

DEPARTMENT OF CITY AND REGIONAL PLANNING**University of North Carolina at Chapel Hill 27599-3140****Plan 763
Urban Neighborhood Revitalization
Fall 2019 11:15 – 12:30 M-W****Professor Rohe
Office Hours
by Appointment
brohe@unc.edu****COURSE GOALS:**

I have designed this course to provide students with an overview of the essential knowledge and skills needed to participate in the planning and implementation of urban neighborhood revitalization efforts. The course will address: (1) basic principles of community development planning, (2) the major challenges in carrying out revitalization initiatives, (3) a step-by-step process of neighborhood revitalization planning, and (4) the key actors and their roles, and (5) funding sources for undertaking revitalization efforts.

The course is divided into three major sections. The first section addresses key principles embraced by revitalization planners, such as adopting an asset orientation and developing community capacity, as well as the challenges faced, such as improving an area without spurring gentrification. The second section of the course addresses the process of undertaking a neighborhood revitalization effort; from doing basic research on the area, to making initial contact with local community leaders, involving community members in the revitalization planning process, to finding funding to implement the revitalization plan. The third section of the course introduces students to the various actors involved in neighborhood revitalization efforts including federal, state and local governments, non-profits organizations (CDCs), and neighborhood residents. We will also be reviewing the various programs that support community development efforts – such as the Community Development Block Grant and the Opportunity Zone programs.

Throughout the course, we will be reading and discussing case studies of successful and not so successful neighborhood revitalization projects. Students will also be involved in several out-of-class activities including attending and critiquing community planning meetings, assessing the assets and challenges facing lower-income neighborhoods in the local area, and engaging in semester projects with local public and nonprofit community development organizations.

The goals and learning objectives of the course are as follows:

- To understand the principles, theories, and practices of urban neighborhood revitalization:
 - Be able to justify place-based approaches to addressing poverty
 - Identify the main lessons from prior revitalization programs
 - Demonstrate knowledge of the key principles of community development and articulate examples of how those principles can be applied to revitalization planning
 - Articulate the four key dimensions of community development and provide examples

- Explain why some neighborhoods decline over time and others do not
- Articulate the difference between gentrification and displacement and demonstrate knowledge of how planners can minimize the negative aspects of gentrification
- To understand the steps involved in planning and implementing a neighborhood revitalization initiative:
 - Be able to set up a process for selecting target areas
 - To articulate how to negotiate entry into an area targeted for rehabilitation
 - To find and collect quantitative and qualitative information needed to develop a revitalization strategy
 - Be familiar with a range of citizen involvement techniques
 - Be able to critique a community development meeting
 - Be able to develop a community revitalization plan
 - Demonstrate knowledge of the various funding sources for neighborhood revitalization projects
- To be familiar with the major actors in neighborhood revitalization and the roles they play:
 - Demonstrate familiarity with the major federal laws and programs that support neighborhood revitalization
 - Demonstrate knowledge of the roles that state laws and programs play in neighborhood revitalization in initiatives.
 - Demonstrate knowledge of the roles that local governments play in revitalization projects
 - Demonstrate knowledge of the roles that nonprofit organizations play in revitalization projects
- To conduct research on community development topics and communicate that research to a client:
 - Conduct in-depth research on a topic of interest to a client
 - Produce a high-quality report for a client
 - Deliver a high-quality presentation to a client

TOPICS AND READINGS:

All required readings are on Sakai (sakai.unc.edu)

COURSE OUTLINE and READINGS:

I. Defining Community and Community Development

Aug. 21 Course Introduction

Aug. 26 Poverty alleviation and the role of place-based approaches [**Meeting Analysis Exercise Introduced**]

Crane, R and M. Manville. 2008. "People or Place? Revisiting the who versus the where of urban development," *Land Lines: Lincoln Institute of Land Policy*.

How Housing Matters Editorial. 2015. "Neighborhoods Matter," pp.1-6
<http://howhousingmatters.org/articles/neighborhoods-matter/>

Benfield, K and M Higbee. 2013. "Practical Lessons for Turning around a Neighborhood in Decline," *The Atlantic Cities*.

Aug. 28 History of Neighborhood Initiatives: [**Semester Project Selection**]

Rohe, W. 2009. "100 Years of Neighborhood Planning." *Journal of the American Planning Association* 75 (2): 209-230.

Sept. 2 LABOR DAY – NO CLASS

Sept. 4 Neighborhood Initiatives II: Modern Approaches [**Neighborhood Analysis Assignments**]

Belsky, E. and J. Fauth. 2012. "Crossing over to an improved era of community development," in *Investing in What Works for America's Communities*, Federal Reserve Bank of San Francisco, pp. 72-103.

Sept. 9 Principles of CD I: Asset Orientation & Capacity Building

Kretzman, J. and J. McKnight. 1993. *Building Communities from the Inside Out*. Evanston, Ill: Northwestern University. pp. 1-11

Chaskin, R. 2001. Building Community Capacity: A Definitional Framework and Case Studies form a Comprehensive Community Initiative. *Urban Affairs Review* 36 (3) 291-323.

Sept. 11 Principles of CD II: Comprehensiveness & Access to Opportunity (**Guest Speaker: Philip McDaniel, Data Librarian, UNC-Libraries**)

Fear, F. Gamm, L. and F. Fisher. 1989. "The Technical Assistance Approach." In J. Christenson and Robinson (eds.) *Community Development in Perspective*. (Chapter 4, pp. 69-88)

Habitat for Humanity International. ND. "Quality of Life Framework Primer"

Sept. 16 Developing the Social Community

Sampson, R. 2012. "What Community Supplies," Chapter 36 in Defilippis and Saegert (eds.) *The Community Development Reader*, pp. 308-318

Sept. 18 Rohe, W. and S. Mouw. 1991. "The Politics of Relocation: The Moving of the Crest Street Community". Journal of the American Planning Association 57:1 (Winter) pp. 57-68.
Developing the Political Community/CD advocacy (Guest Speaker: Peter Skillern, Reinvestment Partners)

Robert Wood Johnson Foundation. ND. "Making the Case for Linking Community Development and Health," pp. 1-26.

Center for Community Investment .2017. "Improving Community Health by Strengthening Community Investment: Roles of Hospital and Health Systems," pp. 1-17.

Sept. 23 Developing the Economic Community

Murphy, P and J. Cunningham. 2003. Organizing for Community Controlled Development. Chapter 12: Capital Formation: Building Community Financial Assets pp. 240-256.

Bates, T. 2010. "Alleviating the Financial Capital Barriers Impeding Business Development in Inner Cities," Journal of the American Planning Association 76 (3): 349-362.

Sept. 25 Developing the Physical Community (The role of design)

Zelinka, A. and D. Brennan. 2001. Safe Scape: Creating Safer, More Livable Communities Through Planning and Design. Chicago, Ill: Planners Press pp.35-89.

Bonham J. and P. Smith. 2008. "Transformation through Greening" Chapter 12 in E. Birch and S. Wachter (eds.) Growing Greener Cities: Urban Sustainability in the Twenty-First Century (pp. 227-243)

Neighborhood Analysis Parts 1&2 due

Sept. 30 Understanding Neighborhood Change

Temkin, K. and W. Rohe. 1996. "Neighborhood Change and Urban Policy," Journal of Planning Education and Research 15:3 (fall) pp. 101 - 112.

Kildee, D. 2011. "Banking on Neighborhood Stabilization," Shelterforce Winter, 2011 (p. 30 – 33)

Play "Parable of the Polygons" game. Link on Sakai

(TAKE HOME ESSAY PROMPT MADE AVAILABLE)

Oct 2. Displacement and Gentrification I (**Guest Speaker: Dr. Michael Webb, Center for Urban and Regional Studies**)

Feldman, J. “Gentrification, urban Displacement and affordable housing: Overview and research roundup,” Shorenstein Center, Harvard University.

Florida, R. “The complicated Link Between Gentrification and Displacement,” Citylab, Sep 8, 2015

Dwarka. K. 2014. “Keeping Revitalized Urban Neighborhoods Affordable,” Planning and Environmental Law 66 (4): 4-9.

History and city information section of neigh. analysis due

II. The Community Development Process

Oct. 7 Selecting Target Areas and Negotiating Entry

Bishop, A. 2002. Becoming an Ally: Breaking the Cycle of Oppression in People, pp. 109-122

Accordino, T. and F. Fasulo. 2013. “Fusing Technical and Political Rationality in Community Development.” Housing Policy Debate 23 (4) 615-642.

(Case) Medoff, P. and H. Sklar. 1994. Streets of Hope: The Fall and Rise of an Urban Neighborhood. Chapter 2: “Creating the Dudley Street Initiative,” pp. 37-66.

(TAKEHOME ESSAY ASSIGNMENT DUE)

Oct. 9 Neighborhood data collection and monitoring

Henderson, P. and D. Thomas. 2013. Skills in Neighbourhood Work, Chapter 4 “Getting to Know the Neighborhood” pp. 52-61

(Case) Treuharft, S. and T. Kingsley. 2008. Transforming Community Development with Land Information Systems, Cambridge MA: Lincoln Land Institute, pp. 1-8 & 31-37.

(Case) Medoff, P. and H. Sklar. 1994. Streets of Hope: The Fall and Rise of an Urban Neighborhood. Chapter 3: “Don’t Dump on Us,” pp. 67-88.

Oct. 14 Involving the Community I

Grodach, C. and R. Ehrenfeucht. 2016. Urban Revitalization: Remaking Cities in a Changing World, Chapter 14: “Public Participation” pp. 217-230.

(Case) Medoff, P. and H. Sklar. 1994. Streets of Hope: The Fall and Rise of an Urban Neighborhood. Chapter 4: “Planning an Urban Village,” pp. 89-113

Oct. 16 Involving the Community II (Tyler Mulligan, School of Government)

Walzer, N. and G. Hamm. 2012. “Community Visioning Initiatives,” Chapter 1 in Community Visioning Programs, New York: London.

Wates, N. 2008. The Community Planning Event Manual, Sterling, VA: Earthscan, pp. 1-45.

(Case) Rohe, William. “The Revitalization of Greater Fulton” Unpublished manuscript.

Oct. 21 Involving the community III

Lennertz, B. and Lutzenhiser, A. 2006. The Charrette Handbook Chicago, Ill.: American Planning Association, pp.1-12, 63-82 and 143-146.

(Case) Atlas, John. 2010. Seeds of Change (Chapter 13) “Atlantic Yards, the Nets and the Battle of Brooklyn,” pp. 138 – 155

Oct. 23 Developing a Community Plan

Murphy, P and J. Cunningham. 2003. Organizing for Community Controlled Development. Thousand Oaks C.A.: Sage Publications. Read Chapter 9: “Unity in Creating a Comprehensive Plan, pp. 178-199.

Atlas, John. 2010. Seeds of Change (Chapter 13) “Atlantic Yards, the Nets and the Battle of Brooklyn,” pp. 138 – 155.

Oct. 28 Financing Community Development I (**Guest lecture: Professor Tyler Mulligan, School of Government**)

Jamer, J. and J Farr. 2009. “Community Development Finance” Chapter 20 in R. Phillips and R. Pittman, An Introduction to Community Development, pp. 299-312.

“Commercial Stabilization” in the Policylink “Tool Kit”
<http://www.policylink.org/sites/default/files/commercial-stabalizing.pdf>

Oct. 30 Financing Community Development II

Green G. and A. Haines. 2012. Asset Building and Community Development. Chapter 9: “Financial Capital” pp. 189-211.

Goodspeed, R. and K. Lorah. 2015. More than Money: Civic Crowdfunding for Participatory Community Development” Planetizen Dec. 8, 2015.

Murry, John. 2015. “Denver homeless initiative would be latest to tap social impact bonds,” Denver Post

III. The Actors and Their Roles

Nov. 4 The Federal Role I: CDBG Block Grants and HOME

Rohe, W. and G. Galster. 2014. “Community Development Block Grant Turns 40: Proposals for Program Expansion and Reform” Housing Policy Debate 24 (1) 3-13.

Community Development Block Grant Program. Housing and Urban Development Reporter, Washington, DC: Bureau of National Affairs, pp. 09:011-0019.

HOME Program. Housing and Urban Development Reporter. Wash. DC., Bureau of National Affairs, 08-011, 16.

Secondary data analysis for neighborhood analysis due

Nov. 6 The Federal Role II: Fair Housing (Dr. Allan Parnell, Cedar Grove Institute?)

Gramlick, E. et.al. 2010. The Preservation Guide, Federal Housing and Homelessness Plans . . . Washington, D.C.: National Low-Income Housing Coalition pp. 1-14.

Immergluck, D. and M. Kao. 2016. “The Devils in the Details: Key Issues in Implementing the New AFFH Rule,” Shelterforce blog July 12, 2016.

Nov. 11 The State Role - State Urban Development Law and Small Cities CDBG.

Porter D. 2007. Eminent Domain: An Important Tool for Community Revitalization Urban Land Institute (pp. 1-24).

(Case) Fainstein S. and Hirst, C. 1996. “Neighborhood Organizations and Community Planning: The Minneapolis Neighborhood Revitalization Program,” Chapter 7 in, Keating et al. (eds.) Revitalizing Urban Neighborhoods pp. 96-111.

(MEETING ANALYSIS DUE)

- Nov. 13 The Role of Local Government I (Reginald Johnson, Director, Durham
Department of Community Development)
- Sirianni, C. 2007. "Neighborhood Planning as Collaborative Democratic
Design." Journal of the American Planning Association. 73(4): 373-387.
- Nov. 18 The Role of Local Government
- Mayer, N. and L. Keyes. 2005. City Government's Role in the Community
Development System. The Urban Institute (pp. 1-29)
- DRAFT PROJECT REPORT DUE**
- Nov. 20 THANKSGIVING RECESS – NO CLASS
- Nov. 25 The Role of Non-profits I
- Rubin, H. 2000. Renewing Hope within Neighborhoods of Despair: The
Community Based Development Model. Albany NY: Suny Press (Chap. 1 & 2)
pp. 1-42.
- Greenberg, et al. 2014. "The Promise of Comprehensive Community
Development." MDRC. pp. ES 1 - ES 14.
- (Cases) Rohe, W., R. Bratt and P. Biswas. 2003. "Learning from Adversity."
Shelterforce 25:3, pp.8-11.
- (NEIGHBORHOOD ANALYSIS DUE)**
- Nov. 27 The Role of Non-profits II (**Guest Speaker?**)
- Chaskin, R. and M. Karlstrom. 2012. Beyond the Neighborhood: Policy
Engagement and Systems Change in the New Communities Program, MDRC:
N.Y. pp. 1-10
- Scally, C. 2013. "Restoring Confidence in the CDC Model," Shelterforce, July 17.
- Dec. 2 Student Project Presentations
- Dec. 4 Student Project Presentations
- (REVISED PROJECT REPORT OR PAPER DUE)**

COURSE GRADING

Take Home Essay	25%	Due Sept 30
Meeting Analysis	15%	Due Nov. 11
Neighborhood Reconnaissance (Final report)	25%	Due Nov. 25
Neigh. history and city information (parts 1 and 2)		Due Sept. 25
Neigh. secondary data (part 3)		Due Nov. 4
Project Evaluation or Term Paper	25%	Due Nov. 18 / Dec.4
Class Participation	10%	

The first exercise will involve attending, describing and critically analyzing a public meeting on neighborhood revitalization.

The second exercise will be done in small teams and will involve selecting and researching a neighborhood in the triangle area or a 20-page paper on a topic relevant to the course.

The third exercise will ask you to develop and present your own perspective on the goals and objectives of community development.

ATTENDANCE POLICY

Much of the learning associated with this course will take place in in-class discussions and exercises. Thus, the instructor reserves the right to lower grades based on unexcused absences or lack of participation in class discussions.

INCOMPLETE POLICY

It is the policy of the Department of City and Regional Planning to grant incompletes only in the event of a medical or personal emergency.

HONOR CODE

“The Honor Code represents UNC-Chapel Hill students' commitment to maintain an environment in which students respect one another and are able to attain their educational goals. As a student at Carolina, you are entering a community in which integrity matters--integrity in the work you submit, and integrity in the manner in which you treat your fellow Carolina community members.” <http://newstudents.unc.edu/content/view/24/77/>