to Craft Legal Process*, 15 *Virginia Environmental Law Review* 37 (1996)

*Toward a Legal Framework of Regional Redistribution of Poverty Related Expenses*, 47 *Washington University Journal of Urban and Contemporary Law* 1 (1995)

*Locational Perception: A Study of its Effect on City Versus Suburban Homebuying Preference*, 16 *Law & Policy* 473 (1994)

*The Poor Relation Strikes It Rich: A Comment on Dolan v. Tigard*, 29 *Real Property, Probate and Trust Journal* 451 (1994)

*The Limitations of Limited Liability Companies*, 23 *Real Estate Review* 82 (1994)

## **Book Chapters**

*Losing my Religion: Church Condo Conversions and Neighborhood Change*, in *Evidence and Innovation in Housing Law and Policy* (Cambridge University Press, 2017)

*Black, Brown and Green: The Persistent Effect of Race in Home Mortgage Lending*, in *Race and Real Estate* (Oxford University Press 2015)

*Idolatry of Land*, *Current Legal Issues* (Oxford University Press vol. 5) (2003)

## Invited Papers

*Paradox of Debt*, 3 *Revista Jurídica Univ. Nacional de Mar del Plata (Argentina)* (2008)

*The Kelo Decision*, 10 *WHARTON REAL ESTATE REVIEW* 56 (2006) (with Pamela Loughman)

*Can They Really Do That? Mandatory Communications Access and the Rights of Landlords*, 4 *WHARTON REAL ESTATE REVIEW* 51 (2000) (with D. Giannetto)

*Saturday Night at the Mall: a discussion of the Legal Issues in Shopping Mall Curfews*, 1 *WHARTON REAL ESTATE REVIEW* 59 (1997)

*Legal Empowerment of the Neighborhood*, in *HOUSING MARKETS, NEIGHBORHOOD DYNAMICS AND SOCIETAL GOALS: NATIONAL AND INTERNATIONAL POLICY PERSPECTIVES* (Marja Hoek-Smit, ed., Wharton Real Estate Center, 1995)

*Legal Analysis of Urban -Suburban Cooperation*, Impact Paper #2 in Real Estate Research Impact Series, (Joe Gyourko and Anita Summers, ed., Wharton Real Estate Center, 1994) (with K. Shropshire)

## SELECTED PRESENTATIONS

*Losing my Religion: Church Condo Conversions and Neighborhood Change* June 2016, Kreisman Initiative Housing Conference, University of Chicago Law School/Harris School of Public Policy

*Zombie Cities*, Sivitanidou Annual Research Symposium, Lusk Center for Real Estate, University of Southern California March 2014

*Varied Approaches to Global Educational Connections*-AACSB Annual Meeting, San Diego, April 2012

*Effects of Home Mortgage Crisis in US*, Instituto de Estudios Bursátiles, Madrid, Spain, October 2010

*Impact of Mortgage Crisis in Minority Neighborhoods*, Symposium on Race and Real Estate, Princeton University, March 2009. Updated and presented at BizTalks 2012: <http://www.youtube.com/watch?v=1jFfYvjzK1o&feature=plcp>

*Mortgage Crisis in the United States*, University of Buenos Aires, Argentina, April 2008

*Paradox of Debt*, Universidad Nacional de Mar del Plata, Argentina, March 2008

*Boundaries of Exclusion*, University of Missouri Law School Symposium, Columbia MO, April 2007

*Land Hungry*, University of Glasgow, Department of Urban Studies, Scotland, May 2005.

*Real Estate Capital Structures*, University of Southern California Crocker Real Estate Symposium, Los Angeles April, 2005

*Dequity*, Real Estate Research Institute, Chicago, April, 2005

*Land Hungry*, University of Virginia Symposium on Law and Politics, Charlottesville, VA February, 2005

*Idolatry of Land*, Arizona State University, Dept. of Justice Studies, Tempe, AZ March 2003

*Analyzing Real Estate Loan Defaults in the Era of Securitization*, Robert Kratovil Memorial Lecture in Real Estate Law, John Marshall Law School, May 2002

*The Emerging Secondary Mortgage Market in Latin America*, International Real Estate Society, World Congress, Anchorage, Alaska, July 2001

*Idolatry of Land*, Keynote address, Law and Geography Colloquium, University College London, London, July 2001

*Subordinated Rolling Equity*, Faculty Workshop, Levin School of Law, University of Florida, Gainesville, October 2000

*Community Based Public Goods*, American Association of Law Schools, Section on Local Government Law, Washington, D.C., January 2000

*Public Money/Private Spaces*, London School of Economics, Geography Department, March 1999

*Beyond the Urban-Suburban Dichotomy: A Discussion of Sub-Regional Poverty Concentration*, Regionalism: Promise and Problems, Buffalo Law School, State University of New York at Buffalo, March, 1999

*Federal Roadblocks to Regional Cooperation*, Urban-Suburban Interdependence, University of Illinois/Chicago, Lincoln Institute of Land Policy, Center on Urban and Metropolitan Policy at The Brookings Institution, Chicago, IL, September 1998

*Selling Municipal Receivables*, Gallivan Lecture on Real Property Law, University of Connecticut School of Law, Hartford, CT, April 1997

*Legal Ethics in Real Estate Law*, ICSC, Palm Springs 2001, Scottsdale, 1999; Orlando, 1996; Scottsdale, 1995; American College of Real Estate Lawyers, Boston, 2000

*Modern Real Estate Transactions*, American Bar Association/ American Law Institute, San Francisco, 2001(co-chair); Boston 1995; San Diego 1994

*Commercial Real Estate Leases*, American Bar Association/ American Law Institute, Boston, 2003; San Francisco, 2002; Chicago, 2001; Boston, 1999; San Francisco, 1998; Chicago, 1997; San Francisco, 1996; Boston, 1995

*Housing Markets, Neighborhood Dynamics and Societal Goals: National and International Policy Perspectives*, Federal National Mortgage Association, Wharton Real Estate Center International Housing Finance Program, Philadelphia, 1995

#### ***FUNDED RESEARCH***

Zell-Lurie Real Estate Center (1993-2013)

Real Estate Research Institute (2005)

Rodney L. White Center for Financial Research (2005)

Zicklin Center (2004)

Wharton International Fund (1998)

Annenberg DuBois Policy Fellowship (1996)

University of Pennsylvania Research Foundation (1997)

Wharton Junior Faculty Research Fund (1994, 1995)

United States Department of Housing and Urban Development (1996)

#### ***COMMITTEE MEMBERSHIPS AND SERVICE***

External: External Review Committee, Hong Kong University of Science and Technology, School of Business and Management (2009); Visiting Committee, Kwame Nkrumah University of Science and Technology (Kumasi, Ghana) (2007)

University of Pennsylvania: University Faculty Senate (2013-present); Steering Committee Middle States Accreditation (2011-present); Student Learning Working Group (chair) (2011-present); Faculty Senate Committee on Undergraduate Admissions (2009-10); Penn Law School Appointments Sub-Committee for Transactional Clinician (2006-7); Committee for the Selection of the Dean of the School of Arts and Sciences (2004); Committee for the Selection of the Dean of the Law School (1998- 2000); Faculty Senate Executive Committee (1997- 1999)

Wharton School: Due diligence delegation for Lipman Prize (Cambodia, 2012); Wharton International Committee (2010-2013); Committee on Faculty Attraction and Retention (2008-2009); Legal Studies Quinquennial Review (2006-7); Wharton Personnel Committee (promotion and tenure) (2002-2003); Wharton MBA Curriculum Committee (2001-2002); Committee on Academic Freedom and Responsibility (1998-2000); Wharton Undergraduate Curriculum Committee (1992-1994, 1995-2001); Advisory Committee for New Building Construction (1997-1998); Wharton Undergraduate Executive Committee (1994-1995)

Wharton Real Estate Department: Chair of Department (2003-2007); Advisor and Coordinator for University Minor in Urban Real Estate Development (co-sponsored by Real Estate and Urban Studies Departments) (1999-2007); MBA Advisor (2002-2003); Undergraduate advisor (1997-2001); Coordinator of Departmental monthly seminar series (1996-1998)

Zell-Lurie Real Estate Center: Director of Wharton/ACREL Real Estate Law Research Initiative (2000-2001); Faculty Liaison to Curriculum Committee, Faculty Liaison to Placement Committee, Wharton Real Estate Center Advisory Board (1993-1995, 1998-2002); Advisory Committee, Wharton Regionalization Project (1995- 1998)

### ***PROFESSIONAL MEMBERSHIPS AND EDITORIAL POSITIONS***

Real Estate Law & Industry Report Advisory Board—Bureau of National Affairs (2008-2013)

American Law Institute/American Bar Association—Real Estate Advisory Board (2006-2007)

Contributing Editor, REAL ESTATE LAW JOURNAL (2001-2004)

American College of Real Estate Lawyers (elected 1996) (elected to Board of Governors 2003-2006)

Editorial Board, THE PRACTICAL REAL ESTATE LAWYER (1996- 2004)

American Bar Association--Member of Section on Real Property, Probate and Trust Law and Section on Local Government Law (1987- present)

### ***LEGAL PRACTICE***

1988-1992-- Toll, Ebby, Langer & Marvin, Philadelphia, PA.

1987-1988-- Drinker, Biddle & Reath, Philadelphia, PA.

1985-1987-- Willkie Farr & Gallagher, New York, NY.

### ***PRO BONO CONSULTING***

Commonwealth of Pennsylvania Voter Protection Unit- legal representation of voters' rights (2010, 2012)

Co-Chair of the City Finance (management and operations) sub-committee for the transition team of Mayor John Street, City of Philadelphia (1999-2000)

Norristown Area School District Funding Project (1998-1999)

City of Philadelphia Infrastructure Revitalization Project (1997-1998)

***PUBLIC and COMMUNITY SERVICE***

Bryn Mawr College Board of Trustees (2008-present)

Vestry of St. Mary's Ardmore Episcopal Church (2008-2011). Co-chair of Capital Campaign

Interfaith Hospitality Network—work with church (St. Mary's, Ardmore) to house homeless families on a temporary basis throughout Montgomery County (2007-present)

Commonwealth Youth Choirs/Keystone State Boychoir-- Board of Directors (2005-2008)

Bryn Mawr College President's Advisory Council- Member (2006- 2008)

Bryn Mawr College Alumnae Association Executive Board—Secretary (2000-2003)

Vestry of St. Jude and the Nativity Episcopal Church, Lafayette Hill, PA (1999-2003)

St. Barnabas Episcopal School, Philadelphia, PA --Board of Trustees (1996- 1999)

Women Against Abuse, Philadelphia--Represented abused spouses seeking protective orders (1988-92)

Legal Aid Society of New York--Represented tenants in East Harlem, NY in acquiring buildings on a cooperative basis. Successfully litigated against absentee landlord who opposed acquisition (1986-87)

Florida Rural Legal Service, Belle Glade Florida--Represented migrant farm workers in housing litigation (1985)