Community Development Planning

PLAN 6573

**Fall 2016**

**Instructor**: Dr. Lance Freeman

**Class Time:** Tuesdays 11:00 a.m.-1:00 p.m.

**Class Room:** 200 Buell

**Office Hours:** Tuesdays 2:30-4:30 p.m. or by appointment

**Office:** 304 Buell

**Phone:** 212-854-8495

**E-mail:** lf182@columbia.edu

# Course website: <http://courseworks.columbia.edu> (Log in and this course should be displayed on the screen).

**Course Objective:** The objective of the course is to prepare students to develop strategies for revitalizing forlorn inner city neighborhoods. By the end of the course students will understand the various theories of neighborhood change, be able to use these theories to inform the development of revitalization strategies, and be familiar with techniques for analyzing and diagnosing neighborhood trends relevant to community development.

**Course Format:** The course will be a combination of lectures and seminars, with the emphasis on seminars.

**Assignments**

Neighborhood Project: The purpose of this assignment is to help students develop the capacity to plan for a neighborhood’s redevelopment. Working in teams students will select a neighborhood in New York City for their project and complete the following assignments:

1. Neighborhood Analysis – Students will analyze and interpret quantitative indicators about this neighborhood. This assignment will familiarize students with various sources of data at the neighborhood level. Students should subscribe to Policymap so that they may access the data necessary to complete the project. The cost is $35 per semester and can be found here: [www.policymap.com/blog/2009/02/students-get-policymap-for-35-a-semester/](http://www.policymap.com/blog/2009/02/students-get-policymap-for-35-a-semester/) **Due October 18, 2016.**
2. Interviews – Students will interview residents and community leaders from their chosen neighborhood in order to learn about opportunities and challenges confronting the neighborhood, the concerns of residents, and assets and problems in the neighborhood. Students will summarize the results of these interviews. **Due November 8, 2016**
3. Recommendations and Plan –Students will synthesize the data they have gathered and analyzed in the Neighborhood Analysis and Interview assignments along with what they have learned in the course to develop a plan of action for their study neighborhood. **Due December 16, 2016**

More specific details will be provided during the course of the semester.

Discussion questions: For most classes there will be discussion questions associated with the readings or related to an assigned case study. Students will draft brief responses (2-3 paragraphs) to these questions and be prepared to discuss the responses in class. The discussion questions will be distributed via e-mail. For selected classes the discussion questions will also be based on cases. Students will be required to read the cases and prepare for class discussions.

**There will be a midterm on October 25, 2016.**

**Grading:** Course grades will be determined as follows:

Class participation

(This will be based on student’s responses to discussion questions). 20%

Midterm 20%

Neighborhood Analysis Paper 20%

Interviews 20%

Recommendations and Plan 20%

**Readings:**

The following books are available in the Columbia University Bookstore:

Briggs, Xavier de Souza, Susan J. Popkin, and John Goering. 2010. *Moving to Opportunity.* London: Oxford University Press.

Freeman, Lance. 2006. *There Goes the Hood.* Philadelphia: Temple University Press.

Holstein, James A. and Jaber F. Gubrium. 1995. *The Active Interview*. Thousand Oaks, CA: Sage Publications.

Medoff, Peter and Holly Sklar. *Streets of Hope*

A reader is also available from the Village Copier at 1181 Amsterdam Avenue at West 118th. The rest of the readings are available on-line or courseworks as indicated.

**Course Schedule**

**1. September 6.** The Problem: Neighborhood Decline.

# Kneebone, Elizabeth. Ferguson, Mo. Emblematic of Growing Suburban Poverty

 *The Avenue*. On-line: <http://www.brookings.edu/blogs/the-avenue/posts/2014/08/15-ferguson-suburban-poverty>

Medoff, Peter and Holly Sklar. *Streets of Hope*. Chapter 1

Sugrue, Thomas. 1996. *Origins of the Urban Crisis.* Chapter 5 and Conclusion. **In reader.**

Wilson, William J. 1996. Chapters 1, 2 & 3 in *When Work Disappears.* **In reader.**

Questions to guide your reading: How well does the Wilson’s thesis explain Roxbury’s decline or what happened in Detroit in the mid 20th century? Are suburbs fated to experience the same decline as inner cities?

**2. September 13. Theories of Neighborhood Change**

Galster and Rothenberg, 1992. “Filtering in Urban Housing: A Graphical Analysis of a Quality-Segmented Market,” *Journal of Planning Education and Research*. **On Courseworks.**

Sampson, Robert J. Chapter 7—Theory of Collective Efficacy in *Great American City.*

Temkin, Kenneth, and William Rohe. 1996. Neighborhood Change and Urban Policy. *Journal of Planning and Education Research 15:159-170.* **On Courseworks.**

*Assignment: For the ecological/filtering, political economy and social/community theories, respectively, assume these models of neighborhood decline are correct and are the primary mechanisms through which neighborhoods decline. What direction do these theories point to when thinking of how to address neighborhood decline? Note that you should consider the political economy and social/community theories separately.*

**3. September 20. Taking Measure of Community**

*Galster, George, Chris Hayes, & Jennifer Johnson*. 2005. Identifying Robust, Parsimonious Neighborhood Indicators. **On Courseworks.**

Holstein, James A. and Jaber F. Gubrium. 1995. *The Active Interview*. Read this in preparation for conducting your field interviews.

**4. September 27. Gentrification**

Freeman, Lance. 2005. Displacement or Succession: Residential Mobility in Gentrifying Neighborhoods. *Urban Affairs Review.* **On Courseworks.**

Freeman, Lance. Chapters 3-6 in *There Goes the Hood.*

Slater, Tom. 2009. Missing Marcuse: On Gentrification and Displacement. *City.* 13:2,292 — 311. **On Courseworks.**

Wittberg, Patricia. 1992. Perspectives on Gentrification: A Comparative Review of the Literature. *Research in Urban Sociology.* 2:17-46. **In reader.**

**5. October 4. Community Development Strategy. A historical perspective.**

Halpern, Robert. 1995. *Rebuilding the Inner City*. Chapters 1 and 2. **In reader.**

Rohe, William. **From Local to Global: One Hundred Years of Neighborhood Planning. *Journal of the American Planning Association.*** 75:2, 209-230. On courseworks.

Pritchett, Wendell. 2002. *Brownsville, Brooklyn.* Chapter 7. **In reader.**

**6. October 11. Community Development Strategy.**

Medoff, Peter and Holly Sklar. *Streets of Hope*. Chapter 2.

Bratt, Rachel G. and William M. Rohe. Challenges and dilemmas facing community development corporations in the United States Community Development Journal Vol 42 No 1 January 2007 pp. 63–78. **On Courseworks.**

# Edward Goetz. Mara Sidney. 1994. Revenge Of The Property Owners: Community Development and the Politics of Property. *Journal of Urban Affairs.* 16(4): 319–334 On Courseworks.

**In class case discussion: The Fifth Avenue Committee: The Membership Organization Decision. *Available on-line at*** <http://www.ksgcase.harvard.edu/casetitle.asp?caseNo=1626.0>

**7. October 18. Community Development Strategies: Mobilizing.**

Medoff, Peter and Holly Sklar. *Streets of Hope*. Chapters 3 & 7.

Stoecker, Randy. 1997. The CDC model of urban redevelopment: a critique and an alternative. *Journal of Urban Affairs.* 19(1). **On Courseworks.**

**Neighborhood Analysis due.**

**8. October 25. Midterm**

**9. November 8. Eminent Domain and Community Benefits Agreements.**

Heller, Michael. *The Gridlock Economy*. Chapter 5. **On E-reserves.**

Gross, Julian. Making Development Projects Accountable. **Available on Courseworks.**

Nicholas J. Marantz (2015) What Do Community Benefits Agreements

Deliver? Evidence From Los Angeles, Journal of the American Planning Association, 81:4,

251-267. **Available on Courseworks.**

Medoff, Peter and Holly Sklar. *Streets of Hope*. Chapter 5.

**10. November 15. Market Based Approaches**

Forbes, Jennifer. Using economic development programs as tools For urban revitalization: a comparison of Empowerment zones and new markets tax Credits. *University of Illinois Law Review.* **On Courseworks.**

Porter, Michael. Inner-City Economic Development: Learnings From 20 Years of Research and

Practice. Economic Development Quarterly. 30(2): 105–116.

**Interview Summaries due.**

**11. November 22. The Importance of Capital**

Mariano, Joe. 2003. Where the Hell did Billions of Dollars for Reinvestment Come from? In *Organizing Access to Capital.* Chapter 2. **In reader.**

Lowe, Stanley A. and John T. Metzger. A Citywide Strategy: The Pittsburgh Community Reinvestment Group. In *Organizing Access to Capital.*  Chapter 6. **In Reader.**

## Immergluck, D. (2010). "Neighborhoods in the Wake of the Debacle: Intrametropolitan Patterns of Foreclosed Properties." Urban Affairs Review **46**(1): 3-36. **On Courseworks.**

## Immergluck, D. (2011). "From risk-limited to risk-loving mortgage markets: origins of the US subprime crisis and prospects for reform." Journal of Housing and the Built Environment **26**(3): 245-262. **On Courseworks.**

**12. November 29. Deconcentrating the Poor.**

Briggs, Xavier de Souza, Susan J. Popkin, and John Goering. *Moving to Opportunity.* Chapters 3-6.

## Imbroscio, David. 2008. "[U]Nited And Actuated By Some Common Impulse Of Passion"[1](http://www3.interscience.wiley.com/journal/119404741/abstract#en1): Challenging The Dispersal Consensus In American Housing Policy Research. [Journal of Urban Affairs](http://www3.interscience.wiley.com/journal/118504850/home). [**30(2**](http://www3.interscience.wiley.com/journal/119404740/issue)**): 111 – 130. On Courseworks.**

Douglas S. Massey, Len Albright, Rebecca Casciano, Elizabeth Derickson, David N. Kinsey. Chapters 7&8 in *Climbing Mount Laurel*. Princeton: Princeton University Press.

**13. December 6 Presentations**

**CLASS SCHEDULE**

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| **Date** | **Topic** | **Assignment** |
| 1. September 6 | The problem: Neighborhood Decline |  |
| 2. September 13 | Theories of Neighborhood Change |  |
| 3. September 20 | Taking Measure of Community |  |
| 4. September 27 | Gentrification |  |
| 5. October 4 | Community Development Strategy: A Historical Perspective |  |
| 6. October 11 | Community Development Strategy: CDCs |  |
| 7. October 18 | Community Development Strategy: Mobilizing  | **Neighborhood Analysis due** |
| 8. October 25 | **Midterm** |  |
| 9. November 8 | Eminent Domain, CBAs |  |
| 10. November 15 | Market Based Approaches | **Interview Assignment due** |
| 11. November 22 | Importance of Capital |  |
| 12. November 29 | Deconcentrating Poverty |  |
| 13. December 6 | Presentations |  |

**Final Paper (Recommendations & Plan) due December 16, 2016.**