

Review of: "On the Resilience of Urban Real Estate Development"

M John Plodinec

Potential competing interests: No potential competing interests to declare.

"On the Resilience of Urban Real Estate Development" ultimately accomplishes too little because it tries to do too much. Using the coronavirus pandemic as context, the author considers cities, urban development, real estate, sustainability and resilience. The paper would be much stronger if the author concentrated on only one of these. In the following, I offer suggestions for the author to improve the paper.

- While I found the discussion of the differences between sustainability and resilience interesting, it added nothing to the paper. I suggest deleting it.
- The allegation about Blackrock is factually incorrect (see their website and an interesting article by Local Real Estate about this). As noted by another reviewer, sources are needed (and need to be checked!) for matters of fact such as the conclusion that economic and political elites are profiting.
- I suggest steering the paper away from the urban real estate market. Real estate markets are local and reflect local conditions. There are too many moving parts to justify the paper's conclusions, especially without serious statistical analysis.
- I strongly suggest focusing on the resilience of urban centers to covid. I personally am in favor of stress testing (alluded to in your paper). See M. J. Plodinec, "Stress Testing of Community Resilience to Extreme Events," *Journal of Homeland Security and Emergency Management*, 18(2), 151-176 (2021).
- Unfortunately, resilience is one of the words that have been defined by so many in so many different ways that it is in some danger of losing its meaning (similar to "sustainability"). I suggest focusing on resilience as recovery of functionality. If we define the purpose of a city (as a system = a network with a purpose; see Meadows, Donella H. *Thinking in Systems* White River Junction, VT: Chelsea Green, 2008.) as providing the quality of life needed by its members, then you can use its population change over time as a proxy for recovery. As you'll find, many cities are still in the "loss phase" of a crisis; some few have more than recovered.
- Worth noting: in the pandemic as in other disasters, the devastation (at least in the US) wrought was compounded by cities' and states' **responses** to the virus.
- This leads to a final consideration. It is difficult to generalize about urban resilience when cities' governance structures are so varied. In the US, there is a wide variation in terms of what a city is legally able to do. This falls under the rubric of

Home Rule. When trying to compare a European city's resilience to that of an American city, or even one American city to another, governance is an important variable that should not be ignored.