

UST 660 - NEIGHBORHOOD PLANNING AND DEVELOPMENT

Meeting Time: 6:00pm - 9:50pm Thursdays
Meeting Room: UR 326
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Office Hours: By appointment

COURSE DESCRIPTION

Neighborhood redevelopment is one of the most challenging of all planning undertakings - especially in declining urban areas. In the face of private and public disinvestment, property abandonment and foreclosures, planners must attempt to stabilize their neighborhoods or actually reverse powerful downward trends. Ingenuity, enthusiasm, and deep understanding must often make up for limited resources.

This course will focus on the process and techniques for the creation and implementation of neighborhood development plans. Cleveland neighborhoods and their neighborhood-based organizations will be emphasized, and students will work on problems with a client community. In Spring 2009, we will work with Cleveland's Slavic Village Development Corporation. Top-Down and Bottom-Up views including organizing will be stressed. Students will be introduced to the organizations and institutions which support neighborhood planning and development, as well as the federal, state, and local programs which fund neighborhood development. Students will visit the target community, and participate in field research on its revitalization.

A final presentation of plans, surveys, and development proposals will be made to the board and officials of the client neighborhood organization.

COURSE OBJECTIVES

The course will provide students with a basic understanding of:

1. History and theory of neighborhood planning and organizing;
2. The goals and objectives of community development;
3. Approaches to organizing the community.
4. Techniques and data sources for researching neighborhoods and neighborhood planning issues;
5. Cleveland's neighborhood organizations and community development corporations (CDCs);
6. City, state, and federal agencies and their programs; private foundations and intermediaries which provide support for neighborhood planning and development;
7. Techniques for the development of neighborhood plans;
8. The dilemmas of neighborhood planning;
9. The place of the neighborhood within the metropolitan area.

COURSE PREREQUISITES - There are no course prerequisites, although such courses as UST 607 Urban Planning, and UST 621 Planning Implementation would be helpful.

COURSE METHODS

This course will consist of lectures by the instructor and guest speakers, field-trips to the subject community and discussions with neighborhood leaders as to their perceived needs. In the second or third session, community leaders will make presentations to the students about their research needs. Student teams will then be formed to undertake various projects and present their findings.

Students will be expected to participate in field trips to the community site selected for the course. Research will focus on neighborhood: organizing, planning from the ground up, needs assessments, the potential re-use of selected buildings, and/or the impact of proposed new developments on the neighborhood.

Students will be asked to consider the various forces leading to neighborhood strengths or weaknesses and to write about them. At the final meeting of the course, student research teams will make a presentation of their findings and recommendations to representatives of the client community.

COURSE REQUIREMENTS

Texts: Three textbooks are required along with a selection of supplementary readings. A website is available to provide CDC-related materials at <http://little.nhlink/CDC/index.htm>.

Required Textbooks are:

R. F. Ferguson and W.T. Dickens (eds). 1999. Urban Problems and Community Development. Washington, D.C.: The Brookings Institution,

Jones, Bernie. 1990. Neighborhood Planning. Chicago, IL: APA Planning Press.

Bright, Elise M. 2000. Reviving America's Forgotten Neighborhoods New York: Garland Publishing Company.

Supplementary readings on neighborhood issues and on the subject Cleveland neighborhood are on the Web at Main Library Home Page then click on Electronic Reserve then UST 660. Other books and articles on neighborhood theory are shown in the attached bibliography. Cleveland City Planning has the Civic Vision Report, drafts of the 2020 Plan and maps of the area. (Contact Bob Brown at City Planning, 664-3467.)

ASSIGNMENTS

Each student will be required to:

1. Write a 3 and 1/2 page Op-Ed article for The Plain Dealer on the importance of neighborhood planning and development in the Slavic Village. You should touch on the need for affordable housing, the development of "social capital" adaptive re-use, and other issues. An Op-Ed is an "opinion" commentary of about 750 words. It is a terse, interesting commentary designed to be readable and convey a point of view. See the NY Times or Plain Dealer editorial page for examples of style. Use Op-Ed style, provide extensive information and make it readable. (15 points max.) Due Week 4.

2. Carefully read Chapters 3 and 4 (by Alice O'Connor and Margaret Weir) in Urban Problems and Community Development and N. Krumholz "The Provision of Affordable Housing in Cleveland." Write a 7-10 page paper on two themes: (1) briefly discuss the three most important federal neighborhood improvement programs over the last 50 years and why do you think they are most important; and (2) answer the question of whether it is possible for community development corporations to be both part of an advocacy movement promoting social justice and an industry building housing. (25 point max). Due Week 7.
3. Community Assets, Liabilities, and Priorities: Write a 5-10 page paper (with maps if you wish) outlining the assets and liabilities pertaining to the physical, social, economic and political aspects of the neighborhood under study. Your memo should identify neighborhood short-and-long term issues of concern, and should recommend one pressing neighborhood issue for immediate analysis. Be prepared to present your findings in class (25 points max) Due week 11.
4. Final presentation: A team assignment. Participate in research and data collection for the neighborhood projects, and participate in the presentation of plans and policy recommendations to neighborhood representatives during the final week of class. A powerpoint presentation with maps and one paper of approximately 20 pages will be expected from each study team. (25 points max.). Due Week 15.
5. Students are expected to attend classes and participate in class discussions. (10 points max.)

Physically Challenged

It is important that students with handicaps requiring special accommodations identify themselves to the instructor immediately so that we can seek appropriate arrangements.

Students with Special Needs

Anyone anticipating needing special accommodations to take exams or complete assignments must identify themselves to the instructor by the end of the second week of classes. These include accommodations for physical handicaps, learning disabilities, and English as a second language.

GRADES

Papers will be graded using the following general criteria:

- (a) Coverage: of principal points of the assignment;
- (b) Content: understanding of materials;
- (c) Organization: thoughts organized in comprehensible manner;
- (d) Grammar, syntax, and style.

The papers and class presentations will make up 90% of the course grade. The balance of the course grade (10%) will be based on participation in class discussions.

90 - 100 = A
89 - 80 = B
79 - 70 = C
69 - 60 = D

**NOTE: LATE PAPERS WILL BE DOWN-GRADED
AND PAPERS MORE THAN A WEEK LATE
WILL NOT BE ACCEPTED**

DESCRIPTION OF CLASS SESSIONS:

SESSION #1

TOPIC: ORIENTATION AND OVERVIEW OF COURSE

Discussion: What are the characteristics of a neighborhood? Do neighborhoods have "life-cycles"? What causes neighborhood decline and what is behind neighborhood resurgence? Were the neighborhoods of the past better? Is there a link between neighborhood health and metropolitan development? Do issues of poverty and race impact neighborhood development? How? What can neighborhood activists do in the face of declining interest in neighborhoods from the private market and the federal level? Is neighborhood organizing essential? Does revitalization "mean gentrification? Other similar questions will be addressed.

Screening "Timeline: A History of Community Development Policy in America" with Joe McNeeley. Distributed by Development Training Institute. 2004. Alternative view(s) of this history.

Read: In Ferguson and Dickents text - O'Connor, Alice "Swimming Against The Tide: A Brief History of Federal Policy in Poor Communities" (Chapter 3) and Margaret Weir "Power, Money and Politics in Community Development" (Chapter 4). This material will be useful for various class discussions and your paper #2.

SESSION #2

TOPIC: ORGANIZING - ESSENTIAL OR DISPOSABLE???

Various approaches to organizing at neighborhood and other levels.

Read: In Ferguson and Dickens text - Moore, Mark "Security and Community Development" (Chapter 7)

Also read: Silver, Christopher, "Neighborhood Planning in Historical Perspective" in Journal of the American Planning Association, Spring, 1985.

SESSION #3

TOPIC; NEIGHBORHOOD ANALYSIS - WHAT ARE THE PROBLEMS/OPPORTUNITIES?

Presentation by representative of Slavic Village Development Corporation on the neighborhood and on the problems they wish the class to research.

Read: Avis C. Vidal, 1988. "Rebuilding Communities: A National Study of Urban Community Development Corporations" New York: New School For Social Research. Pp 1-16.

SESSION #4 **Paper #1 Due**

TOPIC: ACCOMPLISHMENTS AND ORGANIZATIONAL CHARACTERISTICS.

CDCs as housing providers. Case studies of CDCs.

Read: In Ferguson and Dickens text: Sara E. Stoutland, "Community Development Corporations: Mission Strategy and Accomplishments"

Krumholz, Norman, Keating, W. Dennis; Star, Phil & Chupp, Mark "The Long-Term Impact of CDCs on urban Neighborhoods" in Journal of the Community Development Society, Vol. 37, No. 4, Winter, 2006.

Krumholz, Norman. 1997. "The Provision of Affordable Housing in Cleveland" in van Vliet, Affordable Housing & Urban Redevelopment in the U.S. Thousand Oaks, CA: Sage.

SESSION #5

TOPIC: COMMUNITY DEVELOPMENT RESEARCH METHODS AND TOOLS

i.e., using the census, neighborhood surveys, computer technology, list servers. Research approaches to demographic and survey issues and such specific problems as bank red-lining, insurance red-lining and property abandonment.

Connerly, Charles E. And Robert W. Marans. 1988. "Neighborhood Quality: A Description and Analysis of Indicators," in Huttman, Elizabeth, ed. *Handbook of Housing and the Built Environment in the United States*. Westport, CT: Greenwood Press c/o Greenwood Publishing Group. pp. 37-62.

Xavier de Sousa Briggs (ed.) 2005. The Geography of Opportunity. Washington, D.C.: The Brookings Institution. Pp 1-6.

Lind, Kermit. 2008. "The Perfect Storm: An Eyewitness Report From Ground Zero in Cleveland's Neighborhoods." Journal of Affordable Housing Vol. 17:3. Spring.

SESSION #6

TOPIC: COMMUNITY ECONOMIC DEVELOPMENT

Pros and cons of the "people-based" versus "placed-based" development. Approach to urban poverty.

Herbert J. Gans. 2004. "Social and Physical Planning for the Elimination of Urban Poverty" in Jay Stein, Classic Readings In Urban Planning. Chicago: APA Planners Press.

Porter, Michael. May-June 1995. "The Competitive Advantage of the Inner City." Harvard Business Review. Pp. 55-71.

Fainstein, S. and Mia Grey. 1995-96. "Economic Development Strategies for the Inner City: The Need For Government Intervention." In Review of Black Political Economy, Vol. 24 Nos 2-3.

SESSION #7 **Paper #2 Due**

TOPIC: Human Capital Development.

Training and accessing loan funds. Business development strategies. NPI's Quantum Leap Program. Succession planning and Leadership among CDCs..

Putnam, et. al., 1998. "Social Capital: Its Importance to Housing and Community Development." In Housing Policy Debate, Vol. 9, Issue 1.

Dilworth, Richardson. 2007. "Social Capital in the City..." Journal of Planning Literature. Vol. 26. No 4. Summer.

SESSION #8

TOPIC: Evaluating the impact of community-based organizations on their communities.

Do CDCs address community needs? Current debates about CDCs as an economic development strategy. Pros and Cons of CDCs.

Lemann, Nicholas. January 9, 1994. "The Myth of Community Development," *New York Times*, Sunday Magazine. pp. 28-31, 50, 54, 60.

Schwartz, Ed. 1994. "Reviving Community Development." *The American Prospect*. (Fall) No. 19. pp. 82-87.

Stoecker, Randy. "The CDC Model of Urban Redevelopment." In Journal of Urban Affairs, Vol. 19, No. 1.

SESSION #9

TOPIC: Legislation and pending initiatives affecting community development: Housing Choice Vouchers, EZ/EC. HOPE VI; HUD Reorganization, Etc.) How to Read And Understand Pro Forma Budgets.

Also affordable housing dilemmas.

Bratt, Rachel G. 1994. "Community-based Housing: Strengths of the Strategy Amid Dilemmas That Won't Go Away," In Davis, John Emmeus ed. *The Affordable City-Toward a Third Sector Housing Policy*. Philadelphia, PA: Temple University Press. pp. 122-144.

Judd, Dennis R. 2005. "Everything Is Always Going To Hell." Urban Affairs Review Vol. 41, No 2.

Kenneth Temkin and William Rohe. 1996. "Neighborhood Change and Urban Policy" JPER,² 15: 159-170.

SESSION #10

TOPIC: The enduring issue of race.

Massey, Douglas and Nancy Denton. 1993. American Apartheid. Cambridge: Harvard Press University, pp 130-147.

²Journal of Planning Education and Research

Jackson, Kenneth. 2000. "Gentleman's Agreement: Discrimination in Metropolitan America." In Reflections on Regionalism. Pp 185-217. Brookings Institution.

Pendall, Rolf. 2000. "Local Land Use Regulation and the Chain of Exclusion," Journal of the American Planning Association. pp 125-142

Gurwitt, Rob. "Black, White, And Blurred" in E.A. Strom and John Mollenkopf. 2007. The Urban Politics Reader, pp 249-254.

Sviridoff, Mitchell. 1994. "The Seeds of Urban Revival" The Public Interest. Winter.

SESSION #11 **Paper #3 Due**

TOPIC: Models of Community Development. Assessing Project Risk. How A Loan Review Committee Assesses A Loan Application from a CDC.

Goetz, Edward, "Sandtown-Winchester, Baltimore: Housing As Community Development" in W. Van Vliet, 1997. Pp 187-209.

Green, Gary and Anna Haines. 2008. Asset Building and Community Development. Sage: Thousand Oaks, CA.

Y.Thomas Liou and Robert Stroh. 1998. "Community Development Intermediary Systems in the U.S." In Housing Policy Debate.

SESSION # 12

TOPIC: The Political Community.

Read: In Ferguson, Peter H. Rossi; "Evaluating Community Development Programs," Chapter 12

"The Politics of Relocation: The Moving of the Crest Street Community." Journal of the American Planning Association 57:1 (Winter 1991) pp. 57-68.

SESSION #13

TOPIC: The Economic Community. Market-focused Community Development Programs. Linking "weak-markets" to "strong" ones.

Rohe, William and Lauren Gates. 1985. "The Theoretical Underpinning of Neighborhood Planning" in Planning With Neighborhoods. Chapel Hill: University of North Carolina Press.

Read: In Ferguson, W. Dickens, "Rebuilding Urban Labor Markets," Chapter 9.

Bruce, Katz. "A Progressive Agenda for Metropolitan America," in The Urban Politics reader, E. Strom & John Mollenkopf (eds.) 2007.

SESSION # 14

TOPIC: Developing a plan.

Dry-run of next week's final presentation.

Downs, Anthony. 2004. "Why We Need A New Vision" in Jay Stein, Classic Readings In Urban Planning. Chicago: APA Planning Press

Jones, B. Neighborhood Planning. Chicago Ill.: Planners Press 1990. (Chapter 3) "The Substance of the Plan" pp. 39-100.

SESSION # 15 Paper #4 Due

Topic: Final Presentation

SELECTED BIBLIOGRAPHY ON NEIGHBORHOODS AND HOUSING

Altshuler, A.A. Community Control: The Black Demand for Participation in Large American Cities. New York: Pegasus, 1970, pp. 32-66.

Barry, James T. "The National Commission on Neighborhoods" in Urban Revitalization, Beverly Hills: Sage, 1980.

- Bennett, L.; Smith, JI; Wright, P. (2006) Where Are Poor People to Live?
M.E. Sharpe
- Bratt, Rachel G., Chester Hartman, and Ann Meyerson (eds.). 1986. Critical Perspectives on Housing. Philadelphia: Temple University Press.
- Briggs, Xavier de Souza (Ed). 2005. The Geography of Opportunity. Brookings.
- Clark, Susan E. "Neighborhood Policy Options," JAPA*, Autumn, 1984.
- Davidoff, Paul. "Advocacy and Pluralism in Planning," JAPA, Nov. 1965.
And response "Longer View" in JAPA, Spring, 1994.
- De Neufville, Judith and Stephen E. Barton. "Myth and Definition of Policy Problems," Policy Science, OLIC-0032. 1987.
- Downs, Anthony. "Key Relationships Between Urban Development and Neighborhood Change," Journal of the American Planning Association, October, 1979, pp. 462-472.
- Downs, Anthony. 1981. Neighborhoods and Urban Development. Washington, D.C.: Brookings Institution, 1981.
- Downs, Anthony. 1994. New Visions For Metropolitan American: Washington, DC: Brookings Institution.
- Fisher, Robert. Let the People Decide: Neighborhood Organizing in America. Twayne Publishers, 1984.
- ox, Kenneth. 1986. Metropolitan America: Urban Life and Urban Policy in the United States, 1940-1980. Jackson, MS: University Press of Mississippi.
- Gans, Herbert. 1962. The Urban Villagers. New York: Glencoe Free Press.
- Galster, George. 1982. "Black and White Preferences for Neighborhood Racial Composition." AREUEA Journal. (Spring).
- Galster, George. 1982. Federal Fair Housing Policy in the U.S.: The Great Misapprehension. MIT Center for Real Estate Development.
- Galster, George. 1989. "Residential Segregation in American Cities: A Further Response to Clark." Population Research and Policy Review. 181-192 (vol. 8).
- Galster, George and Mark Keeney. 1992. "Race, Residence, Discrimination, and Economic Opportunity." Urban Affairs Quarterly.
- Goering, John. 2005 "Expanding Housing Choice & Integrating Neighborhoods"
Briggs, Xavier de Souza
- Halprin, Robert. 1995. Rebuilding The Inner City. N.Y.C.: Columbia University Press.
- Hays, R. Allen. 1985. The Federal Government and Urban Housing: Ideology and Change in Public Policy. Albany, NY: State University of New York Press.
- Housing Policy Debate: Published Quarterly by The Fannie Mae Foundation.
An excellent source of materials on housing and community development.

- Jacobs, Jane. 1961. The Death and Life of Great American Cities. New York: Vintage Books.
- Keating, Dennis, and Norman Krumholz. 1998. Rebuilding Urban Neighborhoods. Thousand Oaks, CA: Sage.
- Keating, W. Dennis, Keith Rasey, Norman Krumholz. "Community Development Corporations in the U.S.: Their Role in Housing and Urban Redevelopment," in van Vliet and van Weesep, Government and Housing: Developments in Seven Countries. Sage Publications, 1990.
- Keating, W. Dennis. "Prospects for the Revitalization of Distressed Urban Neighborhoods Under Clinton and Cisneros's HUD." Journal of Urban Affairs. April, 1993.
- Krumholz, Norman. "A Retrospective View of Equity Planning." JAPA, Spring, 1982.
- Kusmer, Kenneth L. 1976. A Ghetto Takes Shape - Black Cleveland 1870-1930. Urbana: University of Illinois Press.
- Lemann, Nicholas, "The Myth of Community Development." New York Times Magazine, January 9, 1994.
- Massey, Douglas. 1989. "American Apartheid: Segregation and the Making of the Underclass." Chicago: University of Chicago Social Demography Group. (June).
- Medoff, P. and H Sklar. 1994. Streets of Hope. Boston: South End Press.
- Mier, Robert. 1993. Social Justice and Local Development Policy. Newbury Park, CA: Sage. Chapter 11.
- Mier, Robert. 1989. "Neighborhood and Region: An Experiential Basis for Understanding." (May) 169-174 (vol. 3).
- Perry, C. "The Neighborhood Unit Concept" in Housing for the Machine Age. New York: The Russell Sage Foundation, 1989. pp. 49-76.
- Piven, Frances Fox. "Whom Does the Advocate Planner Serve?" Social Policy, May/June 1970, pp 32-37.
- Rohe, William and Lauren B. Gates. Planning with Neighborhoods. Chapel Hill: University of North Carolina Press. 1985. pp. 13-69.
- Rosenthal, Donald B. 1988. Urban Housing and Neighborhood Revitalization. New York: Greenwood Press.
- Salins, Peter D. (ed.). 1987. Housing America's Poor. Chapel Hill: University of North Carolina Press.
- Silver, Christopher. "Neighborhood Planning in Historical Perspective," JAPA, Spring, 1985.
- Smith, Richard A. 1993. "Creating Stable Racially Integrated Communities," Journal of Urban Affairs, Vol. 15, No. 2, pp. 115-140.

- Solomon, Arthur, and Kerry Vandell. 1982. "Alternative Perspectives on Neighborhood Decline." Journal of the American Planning Association. 48:81-98 (vol. 1).
- Squires, Gregory D. 1994. "Friend or Foe: The Federal Government and Community Reinvestment" in Keating, D., N. Krumholz, and P. Star Revitalizing Urban Neighborhoods. Lawrence, KA: University of Kansas Press.
- Stone, Michael E. 1993. Shelter Poverty: New Ideas On Housing Affordability. Philadelphia: Temple University Press.
- Sugrue, Thomas J. 1996. The Origins of the Urban Crisis. Princeton: Princeton University Press.
- Sviridoff, Mitchell, 1994. "The Seeds of Urban Revival," The Public Interest, Winter, pp. 82-103.
- Taub, Richard, Garth Taylor, and Jan Dunham. 1985. Paths of Neighborhood Change. Chicago: University of Chicago Press. (ch. 7).
- Teitz, Michael B. 1989. "Neighborhood Economics: Local Communities and Regional Markets." Economic Development Quarterly. (May) 111-122 (vol. 2).
- Van Vliet, Willem. 1997. Affordable Housing and Urban Redevelopment in the U.S. Thousand Oaks CA: Sage.
- Wiewel, W. and J. Persky. 1994. "Urban Productivity and the Neighborhoods: The Case for a Federal Neighborhood Strategy." Environment and Planning C: Government and Policy, Vol. 12, pp. 473-483.