Flávia Leite

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Academic Appointments

Harvard University — *Boston, USA*
Pollman Postdoctoral Fellow in Real Estate and Urban Development — September 2026 –

Fundação Getúlio Vargas (FGV) — *São Paulo, Brazil*
Researcher at FGV Cidades — June 2026 –

Education

University of California, Berkeley — *Berkeley, USA*
PhD in City and Regional Planning — Aug 2021 – July 2026

The New School for Social Research — *New York, USA*
MSc in Public and Urban Policy — Aug 2015 – May 2017

University of São Paulo (USP) — *São Paulo, Brazil*
BSc in Economics — Jan 2010 – Jun 2014

Publications

Peer Reviewed

Fisher, B., **Leite, F**., & Weber, R. (2022). Value Creation, Capture, and Destruction: Hudson Yards and the False Promise of Self-Financing Mega-Projects. *Journal of the American Planning Association*, 89:1, 134–145.

Fisher, B., & **Leite, F**. (2022). Selling TIF: Positioning Hudson Yards as a project that pays for itself. *Cities*, 125, 103661.

Under Review / In Progress

Leite, F., & Reid, C. (Under review at *Housing Studies*). Housing Wealth as Welfare: Racial and Socioeconomic Disparities in Cash-Out Refinancing.

Leite, F. (Revised and resubmitted to the *International Journal of Urban and Regional Research*). "Let Delinquency Spiral!": The Governance of Debt among Low-Income Homeowners in Brazil.

Leite, F. The Cost of Free Housing: Housing Affordability and Exits in Brazil's Social Housing Program.[Working Paper available upon request]

Bryan, G., **Leite, F**., Tsivanidis, N., & Vieira, C. Henry George in Action: Land Value Capture in São Paulo.[Working Paper available upon request]

Leite, F & Koppelman, C. Carrying Balances, Balancing Care: The Limits of Housing Decommodification under the Brazilian Debtftare State.[Working Paper available upon request]

Alonso Ferreira, M., **Leite, F** & Echavarria, A. Contracting out governance: the politics of privatization in Brazilian cities.[Data collection started]

Gregory, E. & **Leite, F**. The Politics of Protection: Who Gets Climate Infrastructure in Urban Brazil. [Data collection started]

Book Chapters

Leite, F., & Borges, A. (2024). Housing Market Outlook in Brazil 2024. In *Housing Yearbook of Latin America and the Caribbean*. CAF - Development Bank of Latin America & Lincoln Institute of Land Policy.

Leite, F. (2019). Cubatão, the rebirth of 'the valley of death'. In M. Cohen, M. Gutman & M. Carrizosa (Eds.), *Facing Risk: New Urban Resilience Practices in Latin America*. CAF – Development Bank of Latin America.

Reports and Policy Briefs

Bryan, G., **Leite, F**., Maleronka, C., Tsivanidis, N., & Vieira, C. (2026). Raising municipal revenue through air rights: A case study of São Paulo, Brazil. International Growth Centre (IGC).

Magalhães, C., & **Leite, F**. (2024). Housing and Poverty Dynamics in Latin America and the Caribbean. *Housing Finance International*, The Quarterly Journal of the International Union for Housing Finance.

Igliori, D., Castelani, S., Maleronka, C., **Leite, F**., & Antunes, R. (2022). Zoning to Suit? Impacts of Building Regulations on Real Estate Prices in Sao Paulo, Brazil. Lincoln Institute of Land Policy, Working Paper WP22DI1 (in Portuguese).

Fisher, B., & **Leite, F**. (2022). Penn Station Redevelopment Proposal: Projected Commercial Tax Breaks and Revenues. Schwartz Center for Economic Policy Analysis, The New School.

Fisher, B., & **Leite, F**. (2018). The Cost of New York City's Hudson Yards Redevelopment Project. Schwartz Center for Economic Policy Analysis, The New School, Working Paper Series 2018-2.

Leite, F. (2017). Inwood NYC: Can City Hall and Community Activists get to 'yes' on reshaping a Neighborhood's future?. Center for NYC Affairs.

Public Scholarship

Leite, F. (2026, June 24). Donas de casa e das contas: quem paga a moradia no Brasil? [Housewives and the bills: who pays for housing in Brazil?]. Caos Planejado.

Leite, F. (2025, December 5). "Let delinquency spiral!": Debt governance among low-income homeowners in Brazil. CLACS Berkeley.

Fisher, B., **Leite, F**., & Weber, R. (2022, June 22). The dubious value of 'value capture'. *New York Daily News*.

Fisher, B., & **Leite, F**. (2020, July 22). Hudson Yards: Another Crisis, Another Bill?. Center for NYC Affairs.

Teaching Experience

CYPLAN 130: U.S. Housing, Planning, and Policy Summer 2025

Course Instructor, UC Berkeley

CYPLAN 101: Introduction to Urban Data Analytics Summer 2023

Course Instructor, UC Berkeley

Class lecturer in:

- Housing Policy in Brazil, FGV (2026)*
- Community-Based Approaches to Housing, UC Berkeley (2026)*
- Comparative Housing Policy, Eastern Washington University (2024)*
- Spatial Politics of Land, UC Berkeley (2023)*
- Urban Economics, University of São Paulo (2019)

**Taught at the graduate level.*

Research Experience

Institute for Applied Economic Research (IPEA) *Remote*
Research Fellow, Brazilian Ministry of Planning and Budget Oct 2024 – Jan 2026

- Served as one of three researchers on the Housing Finance and Projections team supporting Brazil's National Housing Plan 2040
- Analyzed national mortgage and census data to evaluate patterns of affordability and credit access; assessed the sustainability of Brazil's two primary housing finance sources (FGTS and SBPE)

The Terner Center for Housing Innovation, UC Berkeley *Oakland*
Graduate Student Researcher Aug 2022 – May 2024

- Jan–May 2024: Analyzed real estate investors' sales activity in the US in relation to neighborhood patterns using Corelogic and Census data
- Aug 2022–May 2023: Analyzed access to credit in BIPOC communities using HMDA data. PI: Carolina Reid

Lincoln Institute of Land Policy *Remote*
Researcher Jan 2019 – Sep 2022

The Schwartz Center for Economic Policy Analysis, The New School *Remote*
Research Associate Sep 2017 – Jun 2021

Citizens Budget Commission *New York*
Public Policy Fellow Sep 2016 – May 2017

Center for Social and Environmental Economics (NESA-USP) *São Paulo*
Research Assistant Aug 2011 – Nov 2011

Professional Experience

IDB Cities Lab - Interamerican Development Bank *Remote*
Consultant April 2026 – Now

- Providing technical support for the design and implementation of a Municipal Real Estate Investment Fund to enable property restoration and expand the supply of affordable housing in Rio de Janeiro's historic center.

DataZAP *São Paulo*
Senior Economist Jun 2019 – Jul 2020

- Led property development and pricing studies for multilateral agencies and local governments. Projects spanned a Tech Park, new federal housing policies, and land value capture instruments.
- Provided qualitative and quantitative research on land-use regulation and affordable and market-rate housing development.

SP Parcerias, Municipality of São Paulo *São Paulo*
Senior Advisor Oct 2017 – May 2019

- Managed the Municipal Real Estate Investment Fund project, providing strategic analysis of municipal properties, conducting dialogue with private sector representatives, and coordinating with other government units. The project resulted in Municipal Law 17.216/2019.
- Part of the team responsible for the PPP project of 27 bus terminals in São Paulo, analyzed and wrote on land-use issues, supported financial modeling, and legal documents drafting. Contract signed with private partner in 2022.

NYC Department of Housing Preservation and Development *New York*
Summer Intern, Inclusionary Housing Division Jul 2016 – Sep 2016

P3Urb *São Paulo*
Junior Analyst Jul 2013 – Jul 2015

International Finance Corporation (IFC), The World Bank *São Paulo*
Financial Markets Intern Mar 2012 – Dec 2012

Credit Suisse *São Paulo*
Macroeconomic Research Intern Jan 2012 – Mar 2012

Selected Presentations

"Housing Wealth as Welfare: Racial and Socioeconomic Disparities in Cash-Out Refinancing." American Association of Geographers, San Francisco, CA.(Invited) 2026

"Reclaiming the Market: Recommodification of Social Housing in Brazil." Association of Collegiate Schools of Planning, Minneapolis, MN. (Pre-organized section) 2025

"Public housing, private governance: the case of MCMV projects in the city of São Paulo." Washington University in St. Louis Webinar. (Invited) 2025

"Land Management Tools: The São Paulo experience." Chile's Federal Government Interministerial Commission on City, Housing and Territory. (Invited, in Spanish) 2025

"Formalized Instability: Assessing Tenure Security in Minha Casa Minha Vida Projects in São Paulo." Association of Collegiate Schools of Planning, Seattle, WA.(Pre-organized section) 2024

"Equity Building or Equity Stripping? Differences In Mortgage Lending by Race and Ethnicity." Urban Affairs Association, Nashville, TN. 2023

"Informality, Inclusionary and Exclusionary Zoning in the Metropolitan Region of São Paulo." LSE Latin American Summit. 2023

"Selling TIF: Positioning Hudson Yards as a project that pays for itself." Association of Collegiate Schools of Planning, Greenville, SC. 2019

"The Cost of New York City's Hudson Yards Redevelopment Project." Urban Affairs Association, Los Angeles, CA. 2019

Grants, Awards and Fellowships

CAF's Grant on Housing in Latin America (with G. Bryan, C. Vieira, and N. Tsivanidis) 2026– 2027

Graduate Assembly Professional Development Award, UC Berkeley 2026

Doctoral Completion Fellowship, Graduate Division, UC Berkeley 2025–2026

Fisher Center for Real Estate and Urban Economics Research Grant 2024–2025

REPAL Dissertation Workshop Grant 2024

Michael B. Teitz Fellowship 2024

IGC Small Research Grant (with G. Bryan, C. Vieira, and N. Tsivanidis) 2023

Political Economy Designated Emphasis Summer Stipend 2023–2024

Global Metropolitan Studies Summer Research Grant 2023

Tinker Field Research Grant, Center for Latin American Studies 2023

Berkeley Fellowship for Graduate Study 2021–2026

Citizens Budget Commission Public Policy Fellowship 2016–2017

The New School's Dean Merit Scholarship 2015–2017

Media Coverage

Research on the Penn Station redevelopment project was mentioned in:

- *The New York Times*, July 13, 2022
- *Crain's New York Business*, July 13, 2022
- *amNewYork*, July 13, 2022
- *New York Daily News*, July 18, 2022
- Commercial Observer, July 13, 2022
- The City, July 13, 2022
- Gothamist, July 13, 2022
- New York Post, July 13, 2022
- The Real Deal, July, 13, 2022

Research on the Hudson Yards TIF project was mentioned in:

- *New York Post*, November 6, 2018
- *New York Magazine (Intelligencer)*, February 18, 2019
- *The New York Times*, March 9, 2019 -
- *Forbes*, May 31, 2019
- New York Business Journal, March 12, 2019
- Crain's, March 14, 2019
- CityLab, March 12, 2019
- The Guardian, April 09, 2019
- Gothamist, Nov 05, 2018
- I also participated in an interview for Fox Business TV.

Other:

I am co-founder and regularly co-host the Sur-Urbano podcast, a production of the Latin American Cities Working Group, based at UC Berkeley.

Service

Reviewer: Urban Studies, Transportation Research Part D, Berkeley Planning Journal, Journal of Planning Literature, Journal of Housing and the Built Environment.

Committee Member:

- Caio Gameleira, Graduate Certificate in Social Urbanism, Insper, São Paulo (2024)
- Katia Gomes, Graduate Certificate in Social Urbanism, Insper, São Paulo (2024)

Other Service:

- Reviewer for Public Administration Seminar (FEA -USP) (2026)
- PhD Admissions Committee, City and Regional Planning (2026)
- PhD Student Member, Senior Faculty Search Committee – Land/Housing Economics (2022)
- Latin American Cities Group, Co-organizer, UC Berkeley (2021–2023)
- Somos OLA, Co-organizer, The New School (2015–2016)

Certifications and Memberships

Graduate Affiliate, Center for Latin American and Caribbean Studies, UC Berkeley	2025–2026
Graduate Student Workshop (GSW), REPAL	2024
Institute for New Economic Thinking – Young Scholars Initiative: Urban and Regional Economics Working Group	2022–2026
Certificate CP³P Foundation – Public-Private Partnerships Certification Program, APMG International	2018
Land Value, Social Exclusion, Planning Instruments and Urban Infrastructure Financing, Lincoln Institute of Land Policy	2017

Skills

Programming	R, Python
Spatial Analysis & GIS	R, QGIS, ArcGIS, GeoDa, Carto
Other Tools	LaTeX (Overleaf/R Markdown), Microsoft Office, Git
Languages	Portuguese (native), English (fluent), Spanish (advanced), French (intermediate)