

CIRP 5324/URPA 5313: COMMUNITY DEVELOPMENT PLANNING

University of Texas at Arlington
School of Urban and Public Affairs
Spring 2010



Instructor: Professor Carl Grodach

Time and Classroom: Tuesday 3:00PM - 5:50PM, Room UH 7

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Office Hours: Tuesday 2:00 - 3:00, Wednesday 2:00 - 3:00, and by appt.

COURSE DESCRIPTION

The field of community development encompasses a wide variety of activities intended to enhance the economic opportunities, social institutions, physical conditions, and political power of specific communities. Efforts range from the provision of affordable housing to job training to community organizing and capacity building programs and are typically conducted by governmental, private, and/or nonprofit entities in conjunction with the people who comprise a community. Primarily focusing on those areas that have historically experienced economic disinvestment and political disenfranchisement, this course will concentrate on the myriad challenges facing community developers, while studying examples of successful community development initiatives and the common techniques and emerging practices that define community development planning.

STUDENT LEARNING OUTCOMES

Upon completion of the course, students should be able to:

- describe the historical development of the community development field and identify the primary factors leading to the disinvestment and disenfranchisement of urban communities

- critically discuss the environmental, economic, and institutional context of community development practice
- critically discuss the central theories and rationales driving community development practice
- develop a working knowledge of the common techniques and financing mechanisms employed in community development planning

COURSE FORMAT/EXPECTATIONS

I view our meetings as a forum to raise questions and debate issues that pertain to class topics. To participate fully, students will need to complete the appropriate readings prior to class and come with thoughtful questions for further discussion.

All written assignments are due at the start of class on the designated date. Late assignments will be penalized.

READINGS

All readings for this course are required. There is one text book, which is available at the UTA bookstore and on reserve at the UTA library.

Ferguson, Ronald F. and William T. Dickens, Ed. *Urban Problems and Community Development*. 1999. Washington, DC: Brookings Institution Press.

Unless noted, all other readings are available on-line at:

<https://mavspace.uta.edu/grodach/COMMUNITY%20DEVELOPMENT> (code CIRP5324).

ASSIGNMENTS AND GRADING

Participation (10%): Participation is evaluated based on attendance and involvement in class discussions.

Student-led Discussion (20%): Masters Students will co-lead discussion on one of the course sessions between February 16 and April 20. Ph.D students will individually lead lecture and discussion for one class session and additionally prepare an outline and short summary of the readings due prior to the meeting. Further details will be given in class.

Midterm Exam (30%)

This is an in-class exam based on short essay responses to a series of questions drawn from the course readings and lectures up to the exam due date. *The exam will take place March 23* and further instructions will be provided in class. Ph.D. students have the option to substitute an 8-10 page literature review on one of the midterm topics. Proposals must be submitted by February 16 or I will assume you will take the exam.

Final Research Paper and Presentation (40%):

Each student will prepare a 10 page paper and short (10-12 minute) presentation that critically examines an area of community development discussed in class. Presentations will take place

during the last session. Topics should be discussed with the instructor in advance. More details will be provided in class. ***The paper is due in class on May 4.***

ACADEMIC DISHONESTY

It is the philosophy of The University of Texas at Arlington that academic dishonesty is a completely unacceptable mode of conduct and will not be tolerated in any form. All persons involved in academic dishonesty will be disciplined in accordance with University regulations and procedures. Discipline may include suspension or expulsion from the University.

"Scholastic dishonesty includes but is not limited to cheating, plagiarism, collusion, the submission for credit of any work or materials that are attributable in whole or in part to another person, taking an examination for another person, any act designed to give unfair advantage to a student or the attempt to commit such acts." (Regents' Rules and Regulations, Series 50101, Section 2.2)

STUDENT SUPPORT SERVICES AVAILABLE

The University of Texas at Arlington supports a variety of student success programs to help you connect with the University and achieve academic success. These programs include learning assistance, developmental education, advising and mentoring, admission and transition, and federally funded programs. Students requiring assistance academically, personally, or socially should contact the Office of Student Success Programs at 817-272-6107 for more information and appropriate referrals.

AMERICANS WITH DISABILITIES ACT

The University of Texas at Arlington is on record as being committed to both the spirit and letter of federal equal opportunity legislation; reference Public Law 92-112 - The Rehabilitation Act of 1973 as amended. With the passage of federal legislation entitled *Americans with Disabilities Act* (ADA), pursuant to section 504 of the Rehabilitation Act, there is renewed focus on providing this population with the same opportunities enjoyed by all citizens.

As a faculty member, I am required by law to provide "reasonable accommodations" to students with disabilities, so as not to discriminate on the basis of that disability. Student responsibility primarily rests with informing faculty of their need for accommodation and in providing authorized documentation through designated administrative channels. Information regarding specific diagnostic criteria and policies for obtaining academic accommodations can be found at www.uta.edu/disability. Also, you may visit the Office for Students with Disabilities in room 102 of University Hall or call them at (817) 272-3364.

COURSE SCHEDULE

January 19 Introduction: What is Community Development?

- Ferguson & Dickens. Chapters 1 (p 1-20)

January 26 The Historical and Political Context

- Ferguson & Dickens. Chapters 1 (p 1-20) and 3
- Crane, Randall and Michael Manville. 2008. People or Place?: Revisiting the Who Versus the Where of Urban Development. Lincoln Land Lines.

February 2 Defining the Community Development Field

- Ferguson & Dickens. Chapters 2, 5
- Holtzman, David. 2006. Planning Beyond the Project: Neighborhood planning allows CDCs to move beyond housing development and become community catalysts. *Shelterforce* 146. <http://www.nhi.org/online/issues/146/planningbeyondprojects.html>

Browse:

Avenue Community Development Corporation Houston: <http://www.avenuecdc.org/>

SouthFair Development Community Development Corporation: <http://www.southfair.org/>

Texas Association of CDCs: <http://www.tacdc.org/>

February 9 Building Knowledge, Assets and Capacity/Social Capital

- DeFilippis, James. 2001. The Myth of Social Capital in Community Development. *Housing Policy Debate* 12, 4: 781-806.
- Elwood, Sarah and Helga Leitner. 2003. "GIS and Spatial Knowledge Production for Neighborhood Revitalization: Negotiating State Priorities and Neighborhood Visions." 25, 2 *Journal of Urban Affairs* 139-157.
- Kretzman, John and John McKnight. 1993. Building Communities from the Inside Out.
- Saegert, Susan. 2006. Building Civic Capacity in Urban Neighborhoods: An Empirically Grounded Anatomy. *Journal of Urban Affairs* 28, 3: 275-294.
- Weber, Rachel and Janet Smith. 2003. "Assets and Neighborhoods: The Role of Individual Assets in Neighborhood Revitalization." 14 1 & 2 *Housing Policy Debate*. http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1401_Weber.pdf

February 16 Community Investment: Banks and Business Development

- Ferguson & Dickens. Chapter 11

- Lewis, Sylvia. 1993. The Bank with a Heart: A 20-Year Effort Has Made Chicago's South Shore Bank a National Model of Community Development Banking. *Planning* 59, 4.
- Dreier, Peter. 2003. The Future of Community Reinvestment: Challenges and Opportunities in a Changing Environment. *Journal of the American Planning Association*. 69, 4.
- Stein, Eric. 2008 Testimony Before the U.S. Senate Committee on Banking, Housing and Urban Affairs "Turmoil in the U.S. Credit Markets: The Genesis of the Current Economic Crisis." <http://banking.senate.gov/public/files/STEINTestimony101608Final.pdf>

February 23 Housing and HOPE VI

- Ferguson & Dickens. Chapter 10
- Bratt, Rachel, et al. 2006. Why a right to housing is needed and makes sense. *A Right to Housing: Foundation for a New Social Agenda*.
- Keating, Larry. 2000. "Redeveloping Public Housing: Relearning Urban Renewal's Immutable Lessons" *Journal of the American Planning Association* 66: 84-97
- Popkin, Susan. 2009. Testimony prepared for the hearing on Academic Perspectives on the Future of Public Housing, U.S. House of Representatives, 29 July.

Post-Katrina Housing:

- Ouroussoff, Nicolai. 2007. High Noon in New Orleans. *The New York Times*. December 19. http://www.nytimes.com/2007/12/19/arts/design/19hous.html?_r=2&ref=us&oref=slogin&oref=slogin
- Filosa, Glen. Housing authority told to return St. Thomas families. *The Times Picayune*. November 14, 2007 http://blog.nola.com/times-picayune/2007/11/housing_authority_told_to_retu.html

March 2 Affordable Housing and the Changing Dynamics of Inner City Housing Markets

- Newman, Kathe and Elvin Wyly. 2006. The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City. *Urban Studies* 43, 1:23-57
- Mallach, Alan. 2005. Restoring Neighborhoods, Rebuilding Markets: New Housing Directions for Struggling Cities. *Shelterforce* 140. <http://www.nhi.org/online/issues/140/strategies.html>
- Peterson, Tom. Community Land Trusts: An Introduction. <http://www.plannersweb.com/articles/pet112.html>

Gentrification and Displacement in East Austin:

- <http://www.texashousing.org/webnews/issues/news008.pdf>
- Coppola, Sarah. 2006. East Austin homestead-preservation district still isn't a reality. *Austin American Statesman*. November 27. <http://www.statesman.com/news/content/news/stories/local/11/27/27preservation.html>

March 9 Review and Film: *Third Ward TX*

March 15-20 SPRING BREAK

March 23 MID-TERM EXAM

March 30 Reconstructing the Space of Community Development

- Kleidman, Robert. 2004. "Community Organizing and Regionalism." *City and Community* 3, 4: 403-421.
- Goodno, James. 2004. Feet to the Fire: Accountable Development Keeps Developers and Community Groups Talking and Walking, *Planning*.
<http://www.laane.org/pressroom/stories/ad/ad0403planning.html>
- Fraser, James et al. 2003. "The Construction of the Local and the Limits of Contemporary Community-Building in the United States." *Urban Affairs Review* 38, 3: 417-445.
- Pastor, Manuel et al. 2006. The Regional Nexus: The Promise and Risk of Community-Based Approaches to Metropolitan Equity, in Paul Ong and Anastasia Loukaitou-Sideris (Eds.). *Jobs and Economic Development in Minority Communities*, pp. 63-85. (Also see <http://www.policylink.org/pdfs/RegionalEquityFraming.pdf> pp. 5-8).

Browse:

Association of Community Organizations for Reform Now: <http://www.acorn.org/>
Los Angeles Alliance for a New Economy: <http://www.laane.org/>

April 6 Participation, Design, and the Neighborhood Plan

- *Planners Network*. 2006. "Progressive Community Design": Henry Sanoff. Origins of Community Design. http://www.plannersnetwork.org/publications/2006_Winter/sanoff.htm and Kathy Dorgan. Diversity in Practice.
http://www.plannersnetwork.org/publications/2006_Winter/dorgan.htm
- Sanoff, Henry. 2000. Community Participation Methods. Chapter 2, 221-230, 246-250, 278-280. (at UTA Library reserve desk)

Browse: BC Workshop: <http://www.bccorps.org/>

April 13 Art and Culture in Community Development

- Phillips, Rhonda. 2004. Artful business: Using the arts for community economic development. *Community Development Journal*. 39, 2: 112-122.
- Leavitt, Jacqueline. 2006. Art and the Politics of Public Housing. *Planners Network*.
http://www.plannersnetwork.org/publications/2005_Fall/leavitt.htm
- Stern, Mark. 2002. Performing Miracles. Center for an Urban Future.
http://www.nycfuture.org/content/reports/report_view.cfm?repkey=86

Browse:

- Project Row Houses, Houston: <http://www.projectrowhouses.org/> and <http://www.rowhousecdc.org/projects.html>
- [The Dallas Arts Learning Initiative](http://www.fyifamily.net/) <http://www.fyifamily.net/>

April 20 Food

- Irazabal, Clara and Anita Punja. 2009. Cultivating Just Planning and Legal Institutions: A Critical Assessment of the South Central Farm Struggle in Los Angeles. *Journal of Urban Affairs* 31 (1): 1–23.
- Sloane, David, et al. 2003. “Improving the Nutritional Resource Environment for Healthy Living through Community-Based Participatory Research” *Journal of General Internal Medicine* (July):568-575.
- Twiss, Joan et al. 2003. Community Gardens: Lessons Learned From California Healthy Cities and Communities. *American Journal of Public Health* 93, 9: 1435-1438.

Browse:

- South Central Farm: <http://www.southcentralfarmers.com/> and <http://www.lacitybeat.com/article.php?id=3200&IssueNum=138>
- Dallas Community Gardens: <http://www.gardendallas.org/index.html>
- Oakland Mobile Market: <http://www.sfgate.com/cgi-bin/article.cgi?file=/g/a/2005/03/09/gree.DTL>
- Green Guerillas: <http://www.greenguerillas.org/>

April 27 Class Review, presentations if necessary

May 4 Class Presentations and Course Evaluation