

Graduate School of Public and International Affairs  
University of Pittsburgh  
Fall 2009

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## PIA 2705 Neighborhood and Community Development

Wednesday, 6:00 – 9:00 p.m.  
Class # 21428  
3600 Posvar Hall

Office hours: Monday, 9 – 11 a.m.  
Wednesday 3 – 5 p.m. and  
by appointment

The concept of neighborhoods in cities has had many meanings and understandings over time. The neighborhood can be interpreted as a spatial, social, political, racial, ethnic, or even, economic unit. How have urban neighborhoods changed? What has been the impact of local, state and federal policies on neighborhoods over time? What role has and does community development play in neighborhood development? How and why have neighborhoods declined? How have neighborhoods revitalized?

This course focuses on neighborhoods and community development largely in the North American urban context over the post World War II period, with some international comparisons. The course will introduce students to the dynamics of neighborhood change, with an emphasis on *tools* for analyzing neighborhood development and change and *policies* that have helped shape and transform urban neighborhoods.

### Learning Objectives

1. Understand theories of neighborhood and community development and how they have been/are applied to urban planning, policy, and practice.
2. Understand specific urban policies over the 20<sup>th</sup> and 21<sup>st</sup> century and how they have helped to shape the urban environment as it affects neighborhood and community development.
3. Apply microeconomic theory to neighborhood development, especially for labor and capital markets, migration, workforce development, and regional development.
4. Link neighborhood development to environmental issues concerning sustainability, urban sprawl, and New Urbanism.
5. Understand the historical, political and institutional framework in which neighborhoods organize and plan community development.
6. Use techniques, such as GIS, simple descriptive statistics, literature reviews, and others to describe and analyze neighborhood development and change in one specific place.

**Requirements:** Readings, class participation, neighborhood project, and final exam.

This is an introductory graduate course. There are no course prerequisites. Students are required to attend class, complete all readings, and complete the neighborhood project. ***Required reading can be heavy, especially in the beginning of the term.*** There will be a take home final exam.

**Grading:**

1. *Class participation (5%)*: The expectation is that students in the class will complete the required reading and attend class ready to discuss it and other issues related to the course. All must actively participate in the class.
2. *Weekly question (10%)*: Each week, all students will email the instructor one question related to that week's reading. The question is due by Tuesday at noon, the day before class. These will be incorporated into the class discussion.
3. *First neighborhood project assignment (20%)*: Midway through the course students will complete the first assignment for the neighborhood project. Students will select one neighborhood for analysis.
4. *Final neighborhood project (30%)*: Building on the first assignment, students will complete additional analysis on their chosen neighborhood. The final project for this include both a written report and class presentation.
5. *Final exam (35%)*: The final exam will be a take home.

**Readings:*****Recommended book:***

James DeFilippis and Susan Saegert (eds.), *The Community Development Reader*. New York and London: Routledge, 2008.

***Required readings:***

The book will be on reserve in the GSPIA library later this term. Most other readings will be available on Courseweb and are also available through Pitt's electronic journals, available as "E-journals" on the ULS web site. You can even read paper copies of journal articles by going to the GSPIA library, where most of these journals are in the back of the library, arranged alphabetically. Also, as a University of Pittsburgh student, you have access to a number of extremely helpful databases. If you are not familiar with any of these services, please visit or call the GSPIA library (412 648 7575) for assistance.

**Neighborhood Project:**

The description of the Neighborhood Project and the first and final assignments for it are attached. You may select any neighborhood you wish, but please confer with the instructor and, for international locations, confirm the availability of data.

***For students with disabilities:*** If you have a disability for which you are or may be requesting an accommodation, please contact me (see above) and the Office of Disability Resources and Services (DRS), 216 William Pitt Union, (412) 648-7890 or (412) 383-7355 (TTY) as early as possible. We will make reasonable accommodations for this course.

## PIA 2705: NEIGHBORHOOD AND COMMUNITY DEVELOPMENT

### Weekly Schedule, Fall Term 2009

2 September	Class introduction: What are neighborhoods? How do we study them?
	<i>Guest speaker: independent filmmaker Chris Ivey and showing of East of Liberty: The Fear of Us.</i>
9 September	Remaking urban renewal: What are our neighborhoods like?
16 September	Policy context for neighborhood and community development, Part 1.
23 September	Policy context, Part 2, and the G20
	<i>Submit your choice of neighborhood/area for class project and description</i>
30 September	Intersecting views on neighborhood development and community changes from politics and economics
7 October	The community development corporation
	<i>Guest speaker: Ernie Hogan, East Liberty Development Corporation</i>
14 October	Neighborhood indicators and community change
	<i>Guest speaker: Robert Gradeck, University Center for Social and Urban Research, University of Pittsburgh</i>
21 October	The neighborhood in the region
	<i>First assignment due in class.</i>
28 October	Economic development policies and neighborhood planning.
	<i>Guest speakers: Joy Abbott, Asst Director, Development &amp; Design and Justin Miller, Planner I, Department of City Planning, City of Pittsburgh</i>

**Happy Halloween!**

4 November	New Urbanism, Smart Growth and affordable housing – impacts on neighborhoods
11 November	Affordable housing policy -- impacts on neighborhoods and current debates
18 November	Immigration and neighborhoods
(25 November—Thanksgiving break)	
2 December	Towards new directions in neighborhood revitalization
<i>Final exam distributed today.</i>	
9 December	Neighborhood project final presentation
<i>Final project due in class today.</i>	
16 December	Neighborhood project final presentation
<i>Final exam due in class</i>	

***Useful web pages:***

Congress for the New Urbanism: [www.cnu.org](http://www.cnu.org)

Google Earth, [earth.google.com](http://earth.google.com)

Neighborhoods USA, [www.nusa.org](http://www.nusa.org)

Planetizen, the Planning and Development network: [www.planetizen.com](http://www.planetizen.com)

Pittsburgh Community and Neighborhood Information System: [www.pghnis.pitt.edu](http://www.pghnis.pitt.edu)

Pittsburgh Partnership for Neighborhood Development: [www.ppnd.org](http://www.ppnd.org)

U.S. Department of Housing and Urban Development, [www.hud.gov](http://www.hud.gov)

Community Problem Solving Project at MIT – [www.community-problem-solving.net](http://www.community-problem-solving.net)

## WEEKLY READINGS, PIA 2705, FALL 2007

### **Week 2: Remaking urban renewal – what are our neighborhoods like? Case studies of gentrification and focus on the East Liberty neighborhood in Pittsburgh.**

#### Required Readings:

Lance Freeman. (2005). "Displacement or Succession?: Residential Mobility in Gentrifying Neighborhoods," *Urban Affairs Review*, 40, no. 4: 463-491.

James DeFilippis and Susan Saegert, "Communities Develop: the Question is How?" Chapter 1 in DeFilippis and Saegert.

W. Dennis Keating. (1999). "Federal Policy and Poor Urban Neighborhoods." Chapter 2 in *Rebuilding Urban Neighborhoods: Achieving Opportunities and Limits*, W.D. Keating and N. Krumholz (eds.)

Read Jason Witmer's story on urban renewal in East Liberty at:  
<http://alleghenyfront.org/transcript.html?storyid=200607181136190.527851>  
 or listen to it on NPR: <http://www.npr.org/templates/story/story.php?storyId=5544607>

Recommended: The *Pittsburgh Post-Gazette* did a series of articles on urban renewal in East Liberty in 2000:

1. Dan Fitzpatrick, "The Story of Urban Renewal," May 21, 2000
2. Dan Fitzpatrick, "East Liberty Then: Initial makeover had dismal results," May 23, 2000:
3. Teresa F. Lindeman, "The Land That Retail Forgot," May 24, 2000:

### **Week 3: Policy context for neighborhood and community development, Part 1**

#### Required Readings:

Robert A. Beauregard, "Federal Policy and Postwar Urban Decline: A Case of Government Complicity?" *Housing Policy Debate* 12, no. 1 (2001): 129-151.

Alice O. Connor, "Swimming Against the Tide: A Brief History of Federal Policy in Poor Communities," Chapter 2, pp. 9-27, in DeFilippis and Saegert.

William M. Rohe. 2009. "From Local to Global: One Hundred Years of Neighborhood Planning," *Journal of the American Planning Association*, 75,2 (Spring): 209-230.

### **Week 4: Policy context for neighborhood and community development, Part 2**

#### Required Readings:

James DeFilippis, "Community Control and Development: The Long View," Chapter 3 in DeFilippis and Saegert.

Robert Sampson, "What 'Community' Supplies," Chapter 19 in DeFilippis and Saegert.

Alfonso Morales, "Public Markets as Community Development Tools," *Journal of Planning Education and Research* 28/4: 426-440.

*Remember—this week -- Submit your choice of neighborhood/area and description*

## **Week 5: Intersecting views on neighborhood development and community change from politics and economics**

### Required Readings:

Wim Wiewel, Michael Teitz, and Robert Giloth, "The Economic Development of Neighborhoods and Localities," Chapter 11 in DeFilippis and Saegert.

Tama Leventhal, Jeanne Brooks-Gunn, and Sheila Kamerman, "Communities as Place, Face, and Space: Provision of Services to Poor, Urban Children and their Families, Chapter 12 in DeFilippis and Saegert.

Michael Rich, Michael Giles and Emily Stern, "Collaborating to Reduce Poverty: Views from City Halls and Community-Based Organizations," Chapter 15 in DeFilippis and Saegert.

Robert Fisher, "Neighborhood Organizing: The Importance of Historical Context," Chapter 22 in DeFilippis and Saegert.

## **Week 6: The community development corporation**

### Required Readings:

John T. Metzger, "Remaking the Growth Coalition: The Pittsburgh Partnership for Neighborhood Development," Economic Development Quarterly 12, no. 1 (February 1998): 12-29.

William Rohe, Rachel Bratt and Protip Biswas, "Learning from Adversity," Chapter 7 in DeFilippis and Saegert.

Xavier de Souza Briggs, "Community Building: new (and Old) Lessons about the Politics of Problem-solving in America's Cities," Chapter 4 in DeFilippis and Saegert.

Randy Stoecker, "The CDC Model of Urban Development: A critique and an alternative," Chapter 36 in DeFilippis and Saegert.

### Recommended:

Norman Glickman and Lisa Servon, "More than Bricks and Sticks," Chapter 6 in DeFilippis and Saegert.

## **Week 7: Neighborhood indicators and community change**

### Required Readings:

Amy E. Hillier, Dennis P. Culhane, Tony E. Smith, and C. Dana Tomlin, "Predicting Housing Abandonment with the Philadelphia Neighborhood Information System," *Journal of Urban Affairs* 25/1: 91-106.

Sarah Elwood and Helga Leitner, "GIS and Spatial Knowledge Production for Neighborhood Revitalization: Negotiating State Priorities and Neighborhood Visions," *Journal of Urban Affairs* 25, no. 2 (2003): 139-158.

Introduction to Pittsburgh Neighborhood and Community Information System, [www.pghnis.pitt.edu](http://www.pghnis.pitt.edu)

Sherry Arnstein. (1967). "A Ladder of Citizen Participation," *Journal of the American Institute of Planners (July)*: 216-224.

Recommended: U.S. Bureau of the Census, [www.census.gov](http://www.census.gov). Go to American Fact Finder on the Census page, type in your street address and learn some simple demographic/economic/housing data on your Census tract. Plan to discuss what you've found.

Sarah Treuhaft, *The Democratization of Data: How the Internet is Shaping the Work of Data Intermediaries*, IURD Working Paper 2006-3. Institute of Urban and Regional Development, University of California, Berkeley, 2006.

### **Week 8: The neighborhood in the region**

#### Required Readings:

Michael B. Teitz, "Neighborhood Economics: Local Communities and Regional Markets," *Economic Development Quarterly*, 3, no. 2 (May 1989): 111-122.

William T. Dickens "Rebuilding Urban Labor Markets: What Community Development Can Accomplish?" Chapter 9, pp. 381-435, in Ferguson and Dickens.

#### Required Readings:

Alison Gilchrist, "Community development in the UK -- possibilities and paradoxes," *Community Development Journal*, 38 (January 2003): 16-25.

Anne C. Kubisch et al., "Strengthening the Connections between Communities and External Resources," chapter 38 in DeFilippis and Saegert.

### **Week 9: Economic development policies and neighborhoods**

#### Required Readings:

Peter Eisinger, "The Politics of Bread and Circuses," *Urban Affairs Review* 35, no. 3 (January 2000); 316-334.

Sabina Deitrick, "The Post Industrial Revitalization of Pittsburgh: Myths and Evidence," *Community Development Journal* 34, no. 1 (January 1999): 4-12.

Greg Smith, "Religion, and the rise of social capitalism: the faith communities in community development and urban regeneration in England," *Community Development Journal*, vol. 37 (April 2002): 167-177.

Karien Dekker and Ronald Van Kempen, "Places and Participation: Comparing Resident Participation in Post-WWII Neighborhoods in Northwest, Central and Southern Europe," *Journal of Urban Affairs* 30/1: 63-86.

### **Week 10: New Urbanism, Smart Growth, and affordable housing**

#### Required Readings:

Sabina Deitrick and Cliff Ellis, "New Urbanism in the Inner City: A Case Study of Pittsburgh, Pennsylvania," *Journal of the American Planning Association* 70 (Autumn 2004).

Stephanie Bothwell et al, "Restoring Community through Traditional Neighborhood Design: A Case Study of Diggs Town Public Housing," *Housing Policy Debate* 9 (1998): 89-114.

Anthony Downs, "Smart Growth: Why We Discuss It More than We Do It," and Fernando Costa, "Comment," *Journal of the American Planning Association*, 71,4 (Autumn 2005): 367-380.

Rolf Pendall, Arthur C. Nelson, Casey J. Dawkins, and Gerrit J. Knaap, "Connecting Smart Growth, Housing Affordability, and Racial Equity," Chapter 10, pp. 219-246 in Xavier de Souza Briggs (ed), The Geography of Opportunity: Race and Housing Choice in Metropolitan America. Washington, D.C.: Brookings Institution, 2005. (copies to be available from Joyce Valiquette)

To be shown in class today: Lincoln Institute of Land Policy video: *Making Sense of Place – Cleveland: Confronting Decline in an American City*.

Recommended:

Congress for the New Urbanism: [www.cnu.org](http://www.cnu.org)

**Week 11: Affordable housing policy – impacts on neighborhoods and current debates**

Required Readings:

Susan Saegert, Desiree Fields, and Kimberly Libman. (2009). Deflating the Dream: Radical Risk and the Neoliberalization of Homeownership," *Journal of Urban Affairs* 31/3: 297-318.

David Imbroscio. (2008). "(U)nited and Actuated by Some Common Impulse of Passion": Challenging the Dispersal Consensus in American Housing Policy Research," *Journal of Urban Affairs* 30/2: 111-130.

Comments to Imbroscio:

1. Xavier de Souza Briggs. (2008). "Maximum Feasible Misdirection: A Reply to Imbroscio," *JUA*: 131-137.
2. John Goering and Judith Feins. (2008). "Social Science, Housing Policy, and the Harmful Effects of Poverty," *JUA*: 139-148.
3. Imbroscio, "Rebutting Nonrebuttals: A Rejoinder to My Critics," *JUA*: 149-154.

**Week 12: Immigration and neighborhoods**

Required Readings:

Deborah G. Martin and Steven R. Holloway. 2005. "Organizing diversity: scales of demographic change and neighborhood organizing in St. Paul, Minnesota, 37: 1091-1112. *Environment and Planning A*

Peer Smets, "Living apart or together? Multiculturalism at a neighborhood level," *Community Development Journal* 41,3 (July 2006): 293-306.

Justus Uitermark, "'Social Mixing' and the Management of Disadvantaged Neighborhoods: The Dutch Policy of Urban Restructuring Revisited," *Urban Studies* 40, no. 3 (2003): 531-549.

H.V. Savitch and Paul Kantor, "Urban Strategies for a Global Era: A Cross National Comparison," *American Behavioral Scientist* 46, no. 8 (April 2003): 1002-1033.

**Week 13: Towards new directions in neighborhood revitalization – Readings to be announced.**



**Weeks 14 and 15: Neighborhood analysis and projects: Final presentations.**