1. CREATING SPECIAL "ZONES" WITHIN CITIES

Re-thinking the Red Zone
Serena Kataoka University of Victoria
Warren Magnusson University of Victoria

On the edge of the Asia-Pacific Rim and at the bureaucratic centre of the province of British Columbia is a mid-sized city that has been characterized as "postmodern" because its organizational unit is the neighbourhood. The City of Victoria is an urban agglomeration whose thirteen neighbourhoods each have their own quaint "downtown," and whose Downtown is just another neighbourhood. But despite the rhetorical equality of the neighbourhoods, Downtown Victoria is more than just another neighbourhood. On the one hand, it is the symbolic heart of the city – a go-ahead zone for 'visitors' from local and distant neighbourhoods who work, shop and stroll there. Furthermore, it is an area whose significance as a gathering and ceremonial place for local indigenous peoples is often forgotten. On the other hand, it is occupied by the street scene and thus marked by the criminal justice system as the Red Zone – a no-go zone for those convicted of soliciting sex or drugs. Our purpose in this paper is to explore the way that the Downtown Victoria neighbourhood has been "zoned" politically through historical ceremonies, media treatments, planning processes, architectural innovations, and court orders. Our theme is that "red zoning" is the obverse of more prosaic zoning, and that both reflect a particular way of thinking about urban possibilities. We want to show that the Downtown neighbourhood, the Red Zone, could be otherwise conceived as a zone of multiple urbanities, which enable new sensitivities.

Creating Everyday Neighborhoods from City Nowhere Zones
Catherine Ross Georgia Institute of Technology

This paper is a case study of the proposed sale of City Hall East in Atlanta, Georgia for private development. It proposes a new redevelopment approach for those places that fall outside of, or between, the major growth districts of cities. We refer to these places as "urban nowhere zones" and outline a framework that serves as a prototype for their revitalization. We refer to this framework as Everyday Neighborhoods. City Hall East is located between the major growth areas in the City of Atlanta. It is an underperforming area, lacking in character and identity and serving as a divider between communities. There are other" urban nowhere zones" in Atlanta and almost every American city has similar places. The framework for everyday neighborhoods was developed by students and faculty at Georgia Institute of Technology in Atlanta, Georgia in a studio class conducted in the spring of 2004. The framework contains six essential elements:
Elements of Everyday Neighborhoods
1. They are mixed-use communities where residents can live, work and play.
2. They are pedestrian-friendly and transit-oriented and can travel to and from the neighborhood without owning a car.
3. They are lifecycle communities where persons can reside in the neighborhood throughout their lives and age in place.
4. They promote sustainability by ensuring that necessary environmental cleanups are undertaken, stormwater is controlled on-site, and by incorporating green building practices and green infrastructure.
5. They promote equity and social mobility by successfully connecting persons of all income levels within the community, by ensuring that existing residents are not displaced by new development, and that new economic development helps to meet the employment needs of existing residents.
6. They make use of good urban design to enhance their identity and to maximize the value and long-term appeal of physical improvements.

Sense of Community and the Urban Environment in San Francisco
Rocco Pendola San Francisco State University
Sheldon Gen San Francisco State University

Creating "community" has long been a goal of urban planners. While such rhetoric abounds in planning circles, what it all means is unclear. This paper reviews the community psychology and urban planning literature, defining sense of community within the context of how the built environment might facilitate or impede it. We then present our research, which compared sense of community in four San Francisco neighborhoods. Results indicate that respondents in neighborhoods exhibiting characteristics of a Main Street Town (Bernal Heights and West Portal) have significantly higher sense of community than a traditional, high-density San Francisco neighborhood (Nob Hill). We close by furthering the dialogue, as it relates to sense of community by addressing an emerging issue in the academic literature on planning and

New Urbanism. Is the ideal of community an appropriate goal for planners, New Urbanists, and others; or as McMillan and Chavis asked two decades ago: "How can communities be developed that value tolerance and acceptance of outsiders while maintaining their own cohesion and purpose?" (Chavis and Newbrough 1986, 335). In our increasingly diverse and rapidly urbanizing society, an ideal (sense of community) that stresses "conformity" and "shared values" may appear dated and possibly inappropriate. Future theoretical and empirical research should focus on integrating sense of community and competing visions, such as Young's (1990) ideal of city life, which stresses "social differentiation without exclusion" (p. 238) as one of its core components, as we strive to build places that are socially stable, invigorating, and inclusive. Academics and planners should leave the presentation asking themselves a few questions, in particular: 1) To what extent does urban form influence social behavior; 2) Should we even be attempting to influence social behavior; and 3) If we should, what outcomes are appropriate considering local, regional, and national circumstances and trends?

2. TRANSIT AND URBAN ARCHITECTURE

Growing pains: transit priority and intensification in a Toronto corridor
Nik Luka University of Toronto

The St Clair West corridor sits in midtown Toronto, focused on a 'main street' that was originally built up in the early 20th century as a boulevard with a streetcar right-of-way. St Clair remains for much of its length a classic 'streetcar suburb': a mixed retail-residential avenue passing through a series of stable neighborhoods housing a wide range of socio-economic groups. Its robust and vibrant retail 'Main Street' character is however pocked by stretches of rapid business turnover and high vacancy rates, while at the 'uptown' end of the corridor a former industrial site is now yielding to big-box retailing and 'New Urbanist' style infill subdivisions.This paper gives an overview of three transformations that have been playing out in this part of Toronto over the past 10 years following a forced municipal amalgamation and the creation of a new unified Official Plan. First, a major revamping of the street itself to create a designated right-of-way for public transit is now underway. This both captures and operationalizes a major planning thrust in Toronto and Ontario to intensify existing urban districts while limiting sprawl in the context of a newly-designated regional Greenbelt. Second, a local concern became a city-wide policy issue that sent ripples through planning circles following a 2004 ruling by the Ontario Municipal Board (OMB) recognizing drive-through facilities as a distinct land-use incompatible with residential areas. Finally, the Wychwood Carbarns project involves the adaptive reuse of an industrial site (a former streetcar maintenance yard) for a mix of non-commercial uses as an indoor-outdoor public space but also including low-cost live/work studios for local artists. Debates over the three transformations - perhaps best described as acute 'growing pains' - are discussed here as embodying the state of the debate over planning, intensification, neighborhood rejuvenation, and curbing sprawl in this rapidly-swelling metropolitan region of five million.

Historical Events Influences On Iranian Urban Construction and Architecture
Narciss M. Sohrabi Esfahan Art University

Among the historical events in Iran for of there ,such as appearance of Islam(caused change of religion and culture),Mongol invasion(caused a great ruination and destruction) formalization of skis and formation of safavi government (religious unity)a tendency toward west (more than tendency toward modernism),had great effect on this country.Since architecture and urban construction are the result of the culture of a place they emerged , therefore these four events have unfenced Iranian architecture and urban construction a lot and caused its change and evaluation. In this article we touch the effects (influences) of historical events on formation of Isfahan   architecture and urban construction. Since many government   capitals during the post-islamic era , such as Ali-ziyar,Ale bouye , Saljoughian and Safavian(contemporary to middle ages and renaissance).The most powerful of which were Saljoughian and Safavian, were established in isfahan , it is considered of great importance. Isfahan is one of the most significant centers of architecture and urban construction centers of architecture and urban construction in Iran ,through the post- Islamic period and its establishment goes backs to pre-islamic era and many evolutions (reformations) in Iranian architecture and urban construction, such as structures having four porches (loggias) and vaulted post Islamic mosques, aforethought urban plan without forces(the development of city of Isfahan in Safavi period was performed thought designing tow natural axis of zayandeh-rood and artificial axis of chahar-bagh) have been started here and the most abiding Iranian architectural master pieces such as antique Iranian architectural masterpieces such as Aghigh jame mosque and naghash-e-jahan square complex are situated in isfahan considering these issues ,identifying architecture of iafahan is initial in recognition.

Chandigarh's Neighbourhoods - Concept Evaluation
Bipin Malik Chandigarh College of Architecture

Le Corbusier's design for the city of Chandigarh (which was to accommodate 1,50,000 people in its first phase) consisted of 30 Neighbourhoods generally of 1200 mtsX800mts dimension, distributed along the "Cosmic Cross" within a Square. Ritual was codified in "Silpa-Sastra's" for indian layout of cities, but Le Corbusier who in 1949 was involved in Pilot Plan of "Bogota" had applied first time his principles of "Urban Sectors" in terms of city plan which he repeated just after nine months in Chandigarh. Idea perhaps related back to 1938 while he was working on Master Plan of Buenos Aries and 'Neighbourhood unit' was influenced by 'Cuadra' of Spanish towns. Here in Chandigarh, Le Corbusier set out his principles in his Statued of Land where he defined neighbourhood (sector) unit as "The key of modern urbanism is 'the Sector' which is a container of family life (24 solar house: night and day). The contents being from 5,000 to 20,000 inhabitants (approx). group. The fundamental principle of the sector is that never a door will open on the surrounding V-3s: precisely the four surrounding V-3s must be separated from the sector by a blind wall all along. In consequence, the influences , which have fashioned out body and spirit; and man is no exception to this general rule. Our towns have snatched men from essential condition, starved them, embittered them, crushed them and even sterilized them …unless the conditions of nature are reestablished in man's life; he cannot be healthy in body and spirit). This expression of Le Corbusier needs to be evaluated in the present context and analyzed to have a correction in the same spirit so that quality of life for the poorest of poor and city which has to free itself from the tradition of past remains vitalized.

3. INSTITUTIONAL ROLES IN COMMUNITY DEVELOPMENT

Empowering Neighborhoods: from Perception to Participation
Su Chong Chuang Toko University

In Taiwan, large amount of resources have been allocated to local governments for the purpose of empowering and building neighborhoods in the past decade. The devolution to the community level to some extent represents an increasing governance by the citizenry. However, comparatively few residents participate in such neighborhood-empowering programs, which result to a very limited programmatic outcome. This paper thus is to analyze the relationship between the perception of neighborhood-empowering by local residents and their civic participation within the context of a community-development program. Based on a survey among certain communities in Chia-Yi city, a 300-year old city located in South Taiwan, the author examines the link between residents’ perceiving neighborhood-empowering and their participation in related programs. The perception variable consists of dimensions as neighborhood identity; social capital; and the know- how of neighborhood-empowering. The participation variable includes two concepts as willingness to participate; and action to participate. This study is expected to provide strategies and policy suggestions to those who involve in developing dynamic mechanisms to drive participation for empowering and marketing neighborhoods.

Neighbourhood-based social work and social incorporation in Europe
Evelyne Baillergeau University of Montreal & University of Amsterdam

Since the late 1980s, many governmental bodies have expressed growing concerns about persistent concentrations of poverty within the European cities. Since the early 1990s, significant shifts have been introduced into national and local social policies so as to tackle the new challenge of so-called urban deprived areas in many European countries. As a result a wide diversity of professionals has had to adapt to the new policy framework and develop new professional knowledge and know-how at the neighbourhood level. Among these professionals community workers have received renewed attention among policy-makers and strengthening social cohesion in divided communities has become an important task for them along the last few years. The paper is based on sociological and historical research into social and community work practices at the neighbourhood level in a number of European countries (The Netherlands, Belgium and France primarily) and shows the emergence of a new occupational group among social workers with the neighbourhood as a central focus. This group consists of both community workers with a rather high level of education and a long experience of social ties building and new forms of low-skilled social workers, mainly recruited among young unemployed residents of the deprived neighbourhoods in question. Moreover, the paper invites to consider the discussion about the neighbourhood as a scale of social incorporation in a new light.

Neighborhood Leadership Training: Does it Impact Neighborhood Social Capital
Gina Weisblat Cleveland State University

This paper will evaluate the effectiveness of neighborhood leadership training, using a collaborative leadership approach, in creating social capital and promoting its effective use within distressed communities. Specifically, the hypothesis being tested is whether leadership training of self-selected leaders can build social capital skills and whether those skills can be used toward revitalization of distressed communities. Current trends in community building and neighborhood revitalization favor the investment of individuals who dwell within those neighborhoods. Commitment from those individuals can provide an asset base for aspiring neighborhoods. Leadership that involves community members and draws upon their roots, sharing in the management, direction, and evaluation of the work, are characteristics that define the style known as "collaborative leadership". Human capital is akin to potential energy, defined as "the knowledge, skills, and competencies…embodied in individuals that are relevant to economic activity" (Schuller, 2001). Social capital is the kinetic energy: "… features of social organization such as networks, norms, and social trust that facilitate coordination and cooperation for mutual benefit" (Putnam,1993). Human capital may be easily measured, and is accrued in traditional ways (e.g., schooling, community status, economic success). Social capital is not so easily assessed, nor is it clear how it develops in neighborhoods. The literature supports the notion that human capital increases one's ability to utilize social capital. This research will collect data via telephone surveys and focus groups, and preliminary findings will be presented at the conference. The outcome has practical applications for Neighborhood Leadership Cleveland, a university-based structured program which trains self-identified grassroots leaders on the art of collaborative leadership. NLC asserts that training and educating potential leaders can promote application of capital in the community. These leaders can in turn unlock the "potential energy" of their communities, ultimately providing a base for neighborhood-led transition in communities of need.

Is there hope for neighbourhood organisations in Mexico City? The case of *Ajusco.*
Arturo Flores National Autonomous University of Mexico

A wide range of schemes aiming at involving the average citizen in decision making processes have been carried out since the approval of the 1998 Mexico City participatory legislation. However, the outcome of such practices remains questioned, as it seems that the legislation contributes to have atomised neighbourhood committees with very poor results within the territories where these structures operate. But is there a feasible way in which neighbourhood organisations could assemble to have a real impact on the issues that affect citizens' daily lives? The aim of this paper is to show that the articulated actions of several neighbourhood groups, NGOs and academic institutions can contribute to solve such problems as those dealing with security or traffic. Ajusco's experience represents a viable manner in which neighbourhood participatory bodies can organise and truly empower to solve local issues notwithstanding the characteristics of the prevailing legal framework.

4. SPATIAL LOCATION OF MINORITY AND FEMALE-OWNED BUSINESSES

Inner-City Entrepreneurs: "Doing Good" and "Doing Well"
Daniel Monti Boston University
Andrea Ryan Boston University

One unheralded yet attractive path to reviving inner-city economies is entrepreneurship. While entrepreneurship and small business development are garnering increased attention as vehicles for economic development, the lessons are only sparingly applied to the predominantly minority men and women doing business in the inner city. Learning more about who they are, how they grow their ventures, and how they relate to their communities has special significance—not just for them, but for all of us. Overlooking these businesspeople as vital civic, social and economic actors causes us to miss important ways to foster the strength and prosperity of the inner city and the people who live there. Our study is the first to explore how well current theories about entrepreneurs and firm growth are supported when applied to minority and female-run entrepreneurial ventures inside urban settings. We adopt a multi-disciplinary, multi-method panel study to track cohorts participating in a Boston area technical assistance program for existing ventures that want to grow called InnerCity Entrepreneurs (ICE). For this report, we draw from survey and interview data collected on the first two cohorts of 29 entrepreneurs. This study illustrates the many roles that individual, firm and community factors play in the growth of inner-city enterprises. Most of the ICE entrepreneurs do not fit the classic profile of "traditional" businessmen and women who are primarily, perhaps even exclusively, focused on the bottom line. Nor are they creating ventures solely to bring about some social good. Their ventures are best described as "hybrids" in that they play out both the entrepreneur's need to focus on the bottom line and the socially-minded activist's desire to make the community better. In this report, we begin to describe these people and the enterprises they own and manage for the first time.

Captive Consumers, Captive Labor: Retail Groceries in Migrant Neighborhoods
Marc Doussard University of Illinois at Chicago

The rapid growth of migrant ethnic neighborhoods in many U.S. cities has created new neighborhood economies that researchers are only beginning to understand. One of the more striking aspects of these economies is the swift growth of mid-size grocery stores within them. To those familiar with the academic literature on the grocery industry, this growth is surprising. This literature, which emphasizes the industry's withdrawal from many poor urban neighborhoods, would treat the growth of migrant-neighborhood grocery establishments as a boon to the retail and consumption economies of these neighborhoods (see Pothukuchi 2005, Ferguson and Abell 1998, Porter 1995). By contrast, I argue that the growth of mid-size retail groceries reflects migrant ethnic neighborhoods' continued exclusion from the broader urban economy. My research demonstrates that these stores have expanded due to their access to workers and customers who are marginalized from Chicago's primary economy. Understanding retail-grocery growth thus requires us to view migrant-neighborhood economies simultaneously as sites of consumption and as sites of employment – a sharp contrast to the existing literature on neighborhood retail (see again Porter 1995). I will begin by briefly reviewing the growth of migrant neighborhoods and migrant-neighborhood groceries in Chicago. Drawing upon interviews with owners, managers and employees conducted in mid-2005, I will demonstrate that these groceries occupy an industry niche characterized by intense cost-based competition, non-enforcement of labor laws, and ready access to neighborhood workers whose ability to contest poor working conditions is compromised by a lack of legal immigration status. I will conclude by arguing that the expansion of these groceries has thus been driven not by the extension of the mainstream economy into migrant neighborhoods, but rather by the existence of a parallel economy – in terms of consumer demand, labor supply and business practices – in these neighborhoods.

The Suburbanization of Minority Business Enterprise
Scott Cummings Saint Louis University

This study examines trends in the geographic location of African American business enterprises in the fifty largest metropolitan areas in the United States. The survey of Minority-Owned Business Enterprises conducted by Department of Commerce has been conducted every five years since 1976. Longitudinal data from the survey are examined showing trends in the geographic location of African American business enterprises. Data show that African American firms are increasingly locating outside the central city. African American firms locating in the suburbs report more employees, are larger, and generally show higher rates are profitability than their counterparts remaining in the central city. Implications of the findings for urban and community development policy are discussed and analyzed.

Survival of the Traditional Thai Locality:The Vending Neighborhood as Image of the ContemporaryCity
Paisarn Tepwongsirirat Chiang Mai University

Like many cities worldwide, Thai cities have experienced the benefits of globalization while suffering a loss of the sense of locality. Nowhere is this more evident than in Thailand's vending landscape. New megamalls and the never-ending mushrooming of franchised outlets have tended to replace old-styled wet markets and traditional mom-and-pop corner stores, and have changed urban shopping. These elements operate side-by-side, and sometimes in conflict with the traditional Thai street vending. Nevertheless, street vendors have managed to maintain their special place in Thai society and provide an alternative to corporate merchandising. Vending settlements resemble Thai village settlements and serve as symbols of nostalgia to Thai people. In modern day cities, street vendors gather to become nodes of communal lives for surrounding neighborhoods. This gives the vending colonies 'meaning of place' to the city. Moreover Thais see their cities as a 'patchwork of named places' and the activities therein, rather than as a street system like cities in America. Hence, vending neighborhoods have become the 'image of the city' that city dwellers and even visitors perceive. This cultural element from the past is highly adaptive and street-smart. Vendors survive the flood of global forces by negotiating the new urban cultures, such as changing ways of life, changing environments, and the changing attitudes of people. Vendors pick up the new trends in commodities and even modern ways of commercial trade, such as branding and franchising. Of necessity, they have developed survival tactics to resist the State's attempt to rid them as part of cleaning up (Westernization) the sidewalk environment. As scholars worldwide have raised concerns about "the accelerating erosion of place" due to globalization, street vendors in Thailand illustrate how the clash

between the local and the global result in a practical fusion between the two, maintaining the Thai sense of place.

Gendered Space: Where do women high technology entrepreneurs locate?
Heike Mayer Virginia Tech

The number of women starting and owning their own businesses increased dramatically over the last couple of decades. Women business owners are the fastest growing population of entrepreneurs in the United States. Between 1997 and 2004, the growth in the number of majority women-owned businesses was nearly two and half times the rate of all U.S. privately-held firms and employment in these firms grew more than three times faster according to the Center for Women's Business Research. Traditionally female entrepreneurs founded businesses in the retail and service sector but increasingly women establish ventures in non-traditional industries such as high technology services and manufacturing (Langowitz, 2003; Center for Women's Business Research, 2004). Brush et al. (2004) call these entrepreneurs the "new generation of women entrepreneurs." There are few studies researching women-owned businesses in general (Brush, 1992; Baker, Aldrich, & Liou, 1997), and almost no attention has been paid to female entrepreneurs in high technology. This paper addresses this shortcoming. I investigate the general trends in female high technology entrepreneurship. In addition the paper examines how the spatial location of women-owned high tech firms has changed over time. It is hypothesizes that there is a difference in location patterns between women-owned high tech firms in service oriented sectors ("female-typed") from those in manufacturing sectors ("male-typed"). While the female-typed sectors exhibit more diffuse locational patterns (the majority of these businesses are smaller and often home-based), the male-typed high technology firms are typically located closer to the center in a high technology region. The study analyzes four high technology regions (Silicon Valley, Boston, Washington D.C., and Portland, Oregon) and utilizes firm-level data to examine the spatial distribution of the firms within the regional context.

5.DIFFUSING POVERTY

The Rationale for Mixed-Income Development: Early Findings from Chicago
Mark Joseph The University of Chicago

Mixed-income development is a promising urban revitalization strategy that is being implemented across the U.S., most notably through the HOPE VI program.   The creation of mixed-income developments has been used to attract residents with higher incomes back to the inner city while maintaining affordable and public housing for lower income residents.   It is hoped that, through this strategy, the local neighborhood economy and infrastructure can be revitalized and strong social networks can be re-established. In 1999, the Chicago Housing Authority (CHA) launched the ten-year "Plan for Transformation" that will demolish all high-rise public housing developments in the city, disperse public housing residents throughout the metropolitan area, and relocate about 6,000 households into ten mixed-income developments containing about 18,000 total units of housing. This paper presents early findings from the first study to examine in detail the creation of one of the new mixed-income developments in Chicago under the auspices of the Plan for Transformation. Jazz on the Boulevard began receiving residents in August 2005 and should be fully constructed and occupied by the end of 2006. An important contribution of this mixed-methods case study is that it is guided by an explicit theoretical framework about the potential of mixed-income development as a strategy to confront poverty. Over time, this study will examine the creation and management of the development, the experiences and outcomes for residents, and the extent of social interaction within and around the development. This paper investigates stakeholder perspectives on mixed-income development: why are socio-economically integrated communities a good idea and what are the expectations for how life will unfold in the new developments? Perspectives represented include public housing residents, the development team, the social service provider assigned to the development, representatives of the housing authority, and residents of the neighborhood within which the development will be located.

The Convergence of Economic and Racial Diversity: The Prevalence of Mixed-Income/Mixed-Race Neighborhoods in America, 1970-2000
Jackie Cutsinger Wayne State University
Jason Booza Wayne State University

There has been longstanding interest in the social consequences of neighborhoods characterized by high concentrations of either minority and/or low-income households, but little attention has been paid to neighborhoods that are racially and economically diverse. The purpose of this study is to inventory neighborhoods that have substantial mixtures of both income groups and racial-ethnic groups. We examine

the 100 metropolitan areas in 2000 and provide descriptive portraits of the economic and racial composition of their neighborhoods from 1970 to 2000. We explore the types, correlates, and stability of mixed-income/mixed-race neighborhoods. Our approach to measuring neighborhood diversity is based on intuitive appeal. We first specify a hypothetical mixture of groups that seems consensually describable as "diverse." In the case of the six HUD-defined income categories we employ, the threshold needed to be termed "diverse" consists of one income group comprising 50% of the neighborhood, three other groups each comprising 16.7%, and two groups not represented. In the case of the four racial-ethnic categories we employ, the threshold needed to be termed "diverse" consists of one racial group comprising 60% of the neighborhood, two other groups each comprising 20%, and one group not represented. Second, since both these hypothetical thresholds correspond to an entropy score of .69, we define any mixture that exceeds entropy of .69 for both economic and racial dimensions as a "mixed-income/mixed-race" neighborhood. Our results focus on the prevalence and change in mixed-income/mixed-race neighborhoods since 1970. We also include an analysis of their stability between 1990 and 2000 as well as discussion of differences by metropolitan area.

Where is it best to be poor and black?: a comparison of metropolitan areas
Lisa Bates University of Illinois-Urbana Champaign

Recent research shows significant improvement in the concentration of poverty, including minority poverty, across U.S. metropolitan areas (Jargowsky 2003, Kingsley and Pettit 2003). High-growth, lower density metro areas are the least segregated economically and racially. It would seem apparent that these areas are the best places for poor and minority households to reside, in terms of neighborhood quality and opportunity. However, researchers have yet to examine closely the conditions of households in terms of their income relative to the area median income, housing costs, and employment status. It is as yet unclear whether living in the less segregated high growth areas corresponds with an increased quality of life on these economic measures. Importantly, poor minority households' own satisfaction with their environments should also be assessed. If, as has been suggested by previous studies, neighborhood evaluation standards differ by race and class (St. John and Clark 1983, St. John et al 1986, St. John et al 1995), poor minorities may not perceive neighborhoods of high poverty and minority concentration to be "bad" neighborhoods to live in. Households in less dynamic, more segregated areas may not have significantly lower economic quality of life nor lower satisfaction with their neighborhoods than their counterparts in less segregated, high growth metropolitan areas. This research seeks to compare the status of poor minority households living in high growth metropolitan areas to those living in older, more segregated cities, using both Census and American Housing Survey data. The comparison first examines quality of life in terms of income relative to metropolitan median, housing cost burdens, and employment status. Second, the research compares residents' reports of satisfaction with various aspects of their neighborhood, using data from the American Housing Survey's metropolitan samples.

Faith-Based Civic Engagement in a Denominational and Global Context
Jo Anne Schneider George Washington University

The Faith Based Initiative seeks to expand the role of congregations in providing social supports. Proponents of the faith based initiative presume that reliance on government and large agencies has contributed to the decline in civic engagement and social capital; engaging faith communities to care for their own will reinvigorate U.S. society. This view of congregations' role in civic engagement runs contrary to research that describes congregations working together with nonprofits to provide social supports. Communities rely on their social capital to provide an array of supports for their members. Faith communities also work together with their larger denominations and with advocacy organizations to promote political and social change in their neighborhoods. Research on denominational differences (Verba, Bane) suggests that Protestants and African American churches are far more civically active than Catholics. Jeavons and Hehir contradict that this view - noting that assumptions behind the faith based initiative presume Protestant social organization. Based on ethnographic research in Philadelphia and the Washington DC metropolitan area, this proposed paper explores the role of denominational structure and culture on the nature of social support, civic engagement and social capital in urban neighborhoods. The study found two ways of organizing social supports which utilize congregations differently. Catholics and Jews have institutionalized social welfare and social justice systems through community wide - and sometimes national or global systems. Congregations may be less directly involved in activities because instead they support these institutionalized systems. Civic engagement for mainline Protestants, Evangelicals, and Peace churches (Mennonite, Quaker) faith communities follow the congregationalist systems of their faiths, relying on individual congregations for civic activities. For immigrant churches and African Americans, denominational systems also intersect with immigrant and racial community structures to influence forms of social support and civic engagement.

Regulated Public Environments: The New Geography of US Urban Poverty
Jane Rongerude University of California, Berkeley

Contemporary research on concentrated poverty assumes intractable ghettos and a dying urban core. In the meantime, welfare reform and gentrification have changed the framework for these debates, giving rise to new spatial arrangements within US metropolitan areas. The new sorting of poor people and poor places is flexible, dynamic, and context-specific. It includes physical changes in the urban form, new networks of institutional relationships, and a reconfiguration of social formations within poor communities. It constitutes a new geography of poverty and opportunity in America's urban areas. Central to this new geography are spaces of poverty management I call regulated public environments. Wolch and Deverteuil define poverty management as "organized responses by elites and/or the state, directed generally at maintaining the social order and more particularly at controlling poor people." While one can identify numerous types of places where poverty flourishes or where a poor public needs assistance, regulated public environments receive their distinct characteristics through their relationship with the current system of poverty regulation where they are maintained through the apparatus of the state. This paper develops the idea of the regulated public environment through an in-depth case study of one program: HUD's Housing Opportunities for People Everywhere (HOPE VI) program. It is situated in a specific context and includes a consideration of urban form and space. It considers the discourses, practices, and relationships that shape how a local housing authority implements HOPE VI and attempts to make sense of the historical and social processes of poverty management embedded in those practices. It will include preliminary findings of ethnographic research conducted at the San Francisco Housing Authority, a local public housing authority currently in the process of completing its fifth HOPE VI renovation

6. NEIGHBORHOOD RENEWAL OR REMOVAL?

The Dynamics of Policy and Politics: Economic Development of the Auburn Ave Historic District Since the 1980's
Andrea Owens-Jones Georgia State University

Since the 1980's there have been vast efforts to redevelop the Auburn Avenue Historic District in Atlanta, Ga. The Auburn Avenue Historic District was once a thriving and popular African-American business, entertainment, and residential area. Auburn Avenue also possesses strong social significance to the city of Atlanta with it being home to some of the city's oldest churches and civic groups as well as the birthplace of Dr. Martin Luther King, Jr. Although Auburn Avenue was once a Black economic and social hub in the early 1900's, a decline in the socio-economic climate of the area began by the 1960's as a result of integration. Both Black and White residents began to move out of the Auburn Avenue area, businesses began to close, and homes became vacant as opportunities for Blacks to move outside of highly segregated neighborhoods became available. The results of the migration of Black residents and businesses off of Auburn Avenue were a sharp decrease in the tax base and social capital of the resource-rich district and an increase in crime and poverty. In recent years, various entities have attempted to revitalize the Auburn Avenue area. However, the economic development of the Auburn Avenue area has been a slow and difficult process leaving the district with scattered revitalization and stark socio-economic disparities between its residential and commercial sections. In this paper I seek to answer the following: Who are the major stakeholders in the recent redevelopment of the Auburn Avenue area and what role(s) do they play in the district? What are the effects of policy and politics on the area's redevelopment?

Community Mobilization, Urban Deal-Making, and Local Economic Development
Marc Levine University of Wisconsin-Milwaukee
Pamela Fendt University of Wisconsin-Milwaukee
Michael Rosen Milwaukee Area Technical College

Over the past two decades, like virtually all older, deindustrializing cities across North America, Milwaukee has invested heavily in downtown tourist development as the centerpiece of local economic development policy. In late 2004, the city unveiled its latest plan: a $317 million "entertainment destination" called "PabstCity," which would be located on the vacant site of the defunct Pabst brewery and developed by WisPark, the politically-connected development arm of a giant local utility. The PabstCity proposal included a $41 million "TIF," the largest public subsidy ever provided by the city for a private developer. Aggressively supported by the mayor, leading business organizations, local media, and (at least initially) most members of the city council, PabstCity appeared to be a "done deal." Yet, against all odds, the PabstCity plan was rejected by Milwaukee's city council. This paper examines how a coalition of

community activists, small business owners, historic preservationists, anti-tax groups and academics was able to mobilize opposition to the PabstCity plan and achieve a rare success in stopping a massive public investment in a politically-connected downtown redevelopment project. PabstCity was a particularly poorly constructed deal, based on plainly fictitious job and visitor projections, unsupported market assumptions, and substantial risk for a city with limited fiscal resources and significant economic distress. Nevertheless, as is typically the case with urban deal-making, the PabstCity proposal was "fast-tracked," with limited public discussion and public disclosure of key elements of the deal. However, community mobilization forced the city council to slow down the process and fully vet the proposal, revealing its manifold flaws, permitting open, democratic debate on the merits of the deal, and ultimately dooming the plan. This paper will examine how democratizing the deal-making process resulted in prudent economic development decision-making in Milwaukee.

Bleeding Albina: A History of Community Disinvestment, 1940-2000
Irina Sharkova Portland State University
Karen Gibson Portland State University

This study traces population and housing trends in a district of Portland, Oregon called Albina to understand the dynamics of disinvestment in this predominantly African American community. Using census data, planning documents, government reports, and newspaper accounts, this study analyzes the mechanisms that perpetuated residential segregation and housing disinvestment. While the scale of the ghettoization was small relative to large cities of the Northeast and Midwest, the magnitude was just as intense. Without access to capital, housing conditions worsened to the point that abandonment became a major problem. By 1980, all of the economic and social conditions typically associated with poor inner city areas were present in Albina, high unemployment, poor schooling, and an underground economy that evolved into crack-cocaine, gangs, and crime. Yet some neighborhood activists argued that the redlining, predatory lending, and housing speculation were worse threats to the community's survival.

I Shall Not Be Moved: Exploring the Political Dimensions of Gentrification
Kelly Hill Emory University

While suburbanization continues to be the dominant demographic trend, gentrification is becoming increasingly more prevalent in central cities across the country. Prompted by low interest rates and even lower property values, more and more would be suburbanites are coming to call inner city or "in-town" urban America - home. Many municipalities have embraced this phenomenon and often local governments lay out the welcome mat, in way of subsidies and tax abatements in efforts of luring back middle and upper class residents loss decades earlier to flight and suburbanization. Yet while this repatriation of sorts has proved beneficial for local economic development goals, it has placed severe pressure on housing affordability, often resulting in the displacement of low to moderate-income residents. As a result, gentrifying communities are often characterized by polarized factions, arguing for their respective right to self-determination over the future of their neighborhood. While these disputes are sometimes contained within a given community, tensions frequently spill out onto the local political landscape as both gentrifiers and the gentrified seek political allies in order to advance their interests. This article examines the means by which gentrification is politicized. More specifically, what political conditions allow for the incorporation of such issues into the policy agenda and what determines the extent to which local governments will advance policies to address the negative outcomes of rapid and comprehensive neighborhood change?

7. SMART GROWTH MANAGEMENT

Evaluating Sprawl: What do we Know and What Have We Learned?
Hal Wolman George Washington University
Andrea Sarzynski George Washington University

Urban sprawl has been a topic of considerable research over the past decade. Given the preponderance of subjective and value-laden narratives about sprawl and its consequences in the press and non-scholarly outlets, several researchers have focused on approaches to objectively measure and evaluate sprawl using quantitative measures. Many in this new vein of research have developed rankings of urban areas according to severity of sprawl, although the rankings often differ, sometimes dramatically, according to the approach used to evaluate sprawl. This paper considers a battery of questions to review what we know and what we have learned about evaluating sprawl in urban areas. For instance, how exactly has sprawl been measured and how do the measures differ? What do the measures tell us? Do they match

expectations? How easy or costly are they to compute? How have they been used? How accessible are they to policymakers and the public? Where are the gaps in knowledge? What are the problems? Should we consider computing different measures? This paper aims to provide an overview of the state of the knowledge on urban sprawl research and offer suggestions for future research, drawing on both qualitative and quantitative comparisons of existing sprawl measures and rankings.

Bourgeois Utopias, Crabgrass Frontiers, Small Towns, and Sprawl
David Bartelt Temple University

Arising from work for an upcoming book on metropolitan Philadelphia's communities, this paper develops a more complex approach to an understanding of metropolitan regions by focusing on the multiple ways in which the communities of a region enter the metropolitan orbit. While many traditional models of suburban development emphasize the expansion of an urban core into its hinterland, recent work by Dolores Hayden stresses different stages of suburban growth. Additionally, Nicolaides has suggested the importance of working class suburbs in Los Angeles in the early decades of the 20th century. Together, both authors (as well as many others) suggest that suburban development is a somewhat more uneven process than is sometimes described. The focus of this paper is on 20th century suburban and core city development in the Philadelphia region. I use a combination of census data, regional maps and archival documents to argue that the development of Philadelphia region also involved a more textured form of suburban expansion. As both bourgeois utopias and crabgrass frontiers contributed to the development of the metropolitan region, they also encountered at least three settlement patterns that conditioned the social and spatial character of this expansion – substantial towns that emerged as market and/or political centers for surrounding counties, centers of intensive manufacturing activity that has experienced post-industrial decline, and committed agricultural or recreational uses that have resisted metropolitan growth. This textured and spatially uneven development suggests at least two implications for neighborhoods and communities in this region. First, regional development is some times contested development; as Molotch has argued, both growth and "anti-growth" machines can affect the overall pattern of growth. Second, the comparatively slow pace of exurban growth, i.e., sprawl, suggests (at least in the Philadelphia region) that both suburban development and community reinvestment efforts (both in Philadelphia and Camden) co-exist, providing yet another layer of texture in metropolitan development.

Do State Growth Management Programs Reduce Employment Opportunities?
Amal Ali Brock University

The negative effects of rapid urban growth have led many American states to adopt growth management programs. Some scholars have claimed that state growth management programs discourage investments, which reduces job creations and increases unemployment rates. This claim is investigated in this research paper. The major research question of this paper is: what are effects of state growth management programs on employment opportunities? To address the research question, multiple regression and descriptive analyses are conducted for a population including the 50 American states. The dependent variable (employment opportunities) is expressed by: net business establishments created or lost, net employment gained/lost, and manufacturing employment between the year of adopting the program and 2004. A dummy variable indicating whether a state has adopted a growth management program is an independent variable, while the control variables are: percentage of population (age 25+) with 16 or more years of school, age 18-65 ratio, state geographical location (south, central, Midwest, etc.), federal grants, and state expenditures related to economic development. The research relies on secondary data obtained from different sources such as the U.S. Census Bureau and the U.S. Department of Commerce. Findings of this research are significant to understand effects of growth management programs on employment opportunities. This understanding will help us adopt innovative ways to adjust existing programs to manage urban growth and sustain employment opportunities. SELECTED REFERENCES: Gale, Dennis E., and Suzanne Hart. 1990. Who Supports Growth Management Programs? Insights from Maine. Journal of Planning Education and Research, 11(3): 101-114. Feiock, Richard C. 1991. The Effects of Economic Development Policy on Local Economic Growth. American Journal of Political Science, 35 (3): 6435-655. Leo, Christopher and Brown Wilson, 2000. Slow Growth and Urban Development Policy. Journal of Urban Affairs, 22 (2): 193-213.

8. PREDATORY LENDING AND RESPONSES

Policy Structure and Actors: Delivering equitable credit
Colleen Casey Saint Louis University

For decades, community organizations have mobilized to pressure lending institutions and public officials to provide access to equitable credit. Forty years ago, the predominant fight was for access to credit and to reverse the trends of disinvestment. However, now the challenge is not only mere access to credit, but also it extends to a debate regarding access to equitable credit. In response, policies have been passed with the intent to increase access to equitable credit in low- and moderate- income and minority communities. However, to achieve the goals of equitable financial service provision in low- and moderate- income and minority communities, it requires the engagement of a number of actors, beyond the public and private sector. The purpose of the research is to evaluate the role of the third sector in providing access to equitable credit. Specifically, the research seeks to answer the following questions: Can an effective organizing entity and public sector involvement help deliver more equitable credit in low- and moderate- income and minority communities? Does the involvement of an effective organizing entity help increase access to credit in low- and moderate- income and minority communities? Where equitable credit exists, what is the relationship between the public, private and third party sectors? In order to answer the questions, both quantitative and qualitative methods will be used. The quantitative analysis will be utilized to identify the significant impacts of community organizing entities on equitable credit using the new 2004 HMDA data. The significant findings will be explored by a qualitative analysis. For the purposes of this study, Cleveland, Indianapolis, St. Louis, and Chicago have been chosen to represent a mixture of cities based on similarities in regards to historical practices of redlining, racial segregation, and deindustrialization, and differences in community organizing and anti-predatory lending policy.

The New Markers of Urban Disinvestment: Fringe Banking and Payday Loans
Raina Harper University of Delaware

The American financial system offers highly regulated and affordable access to capital. These institutions provide conventional financial services. However, many consumers lack access to this system. Instead they rely on high-cost financial alternatives. Purveyors of alternative financial services contend they provide a needed service for fees that reflect their risk. Conversely, consumer advocates refer to them as "Poverty Pimps" for their egregious and excessive fees. Payday lenders, check cashing outlets, and pawnshops offer alternative financial services. A payday loan is an unsecured loan of up to $500. Funds can be received in 15 minutes. The loan period is usually two weeks, until the borrowers' next pay day. The loan fee is $15 - $30 per $100. The fee may comprise 25% of the value of the loan, but depending on the loan period, may result in annual percentage rates from 390 to 1000 %. Payday loans are attractive because they are fast, easy to receive and readily available from the myriad outlets that litter the urban landscape. In 2003, 7.6 million Americans engaged in 83 million payday loan transactions totaling $25 billion, with the average borrower taking out more than 10 payday loans per year. According to the Center for Responsible Lending, payday lending resulted in an estimated 5 million Americans being caught in a 'debt trap' of $3.4 billion (2004). Though payday lending has provided quick access to capital, it has also trapped many Americans in an inescapable cycle of debt. State and local agencies are responsible for regulation of payday loan outlets. Six states, including Delaware, have little or no legislation on payday lending. No consistent legislative standard exists regarding this emerging issue. Is legislation necessary? Does it address the problem of payday lending? This paper will examine current attempts to regulate payday lending, with a focus on Delaware.

Predatory Lending: A Comprehensive Review of the Literature
Tonya Zimmerman University of Maryland, Baltimore County

Predatory lending in the mortgage market is a severe and growing problem in the United States. Recently this issue has garnered the attention of advocacy organization, government at all levels, and urban researchers. There is an absence of a thorough examination of literature to guide studies of predatory lending. This paper attempts to correct this oversight as the first phase of an on-going research project. This literature review focuses on a range of subjects including causes, consequences, targets, effects of existing anti-predatory lending laws, and public policy possibilities. Specifically, my research questions include: what are the causes of predatory lending, what are the consequences of predatory lending, does it have a disproportionate impact, and what can be done and what is currently being done to combat predatory lending. To address these questions and develop a comprehensive review of literature I conducted a review of multiple databases using keywords such as predatory lending/loans, subprime lending/loans, mortgage, fair lending, reverse redlining, and fringe banking. I also reviewed bibliographies of articles and books. I found a multitude of causes relating to the structure of the mortgage process and banking institutions, the regulatory structure, and changes in federal tax laws. I found consequences involving the loss of equity, homes, and property values, as well as the deterioration of neighborhoods and cities. I found evidence of targeting of predatory lending particularly on the following categorizations of persons and communities:

minorities, women, elderly, inner city, low-income, low educational attainment, and rural. I found mixed effects of existing laws. Finally, I found the literature suggests a great potential for enactment of new and more effective laws and regulations.

Geography of Predatory Lending
        Kristen Crossney Rutgers, The State University of New Jersey

Predatory lending can negate decades of policies and programs dedicated to maintaining homeownership rates and encouraging asset accumulation. This type of lending behavior drains homeowners of their equity and places borrowers in an extremely volatile financial situation. If predatory mortgages are not properly identified and investigated in a timely manner, many homeowners stand to lose their homes to foreclosure and become financially unstable. These consequences are a direct threat to community development organizations and political efforts to stabilize neighborhoods, expand homeownership, and build wealth. This paper addresses the issue of predatory mortgage lending through three research questions. First, where is predatory lending occurring? Is predatory lending activity statistically significantly clustered? Lastly, are predatory lending clusters statistically significantly different than other areas of the city with regards to race/ethnicity, socioeconomic, and neighborhood context variables?

Dilemmas of Financial Reform: CRA, Predatory Lending, and Advocacy
        Philip Ashton University of Illinois-Chicago

The goal of this paper is to investigate the contours of a progressive agenda for reorienting the US housing finance system in favor of expanded low-income and minority opportunity. The context for this research is a burgeoning empirical literature that focuses on mortgage market segmentation as a form of racial and class discrimination that has taken new and dangerous forms through the financial transformations of the last fifteen years. This literature highlights how housing advocates and civil rights groups now face very different issues than those of direct credit access, which were front and center during the first two decades of the community reinvestment movement. Rather, advocates must now react to the entrapment of low income and minority borrowers within market structures where subprime and predatory lenders are dominant. Within this context, this paper has three components. First, it reviews current policy and political strategies that have emerged from two sources: the reinvigorated community reinvestment lobby since the late 1990s; and the breadth of local and state activism around predatory lending. I distinguish two broad strategies currently being advanced for reorienting the housing finance system: one set of spatial strategies focused on increasing competition within disadvantaged neighborhoods; and a second set focused on broad changes to the rules governing housing finance. Second, the paper evaluates those strategies for their ability to address the formidable issues of subprime dominance and market power. While each set of strategies offers real possibilities for change, close examination also reveals how they only partially solve the problems inherent in using financial reform to increase housing and neighborhood opportunity. Finally, I conclude by suggesting that the implications of growing subprime market power complicate any one policy recommendation, and that faced with a changing political climate advocates will need to build coordinated strategies that overcome the narrow focus of current advocacy.

9. TAX POLICIES and PROPERTY RIGHTS

Socio-political Consequences Relative to Media Framing of Tax Abatements
        Robert Grantham, University of Massachusetts-Lowell
        Marcus Allen, Wheaton College

Much research continues to examine urban areas in relation to current and changing socio-political dynamics and the impact on the notion of community. As a part of a wider theoretical discussion of cities in the context of commercial and global forces, an objective of this paper is to evaluate tax abatements that are granted to businesses by various levels of government, their possible socio-political effects on urban cities; and discuss the future impact of tax abatements relative to the notion of community. Starting from the premise that the media assists in framing issues of socio-political importance, we collect articles from the popular press in order to examine the voices given to the subject matter. Using LEXIS-NEXIS, "tax abatement" is used as a query to retrieve articles for the month of October for 1980, 1984, 1988, 1992, and 1996. The month of October is used to capture any heightened attempts to persuade public opinion prior to the November US presidential elections. Ultimately, we examine the articles for accounts of tax abatements and identify the voices used to describe the incidences and whether such accounts help support Samuel Nunn's (1994) work that discusses: (1) inter-temporal equity, (2) inter-jurisdictional competition,

(3) rationality, and (4) the prudence of tax abatements.   Finally, we offer a critical discussion of tax abatements and their socio-political impact on the idea of community in urban cities.

Tax Increment Financing and Constitutional Change
> Huili Hao University of North Carolina at Charlotte
> Gary Rassel University of North Carolina at Charlotte

Tax increment financing, TIF, was originally used by local governments to redevelop blighted areas. Over the years it has become a popular funding mechanism for providing infrastructure to stimulate development in designated areas and as a general tool for economic development. Prior to 2004, North Carolina was one of only two states in the U.S. that did not authorize this financing procedure. In November 2004, voters approved an amendment to the state constitution allowing local governments to issue "self financing bonds", a form of tax increment financing. The bonds are also called economic development bonds. The proposed paper will report on the plans of municipal and county governments in North Carolina to use tax increment financing. Responses to an internet survey of a sample of cities and counties in the state will provide some of the data for the study. More detailed information will be obtained from city and county governments in a seven county region of the MSA in which Charlotte, NC is located. The legislation specifically authorizes TIF use by counties as well as by municipalities. Data from a 2004 ICMA survey on economic development activities will also be used to provide comparisons to actual uses in other states. The paper will describe unique aspects of the TIF authorizing legislation for North Carolina and how this may impact its use and results. The paper will also describe alternatives to TIF already in use in North Carolina.

God, the Gap, and Greenspace: The 1st Amendment and Metropolitan Form
> Judith Garber University of Alberta

With its 2005 decision in Kelo v. City of New London, the U.S. Supreme Court fully exposed a constitutional and political fault line that was already running barely below the surface of American localities. In Kelo, the Court ruled that economic development satisfies the 5th Amendment's "public purpose" requirement for legitimate "takings" of land. Among the many irate reactions to the broadened definition of public purpose—and local powers—have those of religious organizations, and especially those affiliated with the Christian Right. Although this particular case has mobilized and nationalized opposition to the practices of land regulation by local governments, in fact there were already tensions between religious groups and localities over eminent domain actions as well as zoning ordinances that interfere with churches ("mega" or regular) and other houses of worship. By invoking 1st Amendment expressive freedoms, Christian Right litigators have won a number of important cases against public schools and universities who had excluded religious groups from use of their facilities. Rather than turning on the 5th Amendment, which landowners have used to defend communities and investors, debates over land use regulation are poised to broaden into 1st Amendment challenges of local regulatory regimes led by religious groups in coalition with more traditional foes of eminent domain.

10. POLICY ISSUES IN GOVERNING METRO AREAS

Policy Issues in Governing Metropolitan Areas
> David Hamilton Roosevelt University

The regional level is becoming more important as problems in public policy and service delivery continue to spill over local government boundaries. Regions are starting to be seen as the catchment area for addressing and resolving local governance problems. It seems that we are entering a regional age. As society moves into the first decade of the twentieth-first century, increasing attention is focused on the urban region and ways to address urban problems that have become regional problems. In addition, the focus is on the provision of government services that have become regional in scope and impact. Policy issues have migrated from the city level to the regional level. Practitioners and academics are focusing more on the regional level as the level to address policy and governance issues. The panel will deal with regional policy problems that are of concern in governing urban areas.

Issues in Providing Affordable Housing in the Metropolitan Area
> David Hamilton Roosevelt University

In this paper the author reviews the politics of the federal government's involvement in public housing since the 1980s. The remainder of the study is devoted to affordable housing politics at the local level. The Chicago region is the focus at the local level, especially the middle-class and affluent suburbs. The literature on low-income housing at the municipal level provides a frame of reference for the study. The author uses a variety of sources including personal interviews, newspaper articles, studies and reports of nonprofit agencies, and surveys of residents in metropolitan Chicago. Information was obtained from personal interviews and were mainly in-person interviews using open-ended questions to elicit information and perspectives. To encourage openness, interviewees were guaranteed anonymity. Informants included suburban mayors, low-income housing developers, board members and executives of civic organizations involved in affordable housing advocacy and research, officials from local government planning departments, and executives from councils of governments. For purposes of this study, the term affordable housing includes all types of housing that are subsidized or regulated by government and designed for people who are not able to pay market rates. We use interchangeably affordable housing, public housing, low-income housing and subsidized housing.

Central City Issues in a Regional Context
Nelson Wikstrom, Virginia Commonwealth University

Central cities in the United States have long been identified with a variety of socio-economic and structural problems. Some of these problems are of a "life-style" nature, while others relate to issues involving "system maintenance." These problems concern race relations, crime, health, housing, education, poverty, highway and mass transportation, community development, water and sewerage systems, and governance. Over the years, scholars have devoted a considerable amount of their research efforts to precisely identifying these problems and seeking adequate public policy remedies. Given the growth and consequent demographic and economic "spread" of our metropolitan areas, these problems have become increasingly regional-wide in scope. For instance, blight, substandard housing, and crime now plague many of our older inner-suburbs. Due to the "regionalization" of many of our urban problems, regional structures, of an informal and formal nature, have been implemented to alleviate these problems, and to ensure or enhance the quality of life for citizens residing in the metropolis. We need to inventory these structures and determine their overall effectiveness in providing a high level of service delivery.

Intrametropolitan Fiscal Disparities as a Regional Policy Driver
Pat Atkins George Washington University

The ability of a local jurisdiction in a metropolitan area to nurture wealth creation and then to capture a portion of that wealth through revenue-raising contributes to its ability to maintain solvency while providing necessary public goods and services to residents. Beyond this bottom line, market forces identify local governments that are operating fiscally and managerially efficiently within a metropolitan area. In this context, those jurisdictions in a metropolitan area where people perceive they have maximal public benefits relative to expenses are going to attract additional residents. Those where public costs appear to exceed benefits will depopulate. The part of this balance sheet that the chapter examines is the part related to the ability of local jurisdictions within a metropolitan area to capture a portion of their community's wealth using revenue sources of fees, charges and taxes. Through application of RRS, measures of local government revenue-raising – both hypothetical capacity and actual effort – are created that provide policy makers with concrete information for informed decision-making. This fact-finding then launches the discussion of the disparities in local own-source fiscal capacity and effort among metropolitan local governments, and an examination of relevant hypotheses for the purpose of designing policy recommendations. Fiscal capacity is the amount of local revenue a jurisdiction can potentially raise from own sources relative to other jurisdictions in the metropolitan area, while fiscal effort is what it does raise dependent upon revenue bases, rates, and burdens. The research includes the local and school district governments in the metropolitan areas of Baltimore, Las Vegas, Miami, Milwaukee, Richmond, San Francisco, and Washington, D.C. Additionally, one of the seven metropolitan case studies includes revenues and revenue bases for its special districts as enumerated in the Census of Governments.

Are neighborhood and democracy sacrificed to metropolitan governance?
Louise Quesnel, Université Laval
Eric Kerrouche, Université Laval

Metropolitan governance takes various forms. Yet metropolitan problematics share a certain number of features from country to country. This presentation focuses on local democracy and its manifestation at the neighbourhood level in metropolitan areas. General questions are addressed concerning the possible

transformation of democracy in the restructuration context at the metropolitan level. Increasing democracy is not a natural tendency in metropolitan governance. Clearly the objectives of this type of restructuring do not overtly and primarily bear upon the political process and the improvement of democratic conditions in the local political system. They are indeed often based on criterias such as efficacy, economic development, or metropolitan empowerment, all of which are defined in terms of their technical issues. However, metropolitan reform may have a significant impact on democracy. The argument of this paper is that a dominant technical orientation - which would prevail in the implementation of metropolitan governance - would marginalize any pursuit of the democratic ideal to the point where the values associated with this concept would be endangered. Such values encompass that of community and identity, citizen participation and public debate, all of which are often referred to as the values of neighbourhood involvement. As we review the role and place of elected officials in the decision making process, we intend to document the control of elected officials in metropolitan governments and, consequently, the increasing distance that separates the citizens from the institutions of democracy. Evidence will be drawn from the very recent French experience of metropolitan cooperation, and the ongoing reform of metropolitan governance in Québec. The analysis of the differences between the two experiences will allow us to nuance our initial argument and to suggest new statements concerning the possibility to reduce the antagonistic relationship that seems to dominate between metropolitan governance and democracy.

11. COMPARATIVE SPRAWL

One Person's Sprawl is Another Person's Economic Development
Robert Heuton Wayne State University

This paper, entitled *One Person's Sprawl is Another Person's Economic Development* is a comparative study of the Detroit-Windsor region which examines the problems and public policies that both produce and seek to control urban sprawl. Many individual case studies have been conducted on sprawl in specific metropolitan regions within the United States and Canada, but very few cross-national studies have looked at the issue. In Michigan, the philosophy of *strong home rule* maintains land use planning as a local government responsibility, while the province of Ontario retains authority over land use policy initiatives. However, the underlying foundation to manage urban sprawl in both jurisdictions depends on a local sense of community and opportunities to rationalize common interests. Analysis and observations are based on interviews with public officials, developers and interested participants in the local land use development process in the Detroit-Windsor metropolitan region. The fundamental observation with urban sprawl is that one man's sprawl is another man's economic development. The dream of both Americans and Canadians is the preservation of green spaces and a private estate home on a piece of the savannah. The real issue for sprawling suburbs is the problem of clogged roads and millions of dollars needed for water and sewer infrastructure. Developers constantly promote new projects to local townships hungry for tax revenues to fund community services. Core cities, such as Detroit and Windsor, struggle with school systems that are under funded and face "legacy costs" to repair aging infrastructure. Urban policies must focus on enhancing the quality of life for the whole metropolitan region. Older inner city communities cannot be left behind while tax dollars from senior levels of government pay for problems associate with sprawling land use patterns.

Can Consolidation Curtail Sprawl?
Jian Sun, University of Louisville
Ming Yin, University of Louisville

Sprawl has become a national phenomenon in the U.S. since the World War II. Among many other factors, decentralized and fragmented local government is believed to be one of the contributors to sprawl and many other issues in urban politics. Monocentrist scholars proposed city-county consolidation as a regional approach to deal with sprawl, together with the inefficiency and ineffectiveness resulting from fragmentation. Only a few cities have successfully consolidated within single urban counties. According to monocentrist argument, these consolidated cities should have the potential to contain sprawl, and fulfill equality and equity tasks in public services and wealth redistribution. So far there is no much research on whether consolidated city-county experienced less sprawl. Our paper will examine both the theoretical arguments behind the consolidation approach and the empirical studies about fragmentation and sprawl. Consolidated Jacksonville, Indianapolis, and Nashville, which are seats for large metropolitan areas, will be examined to see how their sprawl levels differ from the national average. Sprawl has many dimensions. Our study uses similar methods presented by Ewing et al. (2002) to measure sprawl. Several factors are exacted representing density, land use mix, degree of centering, transportation, and racial segregation, which embrace various facets of sprawl. The major data will come from U.S. census. Through comparison, we will obtain a comprehensive understanding of the performance of consolidation on sprawl. Possible

reasons for the differences between consolidated cities and national average will be explored. Major References: Carruthers, John I. & Gudmundur F. Ulfarsson. (2002). Fragmentaion and Sprawl: Evidence from Interregional Analysis. Growth and Change 33: 312-340. Ewing, Reid, Rolf Pendall and Don Chen. (2002). Measuring Sprawl and Its Impact. Retrieved on Sept. 19th 2004 from http://www.smartgrowthamerica.com/sprawlindex/MeasuringSprawl.PDF. Stephens, G. R. & Nelson Wikstrom. (2000). Metropolitan Government and Governance. New York: Oxford University Press

Paratransit and urban sprawl in Latin American cities: the case of Puebla in Mexico.

Caroline Chapain University of Birmingham

This paper presents the development of urban sprawl in relationship with the use of paratransit in the city of Puebla, Mexico. Today, thousands of minibuses are used in several Latin American cities to operate transit systems. These minibuses whose capacities vary enormously (from 5 to 60 people) are called paratransit. This type of transportation is rare in developed countries but it has become a dominant mode of transportation in some Latin American cities, where car is still not the dominant traveling mode. However, it is rarely considered in the study of growth in these cities. On the contrary, some authors report problems of urban sprawl and social segregation in the periphery of Latin American cities based on the increasing use of the automobile. These processes of urban sprawl are important to explore. Although 75% of the population in many Latin American countries lives in cities, their urban population is expected to continue to grow at 1.5% per year in the next 20 years. In comparison, developed countries' urban population will only grow at a rate of 0.6% a year. Cities in Latin America will thus have to continue to face an important urban growth, however they lack financial resources and they face greater social inequalities. Based on a dynamic urban development model and using a combination of quantitative and qualitative analysis, this paper shows that the introduction of paratransit in the 1980's in Puebla resulted from a particular adaptation of the transport systems to the urban growth. From the beginning of the century, the transport system in Puebla has evolved from a very centralized tramway system to a very decentralized and flexible bus system. This has coincided with an increasing urban sprawl in peripheral neighborhoods where paratransit responds to specific residential location and commuting strategies.

Sprawl in Toronto, Montreal and Tel Aviv: In between US and European models

Eran Razin The Hebrew University of Jerusalem
Raphael Fischler McGill University

We aim to set processes of sprawl, particularly the deconcentration of economic activities, in a comparative framework, through an examination of the Toronto, Montreal and Tel Aviv regions, providing insights on the roles of governance and markets, on consequences and policies. We define the US, with its weak regulatory environment, as one archetypical model among developed economies. At the other end are western European countries, where strict measures to control urban development are enforced with varying degrees of effectiveness. Even in these countries, policies face new challenges from processes of political decentralization and changing markets. Post-communist European metropolitan areas present an interesting variation, combining typical European urban patterns with American locational trends led by market processes. Toronto, Montreal and Tel Aviv do not clearly fit the above models. Toronto can be labeled as a more compact US model, characterized by high residential densities and substantial job deconcentration – partly a product of planning policies that encouraged a polycentric pattern. Montreal is the most 'European' North American metro, characterized by low proportion of dwellings in single-family houses and limited job deconcentration. These have been attributed to economic stagnation and cultural uniqueness, but we suggest an analogy with southern-European metropolitan areas, where despite an image of decentralized planning powers and lax enforcement, a high tendency of higher-level governments to intervene reduces sprawl. The Tel Aviv area displays European densities, scarcity of land and a tradition of public intervention. However, processes seem to follow the American model, and to an extent resemble the post-communist European model. Legal battles and moves to strengthen district and national level land use planning and municipal cooperation mechanisms are major strategies employed to counteract sprawl. Conclusions refer to a set of explanatory factors and policies, relating them to particular models defined by combinations of governance attributes and market characteristics.

Did Sprawl Contribute Urban Decline in the 1990s?

Ming Yin University of Louisville
Jian Sun University of Louisville

The relationship between urban decline and sprawl has been described by lots of books and journal papers. Most of these studies claim that the relationship did exist. Accompanied by sprawl, poverty concentration

contributed to adverse neighborhood traits in many central cities, which push more and more middle-class families and business out of central cities into suburb. The whole process was like the effects of snow-ball. Empirically, Anthony Downs has attempted to test statistically whether urban decline is related to the traits of sprawl using data from 1980 and 1990. In that study he used some variables and an index to measure urban decline and sprawl. He concluded that there is no meaningful and significant statistical relationship between sprawl and decline (Downs, 1999). He now believes that some American policies rather than sprawl lead to urban decline that include American housing policies, exclusionary land use policies, fiscal policies, and racial segregation in housing markets. Following their studies, our paper will examines both the theoretical arguments behind this argument and the empirical studies about the relationship between urban decline and sprawl. We will refer the method introduced by Ewing (2002) to measure sprawl and the method introduced by Nathan etc. (1976) and other scholars to measure urban decline. Simultaneous equation models will be used, because urban decline and urban sprawl are believed to be simultaneously affected by each other. References: Downs, Anthony. (1999). Some Realities About Sprawl and Urban Decline. Brookings Institution Report. Retrieved on September 15th, 2005 from www.brookings.edu/views/papers/downs/199908.pdf - 1999-10-01 Ewing, Reid, Rolf Pendall, and Don Chen. (2002). Measuring Sprawl and Its Impact.Retrieved on September 28, 2004 from http://www.smartgrowthamerica.com/sprawlindex/MeasuringSprawl.PDF. Nathan, Richard, C. F. Adams. (1976). Understanding Central City Hardship. Political Science Quarterly 91.

12. PERCEPTIONS AND CONSUMPTION OF HOUSING

The Determinants of Homelessness among Families with Children

David Reingold Indiana University
Angela Fertig University of Georgia

This paper explores the problem of homeless families. To date, our understanding of the characteristics and causes of family homelessness are the result of studies from a single city or surveys of homeless shelter populations. As a result, the family homelessness literature suffers from validity threats that limit what we can say about the characteristics and causes of family homelessness at a national-level. To address this gap in the literature, data from the Fragile Families and Child Wellbeing Study is analyzed to identify the characteristics of homeless families, contrasting them with equivalent comparison groups, to understand why some poor families become homeless and others are able to avoid this hardship. Our results seem to indicate that housing assistance appears to insulate mothers from the risk of homelessness, where poor health, domestic violence, and high residential mobility are predictors of family homelessness.

Neighbors' Perceptions of Special Needs Housing

Allison Zippay Rutgers, The State University of New Jersey

The landscape of urban neighborhoods increasingly includes special needs housing for populations including individuals with severe mental illness. This paper reports the results of a survey of 1,326 neighbors of 65 shared, supervised houses for individuals with severe mental illness to analyze their perceptions of neighborhood life. Some special needs housing sponsors favor dense neighborhoods because they reportedly provide psychiatric consumers with the opportunity to engage in the local community via public transportation, public spaces, shops, and community services in an environment that is less likely to be isolating or rejecting. Yet evidence indicates that initial opposition to special needs housing occurs at up to one half of all sites, with most neighbors citing concerns about quality of life issues. Information is limited, however, on how lasting these concerns are. The study surveys were conducted by telephone with neighbors living near a known supervised residence in seven states within the United States. A reverse telephone directory generated phone numbers for all residents living within a quarter mile radius of each residence. The respondents were given a series of questions regarding general neighborhood quality of life, and were then asked if their neighborhood contained features including a group residence for persons with mental illness. If they were aware of the residence they were asked questions about its impact on quality of life. In another component of the study, a representative of the agency sponsor of each special needs housing site was interviewed to identify which sites had experienced initial opposition from neighbors. Differences in neighbors' perceptions of quality of life were analyzed according to initial expressions of opposition, neighborhood density, demographics including poverty and median income, and respondents' proximity to the psychiatric residence.

Organizing in NYC Public Housing? Histories, Context and Potentials

Gretchen Susi Aspen Institute Roundtable on Community Change

Public housing in New York City is home to approximately 500,000 people. It is a strong and relatively well-maintained housing stock with a waiting list of 147,111 households. At the same time, public housing developments suffer from a lack of security and many households have incomes below the national poverty line, among other challenging elements. Public housing residents are also politically, socially and culturally stigmatized and subject to often draconian public policies, some of which seriously threaten their tenure in much-needed affordable public housing. While public housing is certainly a valuable resource, it remains that the institution and settings of NYC public housing could be improved, possibly through organizing residents and coordinating such a campaign with decision-makers to facilitate investment of financial and intellectual capital. Organizing in New York City public housing, however, has been successful only under certain circumstances and, relative to the number of people living in public housing, only on rather small scales. Based on a longitudinal participatory study and a set of interviews with public housing leaders, organizers, advocates, researchers and New York City Housing Authority representatives, this paper will offer a jumping off point for a serious discussion of what it would take to design, launch and implement a successful organizing campaign in New York City public housing. It will a) summarize historical accounts and perspectives on organizing in public housing, b) explore the current social, political, economic and cultural contexts and, c) consider what these contextual factors may imply for the premise, direction, and implementation of an organizing campaign. Based on the discussion of the historical and current contexts, the paper will then present a preliminary strategy for an organizing campaign, one that will straightforwardly acknowledge the history of public housing, and surface the underlying vision of residents, advocates and others who have given public housing their careful attention.

Testing Tiebout: Examining Community Choice
        David Elesh Temple University

In one of the most cited articles in urban research, Tiebout outlined a seminal theory of local expenditures which hypothesized that consumers choose among local communities on the basis of the bundle of public goods each offers. But subsequent research seeking to test Tiebout's theory has produced ambiguous results and has suffered from both conceptual and methodological deficiences. This paper reviews the critical elements of Tiebout's theory and its subsequent elaborations, offers a new review of past efforts to test it, and presents new evidence about the factors movers say influenced their community choices and their relationship to actual community characterstics based on three surveys representative of households in the Philadelphia metropolitan area from the Metropolitan Philadelphia Indicators Project.

14. URBAN INDICATORS AND MEASUREMENT I

A Refined Measurement of Racial Profiling in the State of Ohio
        Ronnie Dunn Cleveland State University

This research builds on David Harris' seminal work on racial profiling published in his book, Profiles in Injustice (2002). This study will analyze racial traffic ticket data from the four Ohio cities included in Harris' study; Akron, Dayton, Toledo, and Columbus, along with racial traffic ticket data from the city of Cleveland, which was not available at the time of Harris' research. Harris' use of residential demographic Census data for persons of driving age (Harris, 2002) within the respective cities in his study fails to account for transient drivers who are not residents of that city (Farrell et al., 2003). A gravity model is used to estimate the driving population (Farrell et al., 2003) in each municipality along with racial Census data for persons within Harris' driving age population from the geographic areas that each city's driving population is drawn. This will provide a more precise measure of the racial composition of the city's driving population. This refined measure will provide a more precise estimate of the driving population. This driving population is the base that traffic ticketing data for each municipality should be compared against, providing a more accurate assessment of any racial disparities that might exist in the traffic ticketing distribution patterns for each city.

Understading Urban Typology: Creating a Typology of Distressed Cities
        Kimberly Furdell George Washington University
        Hal Wolman, George Washington University
        Edward (Ned) Hill, Cleveland State University

Not all distressed cities are the same, either in the causes of their distress or in its manifestations. In this paper, we empirically develop a taxonomy of distressed cities which differentiates among types of cities based on the underlying causes of distress and the consequences it has for the health and vitality of cities. We begin by creating an index of the condition of cities using a set of indicators of city health, which

includes measures of residential well-being, racial and economic inequality, city and metro area economic condition, and city vitality. The bottom third of cities on this index will be considered distressed. We then use the city health indicators and a set of causal and structural variables in a cluster analysis to divide the distressed cities into like groups. Finally, we use discriminant function analysis to help analyze what differentiates the clusters and to make meaningful distinctions between the types of cities and the causes and symptoms of their distress. We argue that urban policy makers must recognize that distressed cities are not a homogenous group, and that policy solutions should reflect the variation in the roots of distress among cities.

Do we measure what we think we do? An historical perspective on planning and Official Statistics

Heather MacDonald, University of Iowa
Alan Peters, University of Iowa

Official statistics, and census data in particular, play an important role in state-making and thus in plan-making. They construct (and constitute) abstract concepts of population and thus define the social problems that public policy must be seen to respond to. But the relationship is an ambiguous one, fraught with epistemological conflicts over conceptual frameworks and categories, and the extent to which these concepts reflect reality or can inform action meaningfully. It is also fraught with political conflicts over "who counts", over he distribution and redistribution of resources, and the role of governments. But if numbers don't mean what they say, if they disguise their social and cultural biases with claims to objectivity, on what basis can they serve as tools to shape and re-evaluate action? Abandoning the limited and flawed evidence offered by the census threatens to open up the abyss of wholly values-based decisions, where the power of particular interest groups would be unmediated by the needs of the less powerful (and less well-organized). This paper investigates how planners' response to this dilemma has evolved since the early twentieth century. The evidence is drawn from published articles and other texts about planning and official statistics, and a broad array of critical and historical work on official statistics from other disciplines.

Information Technology, Spatial Analysis, and Comparative Urban Research

Richard LeGates San Francisco State University

New information technologies have made it possible for urban affairs scholars to find and display spatial information on cities and neighborhoods around the world in map form. Often they can download original spatial and attribute data associated with map features at the national, city, or neighborhood scale for re-analysis or use in combination with other data. Advances in GIS and related technologies have revolutionized the way in which urban spatial data—including comparative data—can be analyzed. Technological and theoretical advances in the visual representation of quantitative information and data visualization have transformed our ability to display comparative urban information both during exploratory data analysis and in presenting the end product of research. This paper begins by summarizing the maturation and convergence of GIS, digital image manipulation software, and web technology. It reviews the exponential growth and recent qualitative changes in GIS, the convergence of GIS with CAD and remote sensing, increasing interoperability between different GIS file formats, CAD, statistical packages and other software, and the emergence of web-based GIS resources. It describes how these technological changes are important for understanding cities and neighborhoods worldwide. The paper then reviews new theoretical approaches to pedagogy for teaching spatial analysis from the emerging fields of GIScience and spatially integrated social science. The third section of the paper describes how these technological and pedagogical developments are important for understanding cities and neighborhoods worldwide, using as examples three major themes appropriate for comparative urban research— comparative urban growth management, balancing the natural and built environment, and regional equity and spatial integration. The final part of the paper describes a pedagogical approach to teaching spatially integrated comparative urban research embodied in the author's new book titled Think Globally, Act Regionally (Redlands, ESRI Press 2005).

How Real and Sensitive are Our Hedonic Regression Results?

Julia Koschinsky, University of Illinois at Urbana-Champaign

No Abstract Available

15. CONCEPTIONS OF COMMUNITY AND URBAN DEVELOPMENT

The aesthetic experience of technologies of movement
Julia Nevarez Kean University

Movement in its diverse manifestations is one of the conditions that best characterizes contemporary urban living. Physical movement and the perception of it permeate everyday life in ways not experienced in previous historical moments. The purpose of this presentation is to explore the relationship between the perceptive impact of movement through: 1) urban transportations (such the automobile and the train), 2) virtual transportation (such as the iconography of the internet), and 3) visual entertainment (such as movies). Globalization, according to Zygmut Bauman, has granted an unprecedented degree of movement if compared to previous historical moments. As such, movement and access to it, constitutes one of the ways in which privileged positions in societies are measured. Access to movement involves access to privilege. The kind of movement and the means through which this movement happens is affected by social and economic positionings. The ability to travel as part of the professional class is a different experience of movement than those movements triggered by catastrophes, political or economic oppression or ethnic cleansing. In discussing the possibilities of different means that affect what and how we see, this presentation will problematized issues of access to differential types of movement. The main goal of this presentation will be to identify the trends in technology that affect our perceptions as well as the different modes of seeing that function in contemporary societies.

The University of Pennsylvania and the End of the Urban Crisis
Harley Etienne Cornell University

Faced with an urban crisis of near epic proportions in the early 1990s, the University of Pennsylvania (Penn) found itself having to define a role for itself in the alleviation of the seemingly intractable problems of the inner-city neighborhoods that border its campus. Under the leadership of former president Judith Rodin, the university discovered the mantra of "enlightened self-interest" and embarked on an ambitious campaign to revitalize several West Philadelphia neighborhoods. Collectively known as the 'West Philadelphia Initiatives,' the university's efforts sought to improve the quality of life in the "University City" area of West Philadelphia through the fortification of public education, the improvement of the area's housing stock, supporting local businesses, and by reducing crime and urban blight. These efforts have not only succeeded in revitalizing the University City area, but also in helping Penn make amends for its role in the displacement of several hundred West Philadelphia families in the 1960s. This paper will present data being gathered for a dissertation that seeks to assess the impact that Penn's urban revitalization efforts are having on trends in neighborhood change. This study will test the hypothesis that the university's West Philadelphia Initiatives are meeting their objectives but also contributing to demographic shifts that are dispersing concentrations of long-term African-American, working class residents and the poor. This paper will present preliminary data gathered from an ongoing ethnographic study of the University City and West Philadelphia, and spatial/quantitative data on trends in population change, housing, educational attainment, poverty and income between 1970 and the present.   This presentation will also discuss the theoretical and methodological frameworks that are informing this study, some prospective conclusions and implications for future work.

The Haitian "Habitus": Challenge and Promises of organizing the Haitian Community
Nesly Metayer Center for Community Health Education and Research

Using focus group data from two major urban areas in the USA, this presentation will highlight how Haitians Immigrants in America tend to reproduce deep-rooted patterns of non-cooperative behaviors acquired from their experiences in Haiti. . As opposed to the well accepted concept of ethnic enclave in immigrant communities, the Haitian communities in the major urban areas are divided around social class, political affiliation, geographical positioning. The deep-rooted patterns of distrust, the social class positioning and the tendency for fierce individual competition have created all the conditions to hinder community mobilization, community organizing and community development."The practices of the members of the same group are always more or better harmonized than the agents know or wish… The habitus is precisely this immanent law, lex insista, inscribed in bodies by identical histories, which is the precondition not only for the co-ordination of practices but also for the practices of co-ordination." Bourdieu (1990:59). Using two sets of data conducted in Miami and Boston we would highlight the major mental structures and practices being reproduced in urban America. We would also show how stereotypes of Haitians in America have reinforced deep division in the community by supporting the "disengagement of Haitian elites in Haitian Community Affairs".From Montreal to Miami, the Haitian Community is in a major crisis. The Haitian Learning Consortium has begun the process of developing a comprehensive community action around those key components:

1. Begin shifting the negative mental model of collective action and personal efficacy by developing a shared "vision of success" for the community
2. Build participatory leadership and joint accountability
3. Identify and pursue new practices that cultivate trust and community of collaboration

Great, good and divided: public spaces in an elite neighborhood of Rio de Janeiro
        Jim Freeman Concordia University

At a time when cities, particularly large Latin American cities, are increasingly polarized and overcome with violence, and public space has long been pronounced dead, there is a neighborhood in Rio de Janeiro with an exceptionally vibrant public realm. In the elite beach neighborhood of Ipanema, residents spend a large part of their free time in public: on the street corner, in bars and on the beach. Ipanema has a proliferation of "third spaces" where neighbors, friends and colleagues can plug into and out of an on-going public social life, complete with public characters and long intellectual exchanges. Many people can always be found in the same place at the same time, some even using a bar table or a patch of sand like an office. Occupational groups meet regularly at particular spots on the beach for obligatory networking. Neighbors socialize at the corner bar. Ipanema is not the anonymous city space filled with alienated individuals postulated by early urban sociologists, but a thick social space of overlapping urban communities. But neither is this the organic civil society imagined by thinkers in the Weberian tradition, that greases the wheels of commerce, promotes democracy and solves its own problems in the common interest. Rather it is a social space stratified along race and class lines that tends to reproduce the inequalities of this very unjust society.

16. WOMEN AND FAMILIES IN THE CITY

Female Joggers: Gender and Experiences of Difference in Urban Public Space
        Kira Krenichyn City University of New York Graduate Center

This paper discusses women's experiences of sports and fitness in Prospect Park in Brooklyn, New York. Women talk about these activities in terms of freedom, being themselves, and connecting with a natural inner state that is otherwise often suppressed in the course of everyday life. They seek spaces such as this one, which was crafted as a place to experience nature within the city, and which affords feelings of mental restoration, support, and comfort among others. At the same time, the park is a place where many neighborhoods converge and where anxieties are felt over urban change and the confluence of several "diverse" communities. Women also thus talk about tensions between feelings that this is their "own" space to use freely and proscriptions imposed on them by virtue of gender; constructions of the park as a dangerous space; and an internalized sense of risk. Further, in the context of a valorized and sometimes crowded outdoor space, they perceive conflicts over the rights to use spaces for sports and fitness, but they only tentatively ascribe spatial privileges to gender. Closer inspection reveals perceived constraints to be tied as well to differences based on race and economics, which must be confronted as inherent qualities of a truly public space. Women are constructed as irrational when they defy gendered notions of public space, but their very presence in urban public space disrupts public-private and reason-emotion. Public space itself is irrational because human interactions take place in the context of both reason and emotion, and apparently contradictory emotions (e.g., comfort and fear) co-exist with one another. Actors within public space struggle to make sense of the actions of others and to come to terms with their own sense of right and privilege to space, alongside an awareness that "difference" often means inequality.

Negotiating Motherhood and Poverty within a Neighborhood Welfare Program
        Heather Fitz Gibbon College of Wooster

This paper will identify a neighborhood literacy and parenting program as a potential site for resisting and redefining definitions of motherhood within the welfare system. Following Dorothy Smith's model of feminist institutional ethnography, this paper will discuss how the participants in this family literacy program, including mothers, teachers, and staff members, negotiate the expectations of motherhood presented to them by all levels of the welfare system: from the federal welfare reform bill, to the state, to the county, and finally to the neighborhood.   I will argue that this is a gendered location, serving low-income women of various ethnic backgrounds, staffed by generally middle class women, and situated in a low-income neighborhood school.   As such, this program has the potential to serve as either a site for replicating and enforcing dominant understandings of poverty, gender, and motherhood, or as a site of resistance and social change. I will explore the dynamics within the program that push and pull it in both directions.

Single-Parent Women and Propensity for Homeownership

Marilyn Bruin University of Minnesota

Since the 1990's, government officials, housing advocates, and the mortgage industry have worked to open the door to homeownership for low-income families. The underpinning of the initiative was the recognition of the social benefits of homeownership as a means to move working families out of poverty, increase wealth, and regenerate neighborhoods. With a high national homeownership rate, low- and moderate-income families were targeted as the remaining untapped homeownership market. The government and mortgage industry have created a variety of programs to help ease the financial barriers toward homeownership. Down payment and closing costs assistance programs were created to assist families unable to save the traditional up-front costs. Programs assisted low-income families with filling the gap between what they can afford and the cost of financing a home. However many program providers did not understand why some families choose to participant and others did not. The purpose of the research was to better understand factors that contribute to propensity for homeownership among low-income single-parent women. The regression model included measures of psychosocial and resource constraints with residential satisfaction. Resource constraints, such as poor credit, did not contribute explanation. Motivation and residential satisfaction were the most powerful predictors. Individuals with clear goals and motivation as well as those satisfied with their current residence expected to achieve homeownership sooner than single-parent women with low levels of motivation and residential satisfaction. Policy programs promoting first time home buying need to support the development of goals and encourage personal motivation to increase participation and non-recidivism in self-sufficiency and homeownership programs designed for low-income families. Further research is needed to study the influence of psychosocial constraints among low-income families that achieve homeownership and those who did not, and to explore whether psychosocial constraints influence propensity for homeownership among other groups.

Family Oriented Neighborhood Planning: lessons from cities in Quebec

Lisa Bornstein McGill University
Stefanie Dunn McGill University

The proposed paper looks at family-oriented neighborhood planning. The paper draws on recent literature outlining the key elements of a family approach and explores how this compares with neighborhood planning as practiced in selected cities in Quebec. The province of Quebec is a leader in adopting policies that are 'family-friendly'. Some cities, such as Hull, have had a family-oriented planning policy for nearly ten years, while others, such as Montreal, have departments devoted to women's experience of the city and have included children and families in the master plan process. Yet literature suggests several key developments in urban environments that require reconsideration of our neighborhood planning approaches. Changes in family structure, among other factors, have prompted changes in urban neighborhoods. Parents, specifically women, have become resident 'time and motion experts', evaluating trade-offs in the relationship between time, distance and cost as they struggle to fit necessary tasks and time with family members into a working week. Efforts to encourage public transit use, compact cities, and other environmentally-sensitive practices often fail to consider limited accessibility, whether based on family composition, income, or time constraints. By looking at both the literature and the experience of those calling for family-oriented planning, this paper offers insight into both the constraints on its implementation and the ways in which planners are making it a success.

Connecting neighborhood resources through Municipal Government

Christine George Loyola University
Michelle Fugate City of Chicago,

We propose to present a paper that looks at the effectiveness of a unique municipal social service, the City of Chicago's Domestic Violence Help Line in providing services to link battered victims from diverse racial/ethnic groups to services in the neighborhoods of Chicago. The Help Line system includes the 24-hour Help Line with trained domestic violence referral advocates, first responders (the Chicago Police department), and community based primarily private non-profit providers. The 24-hour Help Line is funded by, managed and housed in city government, but supervised and staffed by a city wide private non-profit domestic violence organization. The paper is based on research from a just completed two year (2004-2005) study of the Help Line which included a survey of 1200 Chicago Police Officers, a survey of 386 community residents, interviews with 62 community pbased providers, interviews with 399 victims of domestic violence, focus groups with Help Line staff, and Help Line administrative data. The study was funded by the US National Institute of Justice. The paper will focus on how the Help Line system is

experienced at the neighborhood level: (1) how did the victims link to neighborhood sources, including what gaps and unique challenges existed for diverse victims in different neighborhoods and (2) how did neighborhood residents use the Help Line for themselves and to assist vicitms of domestic violence.

17. RESISTING GENTRIFICATION

Can Gentrification Bring Neighborhood Effects? Some Qualitative Evidence
Lance Freeman Columbia University

Gentrification, by bringing middle class residents to relatively poor neighborhoods would seem to hold the potential to bring about the putatively beneficial ?neighborhood effects? for poor neighborhoods that scholars have written about and policy makers are attempting to bring about through various schemes. Relatively little research; however, has been done on neighborhood effects in the context of gentrification. This article considers the likelihood of neighborhood effects in the context of gentrification drawing on qualitative research conducted in two gentrifying Neighborhoods in New York City. Considered here are the mechanisms through which neighborhood effects are thought to operate; peer effects, collective efficacy, social ties, and institutional resources. I find that gentrification does bring about neighborhood effects, but mostly through improved amenities and services and more leverageable social ties and not through the gentry serving as ?role models.?   These findings suggest that expectations about the putative salutary effects of income mixing due to gentrification be scaled back accordingly.

Puerto Madero: An Emerging Neighborhood in Buenos Aires, Argentina
Nico Larco University of Oregon, Eugene

Puerto Madero is a charged example of contested and shifting identities played out through the redevelopment of a historic industrial area. A manmade canal/port in the heart of Buenos Aires, Puerto Madero was used from the 1880's to mid 1900's, preserving a snapshot of the country's history. In the 1990's, local governments created a plan for the transformation of this zone into a thriving mixed-use neighborhood. Unlike other industrial transformations, Puerto Madero is not a tourist's toyland, but instead engages the contemporary face of Buenos Aires while referencing its past. This newly formed neighborhood is integrated into the fabric of the city while speaking simultaneously about its past and potential future. Many historic wharf buildings have been renovated with adaptive re-use as a constant mantra, allowing both the old and the new to coexist. In other instances, historic buildings have been severely modified, erasing links to the history of the place. An example being the partial destruction of large grain silos that represented Argentina's unofficial title of 'Granary of the World', a source of national identity and pride. At the far extreme, large swaths of previously vacant land in this area are being developed into offices, hotels, and residences whose design language draws heavily from contemporary global architecture, negating the history of the place. While these areas are in stark contrast to the physical history of Puerto Madero, they support its historic role of being of the day and placing Argentina on a world stage. What had been done through trade in kilos of wheat is today done in kilos of bytes. The proposed paper will trace the history of Puerto Madero and place it in the context of the shifting identity of the country. Special attention will be given to attitudes towards history and their physical ramifications.

Inner Suburb Revitalization in a Sunbelt city - the West Phoenix case
Carlos Balsas Arizona State University
Hemalata Dandekar Arizona State University

An attempt by the City of Phoenix to revitalize its inner suburbs in the area known as the West Phoenix Revitalization Area (WSRA) is the topic of this paper. The WSRA is a large and diverse area of more than 50 square miles, includes the city's earliest suburbs, and is populated by a high percentage of low-income Hispanic immigrants. An overarching problem is negative perception due to the incidence of high crime rates, problems associated with car cruising on weekends, graffiti and a blighted appearance. The purpose of the paper is fourfold: 1) analyze the main problems, 2) review the pertinent literature on inner suburb revitalization, 3) establish a framework to prioritize the important areas of concern, and 4) identify short, medium and long term revitalization strategies. The project included the following research methods: windshield surveys, document reviews, content analyses, stakeholders' interviews, and meeting observations. The framework for categorizing and prioritizing intervention strategies included physical, economic and social dimensions. The physical strategies address: environment, urban form, urban design and transportation. The economic strategies address: commercial revitalization, work force development, information and marketing, and housing. The social strategies address: inclusion, public education and public safety. A matrix relating categories of concerns/recommended strategies and place/location in the

WPRA provides a temporal dimension to the prioritization of the recommended actions. The conclusion is that four issues stand out as significant in the West suburbs. These are transit, housing, inclusion, and crime. Not unexpected, but clearly revealed in the analysis, is that the inner city zone manifests the highest number of problems in the WPRA and the majority of opportunities for revitalization. This paper is an addition to recent research on the role of public authorities in the revitalization of inner suburbs in Sunbelt cities.

Activism, research, and the fight against gentrification: Pilsen, Chicago

Euan Hague, DePaul University
Winifred Curran DePaul University

Gentrification is remaking the American city, both in terms of the look of the city, as gentrifiers rehab old buildings and construct new ones, start new businesses and demand more urban services, and in the population of the city, as high-income professionals displace the working-class, immigrants, and communities of color. While once construed as a piecemeal process of limited importance, more recent research presents gentrification as a generalized global strategy for urban renewal. Despite decades of research on the topic, there is little research on successful strategies to fight gentrification. In this paper, we discuss the role of the researcher in community planning, using our collaboration with community activists fighting gentrification in the Pilsen neighborhood of Chicago as a case study. The area has a housing stock that largely dates from the neighborhood's inception in the 1880s and 1890s as a port of entry for Central and Eastern European immigrants. Since the 1950s, this area has become a major center of Hispanic population, primarily Mexican-American. Pilsen's proximity to downtown, old buildings, and relatively low rents, have resulted in gentrification – a situation exacerbated because the area is over-zoned: single family houses sit on plots which allow for four-unit condominiums. Our engagements with community activists have led to a multi-year commitment that sees our urban geography undergraduates engaged in constructing a building-by-building inventory of Pilsen, accompanied by GIS mapping. This information is used in the activists' struggles to maintain the working class, immigrant character and population of the neighborhood and counter gentrification. We argue that there is a need for politically engaged field pedagogy that brings together scholars and students with community organizations to tackle fundamental issues shaping contemporary urban life such as gentrification and displacement.

"Both Sides of the Revitalization Coin": Revanchist and Emancipatory Gentrification in One Chicago Community

Sukari Ivester University of Chicago

This paper is a case study of the "urban renaissance" of a traditionally divested, impoverished, predominately Black community on the west side of Chicago. Central to the paper is a discussion of the two main academic perspectives on gentrification, the 'revanchist' and the 'emancipatory' perspectives. These perspectives address the political question of whether the policies involved with urban transformation are primarily representative of a 'revanchist' or a revengeful approach to the urban poor and other marginalized groups; or whether the policies of urban transformation are predominantly "emancipatory" and representative of a middle-class reaction to the repressive institutions of the suburban life. The paper considers how the two contrasting academic discourses on gentrification- generally thought of one the one hand, as the American perspective (revanchist); and on the other, as the Canadian perspective (emancipatory) - reflect what is happening within one gentrifying community in Chicago. The paper is an effort to examine these perspectives empirically, as they occur on the ground, and to further inform the theoretical debate on the nature of gentrification within the context of an intensive community case-study based on over three years of participant observation, along with Census, Real Estate, and Mortgage Lending data. Following a discussion of the emancipatory and revanchist perspectives, the paper presents the case-study community and the specific stories of its urban renaissance.I argue that the gentrification that has taken place in the case-study community is simultaneously BOTH emancipatory and revanchist, and is important for the further conceptualization and refinement of the very varied process that is gentrification.

18. MINORITY HOUSING FINANCE

Linguistic Profiling: A Tradition of the Property Insurance Industry

Jan Chadwick George Washington Universit
Gregory Squires George Washington University

"Linguistic profiling," the identification of a person's race from the sound of their voice and the utilization of that information to discriminate on the basis of race, has been documented in the home rental market. This paper examines this phenomenon in the home insurance industry. From an analysis of matched paired-tests conducted by a fair housing organization we find that home insurance agents are generally able to detect the race of someone who contacts them by telephone and that information affects the services provided those who inquire about purchasing a home insurance policy.

The External Costs of Foreclosures: Impacts on Property Values
        Dan Immergluck Georgia Institute of Technology
        Geoff Smith Woodstock Institute

Mortgage foreclosures can entail significant costs and hardships for those most directly affected. Foreclosures can involve losing not only accumulated home equity and the costs associated with acquiring the home, but also access to stable, descent housing. They can also damange credit ratings, hurting the owners' prospects not only in credit markets but also in labor and insurance markets and in the market for rental housing. For holders of the loan, foreclosure costs are estimated to average $58,792 and take 18 months to resolve (Focardi, in Cutts and Green, 2004). But the economic and social costs of foreclosures affect more than the parties directly involved in the borrowing process. Foreclosures, particularly in lower-income neighborhoods, can lead to vacant, boarded-up or abandoned properties. These properties, in turn, might contribute to the stock of "physical disorder" in a community that can create a haven for criminal activity, discourage social capital formation, and lead to further disinvestment. The neighborhood and municipal costs of concentrated foreclosures are starting to be recognized and quantified. These costs increase significantly for properties that are not quickly returned to the market via regular market mechanisms. Apgar and Duda (2005) found that the direct costs to city government in Chicago in some cases exceed $30,000 per property. Employing a database that combines data on foreclosures during 1997 and 1998 with data on neighborhood characteristics and more than 9,600 single-family property transactions in the city of Chicago in 1999, we will measure the impact of nearby foreclosures on property values. Apgar, William, and Mark Duda. 2005. Collateral Damage: The Municipal Impact of Today's Mortgage Foreclosure Boom. Washington, DC: Homeownership Preservation Foundation. May 11. Crews Cutts, Amy, and Richard K. Green. 2004. Innovative Servicing Technology. Freddie Mac Working Paper #04-03. Washington, DC: Freddie Mac.

There's No Place Like Home: The Experiences of Low-Income Homeowners
        George Galster Wayne State University
        Anna Santiago Wayne State University

Improving the opportunities for low-income households to buy homes has been the object of intensified federal, state and local policy efforts during the last decade. Most of the research evaluating the effectiveness of these policies has centered on how new mortgage instruments, outreach efforts by lenders, and homeownership counseling programs can be optimized with an eye toward reaching this goal (McCarthy and Quercia, 2000; Listokin et al., 2000). Outside of a few studies that have assessed foreclosures amongst these high-risk homeowners, relatively little research has been conducted to date that examines both the benefits as well as challenges encountered by low-income homeowners during the initial years of homeownership. In this paper, we use in-depth quantitative and qualitative data gathered from 30 homeowners who purchased their homes through a homeownership counseling program offered by the Housing Authority of the City and County of Denver (DHA). These homeowners are part of the Denver Housing Study, a longitudinal study tracking the ways in which participation in such programs foster the acquisition of human, financial and social capital assets of adults and children living in low-income households. These data are supplemented with information obtained through a series of focus group interviews with a subset of these low-income homeowners focusing on their experiences of homeownership, including the short- and longer-term benefits and challenges associated with owning their own homes. Our low-income homeowners report they have already accrued substantial equity in their homes, improved quality of life and sense of self-efficacy for themselves and their children, and expanded access to credit.   At the same time, however, they find themselves prey to predatory lenders and home improvement operators as well as particularly vulnerable to economic shocks, such as unexpected home repairs and increased property taxes.

America's Inner City Neighborhoods: What Has Happened Since 2000?
        G. Thomas Kingsley, The Urban Institute
        Kathryn Pettit, The Urban Institute

Interest in the changing fortunes of America's inner city neighborhoods has never been more keen, buoyed by evidence that their future may not be as bleak as many once thought. Recent studies have shown that, in contrast to almost ubiquitous decline in the previous decade, many troubled neighborhood improved markedly in the 1990s. Yet trends were far from uniform, varying substantially within and between cities – variations that have yet to be fully explained. This paper assesses patterns of change since 2000, relying primarily on a dataset developed from tract-level Home Mortgage Disclosure Act (HMDA) files for the 100 largest metro areas (research has shown that key HMDA variables, such as changes in median mortgage amounts, track well against several indicators of neighborhood wellbeing). This research begins by looking at how the 1990s trends evidenced by census data, compare to those indicated by HMDA variables (annual data from 1995 to 2000). We then examine HMDA indicators for the 2000-2004 period to see how different types of neighborhoods in different types of metro areas have fared since the turn of the millennium. For example, have neighborhoods that experienced notable declines (or increases) in poverty in the 1990s, continued along the same path since then? If not, what have been the variations and how have they been influenced by differing neighborhood characteristics (e.g., racial/ethnic composition, distance from CBD). The analysis also takes advantage of a special benefit of the HMDA files: data on how the composition of borrowers (defined by race and income) changes from one point in time to another. (Special care is taken to control for differences in mortgage market conditions between the two periods; i.e., mortgage volumes and value increases in the early part of this decade generally exceeded those of the late 1990s).

19. THE LIMITS OF SOCIAL CAPITAL

"More Alike Than Equal": An Eight-State Survey of Social Capital

Andrea Ryan Boston University
Daniel Monti Boston University

Current research and theorizing makes much to do about the declining state of American civic life. A regional survey undertaken by the Northwest Area Foundation in St. Paul, Minnesota provides an opportunity to study these ideas as well as consider a more basic concern first raised by Tocqueville nearly 200 years ago—that Americans are far more equal than they could ever be alike. According to these data collected on social capital and community life, Americans have a remarkably similar view of how the world works and how to get along in it. Their understanding of who can belong to a community, how important it is to follow commonly accepted rules, and how one manages the tension between their private lives and a wider public realm is shared among people with markedly different life chances and living situations. While differences among Americans in terms of their life chances are real and at times dispiriting, different types of people living in different parts of this section of the country have made a culture that makes sense and works for them. It's one that the authors contend is shared by all Americans.

Community Participation in Plan-Making: Does A State Mandate Make A Difference?

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One of the perennial problems of community planning is the dearth of public participation in the planning process. To be effective, plans must reflect the needs of the residents in a community. This is difficult if residents do not take the time to express their needs so that these are incorporated into the community plan. Several reasons have been given for the paucity of public participation in planning. These have ranged from the technicality of planning subjects to the public's concern for immediate rather than long term issues, which is often the focus of community plans. In order to boost community participation in planning, some states, including Wisconsin, now require by law that planners document how community residents were included in the process. Wisconsin adopted this mandate in the 1999 Smart Growth Law. This law requires communities to prepare and adopt comprehensive plans as a way for managing land use. The law also requires communities to have their comprehensive plans submitted and approved by the state Department of Administration (DoA) by 2010. My paper will present findings from a content analysis of comprehensive plans that have so far been approved by DoA (over 300) to see if the state mandate for public participation has made a difference in the level and effectiveness of community participation in planning.

Community crime prevention: the role of community capital and development

Beverly McLean University at Buffalo

Urban crime, disorder, and decay have become to symbolize conditions within inner-city neighborhoods. In a seminal article in the Atlantic Monthly, Wilson and Kelling (1982) postulated the "broken-windows"

theory of urban crime—leaving unaddressed the enforcement of minor misdemeanors gives a sign that nobody cares and invites further public disorder, more serious crime and a downward spiral of urban decay. The perception of community violence is a significant problem for neighborhood reinvestment, but to what degree remains unclear. Nationally funded crime intervention programs, such as the Weed and Seed program, are based on the assumption residential involvement in crime intervention leads to more livable communities and, thus, sustainable neighborhood redevelopment. The theoretical framework underpinning the W&S came from the social capital literature. Higher levels of community capital will promote greater community cohesiveness and revitalization. The W&S program mandate is to bring together local law enforcement and community stakeholders to develop a collaborative structure to weed out crime and seed in good neighborhoods. W&S sites are to use the national resources for the purposes of setting up a locally structure to move forward a sustainable community crime prevention and revitalization strategy. This paper examines the potential for a national crime prevention program as a means for sustainable redevelopment. The case study is the Buffalo, NY Weed and Seed sites. The methodological approach relies upon qualitative and quantitative analysis. The research question is to what extent the synergy between neighborhood social capital and external outside resources together contribute to community cohesiveness and thus sustainable redevelopment. A policy concern is will these efforts be sustained once external resources are not available.

Neighborliness in the virtual age

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Claims are frequently made that Americans are disconnected from their families, from their neighbors and from civil society in general, Various factors have been identified that may place constraints upon interaction between neighbors in the contemporary city. Different analysts have suggested that social interaction may be inhibited by built form [the problem of automobile dependent cities that reduce opportunities for serendipitous meetings]; the construction of enclaves [both walled and gated, that reinforce different forms of social segregation and further inhibit face to face interaction]; high rates of residential mobility [that make it difficult for parents and children to develop strong ties with co-workers, neighbors and those in voluntary associations]; and the proliferation of privatized spaces [subdivisions overseen by HOAs via legal codes such as CC&Rs that enforce rules rather than encourage voluntary interactions]. Implicit in these claims is the assumption that neighborliness is dependent upon organic neighborhood forms, a certain duration of residence and the opportunity for face to face interaction. In reality, empirical research in a rapidly-growing city such as Phoenix does not support such expectations—-neighborliness appears to be much more resilient than is often asserted. This paper reports on these issues and considers the reasons why this should be so. Particular emphasis is placed on the role that information technologies can play in facilitating meaningful interactions that do not depend upon face to face contacts, and the implications of this for civic progress are explored.

20. NEW URBANISM: RHETORIC VERSUS REALITY

Neighborhood Stability: Evaluating the Promise of New Urbanism

Patricia Fredericksen Boise State University
Susan Mason Boise State University

In this paper, we examine the relationship between neighborhood design and community stability. Municipalities across the United States struggle with infrastructure needs and the integration and exit of persons in their communities and its effects on social and political life. New Urban design advocates assert neighborhood design as a response to concerns that rapid community growth or urban exodus and its resulting social and economic changes lead to a weaker social fabric and declining economic sustainability in communities. In particular, advocates argue, neighborhood design elements that increase pedestrian traffic and encourage social interaction foster community stability. The public and private investment in this design and its potential for assisting with serious urban problems warrant a deliberate and coordinated approach to the question: In comparison to suburban subdivisions, do neighborhoods with New Urbanist elements such as mixed-use and pedestrian-friendly environs demonstrate greater economic sustainability? Using demographic data, land use information and economic stability indicators, we study neighborhoods cataloged into new standard subdivisions, new urban sites, traditional pre-WWII neighborhoods and transitional established suburbs to evaluate the promise of new urbanism.

New Urbanism and the marketing of neighbourhood

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The planning and architectural movement known as New Urbanism emerged in the US at the end of the eighties. Through the use of planning and architectural devices, it aims to generate a sense of community in new suburban developments. This movement has revived the ideal of suburbia as utopia throughout North America. By returning to traditional planning principles, it has also brought back the concept of neighbourhood to housing development. The application of New Urbanism generates residential areas with unique built forms. Drawing on this difference, marketing experts create a promotional discourse that emphasizes the positive values of neighbourhood and community. In an urban context where diversity is everywhere, the notion of neighbourhood appears to be an efficient marketing strategy for attracting families that wish to live in an homogeneous environment devoid of urban problems. This paper analyzes the role of "neighbourhood" in the marketing of Bois-Franc, one of the only housing developments in Quebec based on the principles of New Urbanism. The Bois-Franc advertising discourse mobilizes the concept of neighbourhood to connote distinction, which certainly attracts potential buyers. However, the construction of a community based on spatial difference, may well generate problems of governance at the metropolitan level. The example of Bois-Franc illustrates how neighbourhood has become a necessary item in the housing package that new suburban developments offer. We can anticipate that housing publicity, with the support of planning movements such as New Urbanism, will lead to a redefinition of neighbourhood that suits both promoters and consumers. But in everyday urban life, neighbourhood cannot be reduced to innovative built form. And from a political point of view is there not an issue of spatial segregation that needs to be raised?

The Whole is More than Some of the Parts: New Urbanism Misplaced

Robert Amey Bridgewater State College

Among the ideas of the new urbanism movement is the creation of "human scale," community-oriented shopping districts. New urbanism principles, beyond encouraging the return to the nostalgic social spaces of downtown Main Street, promote the use of alternatives to the auto-centered suburbs of the past. New urbanism centers may be redeveloped downtowns, strip malls or the newly created cores of planned unit or mixed use developments. Both external design cues and accessibility are key concepts in integrating these new centers with surrounding residential development. While many new projects are striving to meet these aims, this study discusses three shopping centers, two in Massachusetts and one in Maryland, that apply only the external design principles while ignoring the underlying ideas of new urbanism.

New Urbanism in New Castle, Delaware

Jonathan Justice University of Delaware
David Ames University of Delaware
Erin Ferriter University of Delaware

Critics of contemporary automobile-oriented urban-design and land-use patterns and advocates of the new-urbanist approach to neighborhood planning have proposed borrowing the pedestrian-oriented and human-scale urban-design characteristics of pre-automobile small towns as a model for improved contemporary land development and place creation. Kunstler's (1996) discussion of zoning points out that there are also significant conflicts between contemporary land-use regulatory regimes and the existing fabric of established communities. Due to the common practice of "grandfathering" existing non-conforming uses, however, these conflicts often remain latent in older municipalities until changes in land markets lead to economic pressure for (re)development of parcels. At that point, however, conflicts among community desires, private owners' incentives, and multiple layers of institutional arrangements and practices of local governance can produce conflict and a variety of unanticipated outcomes. This paper examines the case of New Castle, Delaware, as an illustration of the ways in which conflicting goals, incentives, and rules complicate the governance of land use and the preservation of the built and social fabric of older communities. Specifically, increases in land values within a historic district and its immediate surroundings over the last 20 years have led to pressures for development and redevelopment of existing structures and land in this well preserved 18th-century village which threaten to undermine the historic fabric that led to the increase in values. We analyze the contemporary confluence of real estate-market events with state, county, and municipal design standards and land-use regulations and practices in "old" New Castle, with particular attention to the ways in which conflicts among the state's "livable Delaware" guidelines, the city's historic-district guidelines, and the single-use, suburban zoning in force in the historic district force the exercise of significant discretion by administrators and volunteer committee members and lead to reliance on informal networks and practices as a way to negotiate the breakdowns in the formal regulatory framework.

21. SCHOOLS AND HOUSING

Evaluating good intentions: two efforts at improving educational outcomes

Sanda Kaufman Cleveland State University
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Many children living in inner-city neighborhoods are likely to have weak learning outcomes, poor high school graduation rates, and low or no expectation of pursuing higher education. A host of federally-funded programs such as Pathways to College and Quarters of Excellence, and locally-funded ones, such as Cleveland's Lighted School House and New York's Beacon Schools, are providing programming expected to increase the chances for students to pursue post-secondary education through information, guidance counseling and activities aiming to enhance interest in education achievement. Such programs are relatively costly, so it is important to assess whether they are attaining their objectives, which of the activities they offer are effective, and what factors increase or reduce their success rate. For example, is there a "good" age when students are most receptive to the information they receive? Does the degree of parental involvement influence success? Should the activities be offered to all students or only to those who are at the top of their classes or who show interest? Evaluating the design and implementation of such programs poses some interesting challenges shared with other types of programs whose outcomes accrue a number of years after they have been implemented. These challenges range from simple tracking of participants and engaging them in evaluation, to the complexities of linking program goals to the design of activities, attributing any observed outcomes to those activities, and estimating the necessary length of student exposure to activities that can lead to educational attainment results. We examine two programs implemented in Cleveland schools and derive some lessons for design and evaluation of programs with weak, complex and indirect links between goals, means and outcomes.

Strengthening community organizations

Michael Krasner,.Queens College/Taft Institute
Francois Pierre-Louis Queens College/Taft Institute

Scholars of particpatory democracy (Pateman 1970, Newton 1997, Mansbridge, 1997) argue that voluntary organizations promote institutional change and provide citizens the democratic and organizational skills that are required to function in our society. They also argue that voluntary associations can contribute to the empowerment of those that have been excluded from the political arena. Rueschemeyer (1998) notes that: "without participation in a rich field of intermediary organizations, interests are likely to remain uncertain and inchoate and unlikely to find powerful expression." (1998:11). Through participation in voluntary associations, an individual can be trained in the process of deliberation and the mechanisms that are available to express his/her ideas.Our paper describes and analyzes the results of a set of programs aimed at increasing the ability of parents and organizations from low income, minority, and new immigrant communities to participate in the politics of New York City's public schools. The program included direct support to bolster organizations' educational organizing, an eight-session, bi-weekly course on educational politics and organzing held at a local college, and specialized training carried out by the Pacific Institute for Community Organizing, both on site and at their national facility. The study is based on in-depth interviews with a random sample of 20 parents drawn from the 65 who completed the courses and interviews with the six organizations' directors and organizers (These include two Latino groups, one African-American group, one Haitian-American group, one South-Asian-American group, and one diverse group). The study developed a set of categories to measure a range of effects that included empowerment of individuals operating independently of the groups, empowerment of group members or leaders, and the strengthening of the organizational capacities and organizing success of the groups themselves.

The Effect of Charlotte's Changing Public School System on Housing Values

Barbara B. John, The University of North Carolina at Charlotte
Thomas M. Ludden, The University of North Carolina at Charlotte

One component of choosing a neighborhood is incorporating information regarding the quality of its public schools. Neighborhoods are characterized by the demographics of race, ethnicity, and income already at work in their urban area. This study strongly suggests that the change in the Charlotte-Mecklenburg public school system from a student assignment policy based on racial balance to one focused on neighborhood schools influences the local housing market in its outer-ring neighborhoods. Houses in these areas are appreciating in values at different rates. What does this mean? We hypothesize that these differences in housing values are correlated with the percentages of students attending neighborhood schools. The

percentage of students attending neighborhood schools versus the percentage of schools outside their neighborhoods is now more closely correlated with the racial balance of the neighborhood. Schools are no longer required by the courts to bus students from one neighborhood to another based on race. This research will explore a relationship between the racial balance found in each public school and the neighborhood surrounding that school as contextualized by changes in housing values. Is the stage being set for cultural resegregation?

High School Reform and Changing Neighborhoods: Whose schools are they?
Gretchen Suess Research for Action/Temple University

National policies for educational reform are pushing for a focus on standards, morality, and accountability. When looking at the school reform initiatives in Philadelphia, it is clear that they focus on privatization and linking public education to urban renewal and community development. Through a massive $1.7 billion capital improvement plan, the School District of Philadelphia has embarked upon a campaign to increase choice and improve public education throughout the city by renovating aging school buildings and creating twenty-eight additional high schools. Underneath this capital campaign is motivation to attract and retain middle class families to make the city more competitive in regional and global economic markets. Exceptional neighborhood schools are being used to justify high housing costs and in certain parts of the city the schools are furthering gentrification. This paper presents findings from a comparative ethnographic study of civic engagement in high school reform in two low-income neighborhoods in Philadelphia. My research examines the assumptions that are made about the social realities in these communities and how residents came together to fight for local voice in decisions made about new school designs and educational philosophies. I also discuss the ways in which class, race, and residential history were, on the one hand, used to define who was entitled to claim ownership over the schools and, on the other hand, pushed aside as individuals united in the fight for authentic community voice and democratic participation in decision-making. And finally, I discuss the supports and barriers that existed to substantiating a legitimate and authentic community involvement in local school reform and community development within the context of urban revitalization and local community development.

Translating Community-Based Knowledge about Urban Children and Families:
Kristine Miranne, Wayne State University

Information shared between university and community partners is critical to the testing of hypotheses and the development of ideas for future research and social action. Collaborative efforts benefit from the feedback of participants when relevant and useful research topics are generated, concepts are clarified, and findings are validated. The result of such partnerships is mutual learning through a process of planning, producing, disseminating, and applying existing or new research. The increasing intensity of issues impacting urban children, youth and their families calls for interventions that bring together multiple parties, each who contribute their own strengths to developing, implementing, and evaluating problem-solving strategies. Over the past decade, we have seen a proliferation of university and community collaboration directed toward the serious issues impacting child and family well-being and intervention. Much of this work is at the center of community research, action and advocacy. Drawing from examples of work conducted in Detroit Michigan by the Skillman Center for Children, Wayne State University, this paper outlines how accessible and community-based research can lead to the practical application of research, sustained relationships between the academy and the community, and re-oriented priorities. The development and enhancement of best practices models occurs as new and provocative ways are determined that lead to development, analysis and evaluation of policy and service delivery.

22. VULNERABLE CITIES—KATRINA AND BEYOND

How sprawling neighborhoods can respond to Natural disasters
Isabelle Maret, University of New Orleans

Urban spread is witnessed all over the world, but with diverse settings. It encompasses different shapes, which can be range from clear visible urban front to more diverse types of sprawl. In any case, sprawl presents many challenges to planners, theses challenges being aggravated when natural disasters like Hurricane Katrina destroy communities. Sprawl is a major urban pattern in big growing cities. It has also been an increasing land use process in slow growing regions like New Orleans, Louisiana. If New Orleans is not a major expending area, some parishes at the edge of the central city have attracted many new residents between 1990 and 2005, especially in St. Tammany Parish. Most of the growth happened in uncoordinated communities outside of existing cities. This paper examines the consequences of sprawl on

the evacuation process due to Hurricane Katrina. It focuses on the sprawling neighborhoods that have been hit by a natural disaster and at the challenge of rebuilding these communities in a sustainable manner. I will use geographic information systems to scrutinize the relationship between sprawl and disaster response needs, taking hurricane Katrina and New Orleans as a case study.

Analyzing Urban Disaster Mitigation Planning prior to Hurricane Katrina

Robert Collins Dillard University

Current federal disaster policy in the US is biased in favor of disaster recovery and biased against disaster mitigation. The majority of disaster funds tend to be allocated on recovery after life and property has been lost, rather than allocated on efforts to prevent the loss. This is true in spite of the fact that from a rational cost benefit analysis viewpoint, mitigation actually costs much less money than recovery in the long run. The costs of this policy are high not only in funds, but in human lives. This talk will use the case study of Hurricane Katrina devastating the City of New Orleans in August of 2005. As a result of funds not being available for specific mitigation projects, the city was not able to prevent the catastrophic effects of a major hurricane. The ultimate effect was massive loss of life and property. Also, the costs of rebuilding the city will be multiple times higher than the costs of preventing the destruction. This talk will quantify and compare the financial costs of mitigation and recovery, list specific projects that could have reduced the effects of the hurricane, and offer specific policy recommendations to avoid loss of life from future hurricanes.

Rebuilding Community among Residents Displaced by Hurricane Katrina

John Vick Vanderbilt University
Doug Perkins Vanderbilt University
Brian Christens Vanderbilt University
Michael Nelson Vanderbilt University
Paul Speer Vanderbilt University

A major theme of disaster and forced displacement and resettlement research is reconstitution of community. Survivors' social networks are dislocated and support is strained. Their place attachments and identities are disrupted, causing an emotional loss on top of material loss. Conflict within the community often ensues. We examine what factors determine the form, duration, and success of community rebuilding (both socially and physically) following disasters and other forced relocations. We will report on qualitative interviews of evacuees of hurricanes Katrina and Rita, which caused the largest displacement of whole communities in U.S.history, and key informants among the prior and emergent community leaders from the represented areas evacuated. Much of the social research on disasters in the U.S. has focused on short-term and potential long-term, stress-related individual psychological impacts or regional and national economic impacts, but few have examined the impact of displacement and resettlement on the community per se, which is critical to individuals'and families' ability to cope and adjust and to their decision to return and rebuild. Based largely on the existing international research,communities are often surprisingly adaptive and resilient-- new leadership structures emerge, new organizations form to meet new challenges, relationships with external agents (government, relief and other nonprofit organizations) develop and evolve. But does that happen the same way in the U.S., where organized (both public and private) relief and resettlement resources are greater, which may tend to displace community social capital reconstruction? Does it happen as readily after such a cataclysmic and widespread disaster as Katrina? What predicts and explains the different individual and community-level responses? And how long will it take the community to rebuild not only the housing, but also its social fabric and formal and informal support networks?

The Failure of the Non-regime: How Katrina Exposed New Orleans as a Regimeless City

Peter Burns, Loyola University New Orleans
Matthew O. Thomas, California State University Chico

Hurricane Katrina's effect on New Orleans raised serious questions about governmental preparedness and response. New Orleans operates without a stable and long-lasting partnership among resource providers and the absence of a regime greatly affected how it readied for and reacted to Hurricane Katrina. We employ regime analysis to identify how three key differences between regimes and non-regimes impeded New Orleans' ability to respond to this event. New Orleans lacks an understood agenda; it depends on issue-based coalitions rather than more permanent governing arrangements; and, it ineffectively targets resources in the absence of a scheme of cooperation. These characteristics place New Orleans and other

non-regime cities in a much more precarious position than urban areas with regimes, and this crisis exacerbated the negative effects of this non-regime environment.

Catastrophic Change and Urban Theory: Implications for New Orleans
    Jacob Wagner University of Missouri-Kansas City

This paper analyzes urban theory and local history to generate a framework that can be used to guide urban policy for the reconstruction of New Orleans. In particular, it explores environmental conflicts and urban politics in the city before the hurricane in order to understand how governing officials and citizens may respond to the rebuilding process. Evidence suggests that a significant power struggle over redevelopment was under way in the city, in which the historic built environment figured prominently. What values should inform the reconstruction of New Orleans? Because Hurricane Katrina resulted in catastrophic devastation for so many residents in Orleans Parish, the author argues that planned environmental changes must be moderate and limited in scale to preserve and enhance what remains of cultural stability in the city's neighborhoods. Widespread and dramatic environmental change should be avoided in the immediate future to prevent further alienation and depression among city residents. Instead of massive demolition, city leaders must use the historic neighborhoods that have survived as the "seed" from which to grow a restored urban fabric. Further, serious questions have been raised that must be addressed as reconstruction plans are developed. First, the mistrust of elected officials and government agencies due to the basic failure to protect human life will continue to undermine reconstruction efforts. Secondly, the impact of concentrated poverty and racism on the neighborhood organization must be systematically addressed as well. Clearly, community organization at the neighborhood and metropolitan level must be the driving force behind future disaster response plans. Elite mistrust of democratic processes must be replaced with new forums for citizen-driven rebuilding plans.

23. REGIME EFFECTS ON URBAN POLICY

The Effects of Gender on Economic Development Policy
    Stephen Rausch University of Louisville
    Cynthia Negrey University of Louisville

Previous research by Donald Rosdil (JUA 13-1, 1991) employed a cultural analysis to explore differences between selected cities distinguished as "progressive"and "boosterish." Rowan Miranda and Donald Rosdil (UAR 30-6, July 1995) utilized factor analysis and showed that economic development policies do not fall along a single continuum from progrowth to antigrowth. Looking particularly at income, occupation, educational attainment, and poverty, this paper introduces a gender component to these analyses to determine if any structural gender differences exist between progressive and boosterish cities and whether such differences influence economic development policies.

Raising the Bar or Changing the Agenda? Texas Housing Report Card Project
    Elizabeth Mueller University of Texas
    Tommi Ferguson University of Texas

While the bulk of public resources for affordable housing have historically flowed from the federal government, state and local governments have played significant roles in distributing these funds, setting priorities for how they will be used, and thus, determining who will benefit. These local decisions are made in the context of existing "growth machines" or "development regimes," that tend to frame the bounds of possible outcomes and work against redistributive programs. Housing advocates and low income residents' groups have struggled to insert themselves into the decision-making process and to engage the public. This paper chronicles the development and application of a strategy for opening up public discussion, shifting priorities and developing and tracking long term progress in the five largest cities in Texas: the Texas Housing Report Card Project. The report cards were designed to present meaningful and accessible information on the scale and severity of housing needs, the gap between existing and required resources and to put forward measures of progress for gauging improvement. Their format also reflects underlying hypotheses regarding likely points of leverage against development regimes. These are based on our own reading of past case studies of cities that successfully challenged their growth regime, as well as our own knowledge of local politics in Texas cities. All of these assumptions are being put to the test now in San Antonio, where the first report card will be released in November. We will report on which of our initial assumptions appear to hold true and where our theory fell short. We will also report on the politics of releasing the report cards. Finally, we will identify areas for further research.

Embedded Unevenness: A Comparison of Tokyo's Koto and Kita-Ku Districts
A. J. Jacobs East Carolina University

Globalization has become a powerful agent on urban development. However, locally embedded factors, such as public investment policies and locational advantages (such as accessibility) remain the primary catalysts behind neighborhood redevelopment and uneven development. The situation in the 23 Ku of Tokyo (formerly the City of Tokyo) is no different. Since the 1960s, high incomes and a disproportionate share of employment growth have been clustered in Tokyo's inner core/Ku. Conversely, low incomes and decline have been concentrated in Tokyo's east/northeast Kawanote Area. In 2003, this eight Ku area was home to the bottom six place PCIs and five lowest HHIs among the 23 Tokyo Ku. Moreover, since 1965, five of the eight Kawanote Ku have suffered declines in population and employment. The concentration of low incomes in Kawanote is not surprising, considering this area contains some of the oldest housing units in the 23 Ku and historically has been home to many of Tokyo's peasants, day laborers, itinerants and outcastes. However, over the past decade, an interesting phenomenon has taken place among declining Kawanote Ku, uneven development. For example, since 1980, the area's Koto-Ku district on Tokyo's eastern waterfront has seen its mean household income rank soar from 21st to 13th in 2003. Koto also has experienced rapid population growth since 1995, including the largest numeric increase of any Ku after 2000. In contrast to these events, Kita-Ku, located on the Tokyo's northern border with Saitama Prefecture, has continued to decline. This includes a drop of 7,400 residents between 1995 and 2000, a period when the 23 Ku combined to gain 167,000 new residents. Through a comparative case study of Koto and Kita-Ku, this paper examines the reasons behind Tokyo's uneven growth. It suggests that neighborhood growth patterns in these Ku remain tightly nested in their national and local context.

24. ARTS AND CULTURE IN URBAN DEVELOPMENT

Inscribing Universal Values into the Urban Landscape
Noam Shoval The Hebrew University of Jerusalem
Elizabeth Strom University of South Florida

The growing importance of culture in contemporary society together with the rising importance of tourism in the economic base of post-industrial cities has led in recent years to the construction of new "Flagship-Museums" (characterized by their size and spectacular architecture), and the expansion of many existing museums. Their purpose is to capture the public imagination, to attract tourists and to promote the notion that those cities have successfully transformed themselves from centres of manufacture into centres of culture. These current trends have given rise to a new breed of museums: institutions established by foundations with specific, value-laden educational agendas (e.g. liberty, tolerance and human rights.) These agendas could, of course, be seen as political, as the creators of these museums generally seek to present just one of the many possible interpretations of these values This phenomenon is characterized too by the gigantic investment (public and private) in the structures that host the "collections," and by the use of signature architecture, along with the idea that the architecture itself helps convey the message of the museum. This paper, using three case studies, will examine the emergence of this new extension to the "Flagship-Museum Paradigm" of urban development The investigation will focus on the different types of interfaces between the city governments and the organizations that promote the museums, the politics behind the planning process, the controversies related to the projects and finally to the attitudes of the local population toward those schemes. The case studies for this paper will be the International Freedom Center in NYC that will be the principal tenant of the World Trade Center Memorial Cultural Complex, In Jerusalem, the Simon Wiesenthal center builds a 250$US (million) Museum of Tolerance designed by Frank Gehry. In Winnipeg, the 300$CAN (million) Canadian Museum for Human Rights is soon to be built.

Culture and neighbourhood identity: the regeneration of Dundee, Scotland.
John McCarthy University of Dundee

The arts and cultural sectors have been used in many cities to bring about a range of regeneration outcomes related to increased employment and enhanced quality of life, particularly in cities and neighbourhoods with perceived problems in relation to image and identity, where there is seen to be a need to encourage inward investment and tourism by means of 're-imaging' or 're-branding'. Specifically, policy is often applied to encourage further clustering of culture-related uses to achieve synergies, agglomeration economies and minimisation of amenity loss, as well as enhancement of city image linked to city competition at the global level. However, such strategies may have negative effects on local neighbourhoods because of associated processes of gentrification. Moreover, they may fail to be embedded

within the identity, history and culture of such neighbourhoods, and as a consequence they may promote homogeneity and loss of local identity and authenticity, rather than distinctiveness. This may erode the very comparative advantage that regeneration seeks to enhance, so such approaches may ultimately prove to be counter-productive. The case of Dundee illustrates such processes and tensions. Here, the clustering of culture-related uses was encouraged, with the intention of achieving regeneration outcomes of relevance to the city as a whole. The priority was for image enhancement via iconic cultural developments, and, while there was some evidence of linkage to local economic strengths, the strategy was not linked directly to neighbourhood identities, history and lifestyles. The result was that an opportunity was lost for promotion of a distinctive cultural milieu which promoted and linked to the local context, and, instead, a degree of homogenisation with other cities is evident, suggesting that effects may be unsustainable. This suggests lessons for good practice in the field of culture-led regeneration in other contexts, particularly given the current ubiquity of culture-led regeneration strategies.

A Theory of Urban Scenes
        Daniel Silver University of Chicago
        Terry Clark University of Chicago
        Lawrence Rothfield University of Chicago

Music, art, and theater critics have long invoked "scenes," but social scientists have barely addressed the concept (Blum began). This paper outlines a theory of scenes as elements of urban/neighborhood life. Scenes have risen in salience as analysts recognize that jobs and distance explain less, and amenities and lifestyle are critical elements driving economic development and migration. We thus build on recent work by Edward Glaser, Richard Florida, Terry Clark, Richard Lloyd, Sharon Zukin, and Harvey Molotch which take consumption seriously. Our theory of scenes is more than 1. neighborhood 2. physical structures 3. persons labeled by race, class, gender, education, etc. We include these but stress 4. the specific combinations of these and activities (like attending a concert) which join them. These four components are in turn defined by 5. the values people pursue in a scene. General values are legitimacy, defining a right or wrong way to live; theatricality, a way of seeing and being seen by others; and authenticity, as a meaningful sense of identity. We add sub-dimensions, like egalitarianism, traditionalism, exhibitionism, localism, ethnicity, transgression, corporateness, and more. All the dimensions combine in specific ideal-types of scenes like Disney Heaven, Beaudelaire's River Styx, and Bobo's Paradise. Simultaneous with our theorizing, we have assembled over 700 indicators of amenities from Starbucks to public schools for every zip code in the US. We code the indicators using the above analytical dimensions of scenes, to model the processes that lead neighborhoods to develop or decline. All the above components join in our models. We stress not a single process like gay tolerance or Veblenesque conspicuousness, but how multiple subcultures support distinct scenes and development patterns.

Urban Sprawl, Amenities, and Quality of Life
        Lin Ye University of Louisville

There have been discussions about how sprawling urban development may have affected quality of life for residents in American suburbia. This research seeks to discover whether compact urban development can provide better urban amenities and higher quality of life to its residents. Comparisons will be made between central cities and suburban areas to see how different places offer distinct amenities for their residents. Further comparisons will also be made between relatively high-density and low-density communities to probe the relationship between compact development and quality of life. It is hypothesized that densely settled development offers distinct quality of life, measured by the number and quality of amenities presented, compared to more sprawled development. It is postulated that the denser the development pattern, the greater the number and quality of amenities, making better quality of life possible for residents. The dependent variables consist of eight main indicators of amenities—physical security, human capital, housing affordability, commuting pattern, healthcare accessibility, recreational amenities, parks and gardens, and cultural amenities. After a set of control variables, including economic (income, employment, and age of place), social (population size, race, and poverty), and environmental (geographic location and climate) factors, are introduced, the dependent variables are evaluated by the density variables (independent variables) to test the hypothesis. There will be multiple levels of quantitative analyses in this research. First of all, all the central cities and suburbs will be compared according to their quality of life index. The next step is to look at all the communities, both central cities and suburbs, and how the degree of sprawl may affect communities to offer distinct urban amenities and quality of life to their residents. The main data sources for this paper include Census 2000, Economic Census 2002, FBI Uniform Crime Report 2000, and State and Metropolitan Area Data Book.

25. EMERGING CITY FORMS IN A GLOBAL CONTEXT

A Framework for Understanding Local Challenges
Robert Lang Metropolitan Institute at Virginia Tech
Christiana Brennan National League of Cities
Christopher Hoene National League of Cities

Many of the terms, characterizations, and perceptions that exist about cities do not provide a helpful frame for decision-makers and others interested in understanding municipal challenges. Local policy making environments are changing and the lines between traditional city types (central city, suburb, and rural) have become blurred. This is evidenced by increased diversity in the "suburbs," dispersal of services and economic functions throughout metropolitan areas, and the urbanizing nature of some non-metropolitan places. Those interested in municipal issues would benefit from a new typology of cities; one that can help them thoughtfully examine local issues and strategies in reference to others that are occurring in similar places. We have developed such a typology using recent Census data to examine social, demographic, and economic characteristics of nearly 1,000 metropolitan and non-metropolitan places. Six types of cities emerged from the analysis: Spread Cities, Gold Coast Cities, Metro-Lite Cities, Meltingpot Cities, Boomers, and Centervilles. This new typology better reflects the realities in cities and provides a more useful framework from which policy-makers and researchers can understand local challenges, discover innovative strategies, and base policy decisions.

Toward a quantifiable typology of urban hierarchy
Michael Howell-Moroney The University of Alabama at Birmingham

Early scholarship exploring globalization and its ramifications for urban places has universally identified an asymmetry in its benefits for different types of places. A key concept in assessing globalization's effect on any given place is first situating the relative position of that place in the global urban hierarchy. Although the global hierarchy of urban places is conceptually attractive, precise measurement and placement of urban places within all but its topmost echelons is often difficult. This paper reviews recent attempts to create a more quantifiable means to measure the tiers of urban hierarchy and presents some novel, quantifiable approaches for classifying a sample of urban places in the United States.

Urbanism, Conflict, and Transitions
Scott Bollens University of California

This paper examines cities in societies that have experienced inter-group conflict, war, and major societal transformations. It describes the roles of urban and regional planning strategies used during and after periods of significant political uncertainty. I report on eight unsettled or transitional settings: Jerusalem, Belfast, Johannesburg (South Africa), Nicosia (Cyprus), Basque Country and Barcelona (Spain) and Sarajevo and Mostar (Bosnia-Herzegovina). Findings come primarily from over 220 interviews with urban professionals (both governmental and nongovernmental), community officials, academics, and political leaders in these cities. Two main research questions guide this project:Urban policy and inter-group identity conflict: In contested cities, how does urban policy and planning address issues of group-based identity conflict? Urban policy and political transitions: What is the role of urban policy and planning during and after political transitions, in normalizing or democratizing a city of competing nationalisms? Because the most immediate and existential foundations of inter-group conflict frequently lie in daily life and across local ethnic divides, it is at this micro-level that antagonisms are most amenable to meaningful and practical strategies aimed at their amelioration. Thus, urban interventions aimed at creating inter-group co-existence have distinct roles to play in societal peace building and constitute a bottom-up approach that can supplement and reinforce top-down diplomatic peace-making efforts. Urban areas constitute unique and essential peace-building resources. I find in my analysis that some cities play this peace-constitutive role while others do not and I uncover four roles of planning in such settings—neutral, partisan, equity, and resolver. Explaining why some cities play a progressive role in shaping new societal paths while others do not helps us understand how this peace-constitutive city function comes about, and how this role of urbanism may be misplaced or neglected.

The Borderless World and the Walled City: Globalization and the New Urban Order
Ted Schrecker University of Ottawa

An extensive body of research on urban form in industrialized and 'developing' countries now describes deepening spatial segregation among economic lines. The link among various causal pathways that lead to

such segregation is the integration of decisions about how to allocate urban space and prioritize urban services into a global marketplace: the borderless world. The walled city is both a metaphor for the resulting social patterns and institutions and, increasingly, a literal description of the fortification that separates the global economy's urban winners and losers. Castells' identification of districts (and by implication inhabitants) that are "irrelevant or even dysfunctional" in terms of cities' links with the global economy is especially apposite here. Writing from the perspective of a political scientist working in population health, I argue that most researchers seriously underestimate *future* negative impacts of globalization on vulnerable urban populations. This is partly because of their primarily retrospective orientation and partly because of the high standards of proof demanded by the relevant professional discourses. In particular, urban health researchers have yet to come to grips with globalization's role in creating powerful sources of resistance to the redistributive policies that offer at least the potential to separate social provision from the global marketplace. Multiple case studies of housing and transport policy are briefly described in support of this argument. While the future looks bright for winners in the global economy, prospects for improved urban health equity in rich and poor countries alike are uncertain at best.

Being Realistic About Urban Growth

Christopher Leo University of Winnipeg
Katie Anderson University of Winnipeg

This paper distinguishes between cities experiencing high rates of growth and those growing more slowly and provides evidence that growth rate is a far more important determinant of a wide range of political and policy parameters than the literature suggests. Our method is a comparative case study, allowing a contextually rich initial exploration of a promising terrain for further research. Using the examples of Vancouver and Winnipeg, we explore the economic, physical, and political differences associated with their different rates of growth and consider the political and policy implications of these differences. Our findings are that there is an intimate and conceptually rich connection between a city's growth rate and its population density, its network of infrastructure and services, its development politics, the relations between developers and the city government, the state of the inner city, and conditions surrounding inner city community development.

26. URBAN THEORIES OF PLANNING AND DEVELOPMENT

The political creation of agglomeration. Political and territorial logics.

Anne Mévellec Institut national de la recherche scientifique (INRS-UCS)

This paper deals with the political creation of urban areas. Based on Quebec's experiences of forced municipal mergers generated by the Harel reform (2001) and on the French urban communities created by the Chevènement law (1999), the author examines the way local political systems adopt transformation processes set off at a national level. Theses cases of form-fitting an urban territory in a formal legal setting are achieved through the notion of agglomeration. Two objectives are pursued: understanding how urban systems, already in function, react to the constraint of these imposed institutional structures. Secondly, the process of institutional transformation reveals the bonds that tie politics, policies and territory together.The author favoured three perspectives in studying these periods of institutional change: the institutionalisation of the agglomeration's territory, the complex role of elected officials and the different forms of justification of the new institution. Two case studies realized within the framework of a PhD thesis reveal theses perspectives. Cases of Rennes Métropole (France) and Ville de Saguenay (Québec) are therefore mobilized to explore and illustrate political and territorial logics occurred during theses agglomeration's institutionalization genesis. One of our conclusions is that each municipal pattern holds out very strongly and gives structure to territorial, organizational and political forms of the new agglomeration's institutions. However the institutionalization of agglomeration transforms the local political practices and leads to interrogate the specificities of a possible local political craft.

On self- organization and self- reference: neighborhood planning

Kristof Van Assche St Cloud State University

In my lecture, I would like to reflect on the relation between planning, neighborhood organization and local identities. Concepts derived from social systems theory, specifically Niklas Luhmann's version of it, will be used in a post- modern theoretical frame, to look at the construction of local identity in neighborhoods, and possible pathways in developing neighborhood planning. In Luhmann's social systems theory, a basic concept is self- organization. Social systems and sub- systems are self- organizing units, based on self-

reference rather than reference to an outside world. American planning, especially recent traditions that moved away from conceptions of state- led planning ideals, gave local communities a pivotal role in re-conceptualizing planning. Planning as community development, interactive planning, etc. starts from a community as a distinct identity, capable of self- organization and local democratic decision- making. We consider it a necessity to look at the specific ways the identity of the community is constructed, in order to grasp more fully how it organized itself and its concepts, and possibly how it could organize itself in a better way. In this interpretive effort, Luhmann can be very useful, since he can create the link between conceptual self- organization and practical, political self- organization in a democratic manner. It also shows some limits of this form of democratic organization. One cannot always assume single- minded social identities with single objectives, and the objectives cannot be simply taken for granted, since the outside worlds they want to achieve something in, are strongly colored by self- reference. In other words: new knowledge, could easily lead to different objectives, and forms of organization. This is another way of pointing out that democracy never has a stable referent, and that the shape it takes has to be constantly renegotiated.

Collaborative Planning : two cases of neighborhoods transformation
Sergio Avellan, Ville de Quebec (Quebec City)

Theoreticians like Forester, Healey and Innes have been working in the 90, in a new theoretic approach of urbanism : Collaborative Planning. This new approach does a distinction between information, consultation and co-ordination to put emphasis on ground practice aimed on collaboration. In the collaborative practice, the urban actors (stakeholders) work together at all the phases of the process and have their opinions have the same power of persuasion. All kinds of knowledge (theoretic, technical, aesthetic and ethical) must be given the same right to bring ideas and criticisms. A serial of encounters is necessary to allow the representatives of each knowledge to express their proposals and the planner, as a city expert, should be the mediator of this meetings, workshop, round-tables, charrette etc. The presentation desires to expound the foundations of this theory and the diagram and tools that are needed to practice urbanism in the principles of the theory. Two cases run in Quebec City by the author are been chosen to illustrate the diagram and the tools. The first touches the transformation of a neighborhood of high residential density held in 2004 and the second the revision of all the urban regulations of three wards in 2005.

The neighborhood politics of megaprojects in Buenos Aires
Ryan Centner University of California, Berkeley

This paper presents results from long-term dissertation research (two years of fieldwork) on the politics of megaprojects development and neighborhood life in Buenos Aires, Argentina. Ethnographic, interview-based, and archival data form the evidentiary base for an argument about different ways in which redevelopment logics can operate – or on occasion be blocked – at the neighborhood level. Three old, central neighborhoods in Buenos Aires that have been the site of megaproject installation since the early 1990s are the focus. These are Puerto Madero, La Boca, and Abasto.The paper investigates struggles over and outcomes of policies that involve material space (i.e., real estate) in the Capital Federal. Narrower organizing questions are: What is the influence of national-level restructuring on policies affecting urban land? What interests have a stake in questions of land use, and in particular parcels? What patterns emerge in the changing ownership – and sometimes transformation – of urban land? What kinds of politics cause those patterns? To analyze these questions in the Buenos Aires context, I use employ urban political economy broadly, concentrating particularly on urban regime theory and the regulation school. The context of the research site is particularly consequential in this case -- a major city of the global South undergoing rapid neoliberal reforms and, later, a major economic-political crisis with a period of tenuous recovery. There are many studies over the last several decades of redevelopment in various kinds of US and European (especially UK) cities, but critical studies of redevelopment outside the North Atlantic are rare – in fact, theoretically informed and engaging treatments of neoliberalizing and Southern cases are virtually nonexistent. This paper aims to make a double contribution by critically engaging with these two theories with an infusion of geopolitically distinct content, while also bringing their insights to bear on the Buenos Aires case.

THURSDAY AFTERNOON SESSIONS

27. POVERTY DECONCENTRATION

Deconcentration of Poverty through the Housing Choice Voucher Program

Kirk McClure University of Kansas

National housing policy in the U.S. seeks to reduce the spatial concentration of impoverished households. The Housing Choice Voucher (HCV) Program is designed to provide spatial mobility permitting the poor to move to neighborhoods without high concentrations of the poor. This research will use HUD's 2002 HCV data to determine the proportion of voucher holders who move to low poverty tracts. The sub-set of household moving to low poverty tracts will be compared to other vouchers holders for race, age, household composition and payment standard level. The performance of the HCV program will be compared to other programs such as the Gautreaux and Moving to Opportunity programs to determine the relative success that can be expected from a standard implementation of voucher program. This research should assist HUD and local housing planners in refining their efforts to deconcentrate poverty through the use of vouchers.

Forced Relocation of Public Housing Residents: Results from Year 4
Edith Barrett University of Texas at Arlington

Between March of 2002 and October 2002, residents of a public housing development in Fort Worth, Texas, moved out to temporary quarters. Now, over three years later, all but a handful are in permanent housing or have left the housing authority altogether. Such forced relocations are happening all across the country. What is unique about this particular relocation effort is that the residents mobilized and demanded a contract with the city and the housing authority, guaranteeing that their needs for decent, affordable, and safe housing would not be overlooked. Also agreed by the residents, the city, and the housing authority was that the economic, social, and psychological effects of relocation on the residents would be assessed over a five-year period. The five-year study would also examine the support services available to relocated residents, the relocated residents' use of those services, and the effectiveness of services in meeting the needs of the residents. This paper will present the findings from the fourth year of the study, focusing on residents' economic and social experiences in their new neighborhood. The data to be presented in this paper come from a survey to be completed by residents this fall (2005). The findings from this survey will be compared with results from surveys completed each of the last three years. As housing authorities nationwide seek to dismantle their large housing developments, understanding how forced relocations impact already stressed residents – and the neighborhoods into which they move – becomes an important public policy question. The experiences of residents in this single case can perhaps provide direction to other cities facing a similar situation.

Neighborhood Effects, Race, and Poverty in the MTO Demonstration
Susan Clampet-Lundquist Princeton University
Doug Massey Princeton University

The Moving to Opportunity (MTO) demonstration offers a unique chance to study how neighborhoods may impact individual outcomes for low-income families. From 1994 – 1998, households living in public housing in high-poverty neighborhoods across five cities volunteered to be randomly assigned to one of two treatment groups or a control group. The experimental treatment group received a housing voucher that could only be used in a neighborhood with less than 10% poverty. Four to seven years after random assignment, adults in the experimental group were still living in significantly less poor neighborhoods, and reported safer and less disorderly environments compared to those in the control group. On an individual level, experimental adults experienced a few health benefits, but there were no effects on employment, and inconsistent effects for children and teens in the families. Given the positive impact that the Gautreaux Program had on Chicago families who moved from public housing to predominantly white suburbs, researchers have been puzzled over the lack of individual effects of the MTO demonstration. However, Gautreaux and MTO differ in important ways. One of the differences in the two programs is in the type of receiving neighborhoods. Gautreaux families had a racial limitation on where they could use their voucher, while MTO families had a class limitation. Since resources have historically been distributed differentially across metropolitan areas based on race, this program difference may have implications for the magnitude of neighborhood effects on individuals. Using baseline characteristics, we predict who, within the MTO experimental group, made decisions to move to predominantly white neighborhoods. We then analyze subsequent mobility patterns, looking at both race and class. Finally, we will include time spent in predominantly white, low-poverty neighborhoods in a model predicting individual outcomes in order to look at the impact of housing mobility from a different angle.

Parochialism Unbound? Atlanta's Quest for Poverty Deconcentration
Edward Proctor Policy Research Group

Atlanta is truly an international city that has reaped the benefits of corporate investment, fast-paced commercial and residential real estate development, and all the glitter and gloss associated with success and good fortune. Yet, beneath the veneer, and due by and large to a history steeped in parochialism and cultural contradistinctions, Atlanta suffers from the enigmatic problem that plagues American urban neighborhoods; that is, spatially concentrated poverty. Past government policy has contributed to warehousing the poor in subsidized housing and isolating the poorest of Atlanta's citizens in poverty-concentrated neighborhoods. For Atlanta, the deconcentration of these enclaves of subsidized poverty is a complicated issue. Neighborhood residents and organized groups fear the negative influence the poor could have on the quality of a community's culture and the monetary value of their homes. Not only is this a major barrier to deconcentration, when manifested by economic, racial, or ethnic prejudice, such sentiments within neighborhoods can be powerful forces in persuading local governments to restrict, control, and deny low income families access to existing communities. Mobility programs spawned by the federal government that encourage low income families to move to the suburbs utilizing housing vouchers have not been models of success due to many reasons such as access to transportation, employment, childcare, and economic disparity between government-supported movers and existing residents. This paper's empirical investigation, using Atlanta as a case study, will explore critical policy areas and make recommendations with respect to how policy makers can balance the need to reposition dysfunctional communities, stabilize families, provide meaningful housing choices to movers, and generate economic opportunities with the need to preserve and sustain the identity of existing communities and neighborhoods.

Trends of Poverty Deconcentration in Chicago, 1990-2000
        Susan Bennett DePaul University

The trend of increasingly strong concentration of poor families and individuals in central city communities reversed itself in the 1990s. Factors that have been associated with this reversal include the strong economy of the 1990s, welfare reform, and housing policies designed to deconcentrate the poor. Concern about growth of communities with high concentrations of poverty arose primarily from the effects of residents' isolation (.g., segregating them from better educational opportunities, job opportunities) and poor living conditions that further undermined residents' life opportunitie (e g., poorer housing conditions, higher crime rates). Factors contributing to deconcentration influence the likelihood that the change will be sustained and to have a positive effect on the residents. Given the complexity of this set of factors, it is not possible to untangle their effects on poverty deconcentration. Intensive examination of one metropolitan area, however, can provide some understanding of the nature of this change. Preliminary examination of high poverty community areas in Chicago indicate that 1990 communities of moderate and high poverty which experienced a decline in poverty concentration fall primarily into two groups: (1) African-American communities with population and housing loss and (2) communities with changing racial-ethnic composition and signs of gentrification. The paper will analyze gentrification trends, racial-ethnic change, and demolition of public housing units in comparison with changes in poverty concentration in Chicago community areas and the inner suburban ring (Cook County). It will also analyze data related to social isolation to assess potential positive changes for residents of these areas: local job markets, local schools, crime rates, and so forth.   The analysis will place emphasis on structural factors associated with high poverty concentrations rather than individual behavioral or psychological variables.

28. URBAN DESIGN, URBAN PLANNING

Urban Design in Small Scale, an Approach to sustainable communities
        Shahrzad Faryadi Tehran University

Increasing the urbanization associate with modernism in the last century caused a lot of spiritual and physical impacts on sustainability of communities. Analyzing these impacts illustrates the emphasizing of "centralization" and "functionalism" logic in urban design and planning profession. The product of this logic was great metropolitans mostly in developing countries which failed to meet some very important needs of human. Thus it seems that most urban design thoughts and experiences are moved toward decentralization or multi nucleated city ideas. Small scales are more concerned in these ideas with aim to emerge sustainable communities. Clearly, small urban units with walking distances to meet everyday functions are mean. This concept is addressing by some common developments suggestions as urban villages, urban nuclei, small cities and towns and generally "sustainable neighborhoods." A sustainable community might be consider as a community which moves toward meeting the all physical, social, economic and cultural needs of it's members, now and future. Considering these concepts, A new approach for urban design profession in local scale (for example for Iranian cities) is introduced here. This approach is consisted of three levels; normative, functional and operational. The "decentralized centralization" will

be accept and analysis as a new basic logic in urban design profession at the first level, based on global views and local needs (Iranian). At the second level the concerned logic will be developed to some urban design principles and rules using some examples. Then some more detailed guidelines will suggest transforming functional principles to operational guidelines at the third level. Discerning the specific characteristics of different places and neighborhoods is notified at this level. Considering the foresaid levels the result of the article might be supposed as a new functional urban design theory which might be used to develop more sustainable communities and neighborhoods.

Pride and Prejudice: The Construction of a Good Taste Society
        Christine Atha Central Saint Martins College of Art and Design

In the current British context design has inadvertently taken on a central role in UK Government policy not seen since 1946 and the post WW2 reconstruction period. Some 60 years on we are to embark on the construction of two very different but significant neighbourhood developments. Good Design will be at the forefront in both and will have a central role to play in community capacity building and in the generation of social capital. But what is good design? Does this expose our prejudices about good taste in society? The anticipated Thames Gateway Development of some 120,000 homes by 2016 and the Olympic Games in 2012 have cleared a path for this new role for design, and a bigger arena for architecture and design professionals. Expansion of the Thames Gateway will provide much needed homes and new communities, while the Olympics will revive a tract of London hitherto ignored by developers and neglected by local government as worthless wasteland. In both cases there is an opportunity to explore the theory and practice of regeneration. Social policy and planning legislation now meet in new policy statements from the UK government, (released in 2004 and 2005 respectively) . Both put the notion of good design at the centre of their delivery and point to the methods for implementation of a reformed urban structure and a new approach to sustainable communities. Class or status, income, social aspiration and economic imperatives all play a part here and in the regeneration context the interrelationship of these things becomes essential and important. But definitions of good design are hard to come by and one might ask good for whom? Can a community transform its identity through realising new ways to live in the city rather than making over? How will good design achieve this?

Whither planning in war-torn cities? the case of Mozambique
        Lisa Bornstein McGill University

This paper explores how a massive effort to promote peace, democratic governance, economic recovery, and poverty-reduction in Mozambique produced social, economic and spatial fragmentation in urban areas. Drawing on the experience of several Mozambican cities in the post-war period of the mid-1990s, the paper explores how international peace-building, economic transition, and decentralised governance had unintended consequences that fragmented and fractured urban areas. "Quartering" of the cities, the rise of interdictory off-limit spaces, distorted housing markets and widespread corruption are among the features of the urban landscape fostered by these post-war transitional processes. In contrast to the profound effects of wider forces on urban spatial, social and political relations, efforts to plan the cities have been strikingly ineffective. Possible causes for this failure are discussed and include the high levels of donor dependence, internal political struggles over the role of planning, the limited levels of political enfranchisement, and the conceptual basis of contemporary planning. The paper concludes with discussion of the challenges to planning for urban settlements that better meet the needs of the Mozambican people and recent shifts that suggest that some required changes are underway.

The Progressive Power Broker: Robert Moses and "Reform Modernism"
        Timothy Mennel University of Minnesota

The devolution of planning scale in American urban planning over the twentieth century—from the visions of the City Beautiful movement, which were Modernist in vision if not in style, to the assessment of problems on a block-by-block basis that came to prominence with the rise of neighborhood enthusiasts such as Jane Jacobs—is a compelling and well-documented one. But a careful assessment of the career of Robert Moses, the master builder in the New York City region over much of this time (and the motivating object of Jacobs's dissent from midcentury planning orthodoxies), shows that this approach to understanding the relation between the individual and the larger urban fabric can often be a misleading frame for evaluating urban development. Such a view tends to casts the conflicts that arise in city planning and development in a way that is flattering over time to the importance of the individual yet tends to scant both structural and more proximate social and industrial influences on spatial change in the urban environment.The scope of action that Moses embraced after World War II was to itself help change the prevailing definition of the

common good, moving it away from the paternalism on which it had rested. In part due to the influence of Moses's earlier projects, individuals felt increasingly empowered to reassert their voices in the city and to not always put a particular conception of the "common good" first. Moses's failure lay not in trying to remake the city but in believing that its constituents couldn't help but share what he believed was his normative view of a reformable world.

29. THE "BUSINESS" of COMMUNITY DEVELOPMENT

Sustainable Community Enterprise: Best Practice in North Yorkshire, UK.
Geoff Herbert Hambleton District Council, and Institution of Economic Development

Localities are increasingly encouraged to assist themselves, and become agents of their own growth and development. Such routes to realising indigenous growth potential are especially important in more isolated, rural areas which contain a high proportion of micro-businesses and are less likely to benefit from inward investment. This case study draws on national, regional and local policy contexts in analysing one specific example of innovative entrepreneurial capacity building, in the Hambleton District of North Yorkshire. The paper draws on discussion with those involved in the project, and highlights working practices and infrastructure issues. It illustrates how relevant agencies came together to support the local community in a development project which both ensures the continued viability of existing business and secures future economic growth. Through the Hillside Rural Activities Project, a key local priority identified during consultation has been addressed to encourage the development of sustainable entrepreneurial capacity. Public and private agencies have successfully worked in partnership obtaining significant external funding for the project. Feasibility, design and business planning has been completed and the 28 acre site has been purchased for community economic, recreational and sporting uses. Work is now currently under way on the development phase. The completed project will provide a range of benefits. These include substantial gains for the local economy, but also support for the varied needs of community groups. Overall, the local opportunities for employment, tourism and healthy living will be expanded. Crucially, the project has also enhanced the capacity of the local community for joint working and aided the acquisition of skills and knowledge which will support further strategic working. In conclusion, key lessons will be drawn defining why and how the project has successfully supported sustainable entrepreneurial community capacity building. Both best practice and critical success factors will be highlighted in this analysis.

Should CDCs Stay in Business?
Sabina Deitrick University of Pittsburgh

Should CDCs stay in business when their neighborhood has revitalized? This paper will examine a dialog and decisionmaking process in a Pittsburgh, Pennsylvania, neighborhood, the South Side. The South Side Local Development Corp. (SSLDC) began in the early 1980s as a business-led community development corporation to revitalize a distressed commercial street in a working class, steel mill neighborhood. The community pursued historic preservation for revitalization. With the help of Pittsburgh History and Landmarks Foundation, SSLDC secured Main Street status for Carson Street. By 1990, Carson Street was a vital commercial street once again, with new restaurants and upscale shops scattered throughout traditional neighborhood businesses that withstood the neighborhood's downturn and shuttering of the LTV plant. Cries of gentrification were raised, but by the 1990 Census, the South Side was still a distressed neighborhood, with declining population and increasing poverty. In 1990, SSLDC led a neighborhood planning process, which recommended that the organization produce affordable housing. SSLDC's first housing project, which was also the first new housing construction in the South Side in years, began with appraisal gaps of $50,000, which were covered by city and foundation funds. Today, market housing in the South Side reaches to $400,000. The former LTV site is a $450 million new upscale development, the South Side Works. SSLDC expects that the neighborhood will no longer be CDBG-eligible by 2010. These changes mean that the South Side faces an unusual challenge for a CDC in Pittsburgh: Should it stay in business? If not, what areas in community development should it pursue? In the fall 2005, SSLDC, its board and neighborhood residents began another planning process -- to determine the future of SSLDC. This paper will examine this planning process as the organization and the neighborhood face new challenges in community development.

Adaptation or Extinction? Community Development Financial Institutions at a Crossroads
Julia Rubin Rutgers, The State University of New Jersey

Community development loan funds (CDLFs) and community development venture capital funds (CDVCs) are community development financial institutions (CDFIs), intermediaries that provide capital to communities underserved by conventional financial institutions. CDLFs make loans to businesses, housing and real estate developers, and nonprofit organizations serving low-income communities while CDVCs make equity investments in businesess that create high-quality jobs for low-income people.CDFIs experienced dramatic growth during the late 1990s due both to the nation's economic growth and to policies put in place by the Clinton Administration. President Clinton's enactment of the CDFI Fund and strengthened enforcement of the Community Reinvestment Act significantly increased the amount of capital flowing to all CDFIs. Since 2000, however, the environment has changed dramatically. The US experienced an economic slowdown that reduced the capital available for making direct investments in distressed communities as well as indirect investments in financial intermediaries such as CDFIs. At the same time, the Bush Administration weakened enforcement of the community reinvestment act and reduced the CDFI Fund's budget by more than fifty percent. This paper details the challenges that CDLFs and CDVCs have faced and examines how they have responded to this increasingly hostile economic and political environment. The responses have included partnerships that maximize impact and political muscle while cutting operating costs; outsourcing of specific functions; and experimentation with using market-rate funds for community development finance. The paper further explores whether the negative external environment is causing these types of organizations to move away from the most developmental activities and towards more lucrative investments. It concludes with a discussion of the overall viability of CDLFs and CDVCs as long-term solution to the lack of capital in distressed communities. The paper is based on original research that includes interviews with CDFI practitioners and funders as well as case studies of individual organizations.

30. URBAN HEALTH ISSUES

Neighborhood disorder and smoking, alcohol consumption and exercise
Rebecca Miles Florida State University

Several dimensions of neighborhood quality: neighborhood deprivation, perceived livability, and social support, have been found to influence smoking behaviors above and beyond household and individual-level risk factors. This paper investigates the influence of neighborhood physical disorder and perceived safety, both characteristics that can be improved by municipalities, neighborhoods and/or citizens' groups. The data on which the study is based are from the Large Analysis and Review of European Housing and Health Status (LARES), a recent survey of eight European cities, three in Eastern Europe and five in Western Europe, carried out by the World Health Organization. I investigate the influence of neighborhood physical disorder across these cities, i.e. the presence of graffiti or litter and the absence of greenery, and perceived safety, on smoking behavior, in logistic regression models that adjust for household and individual-level risk factors. Results indicate neighborhood disorder is significantly associated with current smoking of at least 1 cigarette per day. The effect remains substantial when perceived safety is entered into the model, then age, sex and marital status, and in the full model with household and individual-level risk factors and interactions. Living in an area with high neighborhood disorder compared to low, increases the odds of smoking two and a half times, and is more important for men than women. Not feeling safe increases the odds of smoking twofold, and is more important for women than for men. I also explore the effect of neighborhood physical disorder and perceived safety on two other behavioral risk factors: alcohol consumption and leisure-time physical activity. These findings open up the possibility of environmental interventions at the neighborhood level that improve the quality-of-life of all residents while addressing critical threats to the public's health.

Neighborhood Ecologies: Perceptions of Physical Environmental Risks
Lymari Benitez The Graduate Center, City University of New York

The study of people's perceptions of the built and social environments requires an understanding of what factors could be perceived as threatening or desirable in a neighborhood. Individuals who share similar experiences at the neighborhood level will be most likely to make similar evaluations of an environmental risk that provoke similar emotions, ideas, and beliefs. Therefore, this paper aims at an understanding of environmental risk perception and its relationship to sense of place and social capital in New York City. To understand this relationship, a survey instrument was developed taking into consideration relevant topics in the social capital, sense of place, and environmental risk perception literatures as contributors to environmental awareness and actions. The sample for the survey consisted of community college students from the City University of New York (CUNY) where more than half of the student population is part of an ethnic minority group and have low incomes. Through the analysis of survey data the author argues that people's perceptions of risk depend on the interaction between the environment and their social situation.

Neighborhoods are a function of the interaction between the physical and social ecologies, which provide exposure and protection from environmental hazards and risks. Neighborhood levels of social capital and sense of place should be taken into consideration when designing neighborhood improvement activities.

The renewed interest in urban form and public health

Jodi Holtrop Michigan State University
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The proposed paper embraces components of three of the broad approaches to the theme for the 36th Annual Meeting of the Urban Affairs Association. It draws attention to health and safety issues in neighborhood environments that can impact active living across one's lifespan. The paper acknowledges the connections between neighborhood renewal processes, the health of the individual and the economic vitality of a community. Finally, the paper highlights how local, state and regional policy initiatives can affect neighborhoods and their residents when it comes to options for active living. As the call for participation in the upcoming meeting notes, the majority of people live in urban neighborhoods that have undergone major transformations in the past 50 years due to globalization, disinvestments, decentralization, and technological advances.These same forces impact the health and lifestyle of Americans. Consider this, the U.S. Surgeon General recommends moderate exercise five or more days per week, suggesting that Americans can be active simply by incorporating walking, bicycling or yard-work into their daily routines. However, many Americans find it difficult to maintain an active lifestyle. Within this context, urban planners and policy makers recognize their roles in shaping the urban built environment in ways that might facilitate increased physical activity among the American population. This paper explores the explicit links between characteristics in the urban built environment and moderate physical activity. It also reviews policy and procedures that can influence change in urban development patterns, and initiatives that aim to promote moderate physical activity. Michigan is the focus of this analysis since it is among the leading U.S. States in decentralization (with 60% of the population living in suburbs) and also in overweight and obesity prevalence (with over 60% of the population being either obese or overweight).

The Relationship of Exterior Housing Quality to Interior Dust Lead Hazards

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Immigration and internal migration patterns are profoundly altering America's urban mosaic. Hamtramck, Michigan, where immigration is proceeding at faster pace than almost anywhere else in Michigan, provides a robust opportunity to better understand in- and out-group responses to cultural and residential changes caused by immigration. Our question is how do community organizations adapt to rapid, multi-ethnic migration? There are over 200 community organizations in Hamtramck, serving social, cultural, and commercial needs of Polish, Ukrainian, Bengali, Albanian, Yugoslavian, Yemeni and Arab American communities residing both within and nearby the city. The rapidly changing demography puts pressure on organizations to adjust to new and unfamiliar social practices, to leave, or in other cases, to cope by merging, expanding operations or moving into new domains. Our project conducted face-to-face interviews with organizational leaders to gauge these effects of immigration and corresponding out-migration on Hamtramck ethnic associations and interorganizational networks. Through qualitative and quantitative analyses, we observed that over time, organizations representing various ethnic factions responded to demographic changes alternatively by: leaving the community; changing their scope, mission or service-area; forming partnerships with other entities; and ceasing operations altogether. Careful analysis of the frequency, duration and direction of these interactions allows us to speculate about the strength of relationships and their subsequent influence on organizational choice. Inter-organizational alliances tended to form and re-form in handling commonly perceived threats and opportunities. We found cultural groups, service agencies, faith-based organizations and labor and trade syndicates interacting along a spectrum from conflict to collaboration when population demographics change and specific ethnic populations ebb and flow in and out of defined urban residential or entrepreneurial spaces.

31. INTERGOVERNMENTAL PRESSURES AND LOCAL OUTCOMES

State Government Effects on Urban Performance

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Edward (Ned) Hill Cleveland State University

Patricia Atkins George Washington University
Kimberly Furdell, George Washington University
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Whether or not they have an explicit urban policy, state policies and programs undeniably affect the well-being of cities and their residents. What is less certain is what kinds of state policies are effective in promoting the health of their cities, and whether/which state actions may be unintentionally contributing to the poor performance of cities. To explore the role of states in the health of cities, we first measured the performance of cities during the 1990s on a wide range of residential well-being indicators. We constructed a model to predict city performance between 1990-2000 and identified cities that were outliers, i.e., whose actual performance had markedly exceeded or fallen short of its predicted performance. We then identified states whose cities had, in general, done better or worse than had been predicted. Based on these measures, we chose 13 cities in 7 states whose cities were high- or low-performing in which to conduct in-depth case studies to explore the effects, intended or otherwise, of states on cities. This paper presents the analysis of city performance and the initial results of our case studies. We examine the effects on cities of state policies such as land use and growth boundaries, tax and expenditure policies, state aid to local government, housing and economic development policies, and state income support. We also look at how city policies and demographic shifts may have contributed to their good or poor performance.

Harbour Planning in Hong Kong: normative rationality vs strategic politics
Mee Kam Ng The University of Hong Kong

In Healey's Collaborative Planning (1997), interactive planning process is seen occurring in complex institutional environments, shaped by wider economic, social and environmental forces (2003, p.104). As argued by Alexander (2001), interdependence… links up the Habermasian communicative practice based on normative ethical stance with the Foucauldian realpolitik power analysis that focuses on strategic rationality. Contextual characteristics, however, will determine the specific blend of strategic and communicative action in each situation (Alexander, 2001, p.316). The recent controversy about central harbour reclamation in Hong Kong and the consequent establishment of an experimental tripartite partnership-based Harbourfront Enhancement Committee that endeavours to practice collaborative planning in the executive-led governance structure of Hong Kong provides a good case for in-depth understanding of how normative planning ideas work (or not work) in a world of unequal power and politics. The former British colony has become a Special Administrative Region in China in 1997. Years of economic restructuring prompted the government to generate different reclamation plans for Victoria Harbour. However, in 1997, the Protection of the Harbour Ordinance was introduced as a private member's Bill in the Legislative Council and the Society for the Protection of the Harbour (SPH) was established to object to further reclamation in Victoria Harbour. At the same time, a loose coalition (Citizen Envisioning@Harbour) of 18 organisations was formed to advocate collaborative planning in 2003. In 2004, the government set up an advisory Harbourfront Enhancement Committee (HEC) the membership of which include government officials, business representatives and civil society groups such as SPH and CE@H. This paper will focus on one of the projects under HEC which involves the planning review of a bypass involving reclamation: while the project is clothed with strong rhetoric of citizen engagement for consensus building, strategic politics can be observed in the executive-led non-democratic polity of Hong Kong.

Federal Land Use Legislation and the Need for Empirical Data in Congress
Gillian Bearns University of Massachusetts, Amherst

This research examines litigation filed under the federal Religious Land Use and Institutionalized Persons Act to determine whether the law is protecting religious organizations, particularly new or minority religions, from discrimination and exclusion during local land use permitting processes. The Congressional record states that a federal law was necessary to stop local governments from discriminating against religious organizations seeking to locate within their jurisdictions. Local governments oppose the law arguing that it restricts their ability to enact and apply land use regulations to religious organizations. A better understanding of when and why this federal law is invoked would allow state and local legislators to enact legislation that balances the First Amendment against land use planning and federal interests against state and local. An analysis of factors, such as parcel size, zoning, and religious denomination, reveals that megachurches are just as likely as small storefront churches to experience local opposition and that established, majority religions file lawsuits with similar frequency as minority religions. Additional factors derived from the U.S. Census indicate that socio-economic factors are not necessarily determinative of whether conflict will arise. Congress' reliance on testimony rather than empirical data and the exclusion of land use planners and local government officials from the Congressional hearings severely limit the extent

to which the Religious Land Use and Institutionalized Persons Act will reform local land use processes. The research does not substantiate Congress' claim that local governments are discriminating against religious organization on the basis of religion. Rather, local land use regulations are unprepared to adapt to current changes in religion, such as the growth of megachurches. This research reveals that state and local governments need to reconsider the position of houses of worship within the hierarchy of land uses and effectively plan religious land use into their communities.

Neighborhoods in Transition in the Baltic Sea Region
Adolphe Lawson Södertörn University College
Sven Hort Södertörn University College

No Abstract Available.

32. SOCIAL CLASS, URBAN RENEWAL, and SOCIAL REFORM

Creating a Safe Space for Achievement: The National Achiever's Society
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Marc Grimmett North Carolina State University
Jocelyn Taliaferro North Carolina State University

In the school community, it is important to create a climate where all students belong. This becomes difficult for students of color since the school context has a history of racial discrimination that has contributed to the achievement gap. Because of the stigma that exists regarding students of color and achievement, it is important that these students have peer groups that have cultural similarities as well as promote academic achievement. Such a combination helps students of color to be more academically successful. Thus, it is imperative that safe spaces, such as the National Achiever's Society (NAS), are created to help students of color feel as though they belong. The NAS is a program created to address the achievement gap by providing students of color with peer, cultural, and academic support. The goal of this study was to examine the NAS in order to explicate how it creates a safe space for students of color. The study was conducted at 10 Triangle High Schools (urban schools in Durham, Orange, and Wake County, North Carolina) participating in the NAS program. Personal interviews were conducted with 5 school principals and 11 advisors of the local NAS chapters and thematic content analysis was used to analyze the interviews. Several themes emerged from the data including student self-confidence/self-efficacy, peer influences, academic attitudes, and the culture of belonging. Findings suggest that, the advisors and school principals perceived that NAS serves as a system of support. It helps to address the racial representation within advanced classes, provides peer support, and creates a culture of achievement. The NAS establishes a culture of belonging within the school context for students of color. Achieving African American students are supported and nurtured academically as well as culturally.

How the 'American Dilemma' Limited School Desegregation in a Border City
Howell Baum University of Maryland, College Park

Gunnar Myrdal called the coexistence of an egalitarian American Creed and unequal race relations "an American dilemma." This paper examines the dilemma in the history of Baltimore school desegregation. Immediately after the Supreme Court's 1954 Brown decision, the school board voted to end school segregation but chose a policy–free choice of schools–that made desegregation voluntary and that, after producing modest desegregation, did not result in significant inter-racial contact. The city's school resegregated, whites left the city, and the district became predominantly black. Black leaders had vigorously challenged the condition of segregated black schools and eventually called for desegregation. However, they endorsed free choice even as most students attended schools predominantly of their own race. No one ever sued the board to desegregate. The paper analyzes these paradoxical actions–advocating desegregation but supporting a policy that did not produce it–in terms of the "American dilemma." Baltimore, as a border city, incorporated both Southern slavery and segregationist forces and Northern abolitionist and progressive forces. The city's white elites desired to maintain peace among themselves more than to resolve conflicts over black status and tacitly agreed to avoid talk of race. Liberalism became the terms of this consensus by expressing simultaneously Southern Jeffersonianism, Northern progressivism, a moderating interest in balance and stability and, crucially, a view that society consisted of individuals, not races. The closeness and explicitness of opposing sides of the "American dilemma" made Baltimore a microcosm of the country. Its approach to dealing with the dilemma limited school desegregation and revealed dynamics also operative elsewhere. The paper, part of a larger study of Baltimore school desegregation, is based on published reports and documents, archival material, and

interviews. Local school history is analyzed in terms of the psychology and sociology of race, liberal theory and practice, and Baltimore, Maryland, and relevant American history.

Education Policy and Neoliberal Urbanism: Race, Space, and School "Renaissance" in Chicago
> Pauline Lipman DePaul University

In June 2004, Chicago's Mayor announced Renaissance 2010, a plan to remake Chicago Public Schools along a market model of school choice. In the first phase, the school system will close 60 public schools serving low-income communities of color and re-open 100 new schools, two-thirds as charter or contract schools without local community governance. These closings are primarily centered in low-income African American communities. The plan proposes to improve public education by creating "mixed-income schools" in "mixed-income communities." Community residents claim Renaissance 2010 is part of a strategy to "to drive us out of our communities." These competing claims are the departure point for an examination of school policy in relation to urban development. I situate this analysis in critical studies of urban development, particularly in the context of neoliberalism and global cities. Neil Smith argues that gentrification has been generalized as a key strategy of neoliberal urban development. Using Chicago as a case study, I examine the role of school policy in relation to neoliberal urbanism and the politics of race and space. I argue that Renaissance 2010 is part of a strategy of gentrification, racial exclusion, and middle class colonization of urban space – both materially and discursively. By closing schools, dispersing residents, eliminating local school governance, and instituting "choice," the plan weakens African American communities as centers of collective identity and resistance and schools as potential bases of local community power. Further, the discourse of mixed-income schools contributes to the public construction of low-income communities of color as the "problem" and supports their displacement. My analysis is based on interviews with school officials, parents, teachers, and community leaders; extensive participant observation at school and community meetings; and education and economic policy documents and other archival data.

Neighbourhood Renewal and Education Policy in England:
> Ruth Lupton University of London

This paper examines emerging policies for urban neighbourhood renewal and for urban school improvement in England. My primary purpose is to trace recent policy developments and their underlying discourses, and to point to parallels and contradictions in neighbourhood and education policies, and their implications for working class neighbourhoods and children. I adopt an empirical focus on London. The paper highlights a recent shift in English neighbourhood renewal policy towards neighbourhood 'transformation' through social mix, underpinned by a discursive repositioning of inner urban neighbourhoods as problematic because of the negative impact of large numbers of low-income residents on each other, and also as a barrier to wider city economic growth and social renewal. Solutions are sought through demolition and rebuilding as 'mixed-income' neighbourhoods, with a reliance on the housing market to de-concentrate poverty. I note that these policies create tensions for urban schools between their orientation towards existing communities and their role in attracting new middle class families. In a similar vein, the core problem for urban schools is presented as unbalanced intakes and negative peer group effects. Differentiation between schools, with new City Academies and specialist schools, is intended to attract middle-class families into local public schools. As with neighbourhood policy, there is a reliance on market processes rather than public investment to boost school quality and attainment. The paper argues that, as policies for reducing neighbourhood inequality and improving opportunities for low income children, market-led policies are fundamentally flawed, failing to acknowledge broader class and race inequalities and the role of choice in creating neighbourhood and school segregation. I argue for a re-conceptualisation of the problems of inner urban neighbourhoods and schools and present a range of policy options that offer greater prospects for success.

A "Higher Class" of School Reform: Downtown Schools, Middle-Class Parents, and Urban Revitalization
> Maia Cucchiara University of Pennsylvania

Drawing from the literature on urban political economy, this paper investigates the early stages of an initiative that attempts to use education to promote urban "revitalization."   As in other large cities, Philadelphia's recent resurgence has been confined mainly to the downtown (or "Center City"), which local business and civic elites have been working to define as an attractive locale for business and residential investment. In an effort to further Center City's revitalization, school district and business leaders have embarked upon a campaign to make the downtown public schools more appealing to the middle- and

upper-class families living there—families who, otherwise, would move to the suburbs or choose private school when their children reach school age. I make two main arguments about the Center City Schools Initiative. First, this campaign gives special resources, in the form of increased school choice, more attractive schools, and superior administrators, to the residents of Center City. According to local business leaders and civic elite, these resources are justified because Center City is "the engine of growth in Philadelphia," and retaining professionals who live and work in the area is critical to Philadelphia's ability to compete locally and globally. Second, the initiative attempts to attract middle- and upper-income families by creating institutional and symbolic distance between the targeted schools and the rest of the school system. This "re-branding" of the schools is intended to assuage middle-class parents' concerns about participating in highly stigmatized system. More generally, this project explores the development of a particular vision for the future of urban life in America—an increased emphasis on "knowledge workers" as key to a city's viability—and the tensions and inequalities that emerge when cities attempt to cater to these workers.

33. CITIES AND INTERNATIONAL AND TRANSNATIONAL ACTORS

Ranking Madrid as a 21st Century City

José Manuel Rodríguez Álvarez Autonomous University of Madrid

Madrid (3.2 million inhabitants, 6 in the Metropolitan at area) has evolved since the re-establishment of democracy in Spain in all senses. Today is not only the political capital of the country, but also the economical and cultural one. Even so, for most of foreigners Madrid wasn't the Spanish City but Barcelona, due to the lack of a strategy in the international arena. The election as new Mayor of the former President of the Autonomous Region (Autonomous Community) of Madrid has completely changed the scenario. The new Mayor, supported for a informal coalition of economic and social actors, is an entrepreneurial one decided to confirm the hegemony of Madrid in the Spanish urban system and to project the city abroad as one of the main European capital cities, jus below London and Paris. A plan, namely Plan de Internacionalizacion 2005-2007, was set in motion for the 2005-2007 period, through the Government Area of Economy and Citizen Participation of the Madrid city council, defining four strategic lines:
1.   the international projection of the image of Madrid (particularly through the 2012 Madrid Olympic frustrated cadidature bid and the internationalization of the city's small and medium enterprises)
2.   actions aimed at attracting foreign investment
3.   loyalty of companies that have set up in Madrid
4.   strengthening of the actions of the plan in countries (China, Japan ,India) and sectors (tourism, nanotechnology and engineering, biomedicine and biotechnology) that are strategic for the city
Also Madrid has a specific policy of international solidarity and co-operation, and is the headquarter of an important and very active Organization of Capital-Cities of Latin America. The international arena become a way for winning spaces of autonomy in the management of the urban affairs and for strengthening the role of the City at the national and regional levels.

The Strengthening of Amsterdam as Gateway to Europe

Pieter Terhorst University of Amsterdam

In this paper I argue that the glocalisation thesis is weak on three points. First, it is too much focused on the local and the global while it is too much downplaying the national level. Secondly, and related to the former, it hardly has an open eye to dissimilar or divergent trajectories of glocalisation. It completely ignores the so-called 'variety of capitalism thesis' that stresses the continuous persistence of national forms of capitalism and forms of the state. Thirdly, the glocalisation thesis pays little attention to a sectoral variety of glocalisation trajectories while a lot of earlier comparative research on state-industry relations has demonstrated that in single countries significant variations occur across industrial sectors in the degree to which the state able and willing to intervene in the economy. Such findings have led to call for a more disaggregated view of the economy and state. To underpin my arguments I present a case study of the Amsterdam trade and transportation cluster. In my case study I show how the scaling of the Dutch-Amsterdam trade and transportation cluster is shaped by the specific Dutch form of capitalism and state. The point I want to make is that that the Dutch 'business system' is above all characterised by meso-corporatism and the Dutch state by a strong national-local integration which is why economic interests are primarily along functional (vertical) lines rather than along territorial (horizontal) lines. That's why the regulatory framework of the Amsterdam trade and transportation cluster is simultaneously national and urban, despite the fact that both industries are spatially fairly clustered.

Urban 'foreign policy' and domestic dilemmas in Swiss city-regions

Nico van der Heiden University of Zurich
Daniel Kübler University of Zurich

Transnational city-cooperation is pursued as a means of strengthening a city's or a city-region's position in the face of global pressures, where the capacity to 'jump scales' is believed to widen the room for manoeuvre. Indeed, international city networks, partnerships, ligues etc. which are currently mushrooming at a global and especially European scale, can be seen as a major vector for cities' and city-region's strategies to strengthen their bargaining position in the international marketplace. More precisely, we are interested in whether and how transnational city-cooperation contributes to the integration on the following three levels: First, at the scale of the city-community, the formation of "civil capacity" is crucial, i.e. the bridging of group differences and internal divides through activities that foster participation and partnerships between groups. Second, bargaining capacity also entails regional integration, i.e. the improvement of horizontal intergovernmental relations among local constituencies within city-regions in order to increase their ability to work collectively towards common ends. Finally, integration of vertical intergovernmental relations - between cities and upper-level governments - is crucial, because they determine cities' discretion to a large extent. The paper draws on the rescaling literature and shows intermediate results from an ongoing research project focusing on the city-regions of Zurich, Lucerne and Berne. Additionally to the rescaling issue mentioned above, we try to understand reasons for success or failure of transnational city-cooperation and identify 'best practices' in this realm.

The Localization of Globalization
Tingwei Zhang University of Illinois at Chicago

Globalization has been a major concern to researchers in almost all disciplines of social sciences. The phenomenon is dynamic by nature. The early phase of globalization characterized by capital mobility and increasing cross-boundary trading has evolved to decentralization of production to local cities around the world, and nutrition of local agents working for cross-national corporations or construction of alliance with local authorities. The new phase of globalization could thus be characterized as a "localized globalization". The study intends to explore two dimensions of the localization of globalization by examining the development strategy of the Hong Kong based Shui On Group in China. They are first, the international corporation's efforts in building alliance with China's local authority, and second, the local authority's strategy of using the alliance to access global capital to take the advantage of manufacturing globalization.

34. ECONOMIC DEVELOPMENT

Juxtaposing Urbanities and the Remaking of the Old CBD in Tel Aviv
Igal Charney University of Haifa

This article analyzes recent changes in the CBD core of Tel Aviv. For a long period financial services epitomized the essence of this locality, which was known as the 'financial district'. But during the past decade alternative activities settled in. These activities facilitated its transformation from a predominately financial district busy primarily during workdays, into a mixed use district of fashionable restaurants, cafes, and bars functioning almost all almost hours. More recently, mounting indications suggest it may be on its way to becoming a desirable living space. Initial functional diversification was triggered by the district's established potency as a financial core; but later it emerged as a lifestyle district, which benefits from this potency, but also stands on its own. These changes made the old CBD fairly different from the archetypical CBD core, which has long been identified almost exclusively with office and corporate functions. By itself, the CBD core displays juxtaposed urbanities: the reinforcement of customary CBD functions and the rapid growth of consumption and living spaces. These findings indicate that people and capital are back not only in the city, but in its historical hub.

Incubators in an International Context: Uncovering the Methodological Challenges to Cross National Comparative Research
David Lewis University at Albany

How can models of successful technology incubation be spread to nations with differing regional development characteristics? This paper examines the theoretical framework for answering this question.Recent regional development literature has focused considerable attention on the role of supply side factors as first identified by Chinitz (1961). Of all of the supply side factors, entrepreneurship has captured much of the attention of contemporary regionalists. A recent review of the literature indicates that growth remains a poorly understood process. While increases in the basic components of neo-classical

theory remain important to growth, the supply of entrepreneurship remains been poorly specified. Contemporary efforts to analyze the causal elements that catalyze higher rates of entrepreneurship suggests that educational attainment, local amenities and the availability of investment capital spur entrepreneurial activity. In the international context, national indicators collected by the World Bank and OECD capture the neo-classical factors. However, measuring the effect of place on the ability of entrepreneurship to catalyze development across regions with significant differences in cultural institutions, industrial structures, and national characteristics is a more daunting task. For transitional and developing economies, the prospects for entrepreneurial activity to assuage negative economic shocks or propel development are constrained by factors that remain under analyzed. In underdeveloped countries as well as in the United States, role models play a pivotal role in determining vocations, and are particularly important in the case of entrepreneurs. In developing countries the "supply" of role models has been disrupted by colonialism, war, famine, disease, and other non-market factors while in Post Socialist nations the lack of trust has thwarted entrepreneurial activity. The influence of institutional norms and interactions, whether we term them social capital or a set of regional assets also can enhance or dampen entrepreneurial activity as it influences trust, capital investment and individual behavior.

The Production of Work: What is a Good Job?
      Heidi Sally University of Illinois at Chicago

The deindustrialization of the American economy is a well-researched phenomenon, often deployed as a cause of growing income inequality and poverty in urban neighborhoods. The dominant discourse lays much weight on the shoulders of the manufacturing sector and the type of employment it is asserted to have provided city residents and posits that the rise of service sector industries exacerbate the impacts of the loss of well-paying manufacturing jobs through the production of both high-skilled, high-paying producer services jobs and low-paying, often contingent employment. This narrative often results in the assertion of a dichotomous employment scheme—"good" manufacturing jobs and "bad" service sector jobs, with significant economic development policy implications. While research has certainly gone beyond this simplification and examined socioeconomic and demographic factors which, in conjunction with manufacturing job loss, have increased the numbers of impoverished neighborhoods, less has been written on the bifurcation of jobs within the manufacturing that remains and how these occupations compare to the new occupations generated in the global city. Through an empirical investigation of manufacturing and tourism work in Chicago, this paper argues that these labor markets are highly segmented and the contestation is not between high-paying, household-supporting manufacturing jobs and low-paying, exploitative tourism related jobs. The contestation resides within greater institutional structures that slot workers, by race, which often relates to immigration status in Chicago, and gender, into particular occupations within the tourism and manufacturing industries. Specifically this paper seeks to answer the following questions: how do the jobs created and associated with the tourism industry compare with the current jobs found in post-Fordist manufacturing? What is the structure of the labor markets in these two sectors? What is the role of organized labor in tourism? Finally, I will examine the policy implications of this occupational restructuring.

Occupational Distributions Within Metropolitan Areas: The Case of South Florida
      David Prosperi Florida Atlantic University

Previous research (Prosperi, 2005) suggests that the occupational structure of US metropolitan areas is describable as six segments: finance and legal; retail and services; architects, engineers, and scientists; healthcare; construction and installation; and public services. At the scale of particular metropolitan areas, most of the emphasis has been on particular occupational segments (Markusen, 2004) or particular economic clusters (Currid & Espino, 2004; Gibson et al., 2002). Much of this work is guided by the theory of economic clusters (Porter, 2002). This paper examines spatial variations of multiple economic segments within a metropolitan area. More specifically, the paper examines the distribution of economic activity, gathered at the six-digit NAICS level of detail, by zip code within the area generally construed to be "South Florida." The analysis rests on mapping the relative concentrations of the six economic segments identified above. The results show that certain segments are more concentrated in urban cores, others in suburban economic clusters, and others are uniformly distributed over space. Two unanticipated outcomes appear to be perhaps the 21st century version of Lynch's (1960) urban landmarks and the important role of the transportation and logistics industry on urban region form. References: Currid, E. & L. Espino. 2004. Building a Creative Hub: New York City's Creative Occupational Clusters. Paper, UAA Conference, Washington, D.C. Gibson, C., Murphy, P. & Freestone, R. 2002. "Employment and Socio-spatial Relations in Australia's Cultural Economy, Australian Geographer, 33:2, 173-189. Lynch, K. 1960. The Image of the City. Cambridge, MA: MIT Press. Markusen, A. 2004. Targeting Occupations in Regional and Community Economic Development. Journal of the American Planning Association, 70:3, 253-268.

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The Influence of Research Universities on Technology-based Regional ED
Iryna Lendel Cleveland State University

There have been many studies that examine the role of universities in regional economic development. However, few studies explicitly model regional absorptive capacity although it is a critical element in the regional growth process based on the creation and spillover of knowledge from universities. This study presents a comprehensive model that characterizes the influence of university research on regional development outcomes and incorporates the absorptive capacity of a region. The proposed model uses the regional absorptive capacity variables as a channeling mechanism through which university research is transformed into regional economic outcomes. The model is tested on a universe of largest research universities across the nation. Answers to this study's research question have important policy implications at the state and local levels equipping them with a better design of regional technology-based development strategies.

35. "FAITH" IN COMMUNITY BUILDING

Faith and Philanthropy in Atlanta
Harvey Newman Georgia State University

While numerous urban scholars have examined the role of faith in relationship to cities from the perspective of social service provision, community development corporations, and local politics, few have turned their attention to the issue of faith and charitable giving. For observers as diverse as William Faulkner and W. J. Cash, religion has been regarded as a basic aspect of life in the south. Yet, little scholarly attention has been given to the role of faith in philanthropy within the region. This proposed paper will address this issue within the context of a major urban area of the south. The paper will examine the role of faith and philanthropy in Atlanta. Through interviews and other sources the paper will first explore the issue of faith as a motivation for philanthropic activity among several civic leaders in the Atlanta area. For prominent Atlanta philanthropists such as Tom Cousins and Bernie Marcus their religious faith is the principle reason for their willingness to give in support of a variety of causes. The second focus of the paper will be the religious organizations that receive support from major donors in Atlanta. This examination will include churches and synagogues as well as other types of faith-based nonprofit organizations that provide housing, economic development, social services, health care, and other activities. It is anticipated that lessons from the Atlanta case study will provide useful comparisons for the examination of patterns of giving in other cities.

Power and conflict in faith-based community organizing
Brian Christens Vanderbilt University
Paul Speer Vanderbilt University
Diana Jones Vanderbilt University

Community organizing is a process of garnering power and taking action collectively. It is a method typically employed by those who do not wield tremendous amounts of power as individuals. As a collective, organizing groups are able to exert influence in societal systems, many times against the direction of the existing power structure. As such, conflict is inherent in the process. This paper is a qualitative analysis of a series of depth interviews conducted with highly active members of an organization that is organizing through faith-based institutions. Analyses reveal multiple connections between dimensions of power, conflict, and faith or spirituality. The paper presents these connections and moves toward emergent hypotheses about the functioning of power and conflict in faith-based community organizing.

Presence and Place: Redefining the Intersection of Religious Institutions and Community Development
Bethany Welch University of Delaware
Christian Rivera-Perez Illinois State University

Despite growing literature on the work of faith-based initiatives, discussion is often limited to the scope of service provision, the efficacy of the intervention, and the political will or policy supporting these efforts. This narrow view of the intersection of religion and the public square obscures a history of social action furthered by religious institutions rooted in distressed urban communities. In this paper, we assert that these institutions are uniquely positioned to foster social change and development, particularly in the modern context when some function as gateways for burgeoning immigrant populations. We present a case study of a low-income, multi-ethnic Catholic parish in Philadelphia in which the church is crafting a transformational model of community development by engaging neighborhood residents as citizens poised to act—rather than as clients to be served. A comparison of local quality of life indicators with national trends situates this case amongst other American cities facing considerable demographic shifts and persistent effects of concentrated poverty, such as crime, violence, vacant housing, and limited education and employment opportunities. The paper includes an assessment of the strengths and weaknesses of this emerging model. Furthermore, we discuss the benefits of partnering with local non-profit organizations in order to develop organizational capacity, and in turn, strengthen relationships with public and private entities. The analysis concludes with recommendations for future research on the presence of religious institutions in the urban sphere.

Redeeming Cities through Regionalism and Religion
Michael Owens Emory University

The redemption of cities as places of stable and decent life, as well as sites for developing the assets of the poor, requires collective concern and action on the part of individuals and institutions beyond the limits of cities. Middle-class voters and elected officials in suburbs, especially outer-ring suburbs, are critical to reforming the conditions of cities to secure the prosperity of regions (Orfield, 1997; Rusk, 1993). In short, regional responses to urban problems require support by suburban voters and policymakers. Accordingly, scholars ponder how proponents of regionalism for the good of cities can win suburbanites to the cause (see, e.g., Dreier, Mollenkopf, and Swanstrom 2001, 245; Weir 2000). In making the case for suburban concern about cities, most political scientists rely on the fours Es—efficiency, equity, economic competitiveness, and environmental concern (e.g., Dreier, Mollenkopf, and Swanstrom 2001). But attitudinal challenges may impede suburban acceptance of these claims, potentially stalling regional cooperation to solve collective problems in cities and foster social equity in metropolitan areas (Oliver, 2001; Gainsborough, 2001). My paper will analyze the potential of a fifth "E"—ethics—to influence suburban support for dimensions of regional equity. In particular, it will discern whether religious values and leadership may influence the attitudes of suburban residents towards cities, relying on attitudinal data from the 2001 and 2002 Religion and Public Life Survey, as well as the 2002 Religion and Politics Survey, all of which identify whether respondents live in suburbs.

36. SOCIAL AND ECONOMIC INCLUSION

US and European strategies to promote social and economic integration
Goran Cars Royali Institute of Technology
Ali Madanipour University of Newcastle
Ali Modarres California State University

The claim made in this paper is that US and European strategies to promote social and economic integration of immigrants and ethnic/racial minorities are not often effective. Lack of effectiveness will be discussed from two perspectives; the often routine-like way of delivering services, which poorly corresponds to the most urgent needs of the individuals targeted, and the distorted picture that ethnic minorities are homogenous groups, which to large extent share the same problem and needs. In the US and Europe immigration flows have changed radically over the last decades. Welfare policies to a large extent were formed to meet the needs of labour immigrants, e.g. problems that emerged from the overcrowding and substandard housing conditions, and poor educational skills. These factors still exist, but they are often exacerbated by even more serious conditions e.g. drug abuse, crime, and various (visible and invisible) barriers to access the labour market and other mainstream arenas in wider society. The fact that this change of immigrant patterns is not properly taken into account is a major reason to ineffectiveness. In parallel we argue that ineffectiveness in current policies is caused by the fact that we often tend to regard ethnic or racial groups as homogenous categories, basically sharing the same values, problems and needs. However, ethnic and racial groups are rather characterized by diversity and conflicting interests. In order to develop effective policies to promote economic and social integration these differences need to be taken into account. This paper will provide data of immigration patterns and immigration flows in the US and Europe. We also present results from case studies and discuss how and whether present policies correspond to the

needs of those targeted. In the concluding part of the paper we discuss how policy-making could be developed in order to become more effective.

Holistic and Participatory Approaches: Effective Social Inclusion Practice
Michael Toye Canadian Community Economic Development Network

Canada is regularly rated as one of the best places in the world to live. However, Canada is also a society where inequality is growing, creating a widening gap that is ever more difficult for marginalized groups to cross. Yet, some communities are creating vibrant, healthy environments through a community economic development (CED) strategy - a multi-purpose social and economic strategy for systematic renewal, conceived and directed locally. By taking a holistic approach to development, these communities are making Canada stronger as they transform themselves into attractive places to live and work that are full of opportunity. This Participatory Action Research project conducted by the Canadian CED Network surveyed 78 comprehensive, community-based initiatives across Canada and produced 15 case studies of the most effective practices, looking at how it is that these community-based organizations facilitate holistic and active social inclusion. Research found that the community-based initiatives which most effectively contributed to social inclusion:
•were situated within a comprehensive analysis that addressed interrelated dimensions requiring parallel action;
•concerned themselves with process, engagement and capacity building and are therefore participatory and inclusive themselves;
•focused on long-term outcomes; and
•involved governments, communities, institutions and individuals in concerted efforts
Not all dimensions of inclusion were equally impacted. The participatory and functional dimensions were most commonly addressed, and the political dimension least so. While many respondents community-based initiatives had an intuitive understanding of the need for and advantages of multi-dimensional action, few were operating within an explicit framework. Some of the major barriers faced by practitioners to this approach are the typically short-term, narrow parameters of funding, identifying and measuring appropriate outcome indicators, and the continuously shifting and often inaccessible vocabulary related to these concepts.

Conservative Social Movements in the U.S. Suburban Context
Laura Pangallozzi Rutgers, The State University of New Jersey

Suburbs in the U.S. have sponsored a set of practices known as integration maintenance or management (IM) that have provoked controversy among scholars. The idea of social mixing, of which IM is one form, dates to the origin of urban planning in the Anglo-American world and has seen resurgence under postmodern urbanism. The suburban version of social mix typically begins as a homeowner social movement that lobbies residents and the local government to support its goals. Advocates liken IM to affirmative action and see it as a new social movement that fulfills the mandate of civil rights legislation by seeking to maintain integration in neighborhoods that are transitioning by race. Critics have emphasized, instead, the constraints IM places on black settlement and its potential to dilute minority political power; they have also challenged its constitutionality on the grounds that it cuts against existing anti-discrimination law. This paper uses a case study of an IM group in New Jersey in order to situate suburban social mixing in the history and geography of the metropolis.   In so doing, it advances a nuanced but critical view of integration maintenance.

37. METRO AMBITIONS, LOCAL RESISTANCE, AND THE ART OF THE POSSIBLE

Suburban Governance on the Island of Montreal (1900-1960)
Harold Bérubé, Institut national de la recherche scientifique (INRS-UCS)

Since the early 20th century, Montreal has been the focus of a long series of political struggles to define and redefine its metropolitan political institutions. As in many North American cities, political actors associated with the suburbs have been at the forefront of these debates, generally opposing centralizing schemes in the name of local democracy and greater efficiency. The most recent attempt to reform the metropolitan government of Montreal was no exception. Notions of democratic and efficient government were frequently mobilized not only by those actors defending suburban autonomy, but also by those criticizing these same communities as obstacles to good metropolitan governance. This paper uses an historical perspective to study the evolution and characteristics of the local civic and political culture that the defenders of suburban autonomy aim to preserve. I begin by briefly going over the legal and ideological

roots of municipal government in British North America. I will then present an in-depth analysis and comparison of the evolution of local governance in three of Montreal's suburbs (Westmount, Town of Mount-Royal and Pointe-Claire) from the start of the 20th century to the 1960s. This study exposes the contradictory characteristics of suburban governance on the island of Montreal. On the one hand, there are complex and open public debates and a clear will to enhance the accessibility and efficiency of local government. On the other, the electoral process is frequently short-circuited by the presence of powerful local interest groups and by a sometimes blinding distrust of partisanship and corruption – values more often associated with the central city by suburban political actors. Whether one wishes to term this form of governance "democracy without politics" or the reverse, it remains a strong ideological foundation in the suburban struggle for autonomy.

The Montreal community groups' political strategies and rescaling
       Martin Alain Institut national de la recherche scientifique (INRS-UCS)

The debate surrounding the recent municipal mergers in Montreal was mainly about the old suburban municipalities loosing their independence to the new central city. Meanwhile very little attention was directed to the old city of Montreal where the creation of these same boroughs resulted in a massive decentralization of municipal authority. Thus, for a long time now in Montreal, community organizations have chosen the neighborhood as their territory of action, whereas the borough, a territory that is two to three times bigger than the ward, has seldom attracted much interest. How are the community organizations adjusting to this new multiscale political structure (neighborhood, borough, central city, metropolitan region)? How are they using the borough, considered as being the entryway to municipal administration, when they were accustomed to dealing with a very centralized management that existed before? I propose:
1. To briefly expose recent thoughts regarding the notion of scaling used in the analysis of urban and political dynamic especially with regards to community spaces.
2. To discuss certain community organization's political practices regarding public housing (Rosemont, Petite-Patrie/Mercier, Hochelaga-Maisonneuve boroughs).
3. To reflect on the implication that these political practices will have on the administration of political community spaces in a rescaling context.
By reflecting on these scaling strategies, I hope to demonstrate that despite the numerous powers vested in the borough, making it a true decision space, the community organizations remain in very close relation to the neighborhood for historical, geographical and political reasons. The borough has not replaced the neighborhood as an actual space of political action and reference for the Montreal community organizations.

The strategies of Montreal's elected officials and municipal reforms
       Mariona Tomas, Institut national de la recherche scientifique (INRS-UCS)

Do local actors think metropolitan? In other words, do they consider the metropolitan level as a suitable area for their interests? Do they mobilize for an institutionalization of metropolitan regions? The aim of this paper is to answer these questions focusing on the strategies of elected officials in Montreal's metropolitan area between 1992 and 2005, when the most significant changes took place. The case of Montreal is exceptional due to the provincial government's implementation in 2000 of a multi-level reform comprising measures of metropolitan governance, large-scale amalgamations of local municipalities in the urban core area and the creation of a new political and administrative scheme at the borough level. As in similar episodes elsewhere in North America, the reorganization was contested mainly by suburban elected officials. However, this three-tier model has evolved since 2003, resulting in partial demergers, the creation of a new agglomeration council and the reinforcement of Montreal's boroughs. In this paper, I focus on elected officials, both from the city of Montreal and the suburban municipalities of the metropolitan area. I analyze their conceptions of how Montreal's metropolitan area should be organized, taking into account their values regarding the main issues in the metropolitan debate and the model of metropolitan governance they propose. Their positions will be analyzed using the three main approaches to metropolitan governance: the metropolitan reform tradition, the public choice approach and the so-called new regionalism. I will demonstrate that the case of Montreal supports the idea that all politics is local and that the metropolitan dimension does not "naturally" emerge from the local actors.

FRIDAY MORNING SESSIONS

38. DEALING WITH BROWNFIELDS

Predatory Land Uses: A National Study of Urban Planning Responses

Justin Hollander Rutgers, The State University of New Jersey

Temporarily obsolete abandoned derelict sites (TOADS) can be the community equivalent of a disease, afflicting adjacent properties and impairing neighborhood property values. The more narrow and more severe land use classification is the high-impact TOADS (HI-TOADS) which have deleterious impacts on property values more than ¼ mile away and can be seen as predatory (i.e. abandoned junkyards, mills, or rail yards). Prior research has shown that these predatory land uses represent a great threat to neighborhood stability, yet local governments consistently target smaller, less complex sites - the proverbial low-hanging fruit. Excitement in recent years about "brownfields" as an antidote to sprawl has galvanized growing cities to look to their moribund properties for new development, steering developers away from greenfields. But this trend does little for those cities left out of the real estate boom - places where unemployment remains high and property values low. With little in the way of market demand, local governments in such places do their best to attract development to a handful of derelict sites. But for neighborhoods with HI-TOADS the standard economic development formula does not work. Rather, they face a continuing spiral of decline and few reuse options for defunct property. In this study, I asked: 1) Among large U.S. cities, which are relatively likely to have neighborhoods with HI-TOADS? 2) Do local planners recognize HI-TOADS as a problem? 3) Of those cities which acknowledge HI-TOADS as a problem, what policies do they use to address them? 4) How successful are those policies? I answered the first question through a multivariate statistical analysis of Census data to arrive at a list of twenty U.S. cities relatively likely to have neighborhoods with HI-TOADS. Next, I conducted telephone interviews with local officials in those twenty cities in order to answer the second, third, and fourth research questions.

Brownfields, Black Holes and Businesses: Residents, RBCA, and Redevelopment

Peter Meyer Northern Kentucky University

This paper will build on the community development and brownfield redevelopment literatures to examine neighborhood transformation driven by environmental improvement. The intent is to demonstrate the contribution of the environmental justice agenda to local economic development. The paper will build on work being conducted for the USEPA by the author and colleagues, specifically the accumulation of case studies of efforts by US municipalities to redevelop whole areas by concentrating on the contaminated sites within them. The analytical foundation for the paper lies in:
(1) derivation of lessons for current practice from analysis of prior regeneration efforts, and,
(2) examination of alternative means of assuring a capacity for 'long-term stewardship' or the ability to maintain records of remaining pollution and financial capacity to do further cleanup if needed for sites regenerated with use-specific remediation that leaves contaminants in place. This latter item is key to protecting residents in a neighborhood in which previously polluted sites are readied for re-use by encapsulating or otherwise technically neutralizing contaminants in place, not removing them totally. This "risk based corrective action" (RBCA) approach is the most common means taken today to redevelopment of brownfields. Addressing the stewardship issues up front in order to assure the capacity to minimize future risks and to take additional action as needed is a necessary component to any sustainable redevelopment effort. The paper will extend the EPA research in one essential direction: incorporation of evidence on residential displacement to enable consideration of the gentrification risks posed to the actual inhabitants of revitalized neighborhoods. It will examine lessons from past experience and map out the issues that any new neighborhood development efforts need to address to provide improvements for residents on both the environmental and economic justice fronts.

Environmental Stigma and Brownfields: Truth or Fiction?

Ken Chilton, University of North Carolina Charlotte
Huili Hao, University of North Carolina, Charlotte

This study examines how environmental stigma affects parcel values. Since the mid-1990s, brownfields expertise has increased. More sophisticated investors, better public policies, private-sector innovation (environmental insurance) and cheaper, more effective cleanup technologies have lowered environmental uncertaintly. As a result, more and more mainstream developers rather than niche developers are comfortable investing in brownfields properties. The purpose of this research is to quantify the "stigma" associated with brownfields properties. We hypothesize that environmental stigma no longer affects lightly contaminated properties. That is, the impact of better information, new programs and developer expertise has created an investment climate of certainty. The research uses geographic information system to identify 35 Brownfields sites in Mecklenburg County, North Carolina. The analysis will obtain a straight-line distance (in feet) from the Brownfield site to parcels. Spatial regression analysis will be performed to measure the impact of Brownfields on parcel values in terms of distance. In addition, this article

investigates how parcel values change before and after Brownfield cleanup efforts. The impact of the Brownfield on parcel value is subject to distance decay; that is, parcels closer to the Brownfield site will, other factors being equal, have a lower sales value. Furthermore, the identification of a Brownfield site decreases adjacent parcel values, while a cleanup of the Brownfield site has the opposite effect. This research is significant because environmental stigma needs to be better understood to craft more effective policies. Brownfields are typically understood to be environmental liabilities. Yet, redevelopment of brownfields tends to be justified on strict economic grounds. If stigma is low or unjustified, policy-makers might have stronger grounds to impose more stringent reuse conditions that promote green building, incorporation of environmental technologies or more sustainable end-uses for projects utilizing public subsidies or programs.

The Prevalence of Blight and Brownfield Redevelopment in St. Louis
Kristi Tanner, Wayne State University

This is a study, which focuses on the inter-relationships between the environment, housing conditions, politics, and economics as they relate to brownfield redevelopment efforts. Accordingly this study addresses two questions: Where is blight most prevalent? And what determines brownfield redevelopment? The geographic focus of this analysis is the city of St. Louis, Missouri. The first question which asks, where blight is most prevalent in local communities is addressed in the context of environmental justice and the changes within environmental policy throughout the last three decades. Measures used to locate blight in the bi-state region include environmental data, vacant land and housing data. Once blight has been located, the second goal of this study is to analyze where brownfield redevelopment efforts are occurring, both private and public. Brownfield redevelopment efforts - specifically the Missouri Voluntary Cleanup Program (VCP) administered by Missouri Department of Natural Resources (MDNR), Environmental Protection Agency (EPA) funded initiatives, and a variety of other publicly sponsored brownfield redevelopment efforts are located within the city.Visualization of data using Geographic Information System software found that block groups with high levels of blight are located in both residential neighborhoods and commercial corridors. Blighted neighborhoods were most often located within north and some southeast St. Louis neighborhoods. Multiple and logistic regression models supports results found in the literature that low income and predominately minority communities are significant predictors of blight in St. Louis. Brownfield redevelopment effort within the most highly blighted block groups were not found as frequently in lower blight or more marketable properties. The cleanup of contaminated sites under the policy umbrella of brownfield redevelopment has assisted the economic revitalization of the city as a whole but highly blighted neighborhoods and wards have not yet reaped the rewards.

39. CITIES AND GLOBALIZATION

Global real estate markets and post-socialist transformation in Warsaw
Florian Koch Bahhaus-University Weimar, Germany
Lina Maria Sanchez Bahhaus-University Weimar, Germany

The political transformation in Central and Eastern European countries had a crucial influence on the capital cities in this region. The most important factors are the reintroduction of private property and land rents as well as the re-establishment of local self-governements. Additionally also the process of economic globalisation has its impact on the urban development in cities like Budapest, Prague or Warsaw. A clear sign is the increasing inflow of foreign capital ("Foreign Direct Investment") to the Eastern European Cities. This so called "double transformation" led to enormous changes in the built environment of post-socialist cities. The paper examines the changes in urban neighborhoods since the begining of the transformation in the Polish capital Warsaw. Warsaw was shaped like almost no other city through the urban planning principles of the socialist times but also became one of the cities which attracted the highest amount of foreign real estate investments in Central and Eastern Europe in the last 15 years. Based on empirical work the paper focuses on changes in the built environment in the varsovian districts of Wola and Wilanow and it looks at the main political and planning-related principles behind these changes. One of the results of the research is that the transformation in post-socialist cities is far from being finished and that recent changes in the built environment can only be explained through the interaction of post-socialist transformation and the effects of globalisation. The paper deals with a specific kind of city – the post-socialist city- but it touches a general issue of contemporary urban research, the interaction between local and global influences.

Japanese Urban Planning Amid Globalization

Myron Levine Albion College

A review of developments in Tokyo (including a couple of declining Tokyo exurbs), Kobe, and Fukuoka, showing how the pressures of globalization (especially global communications and the perecived sense of global competiton) have led planners in Japan to amend some traditional urban planning practices to re-fit their cities as sites of global production and consumption. The work is an outgrowth of my May 2005 visit to these cities (which included site visits and interviews with planning profs at the University of Tokyo

Large Metropolitan Areas and Globalization in the United States

Ardeshir Anjomani The University of Texas at Arlington

This paper examines the literature on globalization and income inequality and presents summary findings of a two stage study of the impact of globalization on income distribution. The study analyses income polarization effects of globalization on major U.S. metropolitan areas by integrating two schools of thought- one found in the more recent literature in urban political economy on globalization and the other found in the traditional literature in economics on income distribution. U.S. metropolitan areas with a population of more than one million were adopted as the sample. In the first stage, factor analysis was employed to test the interrelationship between a wide range of social and economic characteristics suggested by previous studies on income distribution. We have attempted to integrate the more recent discussions regarding globalization with the traditional income distribution research. Multiple regression analysis was used to test the relationship of the characteristics, extracted by factor analysis, to income inequality in our sample metropolitan areas.   In the second stage, multiple regression was employed to test the relationship between social and economic factors, including measures of globalized structures and income inequality in U.S. metropolitan areas. The findings confirm the income polarization effects of the globalization process as well as its social and economic characteristics--education, employment, race and ethnicity. The findings also demonstrate that these effects can be found in metropolitan areas below the first tier world cities such as New York, London, and Tokyo, thus confirming the two main elements of the polarization thesis. Based on these findings the paper then discusses the policy implications.

Global "Cityness", Immigration, and Polarization: An Empirical Assessment

Michael Timberlake University of Utah
Matthew Sanderson University of Utah
Xiulian Ma University of Utah
Jessica Winitsky University of Utah

Scholarly discourse on cities and globalization has centered on the concepts of "global cities" and "world cities," situating the urban places in the world in a "world city hierarchy"--the world-system's city system-- with the those at the top serving as sites for organizations that control the flow of information, commodities, and people. Cities atop the hierarchy are said to be international immigration destination cities, and they are also claimed to be characterized by more social polarization than cities farther down the hierarchy. In this paper we empirically assess this claim by looking at the relationship between measures of cities' global influence and indicators of the relative mix of immigrants and measures of social polarization among 100 of the largest U.S. cities over time. Findings call into question some of the leading assumptions of the global cities literature, and we conclude that many of the manifestations within cities of globalization are ubiquitous rather than limited to the dominant urban centers.

40. URBAN DEVELOPMENT AND AMERICAN POLITICAL DEVELOPMENT

Annexation Policy in Milwaukee: An Historical Institutionalist Approach

Joel Rast University of Wisconsin-Milwaukee

Research Question: Theories of urban politics emphasize the weakness of local government, assuming that the limited powers of city government require that societal actors play a key role in the making and execution of policy. In this paper, I make this assumption the object of investigation, asking whether city governments act autonomously. Scholars of American political development have used historical analysis to develop state-centered explanations of policymaking by U.S. governmental actors and institutions. Drawing inspiration from this literature, I utilize an historical institutionalist perspective to examine annexation policy in postwar Milwaukee. Although city governments are far weaker institutions than the federal agencies which this group of scholars has tended to focus on, I wondered whether there might nevertheless be certain parallels. Methodology: The methodology used for this paper is qualitative historical research. The principal data sources are archival collections of city government documents and

newspaper accounts of annexations during the postwar era in Milwaukee. Key Findings: From 1946-1956, Milwaukee nearly doubled its size through an aggressive annexation program led by the city's Department of Annexation. I find that Milwaukee's annexation program featured a temporary window of local government autonomy during the 1940s and early 1950s. From 1946-1951, the city's annexation goals diverged sharply from those of powerful societal actors. During this period, the city used its control over certain key resources to effectuate its goals independently of societal actors. Autonomy was temporary, however, as government-directed annexation increasingly succumbed to societal pressures during the 1950s. The paper explores the conditions that facilitated this episode of local government autonomy and led to its demise.

Globalization and the Reconstruction of the Local State

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David Laslo University of Missouri-St. Louis

The special authorities created to rebuild cities across the United States represent a reconstruction of the local state within a context of extreme institutional fragmentation and a decline in executive-centered leadership ushered in by economic restructuring and the globalization. This latest iteration of institution-building dating back to the 19th century has altered the political landscape in cities as these new institutions or "shadow governments" are largely unaccountable through traditional democratic processes and consistently enjoy unique success in forging the public development agenda. The reconstructed local state features a new urban development politics that is dependent upon the leadership skills of the primary elected official (mayor), the political independence of special development authority administration and the effects of globalization that has lead to a decline in business-elite participation in the local development policy process. Utilizing St. Louis as a case study, this paper will examine a new conceptual framework of urban politics that represent a reconstruction of the local state and the new means to achieve necessary civic capacity. It will focus on the effects of globalization and how it has changed the participation of business-elites in the development policy process since the early 1950's. It becomes evident that the various public-private partnerships (political economies) that had been forged to achieve a civic capacity to plan and construct large–scale development projects has given way to a new alignment of public, private and quasi-public interests. This new politics features the new independent and autonomous partnership between public leadership and the quasi-public and private interests found in and around the special authorities created to administer the planning, construction and operation of large-scale public facilities. The evidence suggests that St. Louis is not unique and represents a typical rather than atypical example of urban development politics in cities across North America.

An Applicaton of New Institutional Economics to Urban Affairs

Rod Hissong University of Texas at Arlington

Institutions, formal and informal, influence decisions by providing structure and rules to society. Although they provide structure to social behavior, they are also endogenous to society. Urban policy is the outcome of individual decisions, the integration of social institutions, and the evolutions of the same. New Institutional Economics (NIE) extends Neo-classical economics by explicitly considering social institutions as constraints on market decisions and individual social behavior. This paper explores the theoretical applicability of the NIE to urban affairs. The research areas of NIE have focused primarily on one of transaction costs and property rights, public choice, quantitative economic history, or cognition and ideology. (Drobak and Nye, p. xvi). Few scholars, if any, have explored urban affairs from the perspective of NIE. My paper is an introduction to NIE and how it can be applied to explain changes in urban affairs and urban public policy.

Highways to Democracy?: Urban Infrastructure Planning and the Institutional

Enrique Silva University of California, Berkeley

Urban infrastructure projects embody national development aspirations and reveal the limits of democracy. The paper presents original dissertation findings on the understudied relationship between Chile's market model of urban infrastructure development and emerging forms of public participation at the central level of government. This is a case study of the Ministry of Public Work's (MOP) infrastructure concessions program and the ways in which the Ministry has managed public dissent of its projects within the socio-politically and spatially complex environment of the Santiago Metropolitan Region. My dissertation is a case study of the MOP's urban planning practices from 1990 to 2005, a period that covers Chile's transition to democracy, the introduction of the laws on environmental protection and infrastructure concessions, and the ground breaking of Santiago's highway system. The investigation asks: What is the relationship

between Chile's concessions law and the ways in which the MOP plans, executes, and manages its large urban development projects?; and, How and under what conditions has the MOP incorporated public participation into its urban planning processes? Government institutions responsible for urban planning traditionally open up their decision-making processes to public input under pressure for greater state transparency, accountability, and responsiveness. Largely based on North American and European experiences, public participation in planning has been studied most often as a local government and "developed nations" phenomenon. Chile's efforts to define a model of neoliberal economic development that includes the democratization of its political institutions presents a valuable opportunity to study how planning functions at the central government level and what participation in urban policymaking means when it occurs at the national level of politics

Sustaining Homeownership: The Promise of Post Purchase Services

Roberto Quercia University of North Carolina at Chapel Hill
Lucy Gorham University of North Carolina at Chapel Hill
William Rohe University of North Carolina at Chapel Hill

To preserve the homeownership rate gains of the last few years, interest is growing in providing post-purchase assistance to homeowners once they are in their homes. In this article, we document the current state of the post-purchase services industry and identify essential components of two major types of programs: foreclosure prevention and sustaining homeownership programs. Taken together, these essential components provide a framework of the full range of services programs can provide and identify what needs to be measured in their evaluation. The article is based on insights gathered in interviews with national experts, and site visits or extensive phone interviews with nine non-profits that operate post-purchase homeownership programs.

Locational Attainment of Minority Home Buyers: Homeownership as a Gatekeeper to Good Neighborhoods

Shannon Van Zandt Texas A&M University

Federal urban and tax policies heavily favor homeownership as a means of encouraging upward mobility among disadvantaged households. Theories of locational attainment suggest that households gain access to desirable neighborhoods based on their innate or acquired characteristics, such as race, income or education. While homeownership may enable some households to gain access to more desirable neighborhoods, on the other hand, barriers to homeownership and discrimination in the housing market may filter out specific types of households. Prior studies have found that minority groups, regardless of tenure, are less likely to attain suburban residence, less likely to live in predominantly owner-occupied areas, and less likely to be in suburban areas in cities where minorities make up a larger proportion of the population. Few studies have examined the role that first-time homeownership has in reinforcing or overcoming these trends. This study uses longitudinal primary and secondary data from a national evaluation of a homeownership education program to compare the neighborhood social characteristics of lower-income and minority home buyers both before and after they purchase a home. A control group of continuing renters helps to isolate any causal effects of becoming a home owner. Results indicate that while the race/ethnicity of the household plays only a small role in determining indicators of neighborhood quality, it is a strong determinant of the race/ethnicity of the neighborhood in which the household locates. Further, homeownership appears to be secondary to residential mobility in predicting the quality of neighborhood attained. Policy implications of the inability of homeownership to advance social mobility are discussed.

Influence of Section 8 Vouchers on Housing Careers

Kim Skobba University of Minnesota
Marilyn Bruin University of Minnesota

The majority of Americans experience housing careers that are ascending in nature (Clark et al., 2003). This upward progression is achieved through tenure change, from renter to home owner or through improvements in housing quality. In the normative housing career pattern, individuals are able to improve the housing throughout their life course. For a smaller portion of Americans, the housing careers consists of housing sequences that do not lead to improvements in housing tenure status and quality over time. Clark et al (2003) found that approximately 10 percent of all households in the United States have housing careers that include persistence in rental housing that is low-price and low-quality and that may not meet the housing needs of the family. While the ability to secure low-cost housing will vary between housing markets, the relationship between low-income households and low-quality housing is consistent with

literature on residential mobility. The purpose of the research project is to study the housing careers of low-income individuals in urban communities and how the receipt of housing assistance influences their housing career paths. The study uses a biographical approach to look at the housing careers of those who have a Section 8 Housing Choice Voucher compared to those who are on the waiting list by looking at two primary research questions: How does the receipt of housing assistance impact the housing career in terms of housing tenure, quality, mobility and preferred living arrangements? Do Section 8 policies promote normative housing career patterns for low-income individuals?

Thirty years of Rent Control: A Study of 76 NewJersey Cities
       John Gilderbloom University of Louisville

This paper will examine 76 rent controlled cities and compare them to 85 non-rent controlled cities in New Jersey using multiple regression analysis. The main focus of this study is the impact of rent control on variables that measure the quality, qauntity and price of rental housing. Rent control laws vary in New Jersey according to allowable increase in rent, vacancy decontrol, tax surchagre, harship provision, and capital improvements. This study degines rent control in two ways. First as a nominal variable and as a ordinal variable measuring how strong the law is.   This research found that New Jersey rent control laws have had very little impact on rents compared to non-rent controlled cities

42.NEIGHBORHOOD AND HOUSEHOLD DIVERSITY: HOW and WHEN DO THEY MATTER?

Impact of "Gentrification" and Displacement on African-American and Hispanic Communities in Chicago
       Philip Nyden Loyola University Chicago
       Emily Edlynn Loyola University Chicago
       Julie Davis Loyola University Chicago

In cooperation with the City of Chicago Commission on Human Relations we have examined the different impacts of gentrification and displacement on Chicago's African-American and Hispanic communities over the past 20 years. We have also examined community responses to displacement. Emphasis was placed on the impact on low-income individuals and families. Data was collected through: community leader interviews; focus group interviews with leaders of community organizations, businesses, government agencies; and existing demographic data. African-American communities have experienced a longer gentrification and displacement cycle.   Land speculation, slum landlords allowing buildings to deteriorate, and building demolition over a forty year period produced a much more graduate process.   Also, the prominence of public housing buildings in predominantly African American communities means that government decision making—particularly in the form of the Chicago Housing Authority "Transformation Plan"—has combined with new development in the last five years to reshape low-income African American neighborhoods. Hispanic communities, which often serve as a "buffer" between African-American and white/Anglo communities, have experienced a more direct gentrification and displacement process. Condominium conversions and rent increases have had direct displacement effects of the low-income Hispanic community.   Racial, ethnic, and economic tensions have run higher in this environment of more direct contact between gentrifiers and those displaced.

Neighbourhood change and the Migration Dynamics of Gentrification – a view from Brussels
       Mathieu Van Criekingen Université Libre de Bruxelles

Investigating the migration dynamics of gentrification is particularly important in order to shed light on the contested effects of contemporary upward neighbourhood trajectories, displacement of low-income households in particular. This paper addresses two issues in this respect trough a focus on out-migrations from gentrifying districts in Brussels in the early 2000s, i.e. is there a socio-economic selectivity amongst out-migrants from these districts? and where do these out-migrants relocate? While empirical evidence stress that out-migrants from gentrifying neighbourhoods should not be univocally conceived as synonymous with displacees, findings clearly suggest that a significant share of these moves are very likely to be characterised by constraints rather than by choice alone. Moreover, hints on the geography of displacement derived from the analysis of the places of destination of these out-migrants support the assumption that gentrification of some neighbourhoods and concomitant increasing concentration of low-status households in other neighbourhoods - often but not always in the same city - may appear as both sides of the same coin. These findings are contextualized in this paper with regard to a second-tier world city wherein marginal gentrification far outweighs high-income gentrification.

Appreciation of Quality of Life and Quality of Place in a Multi-Ethnic District
        Claude Marois, Université de Montreal

No Abstract Available

When Grandma Is In Charge: A Neighborhood Analysis of Grandfamilies
        Robin Smith The Urban Institute

The U.S. Census estimates that in 2.4 million households, grandparents are raising their grandchildren. However, little is known about the needs of these families, how they compare to younger headed households or how they influence neighborhoods. This paper presents findings from an analysis of in-person interviews conducted in the neighborhoods that are the focus of the Annie E. Casey's 10-city Making Connections (MC) initiative. In this analysis, "Grandfamilies" are defined as households with minor children where the primary caregiver is over 50 years of age and not the parent. There are 177 such families (roughly 5 percent of all families with children) across the 10 MC neighborhoods. Findings will be presented on the composition and characteristics of grandfamilies as compared to younger headed households including their health, fiscal, and immigrant status. Moreover, the Making Connections survey collects information on a number of issues of interest to neighborhood life and social capital formation such as connections with neighbors, schools and other local institutions. This paper will explore these connections as well as related barriers for grandfamilies. It concludes with a discussion of how the characteristics of grandfamilies may influence family and neighborhood life.

Family Diversity and Economic Insecurity: A Public Policy Perspective
        Marcia Bok University of Connecticut

This paper deals with issues of economic insecurity for the vast number of families who do not fit the definition of the traditional nuclear family. The focus of the paper is on the effects of exclusion from the mainstream of American life for these individuals and families. This paper contends that denying the legitimacy of diversity reinforces stereotypes and supports the social and economic status quo. For purposes of this paper we are particularly interested in issues of gender, class, and race/ethnicity as defining characteristics. And while we view work as an essential indicator of economic security, other programs and related public policies are also included, such as health benefits, pension plans, tax policies, unemployment insurance, child welfare, and housing policies that exclude selected families from affordable housing. From a public policy perspective, we are interested in legislation that supports or blocks social and economic integration and equity in the U.S. If fewer than 25 percent of American families fit the characteristics of the traditional nuclear family, 50 percent of marriages end in divorce, and more individuals live alone or together but unmarried than ever before, why do we persist in defining the traditional nuclear family as normative? What are the implications of this construction of reality for families in this society and how have communities been changed politically by different family configurations? It is through public policies that we often discern the cultural, social, and economic outlook of a nation. This paper reviews a variety of theories and policies about exclusion and exploitation of so-called non-traditional families and calls attention to historical and contemporary indicators of stereotypes and myths that reinforce marginalization. The paper concludes by suggesting the need for progressive social movements to work together in order to fulfill economic and social justice goals.

43. PARTNERSHIPS, NONPROFITS, and LOCAL GOVERNANCE

The Nature and Extent of Conflict on Nonprofit Boards in Two Countries
        Douglas Ihrke University of Wisconsin-Milwaukee
        Kristi Luzar University of Wisconsin-Milwaukee
        E. Grant MacDonald Dalhousie University

The pressures on nonprofit organizations seem to be on the rise. They arrive in many forms, including the pressure to do more work with less staff, to streamline administrative services, and more often, the need to raise funds in an austere private-giving environment. And, in the wake of numerous high-profile scandals involving mismanagement and lack of oversight by boards, nonprofits are also under pressure to develop better governance structures. There is no doubt that these have all had an affect on the behavior of the individuals and groups that comprise these organizations. The purpose of this research is to explore one possible manifestation of the effects these pressures have had on nonprofit boards – board conflict. We are interested in learning more about both the nature and extent of conflict on nonprofit boards, including the

different types of conflict, such as personal conflict between members, conflict between board members and staff, task conflict, or process conflict amongst board members. We are also interested in learning more about the extent of each of these four types of conflict. In order to measure the nature and extent of board conflict, we have devised a research strategy that is based upon surveys of nonprofit board members, board chairs, and executive directors in two communities: the City of Milwaukee, Wisconsin and the province of Nova Scotia, Canada. The survey is also designed to collect demographic information about individual respondents and the organizations they represent. We will analyze the causes and consequences of the different types of board conflict using multivariate statistical techniques, and supplemented with information garnered from interviews with a small sample of nonprofit officials to help interpret the results. Our findings should be of interest to both scholars and practitioners of nonprofit management, who want to learn more about governance and board conflict.

Local Democracy and Local Governance : Is There a Relationship ?
Caroline Andrew University of Ottawa
Nathalie Burlone University of Ottawa
Guy Chiasson Université du Québec en Outaouais

This paper investigates the relationship of local democracy and local policy capacity, or the results of an effective governance network, through the examination of a specific case study. It continues a reflection set in motion by a recent article by Pratchett (2004) and chapters of Juillet and Lafaye (2001) around the impact of new models of partnerships at the local level that involve the coordinated action of multiple actors, including local government actors. The particular case study that will be used as the base for reflection is "Québec en forme" (QEF). This is a project that develops local partnerships in order to enhance the coordination, development and financing of local actions that aim to improve the quality of life and health of children and their families (particularly those in lower income neighbourhoods) through physical activity and sport. As a quick look at its mission statement reveals, the main concern of the program is enhancing policy capacity at the local level. Local partnerships, or governance, are considered instrumental in achieving these goals. This overwhelming preoccupation with policy capacity is also very present in the rather vast literature on local governance. Students of local development and urbanists alike have devoted much attention to local governance networks in terms of their effectiveness. Many have come to the conclusion that decentralized action through horizontal networks is more adapted to complex contemporary problems than the more centralized form of action led by State agencies (Dryzek, 1995; Proulx, 2001; Jessop, 1998). These arguments are of course very useful but they tend to neglect, or at least to take for granted, the link between governance and democracy. However, as a growing body of literature suggest, the relationship between the two might be a lot more problematic.   This paper intends to add to this discussion by providing an empirical analysis of such relationship.

Horizontal Governance and Organisation Learning
Nathalie Burlone University of Ottawa
Caroline Andrew University of Ottawa
Guy Chiasson Université du Québec en Outaouais

Relying on the analysis of partnerships developed through the program Quebec en forme (QEF), this paper tries to better understand the dynamics surrounding the implementation of new organisational arrangements, namely horizontal and vertical governance, at the local level. QEF is a non-profit organisation created in 2002 by a partnership between a private foundation the government of Québec. The goal of this organization is to facilitate the development of partnerships between local actors so that they work together to improve the quality of life and health of children (and their families) by offering them physical activity and sport. Conditions of success and obstacles related to implementing this type of governance are not well known when it comes to community action. Although horizontal arrangements are possible, they do not guarantee a decentralized and effective governance at the same time. Results show that organisational learning is required by partners to offset the weight of traditional structures on new organisational arrangements. Indeed, conversion of traditional structures into horizontal arrangements requires that the actors develop a collective capacity of work different from that usually needed in vertical arrangements. In this context, the nature and the evolution of horizontal and vertical relationships between the participants, and the social learning that took place (or not) are important stakes to analyze in order to assess if similar programs lead to a reinforcement of local governance. The paper is divided into two parts. The first part put forward the main conclusion drawn from the literature on horizontality, verticality and organisational learning. The second part discusses the results of the program in light of these three.

The Kaleidoscopic Politics of Social Inclusion

Jonathan Davies University of Warwick

Recent policy statements from the UK government identify neighbourhood as the geographical basis for so-called 'sustainable communities'. Inclusive and joined up partnerships, in turn, are seen as crucial mechanisms for delivering sustainable communities. Drawing on a comparative analysis of one English and one Scottish city, Hull and Dundee, this paper argues that neighbourhood politics present a challenge to governance theorists and to policy makers alike. In both cities, research on the local politics of social inclusion reveals an array of different and sometimes contradictory perspectives on the problems, challenges and solutions to socioeconomic problems. The challenge for 'governance' institutions is to surface these differences and promote consensus without stifling dissent or marginalizing particular interests. Yet, partnerships are structurally unsuited to this task and the evidence suggests that governance through partnership relies less on consent achieved through deliberation than on preventing latent disagreements from manifesting, managing dissatisfaction and evading deliberation. These findings challenge policy makers to find ways of structuring political deliberation back into local institutions. They also challenge the normative governance paradigm advanced by New Labour and its academic allies, and illustrate the pressing need for a political competition model of local governance to challenge the network 'orthodoxy'.

Why is inclusive leadership "Good," though "Not Good Enough"?
Konstantina Soureli University of Michigan

The Dudley Street Neighborhood Initiative [DSNI] is a "continuing community effort" for the comprehensive revitalization of the Dudley Neighborhood in Boston. Starting with an examination of what inclusiveness really means in contemporary urban politics, this paper discusses issues of inclusive leadership in the case of the DSNI through the lens of the theory of Gandhi on leadership. By examining the role of leadership, inside the organization and in its interactions with external actors, it argues that DSNI's and Gandhi's approaches to leadership are two exceptional cases of leadership, in that they move beyond the definition of inclusive leadership as the latter is practiced in the contemporary urban politics at all levels of governance. It also argues that the planning profession could draw lessons about the role of inclusive leadership in urban politics and reexamine its own relation to power. It finally supports the view that these approaches can provide valuable insights towards the potentials and constraints for fundamental social change and for the evolution of democracy itself.

44. URBAN INDICATORS and MEASUREMENT II

Community Indicators: How Should a Community Select and Utilize Indicators for Quality of Life Studies and Projects?
Nicholas Swartz The University of North Carolina at Charlotte

This paper examines the use of quality of life indicators throughout the United States in an attempt to develop a framework for regional quality of life measurement. As citizens continue to move from the central city to the suburbs there exists a need for a regionalized system of measurement for the quality of life of a region--not just that of a particular community or locality. A survey of communities that measure their quality of life via indicators or through survey instruments will reveal a framework for potential communities to develop when engaging in measuring their community’s quality of life as well as providing guidance into how we can move from localized measurement to that of regional measurement. The end result will suggest how regions, through revenue sharing or through the creation of a non-profit 501C3 board, can connect indicators to their respective localities budget in order to connect public policy to knowledge.

Determinants of Neighborhood Satisfaction in Fee-Based Communities
David Chapman Old Dominion University
John Lombard Old Dominion University

Neighborhoods represent a critical component of daily urban and rural life. Neighborhoods unable to adequately satisfy the perceived needs of its residents are susceptible to the migration of their inhabitants to neighborhoods either within the municipal boundaries or outside the central city that better address their perceived or required needs. This paper presents the results of an analysis of the 2003 American Housing Survey using a neighborhood satisfaction variable that considers the socio-demographic characteristics of survey respondents and the relationship to their perceptions living in fee-based neighborhoods in either non-gated or gated communities. Findings generated from the use of the bivariate tests and ordinal

regressions indicate that respondent age and the lack of knowledge of crime have the largest impact on how positively the sample subset of participants rated their neighborhoods. Some differences from the full model were seen when compared to breakdowns that separated gated and non-gated communities by over and under median levels of fees; however, further research will be needed to narrow down more precise reasons for the variations.

Living Next Door to the Joneses: Stable Mixed-Income Neighborhoods in San Francisco
Erica Spaid University of California, Berkeley
Karen Chapple University of California, Berkeley

Many studies have examined the emergence of stable racially integrated neighborhoods (e.g., Ellen, 2000; Nyden, Maly, & Lukehart, 1997), but few have looked at the incidence of stable mixed-income neighborhoods. Despite growing economic segregation (Dreier, Mollenkopf, & Swanstrom, 2004), many central city neighborhoods have maintained an economically diverse mix of neighborhoods over the past twenty years. This study first examines definitions of mixed-income neighborhoods in the existing literature in order to develop measures of income diversity. It then uses census data from 1980 to 2000 to identify the extent of income mixing in two contrasting regions, the San Francisco Bay Area and Philadelphia-Camden metropolitan area. Case studies of three different mixed-income neighborhoods in the Bay Area identify the factors behind diversity, with a particular focus on policy levers in both housing and economic development that have helped to maintain a mix of incomes. The study concludes by describing these and other best practices from around the country that help to promote and preserve mixed-income neighborhoods. References Dreier, Peter, Mollenkopf, John, and Swanstrom, Todd. 2004. Place Matters: Metropolitics for the 21st Century. Lawrence, KS: University of Kansas Press. Ellen, Ingrid Gould. Sharing America's Neighborhoods: The Prospects For Stable Racial Integration. Cambridge: Harvard University Press, 2000. Nyden, Philip, Maly, Michael, and Lukehart, John. 1997. "The Emergence of Stable Racially and Ethnically Diverse Urban Communities: A Case Study of Nine U.S. Cities" Housing Policy Debate vol. 8 no. 2.

45. TARGETING COMMUNITY DEVELOPMENT

Rues principales: une approche fructueuse pour la revitalisation urbaine
François Varin Fondation Rues Principales

The Rues principales Foundation is a not-for-profit agency that, for the past 20 years, has been working hand-in-hand with municipalities on the socio-economic development of downtowns and urban neighbourhoods in Québec and other provinces. It does so by proposing an approach and step-by-step process enabling the municipalities to reach a consensus among all partners with respect to their vision of their community's future development and practical, well-planned strategies to enhance economic vitality, socio-cultural dynamism and the quality of the natural and built environment.Successfully implemented in more than 150 municipalities, this approach helps urban places and downtowns to more effectively take up the challenges confronting them. It also generates a new sense of confidence and sentiment of belonging to the area, as well as more comprehensive knowledge of development potential and assets so as to more adequately equip local stakeholders where revitalization objectives and means are concerned. The approach thereby suggests a gradual, global process where all aspects of the development of an area are taken into account:
- the organization of the area's bone and sinew, forming a winning partnership;
- the development of economic potential and improvement of the structure of businesses and services to better meet citizens' needs;
- the promotion and marketing of the targeted sector, the holding of activities and carrying out of "invigorating" initiatives for a richer more interesting social and cultural life;
- a qualitative improvement in and better management of physical development and work on buildings, streets and public spaces.

The presentation will address, in particular, case studies of the revitalization of downtown Drummondville; Saint-Roch, a neighbourhood of Québec City; Vieux-Lévis and Vieux-Hull (now the city of Gatineau's downtown area).

The risks and rewards of geographically targeted community development
Daniel Hammel University of Toledo

Toledo, Ohio, like many cities in the rust belt region, is plagued by decaying infrastructure, continued departure of high paying manufacturing jobs, and a failure of the service economy to create significant growth across the socio-economic spectrum. Also like many other cities in this region, Toledo has focused public debate on an odd set of concerns (e.g., a downtown arena and the redevelopment of several in city suburban style shopping malls). While other crucial issues remain unexplored. A massive federally funded effort to rebuild all of the city's public schools has received relatively little attention. A related local initiative to encourage community development in areas near these schools, dubbed New Schools New Neighborhoods has received even less attention despite its somewhat controversial focus on concentrating public resources into a handful of targeted neighborhoods. The initiative is privately funded, but seeks significant input from public sources. This paper explores the difficulties the initiative has encountered in eliciting cooperation with local education and political officials despite reasonably broad support from key private entities. Specifically I will discuss how the initiative's insistence upon geographical targeting and its attempt at highlighting the role of schools in community development has threatened traditional local political hierarchies.

Housing Enterprise Zones as an Effective Agent for Urban Community Development: Atlanta, Georgia
        Kathryn Brice Georgia State University

Enterprise Zones emerged from a myriad of development concepts to become one of the most popular economic development tools utilized by local and state governments in the United States. Supported by both Republicans and Democrats, the Enterprise Zone concept remains a hotly debated and contested program. After 20 years, the program has yet to demonstrate that it effectively encourages small business growth, eliminate social ills, or address other indicators of economic growth such as housing values or creation of jobs. The state of Georgia approved the Atlanta Urban Enterprise Zone Act in 1983 and amended it in 1986 to provide for Housing Enterprise Zones (Georgia General Assembly 1983,1986). This paper seeks to present the concept of housing enterprise zones in Atlanta and determine if the Housing Enterprise Zone is perceived to be an effective agent for urban community development. Findings indicate that the Atlanta Housing Enterprise Zone has fostered development in underdeveloped areas, created more affordable housing, and contributed to and supported community revitalization. On the other hand, it is likely that the affordable housing units will revert to market rates which may lead in some areas to resident displacement.

46. ANALYZING NEIGHBORHOOD DYNAMICS

Living with uncertainty - Using the ACS for neighborhood analysis of change
        Michael Barndt University of Wisconsin – Milwaukee

Although most of the U.S. Census is based upon a sample, users have tended to ignore the details about uncertainty - even when mapping small areas such as block groups. Now the content of the U.S. Decennial Census is being repeated in the annual American Community Survey (ACS). The reduced sampling level of the ACS makes the issue more important - even for city level data. When neighborhood level data is released for the American Community Survey, it will be in the form of 5 year rolling averages - requiring additional care with the interpretation of results. The effect of misuse of the data can be illustrated by reviewing current uses of the ACS to compare cities to one another and over time. The extent of future problems can be demonstrated using data from areas of the country that were a part of early ACS implementation. Appropriate use of this data in public and classroom use and in research will require a new level of attention to statistical perspectives. Alternative ways of represented uncertainty in ranking, in graphics and in maps will be demonstrated. Many with an interest in trends within cities have assumed that the ACS would be an important resource. The value of the ACS is entirely dependent upon the level of sampling, which will be a serious political/ budgeting issue over the next few years. Proposals to use current sampling levels of the ACS as a replacement for the 2010 Decennial long form sampling levels would be particularly destructive for neighborhood level research.

Measuring Neighborhood Change: The Search for Valid, Transparent Indicators
        Nancy Hudspeth University of Illinois at Chicago

In recent years, neighborhood indicators projects have proliferated, most notably the Urban Institute's National Neighborhood Indicators Partnership. Due to advances in technology and the availability of electronic data, planners are increasingly able to do this type of analysis. But should this type of analysis be done—who should do it, and for whom? In the neighborhood indicators literature, there is general

agreement that indicators are valid, and a number of analysts have extrapolated ecological data to measure such abstract concepts as "quality of life," "urban blight," "child well-being," "tolerance," and "economic freedom." In some cases, ecological indicators have been combined to create indexes and ranking systems of these concepts. Yet all indicators, indexes, and analytical techniques are not equally valid, and there are both positive and negative uses of the techniques. For example, changes in neighborhood indicators might be used "positively" by a community group to demonstrate the benefits of their programs, or "negatively" by a mortgage company that redlines a neighborhood. Moreover, the quality of any index or analysis depends on the validity of the data and assumptions used. This paper reviews literature and existing research to illustrate these points and explores the strengths and limits of neighborhood indicators from a critical perspective. The paper then develops a framework for assessing such projects relative to needs of communities, particularly those that are struggling to revitalize and/or offset market pressures that might lead to displacement of residents who want to be able to remain in their neighborhood as it improves.

Race, Neighborhood Characteristics, and Perceptions of the Police: A Multi-Level Analysis
Robert Stokes, Virginia Commonwealth University
John MacDonald, Rand Corporation

This paper seeks to test whether neighborhood effects mediate negative perceptions held by the police among African Americans. The research context is the city of Cincinnati. In April of 2001 the city of Cincinnati, Ohio witnessed civil unrest and looting in areas near its downtown. These riots were precipitated by the shooting death of an unarmed civilian in the city's Over-the Rhine neighborhood. Protest leaders cited a history of disrespect for Cincinnati's minority community by the police department. Work by Sampson and colleagues indicate that neighborhood context can explain differences in attitudes toward the police. Using a multilevel model, they found that African American's were significantly more likely than Whites to hold negative views of the police, but this relationship diminishes to a statistically insignificant level when they take into account neighborhood-level differences in violent crime and concentrated disadvantage. A more recent multilevel study conducted by Reisig and Parks, however, found that racial differences in satisfaction with the police could not be explained through differences in neighborhood context. The variations in these findings suggest that there may be a more complex set of interactions that explain the relationships between race, neighborhood context, and perceptions of the police. This paper will further this line of research by examining racial disparities of trust in the police in two stages: first, we use a multi-level regression model (individual survey respondent and neighborhood levels); and second, we use a propensity score weighting approach to match respondents of different races on individual and neighborhood-level attributes. Data from this study was derived from a telephone survey of 2,002 residents residing in 50 Cincinnati neighborhoods without missing data on the variables considered. The dependent variables include the perception of the quality and professionalism of the police; knowledge of police activities; fairness and respect exhibited by the police to citizens; the perception of race-based police practices. Independent variables measured by the survey include the race of the respondent; a measure of neighborhood quality of life that included variables related to crime and disorder; social capital variables; and personal experience with the police. Further, neighborhood level variables in the models included: officially reported violent crime in the neighborhood and selected demographic variables.

47. MUNICIPAL SERVICES

The Opportunities for Innovation in the Procurement Process in U. S. Cities
Robert Shick Long Island University

Procurement by the public sector has become a major area of government policy and study in the last twenty-five years, especially in our cities and neighborhoods. Many procurement issues have been examined, but these studies have not given a comparison of how different government entities practice procurement and the factors that affect the procurement process. This paper expands the understanding and knowledge about current contracting practices and reforms in human service contracting in different cities in the United States. The research examines several overall issues in the contracting practices for human service contracts in the areas of governance, efficiency and accountability. Efficiency in public procurement practices is the details of the policy and practices that determine the effectiveness of contracting. The most important of these practices are: standardization of contracting rules, timeliness in awarding contracts, promotion of competition, use of technology, training and professionalization of government staff, prompt payment, database on non-responsible contractors, monitoring of contracts, insurance requirements, central control versus agency control of the contracting process and the role of oversight agencies in the contracting process. Four cities were selected for this research, representing different types of cities in terms of location, age, size, degree of unionization and strong chief executive

versus weaker chief executive forms of government. The cities are: New York, Indianapolis, Phoenix and San Francisco. They represent cities from the northeast, midwest, southwest and west. They also reflect differences in cities in terms of size, age, degree of unionization and mayoral forms of government. The results of the research show how each city manages its contracting process, and with this information the author draws findings on current innovations and opportunities to transform the contracting process of other cities and enable them to be more effective.

Privatization and Contraction: Unpopular Options in Michigan?

Brian Cherry Northern Michigan University
Douglas Ihrke University of Wisconsin- Milwaukee
Nathan Grasse University of Wisconsin- Milwaukee

Financial pressures on local governments have been steadily increasing over the last few years. In Michigan, declining general revenue sharing from the state has compounded the problem, thus increasing pressure on local government to implement reforms. The literature has suggests that privatization and contracting of public services are possible solutions to this problem. Michigan is a unique state to examine privatization and the contracting of services for a number of reasons. First, Michigan has had a tougher time than most states in rebounding from the national economic downturn. Second, Michigan has had a significant loss of manufacturing jobs and has higher than average unemployment rates compared to other states. Finally, Michigan is a highly unionized state thus making the prospects of privatization and contracting of services all the more difficult for local governments. The purpose of this research is to measure the nature and extent to which local governments in Michigan are implementing privatization and contracting of services. Much of the literature suggests that privatization and contracting are popular options for local governments under fiscal and other constraints. Our preliminary research, however, indicates that privatization and contracting of services in Michigan are not as popular options as the literature might predict. This study will also examine cost, satisfaction, planning, reasons behind, the effect on unions, as well as the types of services being privatized and contracted. In order to examine these issues we have developed a survey that has been mailed to city council members, mayors, city managers, and department heads in all cities in Michigan with a population of at least 10,000 residents. It is our belief that the attitudes of these local officials will vary in important and significant ways, therefore revealing different perspectives on both the usefulness and effectiveness of privatization and contraction of services.

The Urban Origins of the Regulatory State: The Case of Water

Richardson Dilworth Drexel University

In my paper I explain the development of waterworks in American cities and suburbs during the nineteenth and early twentieth centuries as a process of commodification and privatization that was also a resolution to the "tragedy of the commons" problem inherent to water in its natural state. As a common pool resource, water in its natural state suffers from nonexcludability. Municipal control over distant watersheds, supplied to city dwellers through metered pipes, refashions water as an excludable good and thus a more perfect commodity. The process of commodification was a necessary step towards privatization, and water privatization depended on suburbanization. In the United States at least, the growth of independent suburbs in the late nineteenth century created a market for private water companies. Commodification, suburbanization, and privatization set the regulatory agenda for state public utility commissions, at least in regard to water. My paper thus traces the local political development of water as a way of explaining the origins and functions of state regulatory structures in New York, Illinois, and California

Culture, Employee Morale and Turnover in Michigan Municipal Government

Nathan Grasse Univerisity of Wisconsin-Milwaukee
Brian Cherry Northern Michigan University
Douglas Ihrke University of Wisconsin-Milwaukee

It would be reasonable to assume that managing people within local governments is becoming more challenging, especially given current political realities that include declining shared revenues, devolution, and state mandates which act in confluence to generate additional pressures on local governments. As it seems unlikely these pressures will subside in the near future, it is important to examine how these forces affect organizational culture, employee morale and turnover. This research is important because it begins to examine the different ways in which changes in the internal and external environments of local governments influence the attitudes and behaviors of local government employees. We hope to offer insights into the practices of successful local governments in keeping their employees satisfied and in maintaining a stable workforce. This study will attempt to explain employees' perceptions of culture using

demographic characteristics of respondents, communities, and attitudinal variables that measure the personal beliefs and experiences of respondents. Multivariate statistical techniques will be utilized in order to examine the impact of declining revenues and increased demands, amongst other variables, on organizational culture, employee morale and turnover rates in local governments. The primary source of the data used in this study is a survey of 1430 municipal officials representing the 92 Michigan municipalities with populations in excess of 10,000. This survey utilizes data collected from department heads, council members, city managers, and mayors. This analysis examines the responses of department heads in Michigan municipalities. Responses were received from approximately 30% of these department heads. Additional data from the US Bureau of the Census and the Citizens Research Council of Michigan has been incorporated to supplement the survey data.

48. WELFARE RESOURCES

Neoliberal Welfare Changes and Their Impact on Nonprofits in the US and Canada
Karen Curtis University of Delaware

The welfare states in the US and Canada have undergone significant restructuring. This paper assesses the extent to which these changes have affected the ability of nonprofits in the US and Canada to respond effectively to client needs and the nature of changes in nonprofit organiztional structures, administrative processes, and inter-organizational relationships. Data were collected in Delaware, British Columbia and Ontario, and comparisons are made to other states and provinces. Research in the US shows that welfare changes have produced unforeseen consequences for nonprofit sector capacity and inter-organizational relationships. These policy changes have intensified economic and social problems for residents of low-income neighborhoods and created increased demand for services. Contract funding relationships generate significant administrative burdens and cash flow and infrastructrutre problems, particularly for small, community-based organizations. Despite significant welfare restructuring, the anti-poverty effectiveness of Canada's provincial welfare states remains higher than in the US. However, nonprofits in the Vancouver and Toronto regions face similar effects as their counterparts in the US. Growing recognition of the importance of nonprofit organizations in Canada is generating interest in understanding these organizations and their relationship to government. In contrast, in the US, there is a significant literature on nonprofit/government relationships. However, examination of the specific impacts of welfare policy changes on the nonprofit sector is at an early stage in the US and is virtually nonexistent in Canada.

The compensatory role of public urban resources in Montreal's deprived neighborhoods
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Anne-Marie Séguin Institut national de la recherche scientifique (INRS-UCS)

Massey has pointed out that the place where one lives is more than just housing, it determines, among other things, access to facilities and services. To be poor means to have access to a low level of individual resources (income, savings, housing assets, domestic means of production, etc.), but it often also means to have a limited access to resources available in the residential environment. In the United Kingdom and United States, many studies have documented the poor access of low income households to some urban resources, for example supermarkets and health services. This paper looks at urban resources provided at the neighborhood level, i.e. a large spectrum of public and private services and facilities. Our research question is: what is the level of urban resources in the most deprived neighbourhoods in Montreal compared to other neighborhoods? In other words, are they spatially distributed in such a way as to compensate the low level of individual resources of poor households by giving them good access to a large range of urban resources? Or, on the contrary, is it a factor exacerbating poverty? To describe the spatial distribution of facilities, we use point pattern techniques calculated into GIS, such as standard distance, nearest neighbour index and density indicators. The database comprises forty-four types of services and facilities grouped into six main categories: cultural services, educational services, health services and facilities, sport and recreational facilities, bank branches, and other types of services and facilities including subway stations and supermarkets. Our results show that the private services and facilities are less present in poorer neighborhoods whereas the public ones, with some exceptions, are distributed in a more equitable way.

You Say You Want a Devolution: Factors Influencing Poor Relief Generosity
Marilyn Klotz SUNY-Geneseo

This research investigates the generosity of neighborhood poor relief benefits provided by locally-elected officials in Indiana townships. Trustees have wide discretion to determine how much assistance to provide,

if any, based on their own judgment and applicant circumstances. This research investigated the role of such conceptual variables of community resources, professionalism and trustee attitudes as well as urbanization and several control variables in influencing three different measures of poor relief generosity. Generosity is measured using three separate measures as developed by Bailey and Rom (2004): "access", "benefits" and "costs". Study results indicate that the community resources variable has the strongest overall explanatory power, followed by professionalism. The trustee attitudes variable has very little predictive power. The influence of community resources, professionalism and trustee attitudes varies based on the measurement of generosity employed. The community resources variable is a strong predictor of costs and is also useful in explaining variations in access. The model has a limited ability to explain variations in poor relief benefits, although components of the community resource concept are statistically significant. Likewise, models of professionalism have some explanatory power for access and costs, but don't have much influence on benefits. The trustee attitudes regarding the causes of poverty variable has no influence in explaining any aspect of generosity. These results make clear that it is essential to have a broad definition of generosity to fully understand the dynamics involved. The analysis also indicates that the generosity of poor relief benefits varies systematically based on township characteristics that are at least in part beyond the control of township residents.

A fieldwork oriented approach in the study of neighborhood effects
Xavier Leloup Institut national de la recherche scientifique (INRS-UCS)

In the last 15 years, as a consequence of the increase in urban poverty, and of the social problems that follow its spatial concentration, studies on neighborhood effects have regained popularity in the field of urban research. Questions of neighborhood effects are also connected with public housing's renewal policies and with mobility programs for poor household. However, because of their specific history, public housing facilities in Canadian cities do not only take the form of a complex of several buildings, but also present a wide range of forms of urban insertion, such as small buildings infields. In this context, neighborhood effects can be explored from various different perspectives, and the most common methods used until now, mostly statistical and deductive, seem inappropriate. In most cases, the processes by which the neighborhood affects populations are unobserved, and the neighborhood remains a black box (Ellen & Turner, 1997; Germain & Gagnon, 1999). In response to critics, some scholars argue in favor of using qualitative methods to study neighborhood effects (Briggs & Jacobs, 2002). In this perspective, we are currently conducting a research that inverses the top-down logic of statistical and deductive methods to set out bottom-up with practices of families living in Montreal's public housing. The aim of the project is to identify if and how urban insertion of public housing influences women's –part or head of family– network and their capacity to mobilize resources for making ends meet. We will present the theoretical framework of the research and the methodological tools, elaborated from network analysis –names and resources generators– and qualitative studies on poverty –sociology and anthropology of urban poverty. The goal of the presentation is to produce a synthesis of the theoretical relevance and methodological feasibility of fieldwork in the study of neighborhood effects.

49. TRANSFORMING SOCIAL HOUSING IN THE US AND EUROPE

Transforming high poverty neighborhoods through demolition, displacement and Redevelopment
Edward Goetz University of Minnesota

The federal HOPE VI program aims to revitalize high poverty neighborhoods by transforming large public housing estates into mixed-use, mixed-income communities. To date, studies of the neighborhood impacts of public housing revitalization have been limited to case study approaches. These studies are able to examining a range of local contextual variables, but are limited in producing knowledge about the overall pattern of change being brought about by HOPE VI. This paper utilizes a unique national database to provide the first national picture of the spillover neighborhood effects being produced by public housing redevelopment in the U.S. The database combines information from four sources: 1) HUD programmatic data on HOPE VI projects across the country, that includes characteristics of the site before and after the redevelopment; 2) Census data at the block group level on a range of social, economic, and housing stock characteristics of HOPE VI neighborhoods for 1980, 1990, and 2000; 3) HMDA data on mortgage lending activity, and; 4) data from the Bruton Center on concentrated poverty census tracts in 1990 and 2000.

Large housing estates and policy initiatives
Ronald van Kempen Utrecht University
Alan Murie University of Birmingham

Many problems have emerged in the last two decades in the large housing estates built in Europe in the decades after the Second World War. These problems can be social (increasing conflicts between people, decreasing social cohesion), economic (increasing unemployment and social exclusion) or physical (decreasing quality of the housing stock and public spaces). Of course, the most difficult to manage estates are those that show combinations of these problems. In many cities, these estates have become the prime target areas for all kinds of actions, policies and programmes and significant changes are taking place. This paper focuses on these policies and considers their impacts and effectiveness. In doing this it seeks to make comparisons across Europe and also between European policies and American initiatives such as HOPE VI and Moving to Opportunity.

Transforming Glasgow's Public Housing
        Dennis Keating Cleveland State University

"April, 2005 will mark three years since the transfer of Glasgow, Scotland's almost 80,000 units of council (public) housing to the new non-profit Glasgow Housing Association (GHA) was approved after a favorable tenant vote. This is the largest privatization of public housing in the UK and the US. After explaining the basis for the transfer, this paper will describe and analyze both the progress made by the GHA and the many budgetary, social, political and administrative problems that it has had to address. The GHA is approaching the process of a required second stage transfer of units to smaller, registered non-profit housing associations, as well as decisions about both demolition of substandard and obsolete projects and building new social housing. Due to shrinking demand, it is all but certain that at the end of the 10-year transitional period, there will be a significantly reduced stock of Glasgow social housing."

Public housing and a human right to the city
        Janet Smith University of Illinois at Chicago

This paper focuses on the issue of place and displacement as it relates to current policy and programs intended to benefit poor people in Chicago. Specifically, I examine the costs and benefits of efforts to uproot and disperse the poor in our urban areas, and what some residents of public housing are doing to keep their roots (i.e. stay in their public housing communities) and improve the conditions in which they live. I will also outline how residents are using the human right to housing - something that is not formally granted people in the US but that is recognized under international law and treaties that the US supports – to fight against displacement and loss of their home.

50. ROUNDTABLE ON REGIONAL GOVERNANCE
        David Barron, Harvard University
        Todd Swanstrom Saint Louis University
        Gerald Frug, Harvard University

The emergence of the "new regionalism" in the 1990s signaled a shift away from advocacy of a single, regional government to various forms of regional governance in which existing municipalities retain their powers but collaborate on a wide range of regional projects. These collaborations are often multi-sectoral (involving the public, private, and nonprofit sectors) and multifunctional (e.g., coordinating transportation with land use). Many questions remain about the new regionalism. This colloquy will focus on the legal and institutional issues surrounding the new regionalism.   In particular, if local control over land use is at the core of many regional problems, from concentrated poverty to traffic congestion, as many scholars argue, then how can we make substantial progress on these issues without reducing those powers? Because of Americans' deep attachment to local control, many are deeply pessimistic about the political viability of regional reforms. Are there institutional ways to slip between the horns of the dilemma of? Other political problems have been raised about the new regionalism. Does moving decision making up the ladder to regional authorities automatically empower technocrats at the expense of grassroots participation? Do regional reforms withdraw power from central cities, just as minorities have achieved substantial power there? How can we be assured that low-income, minority, and other politically marginalized groups will have a seat at the table when regional governance takes place? The challenge that is raised by all these questions is whether innovative regional institutions can slip between the horns of the dilemma of needed regional action and Americans' attachment to local home rule. In short, the colloquy on regional governance will strive to join the new regionalism debate to the classic debates in American democracy on civic participation, representation, and federalism.

51. TRANSPORT POLICY AND URBAN SOCIAL OUTCOMES

Proximity of Boston Schools to High Traffic Roadways

Éric Robitaille Léa Roback Research Center
Rana Charafeddine Léa-Roback Research Center

Previous studies have shown that low-income and minority children in California are more likely to live in high traffic density neighborhoods and attend schools within close proximity to high traffic roadways. In this study, we investigate whether in Metropolitan Boston minority and low income children are more likely to be enrolled in schools located near high-traffic roadways. To assign traffic exposures, we draw a buffer of 150m around each school and select the road segment with the maximum annual average daily traffic. Schools located near roadways with an annual average of more than 30,000 vehicles/day are considered as belonging to the high traffic exposure group. We use school-based data to characterize the profile of the student body and census-based data to characterize the neighborhoods where these schools are located. Initially, we found that as the traffic exposure of schools increased, the percentage of Asian students attending the schools increased significantly. After controlling for the percentages of Asian in the neighborhoods, the school Asian variable fell substantially and became non-significant. The major finding of this study is the variation in traffic exposure by school type. We found private schools to be significantly more associated to high traffic exposure than public schools. We discuss the implications of these findings.

Urban Infrastructure Investment and Neighborhood Change

Kayo Tajima Rikkyo University

Large-scale urban infrastructure projects transform the physical characteristics of the city. This paper asks a question whether the neighborhood transition follows such a public infrastructure investment; more specifically, whether the change in the urban environment induces a process of gentrification. This paper uses a geographically integrated data based on the U.S. census to compare the demographic change in the neighborhood of the Boston's Big Dig project to the city's overall trend in a decade from 1990. This project replaces 30 acres of elevated highway with a series of open spaces. The results indicate increased proportion of white, college-educated, English-speakers to the neighborhoods. There are also evidences of increased housing investment in this area. While there is no strong evidence of displacement of minorities, it is critical to examine the demographic change upon the project completion because the displacement might occur when the rental housing market reflects the change in the environment.

Pedestrian-oriented environments: Risk in the balance?

Audrey de Nazelle University of North Carolina at Chapel Hill
Daniel Rodriguez University of North Carolina at Chapel Hill
Douglas Crawford-Brown University of North Carolina at Chapel Hill

Health professionals and urban planners are increasingly calling for new approaches that involve changes in the built environment and community design to address complex health and environmental problems. In particular, community designs to promote walking and cycling are seen as potential solutions to the obesity epidemic in the U.S.. Yet, the net health effect that results from changes in the built environment is not known today, and urban policies are generally not concerned with such assessments. Competing risks may be involved, particularly when considering the effects of encouraging people to be active in areas with significant air pollution and fraught with risks of traffic injuries. Before undergoing widespread neighborhood transformations, it is timely to examine the effects of such community design changes, including their unintended consequences. This study proposes a methodology to assess built environment changes, focusing on the competing risks associated with the creation of more walkable environments. The purpose is not to discourage such initiatives, but rather to call for a comprehensive approach to assessing such policies and providing decision-makers with better analysis tools. The paper first examines prevailing theoretical frameworks in studying the built environments, and the theoretical and empirical evidence of health trade-offs associated with pedestrian-friendly designs. A risk assessment approach is then proposed to analyze net health effects of such neighborhood transformations. A computational model developed to quantitatively measure competing risks is applied to a case study area where such policies are hypothesized. As an example, the model examines the health tradeoffs between increased physical activity and changes in exposures to air pollution and traffic hazards. The analysis underscores the importance of achieving greater integration of health concerns in planning decision-making processes.

52. SUSTAINABLE CITIES? URBAN ENVIRONMENTAL PROBLEMS AND SOLUTIONS

Urban Sustainability: Market, Commodity, Queens and the Recycling of Market

Raymond Asomani-Boateng Minnesota State University

The critical problem of waste management in Ghana's urban areas is reaching crisis proportions, particularly in the capital city of Accra. In high-density, low-income sectors, municipal solid waste containers brim over with solid waste that has remained uncollected for several days. Collection points for solid waste generated by indigenous open markets have developed into open dumps, which pose serious health and environmental problems: offensive odors, flies, and rodents degrade the city's environment (Asomani-Boateng and Haight, 1998). Various research projects and schemes designed to address these problems have focused on waste collection and disposal. What has not yet been explored is the recycling of organic food waste, organized and undertaken by market food waste generators (commodity sellers,) market and commodity queens, and waste carriers (kayayo). Such recycling is a viable and sustainable approach to managing urban market waste. This project is based on the philosophy that market waste in the city forms a valuable resource for recovery because of its quantity, nature, and composition. The main hypothesis is that a significant portion of market waste can be diverted from disposal and into composting. A participatory research approach based on a composting pilot project organized and managed by market, commodity queens and commodity sellers is the focus of this study.

Sustainable development, public discussion and town planning in Montreal

Mario Gauthier Université de Montréal
Michel Gariépy Université de Montréal

In recent years, sustainable development has become a new principle of action for regional and town planning. On the normative level, this concept refers, among other things, to the integration of the ecological, economic and social dimensions of development, taking into account short and long term aspects and articulating multiple territorial scales. However, the concept, qualified by some as a "normative principle without standards" since it cannot be defined scientifically has turned essentially into a procedural frame of reference for local public action. And to ensure a sustainable urban development, the implementation of new procedures for citizen participation, democratic deliberation and public discussion became a requirement. Our paper will look at the scope and limits of citizen participation in Montreal city planning. An elaborate and multi-faceted public participation process was set up by the City of Montreal in early 2002 to work out its new master plan. To what extent has public participation led to a more reflexive planning process and to sustainable urban development in Montreal? Which are the tangible results of public participation with regards to city planning and sustainable urban development? These are the questions the paper will deal with, drawing form a major international comparative research project initiated during Fall 2005.

Green Lab Milton Park

Céline Martin Centre d'écologie Urbaine

In 2004, Montreal's Urban Ecology Centre, in partnership with the Federation of Canadian Municipalities, the Borough of Plateau Mont-Royal and the City of Montreal, began addressing a challenging question: How can we transform a downtown neighbourhood into a laboratory for sustainable development? With the help of university researchers and other sustainability experts, Milton-Park Sustainability Lab allows local residents to define and explore ideas to improve the sustainability and liveability of the neighbourhood through an integrated, multi-dimensional approach.
The Sustainability Lab is a pilot project that draws together this array of existing resources and groups into a set of projects to achieve local synergies, improve the local quality of life, and embody our vision of a sustainable neighbourhood. By neighbourhood sustainability, we mean the holistic consideration of environmental, social and economic issues.The Sustainability Lab aims to implement the following general principles:
• Reduce greenhouse gas emissions;
• Shift travel from cars to transit, walking and biking;
• Improve safety, community cohesion, and liveability;
• Reduce waste going to landfill;
• Improve energy efficiency of the building stock;
• Reduce air and noise pollution;
• Increase green areas and beautify the neighbourhood.

In recent years, local residents and experts have concluded that furthering sustainable development at the local level encompasses four main issues:
• Transportation – not just for residents, but also of the thousands of people commuting through the neighbourhood in their cars, on foot, bicycles and busses;
• Water Consumption by local residents, merchants, businesses and institutions;
• Waste Management – i.e., reducing the amount that needs to be landfilled;
• Energy Use – because of Montreal's relatively severe climate
The overall goal of this initiative is to test sustainable alternatives, broaden perceptions and ideas to share with other neighbourhoods, other cities and other countries.

'Familiar Places' as a model for sustainable neighbourhoods: the Singapore experience
        Malone-Lee Lai Choo National University of Singapore

Urban sustainability is now recognised to extend beyond "green" issues to encompass the three main spheres of life in human society, namely, the social, physical (environmental) and economic spheres. Governments have responded with environmental policies and programmes at national and regional levels, and at the local or neighbourhood level, the response have generally been in the creation and strengthening of local communities to achieve greater social sustainability (Barton 2000a, Beatley 2000). Local Agenda 21 put emphasis on places that not only provide adequate housing and accessible services, but are also emotionally supportive, as well as socially and economically inclusive (Beatley 2000). In many cities and urban areas, the planning vision and strategic plans now advocated would include local housing projects or areas that seek to embrace these qualities (Barton, 2000a; Frey, 1999). To date, much of the current research on the subject still attempts to define what may be seen as models of sustainable communities, often including checklists, prescriptive guidelines and normative schemes for development of such "new" communities, variously named eco-neighbourhoods, urban villages, new urbanism models, etc. However, the attention to attributes such as appropriate building forms, urban structure, densities and land use mix, have generally met with disillusionment, and it is now widely accepted that there is no one single model that can set the benchmark for sustainable communities (Taylor 2000, Frey 1999). This paper turned to the idea of "Familiar Places", which are existing or mature local areas that have attained a level of "familiarity" with the wider population in terms of identity, recognition and place associations, to provide lessons on what sustainable neighbourhoods and communities could encompass. The paper is based on a research project that studied two such enduring places in fast developing urban Singapore. In this study, the concept of sustainability, following the threefold paradigm, was examined from the viewpoint of social (neighbourliness, kinship ties, interaction levels, etc), environmental (urban form and density, land use mix, transportation, etc) and economic (as seen in land and property price stability, optimal use of local amenities, employment provision, etc) sustainability. The paper concluded that Familiar Places are potentially ideal candidates as the model as well as building block for urban sustainability. The author advanced the argument that an appropriate sustainability planning strategy at national or regional level is to swing the attention to such existing places, augment them and integrate them into the larger urban structure, such that incrementally and aggregatively, wide urban sustainability can be attained. Every city has its Familiar Places, and the paper highlighted their importance and relevance in terms of the role they can play if they are carefully and systematically harnessed and integrated into the urban context to attain broad economic, social and environmental goals.

Planning for Sustainable Communities: What Are Our Obligations to Future Generations?
        Jane Grant Indiana University-Purdue University at Fort Wayne

This paper will explore the economic and ecological antecedents that need to be considered in order to plan for more sustainable communities in the future. It will look at the fiscal health of the United States, especially the extent of national budget deficits and overall indebtedness. It will also examine the implications of a more socially responsible economy in terms of how we produce and consume things, how we organize and manage workplaces, how we balance our time between work and other familial, community, and civic obligations. These issues have implications not only for the present quality of life in the United States, but also for the quality of life for future generations. Our inability to live within limits in the economic arena is replicated by our inability to recognize limits that need to be respected to protect and enhance the earth's ecosystems. There is no clearer set of impacts that the existing inhabitants of the planet can have on the future than the decisions we make about how to utilize resources and handle the wastes of our production and consumption systems. How we talk to each other about these issues, how we institutionalize our concerns, and how we implement effective policies and programs to deal with these problems will be crucial to creating sustainable urban and regional communities.

53. COMMUNITY ORGANIZING: REFLECTING ON THEORY AND PRACTICE

Beyond Romance and Regulation: Implications for Community Theory and Practice

Robert Fisher University of Connecticut
Eric Shragge Concordia University
James DeFilippis Baruch College, CUNY

In the contemporary political economy, community based non-profit organizations play an increasingly important role in local development and social provision. It has come to be seen as a centrally important realm by foundations, public officials, corporate leaders, and policy advocates in fields as wide ranging as health care, housing, and education. And social change activists have similarly often seen it as the primary locus for organizing and addressing economic, social, political, and cultural life and needs. Given the many normatively good meanings being ascribed to community, it is unsurprising that it has taken such a multitude of organizational forms with various, often disparate, goals. This growth in community initiatives and non-profits has been mirrored by an enormous literature on a variety of aspects of this resurgence of community. Too often this literature has been either celebratory or dismissive; either romanticizing the concept and those who do community work and thereby elevating it to primary rank, or objecting to its limits and contradictions and thereby dismissing its importance and political utility. The paper begins with a brief discussion of the importance of community in neo-liberal political economies. From there, it describes and critiques the "new communitarians" and other promoters of community as an ideal and as the focal point for social change. Shifting gears, the paper then discusses the critics of community, and begins with those coming from a Marxist or Regulation school approach, before moving on towards more identity-based critics of community. Lastly, the paper puts forward an understanding of community that is neither dismissive nor celebratory, but instead argues that communities need to be understood as simultaneously products of their larger, and largely external, contexts, and the practices, organizations and relations that take place within them. Thus, communities, because of their central place in the political economy, can be a vital arena for social change.

Organizing and Advocacy in the Neoliberal City

Kathe Newman Rutgers, The State University of New Jersey

Once an industrial powerhouse – home to RCA, Campbell's Soup, and National Ship Building – Camden is now one of the poorest cities in the country. With few jobs and few middle class residents, Camden's city government has few resources and little capacity to function. Towards the end of the 1990s, Camden's community organizations and non-profits found that local government was simply unable to become more responsive. They jumped scale targeting the state government. They asked the state to provide financial resources and to reform local government. In this paper, I explore the organization dynamics within the city of Camden, the organizing strategies of non-profit community development organizations, organizing coalitions, legal services, and other local actors and their efforts to secure a state takeover of the city of Camden. I then explore the experience of these organizations during the takeover. While organizations initially viewed this strategy as a way to increase governmental responsiveness, it has instead further marginalized community residents and non-profit organizations. Moreover, redevelopment processes are focused on decreasing the city's dependence on the state which has translated into an ambitious and unprecedented redevelopment plan that will displace thousands of city residents. The financial resources the organizations helped negotiate for the city have gone to major educational, health, and entertainment institutions/businesses. The research is based on more than forty interviews with Camden community organization and non-profit staff, community leaders and residents, and city staff and meetings attended during the Spring and Summer of 2005. The fieldwork is complemented by an analysis of legal and planning documents.

Remapping 'Community Organization' in a Neoliberal Era

Robert Chaskin University of Chicago
William Sites University of Chicago
Virginia Parks University of Chicago

"Community organization" has occupied an important, if sometimes hard-to-specify, position within social work and within the urban professions more broadly. A great number of practices – settlement-house work, community organizing, community development, community-based planning and implementation, mobilization and social action, community collaboration and partnership – have been grouped at different historical moments under this rubric. Although community-based practice in the United States has been long recognized as a multiple-paradigm field, this heterogeneity has often worked against the theoretical coherence and historical specificity needed to clarify the contributions and limits of different community-

centered strategies in the face of changing sociopolitical conditions. This paper presents a preliminary intellectual and historical framework for reconstructing the field's major strategic approaches in order to identify emerging opportunities and challenges. Beginning with a typology adapted from Rothman's notion of (1995) three modes of community intervention, we review in broad terms the tensions within community planning, organizing and development approaches, first as these strategic tendencies developed within the historical conditions of U.S. fordism and then as they were reconfigured in response to the rise of neoliberalism. This discussion traces several such tensions – between administration and implementation, cooptation and marginality, capacity and accountability – as a means for locating a number of key challenges today, such as flexibilization and privatization, social-movement fragmentation and the demobilization and short-termism inherent in a community-development "industry." The paper also considers briefly the potential implications of recent intellectual developments, such as theories of globalization and of postmodernity, for the core approaches of the community-organization field. We suggest that these approaches, if appropriately reconceptualized and historicized, continue to articulate valuable distinctions between different orientations toward community practice, though we also highlight several "boundary" areas in which new (or reconfigured) strategies are needed.

54. NEIGHBORHOOD PLANNING

Building Capacity for Community Leadership?
Lynne Dowson Leeds Metropolitan University

Since the Labour government in the UK was first elected in 1997 there has been an increasing emphasis in the modernisation of local government. This is a multi-faceted policy agenda, with highlights including performance improvement and partnership working to improve the quality of service provision, and a requirement to work closely with the local community to 'help the community to help itself'. All this in turn places an emphasis on capacity building – growing the ability to improve within local government, both in terms of service provision and in leadership. In practice, increasing capacity is a complex task. Needs – even where they are recognised – are highly differentiated as a result of varied organisational histories, cultures and socio-economic circumstances. They can include shortfalls in knowledge, in skills, in resources and crucially in strategic ability. Support programmes have been aimed at both employees and council members. As part of the Office of the Deputy Prime Minister's initiative to support capacity building across local government, the Yorkshire and the Humber Association of Local Authorities won funding to establish a pilot project, the regional Local Government Improvement and Innovation Partnership (LGIIP). The Policy Research Institute was recently contracted to carry out an evaluation of the LGIIP's work to date. The evaluation involved working with all 22 local councils in the Yorkshire and the Humber region. This paper relates the findings of that evaluation set against the current policy context. In so doing it raises key issues including:
• Identifying the gaps in support for capacity building
• The feasibility of providing 'one size fits all' support programmes given the fragmented nature of need
• The importance, not only of raising the profile of capacity building, but also of clarifying agendas
• Issues around measuring the impact of capacity building.
In conclusion, proposals are made for future policy development.

Favela Urbanization in Santo André, Brazil: Solutions for positive results
Lisa Josephson York University

This paper examines the successful favela urbanization process in Santo André, Brazil. By improving structural and social conditions found in informal settlements, their residents and the municipality benefits in ways such as increased access through these communities, decreased health problems and stable housing. This paper identifies three unique elements used by Santo André that contributes to the strength of their urbanization process. These are: participatory budgeting, where all city residents participate in decisions made about how to allocate the municipal budget; rapid urban diagnostic participatory process, where favela residents contribute ideas regarding their community's urbanization; and integrated social programs supporting favela residents during and after the urbanization project. Each element incorporates suggestions by favela residents in order to create a foundation in the way government acts to improve these communities. In addition, this paper suggests that a strong relationship between Santo André's government and favela members enhance trust between these two sides, creating workable conditions for a positive urbanization result. The strong outcomes found in this municipality are demonstrated in examples throughout this paper and illustrated in a case study of a favela located in Santo André that is nearing the end of the urbanization process.

Neighbourhood Planning Past and Future: The City of Ottawa's Experience

Michel Frojmovic Creative Neighbourhoods
Caroline Andrew University of Ottawa

Neighbourhood planning translates broad principles and directions defined in municipal Official Plans into more locally relevant priorities and actions. The City of Ottawa made a major commitment to neighbourhood planning in the early 1970's. The City recently initiated a new generation of neighbourhood planning. The paper considers both attempts at neighbourhood planning and relates these to results achieved in specific Ottawa neighbourhoods. In the early 1970's the neighbourhood planning process created partnerships between the City and community groups and broadened the existing planning framework to include more social planning components - community health centres and non-profit housing agencies. Current efforts at neighbourhood planning fall under two banners. Community Design Plans, led by the Planning & Growth Management Branch, are meant to provide more flexible land use planning tools that incorporate principles of urban design. In addition, the City's Community & Protective Services Branch is proposing a strategic planning approach grounded in collaborative community capacity building. By comparing the new generation of neighbourhood planning to the earlier period, the paper will work to evaluate the opportunities and challenges presented by neighbourhood planning to produce more inclusive, liveable, sustainable communities that support broader priorities of smart growth and intensification. In order to ground this discussion in a specific place, the presentation will also make specific reference to case study neighbourhoods in Ottawa where residents, businesses and community organizations have initiated a community-based planning process.

55. INTRA-METROPOLITAN DYNAMICS: ANNEXATION, COOPERATION, COORDINATION

Examining Different Models of State Annexation Laws

Rex Facer Brigham Young University

Primarily during the last fifteen years, several scholars have examined the impact of state laws on municipal annexation activity. These studies have begun to establish a relationship, but there is still a need for further exploration. In part this is due to the methods and data used to analyze state laws. For example, the classic typology (Sengstock 1960) is overly broad and does not account for multiple annexation methods within a state. Additionally, most of the recent research has used annexation data from the 1970's and 1980's. In an effort to further examine this issue using multi-variate regression analysis, building on previous approaches while using more recent annexation data (from the 1990s) this research offers an expanded review of annexation practices based on a recent review of annexation statutes across the United States. Earlier research has demonstrated mixed results on the relationship between state annexation laws and the practice of annexation. This research broadens previous research first by expanding the number of annexation laws reviewed from seven to fifteen provisions. Additionally, this research includes several other explanatory variables to capture other relevant issues. Finally, the analysis both replicates previous classification schemes (e.g., Lindsey and Palmer's (2001) update of the Sengstock typology and Feiock and Carr's (2001) facilitators and constraints framework) and extends the classification schemes to include a broader picture from the fifteen annexation provisions included in this analysis.Carr, Jered B. and Richard C. Feiock. 2001. State Annexation "constraints" and the frequency of municipal annexation. Political Research Quarterly 54, 2: 459-470. Palmer, Jamie and Greg Lindsey. 2001. Classifying State Approaches to Annexation. State and Local Government Review 33,1: 60-73. Sengstock. Frank S. 1960. Annexation: A Solution to the Metropolitan Area Problem. Michigan Legal Publications: Ann Arbor, Michigan.

Regional Coordination of Economic Development: Conflict and Compromise in Missouri's Fountain and Arch Cities

Abigail York University of Missouri-Kansas City

The Kansas City and St. Louis metropolitan areas vary substantially in their success in regional governance of economic development. This paper compares recent attempts at coordination of development, specifically the paper highlights recent success of a partnership between the Mid-America Regional Council and the Kansas City Area Homebuilders versus the tension between St. Louis and its development sector. The purpose of this investigation is to evaluate how underlying institutions influence the ability a region to manage economic development. A political economy approach is utilized to analyze how institutions may create obstacles or opportunities for coordination. The political structures within the two regions are discussed, as well as historic conditions that influence coordination of economic development. Intra-jurisdictional competition within St. Louis' ward system may be a source of some coordination issues, while Kansas City's reformed city government structure may ease tension within its borders. Both the

Kansas City and St. Louis regions include cities of varying political structure. Both cities face bi-state challenges, although in Kansas City affluent suburbs are located across state lines, while in St. Louis affluent suburbs are primarily located within Missouri. Furthermore the Kansas City region's population is divided almost equally between Kansas and Missouri, while the St. Louis region's population is not as equally distributed between Missouri and Illinois. A brief review of differences in historic interactions between developers and the region, as well as jurisdictions within the region highlight the potential for cooperation or battle. This evaluation of two Midwestern cities illustrates the challenges for regional cooperation throughout the United States, as well as highlights the potential when jurisdictions and developers find common ground.

Interlocal Cooperation and Equity
Lynette Rawlings The Urban Institute

This study focuses on regional cooperation and its implications for equity and inclusion for economically and ethnically isolated populations in metropolitan areas. More specifically, this study examines where intergovernmental cooperation takes place in metropolitan areas to determine whether all jurisdictions, including central cities, inner ring suburbs, low income communities, and communities of color are equally included in the cooperation that does occur. This research builds on a recent study of intrametropolitan fiscal cooperation that found large degrees of variation among metropolitan area levels of interlocal cooperation (as measured by per capita intergovernmental transfers). Among the other major findings from this study was that areas with high levels of income variation had lower levels of overall cooperation. This study also found that areas dominated by their central cities had lower level of overall cooperation. It is possible that a metropolitan area may have high levels of overall intrametropolitan areas while excluding particular types of local governments from the cooperation that does occurs. To this end, this study addresses the following questions: 1) Are there specific attributes of areas dominated by their central cities that make cooperation less attractive to the individual jurisdictions. Or, is the lower cooperation a product of the exclusion of central cities? 2) What is it about areas with high levels of income variation that leads to lower levels of overall interlocal cooperation? Is the lower overall cooperation a product of the exclusion of less economically advantaged areas? 3) Do levels of interlocal expenditures differ by central city, inner ring suburbs (declining), low-income areas, communities of color, and outer ring suburbs in metropolitan areas?; and 4) Is there a stable subsidizer/subsidizee relationship between the different types of jurisdictions, and if so, why?

Greater New York and the Bi-State Brokerage of Power
Dennis Gale Rutgers, The State University of New Jersey

Greater New York encompasses three states and more than 1600 local governments. Many people are familiar with the region's large population (slightly larger than that of Texas) and land area. Fewer observers are aware of the complexities of inter-jurisdictional cooperation and conflict. This paper examines what I term the bi-state brokerage of power between New York City and North Jersey. Although people, goods and broadcast signals flow freely across the Hudson River, the interplay of political actors is often considerably more complex. Examples are drawn from the competition for pro sports franchises, disagreements over tax policy, mutual claims on land and historic resources, urban economic development planning, and disputes over waste disposal. The paper concludes that new institutions are necessary to advance bi-state cooperation for mutual interests.

56. POVERTY IN THE NEIGHBORHOOD CONTEXT

Asset Building Strategies Among Low-Income Families
Anna Santiago Wayne State University
George Galster Wayne State University

Since the mid-1980s, there have been multiple generations of HUD programs that have tried to blend housing assistance with a variety of supportive services designed to improve the economic wherewithal of recipients (Bogdon, 1999). Each generation has been subject to evaluations but none of these studies have examined the growth in human, financial, and social capital assets over the course of program participation nor have they identified the barriers or facilitators of asset accumulation. Utilizing quantitative and qualitative data gathered from 288 public housing residents participating in the Denver Housing Study, we examine the ways in which participation in homeownership counseling programs foster the acquisition of human, financial and social capital assets of low-income households. Particular attention is given to identifying barriers and facilitators in the acquisition of these assets and assessing racial-ethnic differentials

in process and outcomes. Our findings suggest that at time of program entry, about half of the respondents held checking or savings accounts although deposits into these accounts were meager. Slightly more than half of the respondents reported that they held escrow accounts. Approximately 28% had life insurance policies, 16% had pensions and less than 10% held IRAs or stocks. Four out of ten respondents reported holding varying degrees of consumer debt. Several years into the program we find that the percentage of respondents holding these assets had increased slightly. Strategies used to build assets include: reducing consumer debt, completion of schooling to increase earnings, increasing savings or contributing to matched savings accounts, contributing to pension plans, and home ownership. Barriers to increasing assets include: low earnings, health problems, lack of steady employment, and difficulties with money management.

The Suburbanization of Poverty: Toronto's "Distressed Neighbourhoods" and the Policy Response
         J. David Hulchanski University of Toronto

"Now poverty has moved outwards, to the inner suburbs, to places once seen as havens from inner-city problems. Our social services simply have not kept up and this means that – more than ever – people are disadvantaged by the neighbourhood where they live." – United Way of Greater Toronto, June 30, 2005 press release. The City of Toronto, the United Way of Greater Toronto and a local business-led coalition, the Toronto City Summit Alliance, have identified nine of Toronto's "most distressed neighbourhoods" for special attention. There has been a flurry of discussion, in the form of a city task force and various studies. This is a result of localized suburban crime and, in particular, gun violence (many murders) becoming common and the fear that it will spread. "We have prioritized nine neighbourhoods where community investments are most urgently needed," the head of the United Way announced, as "a critical first step in revitalizing these neighbourhoods." This paper is in two parts. The first provides a detailed statistical history of the neighbourhoods in question (socio-demographic change, 1971 to 2001 from the census) and documents the shifting location of concentrations poverty. The second provides a review and analysis of the broader context capable of explaining these trends, including: the relevant economic and employment changes due to global pressures; cutbacks in social assistance, social services and social housing (neo-liberal social and economic policies); and the steady gentrification of inner city areas, causing the displacement of low income households from inner-city neighbourhoods where traditional social support networks once existed and where many social agencies are still located. Both parts of the paper will contribute to an analysis of the policies being proposed by the city and the business coalition.

57. NEW TOURISM AREAS IN BIG CITIES: RECENT RESEARCH AND POLICY IMPLICATIONS

Non-traditional Tourist Destinations and the Tourists They Attract: Harlem
         Jill Gross Hunter College, CUNY

In New York while tourism has long been considered as important to the central city, in recent years, it has also become the focus of neighborhoods outside the central city, specifically inner city areas such as Harlem in New York. In 2001, for example, the Ford Foundation spearheaded a citywide initiative to promote community tourism in New York neighborhoods, outside the central tourist attractions. Tourism coalitions were formed to promote neighborhoods such as Harlem (Manhattan), Fort Greene (Brooklyn), Jamaica (Queens) and Richmond (Staten Island). In each case, communities began to strategize together around the effort to promote existing culture and heritage in these non-traditional tourist destinations. Hoffman found, that in the case of Harlem, "the valorization of cultural diversity, as well as under-served markets, has helped reposition this formerly unmarketable area in relation to city, state and capital markets." Despite the growing focus by inner city communities on developing tourism markets, these efforts have received scant attention among researchers. With the exception of Hoffman's work on Harlem, there has been almost no analysis of the impacts of tourism upon these non-traditional tourist destinations or what kinds of tourists actually visit these destinations. This paper seeks to fill that gap through a presentation of survey findings and a discussion of the assets that underlie these new tourist areas (NTAs) in two New York neighborhoods (Brooklyn's Grand Army Plaza and Harlem in Manhattan) and the attitudes of the tourists who are attracted to them (200 tourists were surveyed in these areas during summer 2005, and 75 during fall 2004). D. Robinson (2004), "Promoting Sustainable Urban Tourism as an Economic Development Strategy for Queens: What Works" unpublished research paper. Hoffman (2003)"The marketing of diversity in the inner city: tourism and regulation in Harlem," IJURR, June 2003, vol. 27, no. 2

Tourists as city users: conviviality and the creation of distinctive tourism areas
         Robert Maitland Westminster University

Peter Newman Westminster University

This paper reports on new research into what attracts tourists to new and emerging tourism areas within London, and explores the role of tourists as one group of city users shaping the wider process of change in the city. Most of the literature on the development of tourism in converted cities or new districts of polycentric cities focuses on the planned development of new tourism attractions that are intended to improve the city's tourism offer. However, recent research has shown that visitors to some new and emerging tourism areas in London were drawn there by the qualities of place rather than specific attractions, and that in these areas, tourism grew more organically, as part of a wider process of change, regeneration and gentrification, rather than through the creation of flagship attractions. This paper draws on a series of semi-structured interviews with overseas visitors to new tourism areas in London to explore visitors' perceptions of the areas, what attracts them, and their relationship with other users. It suggests that rather than the more familiar story of conflict between 'hosts' and 'guests' in tourism development, the emphasis in some areas is on conviviality amongst different groups of city users. In these areas, we can view tourists as one group of 'city users' (Martinotti 1999) who help shape the place along with residents and workers, and who enjoy with them a locality's distinctive qualities and opportunities for consumption. Martinotti, G. (1999). A City For Whom? Transients And Public Life In The Second-Generation Metropolis. In The Urban Moment. R. Beauregard and S. Body-Gendrot. London, Sage: 155-184.

Tourists, Visitors, and Urban Attractions

Reed Fleetwood University of Chicago
Terry Clark University of Chicago

This paper presents some basic information about tourists, visitors, and urban attractions from a survey in Chicago, conducted in an effort to link to related efforts in London and New York City. The paper reviews past work on attracting visitors and tourists to cities and identifies some key factors that have been widely discussed. They are assessed with data from interviews and a questionnaire to visitors in Chicago. The wide range of factors that attracts visitors is clear, as is the specific role of many "personal" considerations--such as meeting friends for dinner in a central location, as a reason to go to an art museum.

58. CONSTRUCTING URBAN REALITIES

Dead Ends and Menaces: Urban Poverty and Underclass Narratives in Movies

Douglas Muzzio School of Public Affairs, Baruch College, CUNY
Thomas Halper Baruch College, CUNY

"Dead Ends and Menaces" projects the representations of urban poverty and the urban underclass in American movies, beginning in the silent era with the "cinema of the submerged." Movies like Musketeers of Pig Alley (1912)and Regeneration (1915) confronted audiences with harsh views of tenements and slum streets, portraying the "other half" of society. Depression talkies - from social problem films like Dead End (1937), gangster films like The Public Enemy (1931), and comedies with an edge like My Man Godfrey (1936) - portrayed the poor as trapped by circumstance. With the passing of the Depression, the urban poor also tended to pass from Hollywood's attention. There were exceptions - Sullivan's Travels (1941), A Tree Grows in Brooklyn (1945), West Side Story (1961), Midnight Cowboy (1969), for example, - but the urban poor made did not reclaim center stage until Spike Lee's Do The Right Thing (1989) and the black ghetto films which followed, including Boyz n the Hood (1991), Straight Out of Brooklyn (1991), South Central (1992), and Menace II Society (1993). As the black ghetto centric films lost their creative energy in the mid-1990s, white underclass movies have begun to explore similar territory."Dead End and Menaces" views the cinematic portrayals of American urban poverty and the urban underclass as part of the ongoing American public discourse on the nature of the poor and the causes and conditions of their poverty. For instance, influential analysts and social critics (not without controversy) have long distinguished between the deserving poor - who accept dominant individualistic, materialistic values but through no fault of their own are unable to compete in the marketplace - and the underclass - who reject these values and are poor because of moral defects. Movies, however, have rarely followed this script.

A Poverty of Information

Judi Haberkorn University of Delaware

The mass media, as a key disseminator of information, are fundamental socializing institutions in society. They provide crucial information to citizens in virtually all areas of public interest. In the realm of public health, the media's ability to provide information is especially critical. The current health care system in

the United States demands that citizens are knowledgeable about health issues, treatment options, and resources that are available in order to access adequate care. The current literature indicates that those without knowledge are forced to suffer grave consequence. This is even more evident when one observes citizens of low-socioeconomic status. The research questions that arise from these observations are numerous, for example: What type of health related issues are covered by the media, particularly local television news broadcasts? Is this information communicated in such a manner that most segments of the population will benefit from its dissemination? Is this information germane to the conditions that plague persons in poverty? This paper will discuss the theoretical and conceptual basis for analyzing the relationship between the public health information portrayed on the local television news with the health status of Americans in poverty. The author has access to over 14,000 local newscasts in 20 markets, and will be conducting a major research project on the topic in question. Results of that research will be reported at a future meeting.

Half Full or Half Empty?--Contested Views of Local TV News
Danilo Yanich University of Delaware

The general public identifies local television as its major source of news. However, there is a significant disconnect between the views of the public and those of news directors regarding the efficacy of local television news' coverage of the community. Only about half of the public think that local TV news does a good job; conversely, over eighty percent of news directors think that way (RTNDA, 2003). In this paper, I explore the grades that journalists gave their own newscasts and examine their assessment in light of what they covered. Did they cover the community? Did they present stories that might have an impact on citizens' attitudes or behavior? Which stations were graded a successes? As failures? Is the disconnect real or imagined? What might the disconnect mean for the coverage of public issues?

Doing Theory in the 'Hood: Civic Engagement and Anti-urban Attitudes
Sharon Meagher University of Scranton

It has become a truism that civic engagement should be a goal of higher education and that service learning is the way to achieve that goal. Yet to the extent that civic engagement demands engagement in and with our cities, educators must address the fact that many students have already absorbed decidedly anti-urban attitudes. These attitudes fuel student alienation and disengagement and are not likely reversed by a service learning experience alone. In this paper, I argue that while some of the current literature on civic engagement addresses student attitudinal issues towards volunteerism, none of it attends to anti-urban attitudes. These attitudes are rooted in the United States' legacy of anti-urban theory that extends at least as far back as Thomas Jefferson and have deeply affected public policy. Urban theory courses can play a central role in post-secondary civic engagement programs by confronting and critically analyzing anti-urban theory. Furthermore, urban theory provides students with normative ideals of city life as well as civic engagement. In order to make these points concrete, I end with a discussion of my course on philosophy and the city, a course that brings theory (and the students) into urban neighborhoods in a different way. My course aims at getting students to think differently about the city where they are studying and the urban neighborhoods where they live. I have found that by linking urban theory to issues of sustainability that students are more motivated to connect to local urban issues. Moreover, they are more likely to see the relevance and value of urban theory. I describe how the students and I participate in philosophical walking tours that reintroduce students to the city in ways that increase meaningful participation in it.

59. UNDERSTANDING ATTITUDES ABOUT RACIAL DIVERSITY

A Continuum of Congregational Response to Neighborhood Change: A Case Study
Mark Mulder Calvin College
Kevin Dougherty Calvin College

Much has been written about the Great Migration and the demographic shifts that occurred in northern US cities as a result. In short, various social forces and institutions conspired to support the phenomenon of "white flight." More recently, scholars have begun to closely examine the intrinsic role of religious institutions in this social pattern. Some have particularly noted the diverse reactions of neighborhood congregations to African American influx. It has been written that congregations have reacted differently based on their faith – be it Protestant, Catholic, or Jewish. However, it should also be apprehended that reactions varied not only within particular faiths, but within particular denominations as well. In an effort to analyze how and why similar congregations reacted so disparately to community change, we have

crafted a continuum of response to the "other" in which "exclusion" and "embrace" operate as the oppositional poles for congregational reaction to African American influx. Our case study examines sixteen congregations in Grand Rapids, Michigan belonging to the Christian Reformed Church in North America (a denomination also headquartered in the same city). Utilizing census data, geo-coding, and church histories; we explored the various strategies employed by various congregations operating within the same denomination. Thus far, most social science investigation of this subject matter has been concerned with responses of churches from differing denominations. It would seem intuitive to assume that the dissimilar histories, polities, and theologies of congregations belonging to different denominations would yield divergent reactions to local demographic change. However, the story of these congregations in Grand Rapids delineates the fact that even affiliation with the same denomination (the same classis, no less) and the same city (the same quadrant, no less) did not result in monolithic responses to racial change. The variable responses in Grand Rapids have much to offer the study of congregational adaptation in the city.

The Locational Outcomes of HOPE VI Relocatees
Rachel Kleit University of Washington

One of the goals of the HOPE VI program is to disperse poverty. The program accomplishes this objective in two ways: by (1) creating mixed-income housing on redeveloped public housing sites and (2) relocating a portion of the residents into other housing. Yet, a lack of dispersal has characterized both the HOPE VI Program and other public housing relocation situations (Goetz 2004; Kingsley, Johnson, and Pettit 2003; Popkin et al. 2004; Popkin et al. 2000). Why do relocating residents tend to move to areas of poverty or racial concentration? One explanation is that these are the areas where affordable housing is located in metropolitan areas. Yet, locally based social relationships, and individual and group preferences, in some cases, with limited English proficiency may create circumscribed notions of the choices available. These outcomes may be at odds with the program's goal of poverty dispersal, yet may reflect either the true preferences of relocating residents, the available housing in the market at the time of the move, or what relocatees were able to learn about from the information at hand. This paper offers a systematic examination of factors associated with the locational choice of HOPE VI relocatees using a combination of administrative and survey data from the High Point HOPE VI project in Seattle, Washington. Specifically, the paper fits a performs a discrete choice analysis by fitting a conditional logit model to look at the effect of social capital—in this case information based in social relationships—as well as preferences, the market, and neighborhood attributes to examine which factors are most important in the eventual neighborhood location outcomes of HOPE VI relocatees. The results suggest that personal preferences may play more of a role in determining locational outcomes than market, and some social network contacts may enable better neighborhood outcomes.

Invasion of the Poor: Perceptions of the Receiving Community
Joanna Duke University of Texas at Arlington

Housing policy as a tool for eradicating poverty remains a critical arena for debate, especially in light of the dire situation of impoverished inner cities and growing inequalities between communities in the U.S. Policies aimed toward ameliorating the negative effects of these inequalities on impecunious residents include deconcentrating poverty through the dispersion of public housing residents into more affluent neighborhoods. The logic behind this approach is the assumption that removing barriers and obstacles from low income families by integrating them into middle class neighborhoods will increase the life chances of the low income families. These policies are often met with resistance by the receiving community, perhaps impeded by the ideological debate of how involved the government should be in correcting inequalities when it infringes on the rights of other individuals. This research explores the ideological aspects of residential mobility policies from a multi-dimensional, theoretical framework of liberty and Lefebvre's "right to the city." Research has generally focused on the effects of the relocation on the entering community, e.g. their educational, employment and social outcomes (see for instance Goetz, Galster, Rosenbaum, Varady 2003); few focus on the effects of this relocation on the receiving community (see Briggs et al. 1999, Galster et al. 1999). Results from data collected with a survey conducted in Fort Worth and Dallas communities will be discussed, particularly the effects mixed income developments have on the receiving community's attitudes toward race, poverty, gender issues, mental illness, sense of community and their ideal policy solutions. To complement the survey data, focus groups and interviews will be held this fall with local businesses, city officials and members of the PTO to gain a better understanding of how the community at large, particularly the government, school and business officials, feels about the entering community.

Neighborhoods, Acquaintances and Attitudes Toward Diversity

Marcus Britton Rice University

Racial threat and contact theories offer competing predictions about how the racial composition of an urban neighborhood will affect individual residents' attitudes toward members of other groups. Racial threat theory predicts that close proximity to members of other racial groups increases the salience of racial categories and thereby promotes intergroup hostility. In combination with macrostructural theory, the contact hypothesis conversely predicts that residents of racially diverse local communities (1) are more likely to have interracial friendships and acquaintanceships and thus (2) to develop more favorable attitudes toward racial-ethnic diversity. This paper presents a multivariate analysis of data from four successive waves of the Houston Area Survey (2001 – 2004) that examines, first, the effects of neighborhood composition on interracial acquaintanceships and friendships. Secondly, the analysis examines how each of these types of interracial contact affects attitudes toward racial and ethnic diversity. Preliminary results indicate that neighborhood racial composition has stronger effects on the diversity of white respondents' acquaintances than on white respondents' close friends. However, these relatively superficial interracial contacts actually have stronger effects on attitudes toward ethnic diversity than close intergroup friendships. These results highlight the crucial importance of urban neighborhoods in fostering improved race relations.

60. RECENT DEVELOPMENT IN THEORIES OF URBAN POLITICS

Recent Developments in Theories of Urban Politics
David Imbroscio University of Louisville

No Abstract Available

Marxism and urban politics at the beginning of the twenty first century
Mike Geddes University of Warwick

This paper attempts a critical review of Marxist theories of urban politics. The paper defines Marxist theories of urban politics as those which situate 'the urban' and 'politics' within a Marxist theorization of capitalism. The paper takes a catholic view of what is 'Marxist', including for example regulationist perspectives. It starts from a brief review of key authors from the 'golden age' of Marxist theorisation of urban politics (Harvey, Castells, Lefebvre, Davis etc). This is however well trodden ground and moreover the provenance of these theorists is dominantly from the north European/Anglo-American world.   The paper therefore moves on to give recognition to more recent contributions including those from other parts of the globe, and especially to the question of the contribution of Marxist perspectives in the era of globalisation and neoliberalism. A specific focus of the paper will be on the relationship of urban politics to the state. The paper will discuss Marxist analysis of the (local) state, and various forms of opposition to it based on Marxist principles.

The New Regionalism and Reterritorialization
Ron Vogel University of Louisville
Hank Savitch University of Louisville

This paper explains the development of theories regarding the rise of a regionalism perspective on urban issues. It explains the differing theoretical perspectives on regional governance – e.g., governance without government, regional government, etc., and places this discussion within the idea of reterritorialization.

Urban Social Movements for the 21st Century
Gordana Rabrenovic Northeastern University

The paper will address development of urban social movements within the context of globalization. It will use examples from Untied States as well as from other countries in order to examine the impact of economic, political, social and cultural forces in shaping issues, actors, and strategies of social movements.

Who Is Governed and How? The Place of Citizens in the Local Political Order.
Clarence N. Stone George Washington University
This paper makes three points. First, it argues that elections are an inadequate channel of democratic representation. Second, it argues that we need to re-think our understanding of policy making in order to

appreciate that actual policy is what governmental and non-governmental actors produce through their joint efforts, though these efforts are sometimes badly aligned. Third, it calls for a polity-centered approach, emphasizing how state and civil society mesh around the basic standards of democracy. Some key case studies serve to raise the question of why emerging political orders have weakened the position of lower SES groups and left advanced industrial societies deficient in meeting the standards of adequately functioning local democracies.

62. HOUSEHOLD CHARACTERISTICS AND URBAN NEIGHBORHOODS

Gays as Canaries: Technology and Talent, but Tolerance?

Dan Melton University of Missouri—Kansas City

In 2001, Richard Florida and Garry Gates discovered gays as canaries of the knowledge economy (Florida and Gates 2001). Gays signal that an area is progressive and diverse, open to new ideas providing a base for high-tech economic homeruns (Florida 2002). Drawing from scholarship on the importance of the endogenous nature of human capital to city growth (Lucas 1998; Glaser et. al 1995; Glaser 1998, 2000), Florida argues that cities have to attract and retain creative class workers. How do regions attract creative talent? They must be tolerant environments conducive to innovation; gays reveal a preference for tolerance, signifying that an area is progressive. Tolerance becomes a main driver of talent and technology in the 'three T's' of urban policy and planning. In this paper, I accept his overall premise that cities must attract and retain human capital to exhibit technological growth. However, I question the role and concept of tolerance as presented by Florida and Gates (2001). Regions are ranked by percentages of gay households; regions with more gay households are considered more tolerant. The 'gay index' is then a proxy for tolerance. Florida and Gates admit that their concept is not adequately defined, and call for more research examining the importance of tolerance and diversity to economic growth. This paper aims to answer that call. After deconstructing the concept of tolerance, I suggest that it does not provide an adequate fit to frame the process of innovation through cultural interaction that Florida argues is necessary for creative environments. In fact, tolerance indices constructed from hate crimes and pro-gay city ordinances suggest that Florida's top creative hubs may be more politically tolerant; they are also the most socially intolerant. Gays may signal political tolerance, but not in the way suggested by Florida and Gates

Gay Removal: Flipping Gay Gentrification

Michael Frisch University of Missouri-Kansas City
Dan Melton University of Missouri-Kansas City

The popular myth now in urban redevelopment is that you have to attract "the gays" to turn around a neighborhood. This myth has been propelled by the success of Richard Florida's work (2002) where the "gay index" was seen as the strongest correlation with "the creative class," and reinforced in pop culture. There is even a book making an essentialist argument about gays and historic preservation (Fellows 2004). Academic studies documenting gay gentrification have existed now for well over two decades (Castells 1983, Knopp and Lauria 1985). Later work has tried to untangle the messiness of sexual orientation, gender and class in the city (Knopp 1995, Smith 1996, Forsyth 2001). The time has come for a reassessment of gay gentrification. While gays have been involved in urban transformation, stories of gentrification cover up processes of gay removal comprised of displacement, censorship, and exclusion. Using a combination of qualitative and quantitative methods I compile evidence of gay removal in cities. Following the method presented in Frisch (2002) and conceptualized in Bell and Binnie (2004), I present several stories of gay removal. Added to these stories will be quantitative evidence based upon reading what is not said (Foucault 1978) in US Bureau of the Census data. The model presented will be tested on several key census tracts of "gay" neighborhoods such as the West Village in NY, the midtown section of Kansas City, MO and the South End of Boston. I conclude by noting power dynamics in myths of urban transformation (Beauregard 1993). Gay removal may be more illustrative of contemporary power dynamics in neighborhoods and in housing markets than gay gentrification stories.

Living alone in an urban neighborhood

Daniel Gill Université de Montréal
François Charbonneau Université de Montréal

The second half of the last century was characterized by an important modification in the structure of households. In the past 40 years, we have been witnessing shrinkage of the domestic cell that was once centered around the nuclear family. At the end of the WW2, the traditional family was typically made up of two parents and several children; today, numerous lifestyles exist. The individualization of behaviours in Occidental societies has resulted in the continual formation of single adult households. Various lifestyles

appear, surely contributing to the rebirth of many urban neighbohood, made up more and more of single adults. In 2001, there were almost three million single adult households in Canada, seven times more that in the 60s. This phenomenon, affecting more than twenty percent of households in the largest Canadian cities, represents more than fifty percent of the households in some urban areas. This lifestyle, once related to widows, today affects mainly persons aged from 24 to 54. This conference will show the lifestyles and residential trajectories of single persons, aged between 24 and 54, living alone in Montreal. We will compare lifestyles in the largest Canadian cities, Toronto, Montreal and Vancouver. The presentation will show the results of a survey performed during the fall of 2005, in 300 Montreal households*. This survey, performed during the fall of 2005, was financed by the Canada Mortgage and Housing Corporation.

Assessing Physical and Social Vulnerability in Coastal Florida
> Joyce Levine Florida Atlantic University
> Ana Puszkin-Chevlin Florida Atlantic University

In the aftermaths of Hurricanes Katrina and Rita – the flooding of New Orleans, the destruction along the Mississippi coast, and evacuation gridlock in Texas -- it is clear that we need to revisit the policies and practices used to mitigate the harmful effects of natural events. The primary focus of Florida's hurricane-protection policies is the "Coastal High-Hazard Area," the mandatory-evacuation zone that extends roughly one-half mile inland. This area excludes urban areas only slightly farther inland that may be no less affected by high wind and even storm surge Such areas share two important characteristics: (1) They were built largely between the late 1960s and the late 1980s – that is, after developers stopped building to Northern standards, but before construction practices were improved following Hurricane Andrew; and (2) they are home to two potentially vulnerable populations – middle-class retirees who arrived in their 50s and 60s but are now well over 70, and minority households, particularly African-Americans, who moved in as their white residents "traded up" to newer housing. The relationship between physical and social vulnerability is well-recognized by many scholars (e.g., Bogard 1989; Cutter 1993; Clark 1998; Burby et al. 2003), making these neighborhoods prime candidates for policy attention. This paper examines the characteristics of these urban areas in Miami-Dade, Broward, and Palm Beach Counties. Indicators of social vulnerability will be assembled and mapped, and correlated with age-of-structure information to identify the locations and extent of particularly vulnerable populations. This study can be used as a model for addressing hazards in other urban areas.

63. THE OLYMPIC GAMES AND URBAN TRANSFORMATION

Urban Fortunes and Global Cities: Searching for World Class
> Charles Heying Portland State University
> Greg Andranovich California State University, Los Angeles
> Matthew Burbank University of Utah

"World class." The very words evoke images of gleaming towers, a cosmopolitan populace, and exciting activities. But these images are the dreams of city builders, who are often investors, developers, and others interested in "skyline appeal." City life, however, consists of numerous realities, some of which are readily visible to the casual observer, and others that are mostly hidden from view. To create a truly world class city would mean addressing all of these realities. Oftentimes, city leaders get caught up in image building and skyline appeal and try to remake urban space to conform to an image lacking a basis in the real needs of the city. Thus, world class cities focus on tourism development and building the city as though visitors' desires matter more than residents' needs. This emphasis on the exchange value of city space, however, is a catalyst for conflict, as it pits regeneration and the intensification of land use against current users. Global intercity competition has led to the emergence of mega-events as a focal point for achieving world class status. The premier mega-event, the Olympic Games, has been hosted by three American cities in recent times. We examine the urban fortunes of America's Olympic host cities by focusing on the mechanisms of image building and Olympic regeneration during the nearly decade long planning period preceding the staging of the games. We find that the increased density of organizations does not automatically translate into a place for neighborhood interests to be represented in imagining the world class city.

Neighbourhood Renewal and London 2012
> Peter Newman University of Westminster

Bidding for the Olympic Games is well understood in terms of urban strategies that favour economic development, consumption and image. Whilst academic perspectives on the Games question their economic and social impacts these do not interfere with the desire of city mayors to compete. Cities

construct much the same Olympic development projects and thus the process of bidding, planning and building highlights institutional differences. The centralised British system of government gives the context for London 2012. The paper firstly analyses relationships between a reluctant central government and a mayor keen to drive through public transport and other infrastructure improvements. In usual British style, planning and development are being undertaken at arms length from government by special agencies with limited accountability. The main part of the paper examines local conflicts, between planners and those businesses displaced by the Games and in the competing visions of the 'legacy' for Stratford and east London. At present, local issues are overshadowed by the supposed wider benefits of the Games, ranging from rationalisation of the expensive Channel Tunnel Rail Link (trains to the main Stadium will use the same track) to the already 'falling' crime rates in London. The final part of the paper examines claims about security. Infrastructure investment will aid the rebranding of east London neighbourhoods. This expenditure is justified in terms of the substantial increase in tourism that will flow from the Games. At present the mayor's more modest tourism target is a return to pre July 7 levels.

The Impact of the Olympic Infrastructure on 'World Cities'
Noam Shoval Hebrew University, Jerusalem

The financial success of the Los Angeles 1984 Olympic Games, coupled with the dramatic increase in the revenues from the selling of television broadcasting rights and sponsorships by international companies, have brought about a growing interest by cities to host the Games. Even 'World Cities' are competing now to host the Summer Games. Due to this competition, cities begin to prepare their bids several years before the official bid process begins. Another parallel process is the 'gigantism' of the Games, i.e. the increase in the size of the event in several dimensions: the number of participants, the intensity of the press coverage, etc. One outcome is the need to build infrastructure of larger scale and sophistication to host the event, accommodate the athletes and the press. The increased size of the infrastructure in combination with the longer planning period has led to a growing tendency to use the event as a tool for urban development of declining areas towards residential, commercial and office-related uses, thus creating "new middle-class urban leisure spaces". This process has increased in several cases the spatial polarization that existed already between different population groups in the city and therefore contributed to the negative social impacts of the Olympic Games. This paper critically analyzes the specific development plans for the Olympic infrastructure in cities, focusing on the case of London and New York in the recent competition for the 2012 Games. The case of these cities is of special interest, since those are 'World Cities' of the highest tier of urban global hierarchy. Therefore the possible impact on parts of New York and the actual impact on the eastern parts of London towards 2012 will be of special interest and probably different from the impact in the last three decades on past "regular" Olympic Cities.

Vancouver's Promise of the World's First Sustainable Olympic Games
Meg Holden Simon Fraser University
Julia MacKenzie Simon Fraser University

Mega-events have long-term impacts on cities; can a city like Vancouver have an impact on the pillars of the Olympic Games? After the 1994 Lillehammer Games, the International Olympic Committee (IOC) adopted the 'environment' as its third pillar of focus, following 'sport' and 'culture.' Since this time, Olympic cities have had variable success in incorporating plans for environmental sensitivity and conservation into their Olympic plans. Whereas there is no standard interpretation of how to deliver on an environmental focus for Olympic planning, the concept of sustainability introduces even more uncertainty and dissonance. The agenda of the IOC to standardize Olympic planning goals and processes and the local agendas of the Vancouver Organizing Committee and other concerned groups will be considered as they intersect in the conceptual ground of urban sustainable development. Promises made in the Vancouver-Whistler Bid Book and progress to date toward delivering the Sustainability Olympics to the world in 2010 will be assessed and juxtaposed against the IOC's new Olympic Games Global Impact (OGGI) mandate. This assessment and juxtaposition will offer insights into the gap in agenda-setting and accountability between the International Olympic Committee and the local community involved in planning and putting on the Olympic event in Vancouver-Whistler in 2010.

The City as a Transnational Urban Growth Machine: The Case of Olympic Urbanism
Bjoern Surborg University of British Columbia
Elvin Wyly University of British Columbia
Rob Vanwynsberghe Royal Roads University in Victoria, B.C.

The relations between cities and globalizing processes have been central to urban studies for many years, and key theoretical questions in today's world-cities debates can be traced to the earliest urban systems theories. Similarly, classical urban political theories of growth machines and urban regimes have nourished vibrant debates over Petersonian city limits through generations of political-economic change. With few exceptions, however, these literatures remain separate avenues of inquiry. In this paper, we propose a more direct engagement between the world urban systems and growth machine/urban regime literatures. We draw on Michael P. Smith's framework of transnational urbanism to understand the urban politics of hallmark events designed to attract investors, tourists, and global attention to cities that win the competition for the "right" to play host. We develop a case study of the most competitive and formalized of these events, focusing on the relationship between the International Olympic Committee (IOC) and the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (VANOC). While hallmark events bring attention, visitors, and investment to specific locales, ownership of the event itself remains with transnational governing bodies: the IOC *rents* the Games to host cities and protects its interests through detailed contractual requirements that impose substantial limits on urban policy-making and regimes. This arrangement is not, therefore, committed to the competitive advance of any particular locality; but neither is it a fluid, placeless flow of capital freed of all locational constraints. Rather, the transnational urban growth regime involves mobilizing key aspects of urbanization to achieve capital accumulation through cultural, symbolic, and media innovation. The Olympic urban growth regime achieved dramatic growth and institutional consolidation over the last quarter-century, but recent geopolitical realignments (combined with the scale of the enterprise) present new threats to its coalitional unity and stability.

Going for Gold;The Urban Impacts of the Summer Olymics
John Short University of Maryland Baltimore County

Over the past twenty years the Summer Games have grown in size and spending. Today they are the biggest single expenditure any city will make. Hosting the Games involves major urban infrastructural investment, and a substantial change to a city. There are long-term effects. Barcelona for example, undertook an ambitious urban renewal program that involved turning the old docks and railway yards into a revitalized public space that is used by local people long after the Games have ended. The costs and benefits are enormous. The dislocation to the city during the construction period, the possibility of the increase on house prices and rent levels are only some of the costs. The net economic benefits have been calculated at between $4 billion and $5 billion (McKay and Plumb, 2001). In this paper I will provide a comparative analysis of the social costs and benefits to cities of hosting the Summer Olympic Games. I will focus on Athens, Atlanta, Barcelona, and Sydney.

64. IMMIGRATION AND THE CHANGING NATURE OF NEIGHBORHOODS

Migrant Civil Society, Transnationalism, and Contentious Politics
Nina Martin University of Illinois at Chicago
Nik Theodore University of Illinois at Chicago

Port-of-entry immigrant neighborhoods have long been a feature of the American city. Dense cross-border networks are reshaping port-of-entry immigrant neighborhoods and creating "transnational communities" where forces of global economic restructuring and practices of everyday life combine into a distinctive form of urbanization. Yet immigration has also created tensions and conflicts. Lack of affordable housing, inadequate access to quality schools, substandard employment, and unmet basic needs are among the problems facing large segments of society. Their resolution has been rendered more problematic by questions concerning the immigration status of many residents. The lack of recourse for undocumented immigrants to the state has meant that the task of resolving these social problems has been displaced onto civil society. This paper considers the role of non-profit, community organizations and social movement organizations—an emergent migrant civil society—in responding to a variety of social and economic concerns affecting residents of Albany Park. The community area of Albany Park on Chicago's north side has for decades served as a first destination for immigrants. In 2000 the foreign-born population in Albany Park climbed to 52 percent, making it one of the most diverse neighborhoods in Chicago. Immigrants from many countries have driven a repopulation of the area and the revitalization of community life. Through an examination of neighborhood social struggles we consider the ways in which transnational flows of people, commerce, culture, and social practices come to ground in neighborhoods like Albany Park. Then we present two case studies of social activism by segments of migrant civil society. The first examines the anti-gentrification movement launched by the Balanced Development Coalition, while the second considers workers' rights activism in support of day laborers. Finally, we reflect on the implications of the Albany Park cases for the study of migrant civil society more broadly.

Immigrants with Housing Vouchers Assistance

Victoria Basolo University of California, Irvine

Historically, immigrant enclaves have been common in urban areas. Word of mouth and ties to the old country contributed to new immigrants settling within communities of their own. While not entirely without structural constraints, the neighborhood location of these immigrants reflected a conscious choice to concentrate in areas of relative ethnic homogeneity. Immigrant enclaves today continue to form and attract new immigrants in some metropolitan regions. In Southern California, neighborhoods dominated by Asians and Latinos with high concentrations of immigrants are particularly evident. A proportion of these immigrants receive housing vouchers to assist with their rents. While voucher holders generally face structural constraints due to their low-incomes, housing vouchers seek to open up residential opportunities, potentially reducing constraints to locational choice and encouraging deconcentration of poverty and improved neighborhood quality. Immigrant voucher holders, however, may locate in an ethnic enclave that presents numerous disadvantages, as measured by social indicators, because the enclave also offers many benefits such as social support and cultural familiarity. Recent research on households with housing vouchers shows that racial and ethnic minorities tend to live in more impoverished neighborhoods than white households with voucher assistance. Following this existing research, we examine the neighborhoods of racial/ethnic immigrants with housing vouchers in Orange County, California and investigate the explanations for this population's choices of residential locations. The primary data are responses from sample surveys of voucher holders in Orange County that will be analyzed using multivariate techniques. The results will contribute to the literature on the relationship between spatial assimilation and social assimilation. The research results also have implications for the policy goal of deconcentrating poverty in the voucher population.

Ethnic Transformation and Gentrification in West-Central Toronto

Robert Murdie York University

Toronto has become one of North America's leading gateway cities for new immigrants. By 2001, 44 percent of the city's population was born outside of Canada. Until recently the West-Central area of Toronto was the city's major immigrant receiving district. In the last three decades, however, immigrants have been moving from this area to other parts of the city and newcomers have been increasingly settling in the suburbs. Dramatic change has also occurred in the origin of newly arrived immigrants locating in the West-Central Area. At the same time, the area has been impacted by major changes in the central city, including a decline in manufacturing jobs and an increase in professional employment. The outcome has been accelerated gentrification and an accompanying change in the social geography of this part of the city. The objectives of this paper are to (1) document the dynamics of this process, (2) analyse the relationship between ethnic transformation and gentrification, (3) identify the winners and losers, and (4) discuss the implications for preserving ethnically mixed affordable neighbourhoods in this part of Toronto. The evidence is drawn primarily from census tract data for 1971 through 2001.

Community Organization Adaptation and Interaction in Dynamic Multi-Cultural Networks

Lyke Thompson Wayne State University
Amanda Hanlin Wayne State University
Fred Pearson Wayne State University
Jason Booza Wayne State University

Immigration and internal migration patterns are profoundly altering America's urban mosaic. Hamtramck, Michigan, where immigration is proceeding at faster pace than almost anywhere else in Michigan, provides a robust opportunity to better understand in- and out-group responses to cultural and residential changes caused by immigration. Our question is how do community organizations adapt to rapid, multi-ethnic migration?There are over 200 community organizations in Hamtramck, serving social, cultural, and commercial needs of Polish, Ukrainian, Bengali, Albanian, Yugoslavian, Yemeni and Arab American communities residing both within and nearby the city. The rapidly changing demography puts pressure on organizations to adjust to new and unfamiliar social practices, to leave, or in other cases, to cope by merging, expanding operations or moving into new domains. Our project conducted face-to-face interviews with organizational leaders to gauge these effects of immigration and corresponding out-migration on Hamtramck ethnic associations and interorganizational networks. Through qualitative and quantitative analyses, we observed that over time, organizations representing various ethnic factions responded to demographic changes alternatively by: leaving the community; changing their scope, mission or service-area; forming partnerships with other entities; and ceasing operations altogether. Careful analysis of the

frequency, duration and direction of these interactions allows us to speculate about the strength of relationships and their subsequent influence on organizational choice. Inter-organizational alliances tended to form and re-form in handling commonly perceived threats and opportunities. We found cultural groups, service agencies, faith-based organizations and labor and trade syndicates interacting along a spectrum from conflict to collaboration when population demographics change and specific ethnic populations ebb and flow in and out of defined urban residential or entrepreneurial spaces.

New Immigrants and the Logic of Suburban Institutional Interdependency
Lorrie Frasure Cornell University

This study explores the intersections of suburban institutional responsiveness (particularly electoral, bureaucratic and non-profit) and post-1980s immigrant incorporation in the United States. Drawing the work of both urban regime theorists and public choice theorists, I address the 'suburban political economy paradox' facing suburban institutions, which concerns how these actors balance allocative versus distributive concerns in the face of rapidly changing demographics in suburbia. Using data drawn from over 100 semi-structured in-depth interviews collected in the suburban Washington, DC area (between June 2003 and August 2004), with state and local elected and appointed representatives; bureaucratic service and regulatory agency officials; and community-based organization leaders (both immigrant and non-immigrant), I present a case study to examine how local institutions craft a positive response to the issues raised by immigrant groups in the face of changing demographics, local budgetary constraints and a suburban political environment likely to be averse to a change in the status quo. In contemporary suburbia, while the power relationship remains unbalanced, institutional actors are faced with a suburban organizing dilemma that necessitates the need to work interdependently. Bureaucratic or elected officials are not expected to act alone toward addressing the needs of immigrant newcomers. Instead, these actors turn to non-profit CBOs as allies. These public-private-non-profit partnerships build on reciprocity and the exchange of selective incentives to cooperate. The suburban partnerships examined in this study often occurred outside the electoral arena, operating on logic somewhat separate from mainstream electoral politics. This factor has important implications for the incorporation of more recent immigrant groups, since the traditional modes of political incorporation for preceding immigrant 'consumer-voters' to urban centers were inextricably tied to their electoral incorporation. Yet, in the 'new' suburbia, the institutional responsiveness to newcomers' demands often precedes the political incorporation of newcomers, at least regarding the prospects of electoral mobilization.

65. THREE COMMUNITY-BASED PLANNING INITIATIVES TO GUIDE DEVELOPMENT IN A METRO AREA

Whose vision? Analyses of a participatory urban design process
Dan Cooper Vanderbilt University
Brian Christens Vanderbilt University

Participatory planning processes for neighborhood/ city design and development have become popular among planning departments and development agencies. The processes often claim to reinforce democratic ideals, reduce power differentials, and improve neighborhood social dynamics. However, criticisms of the participatory process abound. To what degree is it manipulative, and how do the assumptions of agency work in the setting of the "community"? A recent participatory design process created a vision for the future of a medium-sized city. A survey of a sample of participants in the process sheds light on exactly who participated, describes how their ideas were (or were not) taken into account, and captures their feelings about the final product. This case is held up to the larger body of writing on participatory processes in design and development for comparison. This poster presentation presents the results from this case.

Grassroots and Lobbying Campaign to Create a City Housing Trust Fund
Emily Thaden Vanderbilt University
John Vick Vanderbilt University
Douglas Perkins Vanderbilt University
Patricia Conway Vanderbilt University

One way to foster the establishment of low-income housing in a city is to establish a public housing trust fund. A public HTF can provide a consistent funding stream for rental subsidies and the construction of low-income housing. In Nashville, no such fund currently exists. In a collaboration between the Organization for Affordable Rentals (OAR) and the Center for Community Studies at Vanderbilt

University, a grassroots campaign was undertaken to address the need for more low-income housing in Nashville. This paper examines the community-based process involving the collection of information about current housing needs, the identification of potential funding sources, and the lobbying of local government officials for change.

Community Planning and Urban Sprawl in Nashville, Tennessee

Michael Nelson Vanderbilt University
Paul Speer Vanderbilt University

The completion of a new outer interstate loop in Nashville is putting pressure on rural communities to respond to a new wave of suburban development that comes with an increased level of accessibility.   Our work with a small town community planning group and their response to the opportunities and pitfalls that follow escalating investment highlights a number of socioeconomic, racial, and planning issues. This paper explores the process of small town planning and its intersections with local, citywide, national and global forces, that shape not only the small township itself but the larger dynamics of metropolitan Nashville.

66. ISSUES IN URBAN TOURISM II

Olympic Beijing: Urban image construction and neighborhood redevelopment.

Anne-Marie Broudehoux Université du Québec à Montréal

In July 2001, the International Olympic Committee announced that Beijing had won its bid to host the 2008 summer Olympics. From that moment, the city initiated a major overhaul that would deeply transform both its social and physical landscapes. As Beijing seeks to use the Games to project a new image of China to the world, entire hutong neighborhoods have been razed to make way for mammoth commercial projects, Olympic facilities, road widening and other infrastructure projects. Some of the long-term impacts of redevelopment have already started to appear, with clear patterns of cultural dislocation and socio-spatial segregation. Over 300,000 people have been displaced and their houses demolished. Gated communities for the Chinese nouveau riche and the foreign community have sprouted in the north-eastern suburbs near major Olympic projects, with easy access to the Capital airport and the city's international business center, while relocated residents without resources have been concentrated in high-density, low cost housing in less desirable areas. The paper examines the public debates that have surrounded urban redevelopment. Mounting discontent related to unfair compensation and forced removal have led to rising grassroots resistance movements in Beijing which increasingly threaten social stability. Olympic redevelopment awakened unusual passions, and created a new sense of solidarity among Beijing residents, giving them the courage to fight the system and take a stand against government actions. The paper suggests that the intense public discussions that have emerged in the press and in other public forums about the radical remaking of the city may open the way for the formation of an embryonic civil society. The paper also suggests that current efforts at urban image construction through massive redevelopment may be counterproductive as a long-term strategy of urban distinction because they annihilate the city's competitive advantage by sacrificing its historical urban fabric, and disrupt the social landscape that had given Beijing its distinctive urban culture.

Neighborhood Tourism put into Perspective, The Cases of New York City and Berlin, Germany

Johannes Novy Columbia University

This paper is concerned with a relatively new and – to this day - underexamined phenomenon: the increased significance of tourism as a means of neighborhood regeneration. Tourism in low-income neighbourhoods has gained momentum in European as well as US-American cities in recent years as a consequence of significant shifts within urban economies and changing urban governance and neighbourhood development practices, but is also subject to opposition and skepticism: Can tourism development provide low-income communities with new jobs and revenue opportunities, counter processes of neighbourhood decline and help to put neighbourhoods' marginalization and stigmatization to and end as its proponents argue? Or should tourism development in low-income neighbourhoods rather be seen as part of the triumph of "neoliberal urbanism" (Neil Smith), a strategy that aims at the gentrification of inner city neighborhoods and the "re-taking of the city" through the middle, and upper-middle class? Based on a mixed qualitative approach, my study examines trends and examples from neighborhoods in two of the most prominent tourism destinations of the present day: New York City and Berlin, Germany. What are the experiences in low-income neighborhoods in New York City such as Harlem and the South Bronx where tourism has been identified as a key sector of future development and how do these efforts compare with developments in Berlin, Germany, where trends also indicate an increasing importance of tourism as a

component of neighborhood development policies and practices? Based on a mixed qualitative approach and embedded into a discussion of the context in which the increased importance of neighborhood tourism needs to be seen in, this comparative study will examine the developments in the two cities and propose possible avenues for future research to ultimately gain a better understanding of the potentials and risks of tourism as a means of neighborhood regeneration.

Theories of Tourism Development: Identifying and Assessing Divergent Frameworks
Abena Aidoo University of Delaware

In seeking to analyze the role of tourism as a socioeconomic development tool, a number of key questions arise: 1) how is tourism generated; 2) how can it be generated in an environmentally sustainable way; and 3) how can the benefits accrued from tourism be distributed equitably. Since tourism-related research is recent, attempts to propose theoretical frameworks to address the issues related to tourism development have borrowed from the 'older' disciplines such as economics, planning and marketing. The intent of this paper is to review a selection of theoretical approaches that dominate the literature. The first part of the paper will provide a brief overview of two theories, the Tourist Area Cycle of Evolution (TALC) and Chaos theory, which have been used in the literature to try to address the issues related with destination development. The second part will then give a more detailed description of three theories: Dependency theories, Collaboration theory, and Social Exchange theory. Dependency theories seek to explain the apparent hegemonic relationship that exists among countries; Collaboration theory underpins the importance of the involvement of all stakeholders in tourism destinations in the decision–making process needed for the development of tourism; while the Social Exchange theory sheds light on the motivations behind destination residents' attitudes toward tourism development and how this impacts the success or failure of the tourism industry in that particular destination. Finally, the paper will assess how each of these theories does, or does not, answer the questions posed above, and offer suggestions on how a theory of tourism development could be adequately constructed and enhanced in order to address the issues of concern.

An Examination of Stage Models of Tourism: The Case of Key West
Robert Kerstein University of Tampa

Several authors have suggested that tourist destinations often pass through several stages as they become more popular with tourists and, sometimes, then become less of a tourist destination.   This paper will examine these stage models in two different contexts. First, it will look at stage models of neighborhood gentrification, comparing their analyses to the tourism stage models. Second, it will examine the tourism stage models in the context of a case study of Key West, Florida, a popular tourism destination.

67. NEW RESEARCH IN COMMUNITY DEVELOPMENT

The Training Needs of Community Development Corporations
Norman Glickman Rutgers, The State University of New Jersey
Roland Anglin Rutgers, The State University of New Jersey

Thousands of nonprofit housing development organizations—many small and undercapitalized—work diligently to increase the amount of housing available to low-income families. Many community development corporations and other neighborhood groups are under pressure from funders to increase productivity and build capacity in other areas, such as their management systems, their organizational strength and the quality of their workforce. For many, increasing capacity has proven difficult, despite the efforts of national demonstration projects and other funding efforts. This paper reports on efforts to help increase the operating capacity of community development organizations through training. We have surveyed a sample of CDCs and intermediaries that support them in order to better understand the best ways to shape training programs. We have focused on both preferred training techniques (one-on-one, distance learning, etc.) and desired program content (management techniques, housing finance, board training, etc.). We will report descriptive statistics on training methods and put forward a logit model to help explain the training preferences of the CDCs and their intermediaries.

Regional Housing Nonprofits: Approaches to Providing Resident Services
Rachel Bratt Tufts University

There are over 80 nonprofit housing organizations in the U.S. that operate at a larger scale and generally serve a larger geographic area than neighborhood-based development organizations, or CDCs. In recent years these regional housing providers have become known as housing partnerships and their umbrella organization, the Housing Partnership Network, has contracted a team of researchers to provide the first comprehensive overview of the activities, unique attributes, and competitive advantages of the housing partnership approach. This presentation will provide an overview of the team's findings, as they relate to the housing, economic development, and community development finance activities of housing partnership organizations. The focus, however, will be on the particular section of the research project for which I am responsible: the types of resident services provided, the ways in which these services are integrated into housing developments, how the costs of services are covered, and the challenges that organizations report in sustaining their resident services programs.

Will Tax-Credit Housing Remain Affordable?

Edwin Melendez, New School University
Alex Schwartz New School University

The Low-Income Tax Credit has become the single most important source of subsidy for low-income rental housing. Established by the Tax Reform Act of 1986, the program has helped finance more than 1.3 million housing units, almost as many as the entire stock of public housing. However, as with other federal programs that subsidize privately owned housing, low-income occupancy is assured for a limited period of time. Tax-credit properties built before 1990 must remain affordable to low-income households for 15 years; afterwards the owners are free to charge any rent the market may bear—unless the properties are subject to additional affordability restrictions. Tax-credit properties put in service in 1990 and afterwards are subject to an additional 15-year affordability period. However, this requirement can be waived if the current owner wishes to sell the property and no buyer emerges who is willing to maintain its affordability restrictions. This paper presents the results of a national survey of 300 owners of tax-credit properties that have already or are about to reach their 15th year of operation. The survey examines how these owners are responding to the challenges of year 15. It looks at the extent to which they are selling the properties, and the extent to which the properties are likely to remain affordable in the future. The sample is structured to include properties with and without extended affordability restrictions (i.e., put in service before 1990 and afterwards), developed by for-profit and nonprofit organizations, and properties located in the most expensive rental markets and in lower-cost markets. The study will identify the factors that put the future affordability of tax-credit properties most at risk, and the ways by which owners are seeking to keep their properties affordable to low-income households.

Rebuilding Communities 15 Years Later: Trends in the Field

Edwin Melendez, New School University
Lisa Servon New School University

This paper compares data from the 1992 study Rebuilding Communities (Vidal 1992) with 2003 data that both surveys the original Rebuilding Communities CDCs and a random sample of urban CDCs. The purpose of the paper is to document ways that the field has changed in terms of resources, funding sources, activities, and the overall environment for community development.

68. SOCIAL WORK AND URBAN STUDIES/URBAN AFFAIRS: INTERSECTIONS AND MUTUAL CONCERNS

Louise Simmons University of Connecticut
Elaine Walsh Hunter College, CUNY
Jocelyn Taliaferro North Carolina State University
Lee Staples Boston University
Marcia Bok University of Connecticut
Robert Fisher University of Connecticut
Ivory Copeland, University of Connecticut
Michael Dover Central Michigan University

Participants in the Urban Affairs Association include individuals with backgrounds and ties to the social work profession and social work education. Social work's history is inextricably linked with urbanism-the profession was born and nurtured in urban settings. Overlapping areas of interest and concern exist between urban affairs and social work, in the practice arena, but also in the academic realms including research interests, course content, publication outlets and collaboration in educational programs. Social work, particularly the "macro" areas of policy, community organization and management, either implicitly or

explicitly incorporates issues taken up in urban affairs/studies. Topics such as poverty and inequality, racial dynamics, gender dynamics, citizen participation, the impact of social policy, social movements, urban politics and others are of joint concern. This colloquy is organized to articulate areas of overlap and to discuss the ways in which social work can inform urban affairs, and vice versa. Colloquy participants will potentially discuss topics below:

- Themes-what general overlapping themes exist?
- Educational Programs-which social work programs focus on urban issues? how do instructors with social work backgrounds contribute to urban studies/affairs programs? what viable examples exist?
- Professional Organizations-what opportunities exist for involvement in both arenas?
- Course Content-how is urban content incorporated into in social work? where can social work/social welfare content be injected into urban studies/affairs?
- Research Areas-which overlapping research agendas, opportunities for collaborations, outlets for information dissemination (journals, conferences)exist?
- Values and Ethics-given that social work is a value-driven profession, where issues of diversity and oppression inform education and practice, how can social work be a resource in urban affairs? What are opportunities for such exchanges?
- Community Organizing-how does CO literature draw from urban studies? where are there collaborations among different urban practices?

69. COMMUNITY DEVELOPMENT, BROWNFIELDS, AND ENVIRONMENTAL JUSTICE

Affordable Housing and Brownfields: Making the Connection
Carol Norton University of Louisville

The availability of affordable housing is a pertinent issue facing communities across the country. The placement of housing developments for low- to moderate-income families in neighborhoods where the need is greater is often a challenge because of a lack of available land. On the other hand, brownfields can be found in many of these neighborhoods. These sites have the infrastructure built-in and are most often located along public roads making them pedestrian friendly and accessible to public transportation. The conversion of these sites into residential developments not only creates opportunities for developers and builders but also becomes a useful tool for neighborhood revitalization. This paper investigates the feasibility of placing an affordable housing development on a former brownfields site and explores the funding options that may help to offset cleanup and construction.

Communities and Neighborhoods as Households: Celebrating The Priceless
Karen Cairns University of Louisville

Community or public participation in environmental decision-making has become integral to many urban land re-use projects, such as brownfield reclamation and redevelopment. Recently I searched for studies showing cost-benefit analyses of community/public participation. I was searching for studies showing actual dollar amounts, the economic costs and benefits to both the community and to private and public entities. Economics meant only money to me. I found very few studies looking at this for public participation, but stacks of papers showing intangible benefits to public and private sectors. Many projects in urban community settings are tasked with showing that there are economic benefits for stakeholders. Here, too, economics is seen as dollar signs. While cost-benefit analysis has its place, this paper argues for a different view of economy, one which links economy with ecology, and in turn with the meaning of "oikos" as 'house." Economy viewed through this lens means using resources carefully and appropriately and managing our "house," the planet sustainably. For urban neighborhoods, as for individuals, as for all species, the most valuable things are, indeed, not things. They do not have a price. Environmental justice issues, in particular, need to be seen through a lens of ethics and values, rather than one with dollar signs. Quality of Life indicators and their usefulness (and limitations) in demonstrating the worth of several urban redevelopment projects are explored. The author ends with thoughts on some environmental issues with no direct way to prove value, especially to urban communities and neighborhoods. To only travel the path of monetary value leads to misperception of other values and is a false economy.

Right Answers, Wrong Questions: Environmental Justice as Urban Research
Max Stephenson Virginia Polytechnic and State University
Lisa Schweitzer Virginia Polytechnic and State University

Environmental justice, a general term coined in the 1980s that incorporates "environmental racism" and "environmental classism," captures the idea that different racial and socio-economic groups experience different access to environmental quality. It connotes injustice rather than providing a robust description of justice, and its students have been strongly concerned with the spatial distribution of environmental quality. This paper explores what previous studies have established about environmental injustice as an urban phenomenon and critiques the focus and methodologies of those efforts within the larger context of urban theory and method. After assaying the concepts that have guided most of the research, we consider the arguments that analysts have offered for the causes of environmental injustice in urban areas, and find that the research in environmental justice has failed to draw on the considerable body of urban study on how race affects space. While our review of the literature reveals significant problems of focus, measurement, specification and research design, this body of work nonetheless raises critical concerns about what constitutes a just distribution of collective goods in a democratic society that can serve to enlighten urban research. We conclude with recommendations for improving both the subjects and methods for theory in this important domain of research.

The Don Valley Brickworks: Whose nature? Whose space?
> Jennifer Foster York University

The Don Valley Brickworks is the recently "naturalized" 16.5-hectare brownfield site of Canada's longest operating brickmaking factory. Owned jointly by the City of Toronto and the Toronto Region Conservation Authority (TRCA), the site in many ways bears hallmarks of good design proposed by theorists of both ecological restoration and environmental aesthetics, combined with principles championed by thinkers and practitioners in the fields of landscape architecture and landscape ecology. However, it also functions squarely within hegemonic practices of class-based social exclusion, where exclusionary dynamics foreground both the ecological and aesthetic character of the place. This presentation examines some of the ways in which the Don Valley Brickworks reflects and reproduces particular visions of nature and social order.

70. MEASURING CULTURAL VITALITY: DOMESTIC AND TRANSNATIONAL COMMUNITIES

Cultural Vitality in the Top 100 U.S. Metropolitan Areas
> Joaquin Herranz, University of Washington

No Abstract Available

- **National Data and Local Knowledge: Cultural Vitality in Seattle and King County**
  Sandra Ciske, Public Health-Seattle and King County

Communities Count is a collaborative community indicator initiative of public and private partners in King County Washington that is committed to improving community conditions through information advocacy. Community indicators were selected through a broad and deep community participation process that resulted in a set of indicators of greatest interest to residents of King County. Communities Count 2005 includes sections on basic needs and social well-being, positive development through life stages, safety and health, community strength, natural and built environment, and arts and culture. The complete report is available at www.communitiescount.org. A domain related to arts and culture was added to the 2005 report, informed by conceptual development, field research and data analysis conducted by the Arts and Culture Indicators Project at the Urban Institute. The indicators include:
- Individual participation in artistic and cultural activities and organizations
- Presence of arts and culture organizations
- Funding for arts and culture activities
- Employment in the arts.

This presentation will incorporate background about this community indicator effort and provide specific examples of the arts and culture indicators for King County. These data will illustrate:
- Level direct participation in artistic, cultural and literary activities among residents
- Presence of arts and cultural organizations and establishments across King County and compared with other metropolitan areas
- Level and sources of funding and the average amount of funding per 1000 residents with comparison by region
- Employment in number of people employed in arts and culture by region, employment sector and discipline.

Cultural Vitality in Transnational Communities: Towards Measurement
Florence Kabwasa-Green, The Urban Institute

No Abstract Available

71. NEIGHBORHOOD SOCIAL CAPITAL

Community Policing: Officer Views of Community and Neighborhood
Mark Glaser Wichita State University
Janet Vinzant Denhardt Arizona State University

The "perfect storm" including issues associated with the global economy demand changes in the way that we define and apply community resources. This paper argues that the challenges of the perfect storm are best answered through the formation of community systems or networks merging the resources of government, community organizations and urban residents as coproducers of community improvement. Neighborhoods are important components of community systems and community policing builds on the foundation of healthy neighborhoods. Community policing can be an important vehicle for nurturing neighborhoods and encouraging citizens to become coproducers of improved quality of life. Community policing essentially is a strategy that leverages public dollars to secure coproduction by the community. While community policing is a theoretically sound approach for merging the resources of government and community, the predisposition of officers will have much to do with its success. Officer support for community policing can also be undermined by actions on the part of local government. For example, in the community examined here, local government aggressively assisted neighborhoods in the formation of neighborhood-based organizations under the leadership of the major and city manager. Unfortunately, a change in the mayor brought changes in city government support for neighborhoods and neighborhood-based organizations that potentially weaken the foundation on which community policing rests. This research uses input from more than 500 officers associated with community policing in a Midwestern urban community to better understand officers' views of community, neighborhoods, neighborhood-based organizations and officer predisposition towards coproduction.   The findings from this research look through the eyes of officers to better understand the challenges associated with the systematic application of community policing as a tool for strengthening neighborhoods and community.

Barriers to Forming and Maintaining Social Ties among MTO Participants
Rebecca Kissane Lafayette College
Susan Clampet-Lundquist Princeton University

For decades, urban researchers across a variety of disciplines have debated how living in a poor neighborhood may independently affect individual outcomes. Furthermore, researchers have been keenly interested in the ability of poor urban residents to form and maintain close social ties. In this paper, we examine barriers to developing and sustaining close social ties among 150 participants of the Moving to Opportunity (MTO) housing demonstration program. Beginning in 1994, families who lived in public housing in high-poverty neighborhoods in Baltimore, Chicago, New York, Boston, and Los Angeles could apply to the MTO demonstration. They were then randomly assigned to one of three program groups – an "experimental group" that received a housing voucher that could only be used in a low-poverty neighborhood, a second group that received a voucher with no geographic restrictions; and a "control group" that received no voucher. From 2003-2004, MTO researchers conducted qualitative interviews with families in the Baltimore and Chicago sites. We explore this data to discern the barriers that these household heads face in forming and maintaining social ties. We then compare the accounts of the control and experimental complier groups to examine whether the program intervention was related to barriers to ties. We find that over half of the respondents faced some sort of barrier to forming and maintaining close ties, and we classify these barriers into four main categories: "physical distance," "work," "illness, disability or death," and "mistrust." Furthermore, the controls were more likely than the experimental compliers to discuss barriers to ties in the interviews and were especially more likely to cite physical distance and trust barriers. We detail the nuances of the different categories of barriers, the experience and significance of these barriers, and potential explanations for the relationship between the pervasiveness of certain barriers and the program intervention.

A Practicale Measure: Gauging social capital for revitalization strategies
Keri-Nicole Dillman New York University

The majority of our inner-city neighborhoods remain financially strapped. But the decade-long embrace of social capital suggests some are better poised for economic growth. In turn, a growing number of public and private revitalization strategies are incorporating such neighborhood capacity. Strategically targeting these programs within cities depends on practical measures of social capital at the neighborhood level, and for multiple years. While scholars are making in-roads, we await the final word. And many of the proposed measures require first-hand data collection that is often too expensive and time-consuming for practical use. After reviewing relevant literatures within sociology and urban politics, I humbly propose a measure based on the presence of select nonprofit organizations (referred to as mediating institutions) in the neighborhood. Research suggests that the presence of community-oriented organizations able to mobilize residents and participate in city politics is a good proxy for community capacity. I use property-level data on nonprofit organizations in New York City to construct subcity-level measures of community capacity between 1984 and 2000. My data on New York City nonprofits are drawn from the New York City Real Property Assessment Division data files of properties awarded tax exemptions under New York State tax law. These data are combined with population weighted, district-level averages for 1970, 1980, 1990, and 2000 census data, and Community District-level measures of voter turnout for the 1989 and 2001 mayoral races. A series of descriptive analyses explore the distribution of community capacity across New York City neighborhoods. And bivariate analyses of ecological features relevant to community capacity are used to assess the validity of this measure – how well it captures the ability of neighborhoods to influence development processes. Finally, I use this measure to explore the spatial distribution of New York City housing revitalization programs at the end of the 20th century.

Generating Social Capital in Charlotte's Neighborhoods
David Swindell University of North Carolina—Charlotte

Many activists, analysts and pundits have been warning of an apparent decline in citizen participation activities. Concurrently, the "reinvented government" movement uses market values that stress efficiency in service delivery. This research focuses on the nexus of these two developments by examining the role of citizens in their neighborhood organizations and the role of those organizations in the delivery of urban services as a means of encouraging citizen satisfaction with their community. Are these organizations effective at delivery and does success encourage greater participation? The answers may suggest at least one means for strengthening the civic fabric and social capital in urban communities. This paper addresses several aspects of a growing trend in local government administration: increasing the role of neighborhood-based institutions. This is one approach many cities are examining in response to "reinventing government" initiatives, and one they are using to combat the decline of citizenship in this country. The main source of data for the analysis is a recently completed survey of 145 neighborhood organizations in Charlotte, North Carolina. In addition, the results from the Charlotte organizations will be tied to data collected in partnership with a recent citizen survey (n=800 households). The responses to these two survey efforts will identify those organizations that are already leading the way as this service responsibility trend emerges. In-depth telephone interviews with an organization's leadership will then help provide a more detailed qualitative dimension to the research in order to understand the strategies that appear to work for neighborhood service delivery and the obstacles they must overcome and how these successes and organizational strategies relate to citizen participation, if at all.

How Is Social Capital in Urban Neighborhoods Created and Sustained? An Ethnographic Study
John Schweitzer Michigan State University

Social capital is important to nations, communities, and urban neighborhoods. It has been argued that social capital is being lost by many institutions, including urban neighborhoods. However, areas can be identified in many neighborhoods where there are high levels of social capital. These "hot spots" exist on residential blocks where there is a high sense of community. Block environments are more salient in their effect on residents than overall neighborhoods. The sense of community that exists, or doesn't exist, on a block can have a profound impact on the residents of the block. On some blocks, people are like a family. They know each other, trust each other, and help each other out. On other blocks, people do not know each other very well. On the "family" blocks people enjoy a better quality of life; they are happier, healthier, safer, and more likely to participate in pro-social behaviors such as voting, volunteering, giving blood, and even recycling. The goal of this research was to shed light on the factors that help create social capital and sustain a sense of community among residents on blocks in urban neighborhoods. Seven urban blocks were identified as having a high sense of community. Researchers visited these blocks, collecting data from surveys, interviews, participant observation, and existing records. They attended social and other events that took place among the residents, observing how sense of community is created and maintained. Levels of connection and trust existing among the various residents of the block were recorded. Other data

included the physical layout and appearance of the residences on the block, housing values, crime rates, and demographic data. Comparisons of the seven ethnographic case studies were made to identify what the blocks have in common in creating and maintaining their social capital and sense of community as well as what is unique to each block.

72. URBAN POLICY MAKING DILEMMAS: EQUITY, CIVIC CAPACITY AND LIBERALISM

Citizen involvement at neighbourhood level: two different mental worlds?

Sandra Breux Université Laval
Laurence Bherer Université de Montréal

Local level offers several ways to promote individual and political participation on different scale of territory. In Province of Quebec, local democracy combines three different systems: elective, participative and associative. Each system is based on a different territory: electoral district, neighbourhood and community. The relationships that each person maintains with theses territories is various, unique and multiple. Mental maps and images are specifically important in such context. Individual images, collective representation, individual practices are concerned: they create individual personality and individual behaviour. We make the hypothesis that territorial representations have an influence on the determination and the meaning of citizen engagement. This links between the way an individual symbolically conceives his/her neighbourhood and the raison why he/she participates or not to the life of his/her community are rarely underlined in the literature about participation. Starting from a survey carried out between September and December 2005, the analysis of the territorial representations of a group of citizens taking part in two neighbourhood councils from Quebec City makes it possible to identify how territorial and political representations are determinants of citizen involvement. Furthermore, the analysis of the mental images linked to territorial and political practices is an original way to think about the political meaning of the "neighbourhood", a concept largely involved in current urban policies.

Economic and Social Rights as a New Bill of Rights

Stanley Moses Hunter College-City UNiversity of New York

A consideration of the proposal of President Franklin Roosevelt for a "second bill of rights," calling for the creation of an economic and social bill of rights that would extend the framework of human rights into economic and social areas of public policy, such as employment, education, housing, social security, adequate living standards, economic rights of farmers and business men, medical care, these eight rights being the essence of President Roosevelt's proposal for a for a second bill of rights in January 1944.This will involve attention to those issues that will impact on the state and quality of urban life in the United States.

Urban activist networks: Effective but exclusive?

Jacob Aars The Rokkan Centre
Anne Lise Fimreite University of Bergen

The aim of our paper is to study activist networks in an urban context. We have taken particular interest in activist groups because they presumably exert influence over political outcomes, but also because they potentially act as linkage agents between the political system and the citizenry. An underlying assumption in much of the governance literature is that public policy is being shaped in a context of weaker institutionalisation. Concurrently, the literature on popular political participation has pointed to a shift in the way people involve in politics; a change that in many ways conform to the political-administrative move from government to governance. An apparent distaste for representative institutions does not imply distaste for politics altogether. Instead people are drawn towards more informal ways of participation, like issue-based direct actions. These developments seem to increase the importance of informal activist groups as linkage agents in urban politics. In our paper we explore the activity of activist networks in two cases of urban conflict in Bergen, Norway. One case concerns the planning of a football ground in one of Bergen's suburbs. Another case deals with the controversy over a projected tunnel aimed to relieve the historic city centre of traffic. Our main objective is to analyse the activist networks' relationship to city authorities, on the one hand, and the local citizenry on the other hand. We start out by examining the conflicts over the definition of the policy issues in questions. Furthermore, we describe various aspects of the organisation and resources of the networks involved. Lastly, we turn to the question of to what degree and how the activist networks relate to public authorities and the local citizenry.

Are Cities Illiberal? A Defence of the Principle of Constrained Perfectionism
Patrick Turmel University of Toronto

One of the main characteristics of today's democratic societies is their pluralism, i.e. the fact that there is significant disagreement about values or ends. As a consequence, numerous political philosophers have claimed that a liberal state should remain neutral in regard to the various conceptions of the good. However, there seems to be a fair amount of laws and policies in cities which contradict this principle of neutrality. One only has to think about the various bylaws governing private property – concerning building materials and architectural design for example – which are solely based on aesthetic criterions. In enforcing a particular vision of the good, these kinds of rules found everywhere in the city seem to go against the liberal ideal. I will try to show in my paper that these kinds of perfectionist laws are perfectly legitimate at the urban scale. Specifically, I will argue that the principle of neutrality applies only indirectly to the social institutions within the state. This is clear in the case of associations, but to a certain extent this rationale also applies to cities. The problem is to determine the limits of this perfectionism at the urban scale, since cities, in opposition to private associations, are public institutions. My aim is therefore to give a liberal justification to what I call the "constrained perfectionism" of urban laws and policies. In focussing on the neighbourhood as the basic political unit of the city, I will try to show how traditional assumptions in liberal theory have to be modified in order to comply with the institutional features of the city. In showing that those assumptions fail at the urban scale, I should be able to provide a justification for the principle of "constrained perfectionism", as applied in urban laws, without rejecting the liberal ideals of our democratic society.

Civic Capacities and Social Capital
Louise Jezierski Michigan State University

Civic capacity for effective regimes is most often theorized as an elite driven process. But what role do grassroots organizations and movements play in this perspective? Social capital is also seen as a crucial component of civic capacities, though this is not often theorized in a way that integrates elites and grassroots groups. Recent research on the dialectical nature of grassroots movements and city politics provides a necessary correction to this view of urban political capacity (Stoecker 2004). This paper explores the differential social capital formation for working class and middle class neighborhoods, local business interests, and public sector interests and the ways in which social capital contributes to urban regimes and social movements. Examples are drawn from various cities.

73. INFRASTRUCTURE INVESTMENTS AND SOCIAL DYNAMICS

Evolution of the Social Dynamics surrounding the Construction of Energy Infrastructure: the case of Gentilly-2 Power Station
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Etienne Lyrette Institut national de la recherche scientifique (INRS-UCS)

In the wake of Kyoto and with the threat of demand outstripping supply, energy provision and the establishment of new energy production facilities have regained an importance that they had lost during the 1990s. Various energy sources (solar, wind and even nuclear power) can be perceived as interesting avenues to achieve the goals laid down by the Kyoto protocol. However, every form of energy production will induce some negative effects on the environment or the host population. New energy infrastructures cannot be built without provoking certain social controversies between the different stakeholders. We propose to look at the evolution of social controversies surrounding the installation of nuclear power plant equipment at one site during the last decade. Our analysis is based on two controversies (one in 1994 and the second in 2004) over the construction of two similar nuclear waste storage facilities at Gentilly-2 power station (Becancour, Quebec, Canada). The systematic study of the two controversies allows us to identify particular patterns in the evolution of the controversies, including a radicalisation of the opponents.

Urban Transportation System Evaluation
Akpan Akpan Texas Southern University

Urban Public Transportation Systems in most countries, developed and undeveloped, are public goods. They are essential as the police, the fire, and the sanitation systems. In-deed, all successful urban economies are tied to the adequate and efficient supply of these systems. Yet, previous research in this area has attempted to evaluate alternative transportation plans and services on monetary approaches alone. Because monetary approaches are not broad enough and do not recognize the social and economic

implications of public transportation, a more inclusive set of evaluation criteria is needed. The main objective of this research is to propose a set of criteria for evaluation urban transportation systems. These criteria are designed to reflect the various interest groups involved in or affected by transportation decisions. Each of these criteria is defined or quantified by specific indices. The second part of the study describes the ranking and weighting of the criteria by different population sub-groups. These criteria measure the quality of transportation services in terms of travel time, travel cost, safety, convenience, preservation of neighborhoods, and aesthetics. Data on the values of people based on those seven will be collected from the Houston metropolitan region. Finally a model for transportation system criteria is developed. The proposed model accounts not only for the criterion of economic efficiency as is the case in most previous evaluation methods, but also for various intangible social and physical values. Each of these is systematically considered in the Effectiveness Matrix, a record of an index representing the overall quality of each system. The new method does not require the transformation of all effects and impacts of transportation system into a pecuniary scale. Various interest groups ranked the evaluation criteria so that the evaluation and selection of the system can be made on the basis of the transportation objectives of the various population groups involved.

Federalism Plus Capital Markets: Financing Infrastructure in Canada and US
        W. Bartley Hildreth, Wichita State University

Given an infrastructure gap in both Canada and the U.S., this comparative paper examines recent initiatives using federalism (hierarchy) and capital market solutions. In Canada, the focus is on several federal initiatives by Infrastructure Canada and an innovative program by the Province of Ottawa to issue tax-exempt bonds (in a country where provincial and municipal bonds are not exempt from federal income taxes like they are in the U.S.). In America, there are several developments that fit the model. For example, revolving loan programs constitute a significant and growing intergovernmental program leveraged by capital markets. Hurricane Katrina is opening new federal and state initiatives to replace local infrastructure and to cover local debt obligations. Moreover, President Bush's advisory panel is expected to make fundamental federal income tax reform proposals before the end of 2005, with implications for state and local tax deductibility and continuation of the tax-exempt bond market. This research is based on work conducted in Canada as the Fulbright-McGill University Visiting Research Chair in Public Policy during fall 2005. Therefore, this paper is a comparative analysis of hierarchy and market approaches to address local infrastructure needs.

Infrastructure gentrification in Nairobi
        Cuz Potter Columbia University

This paper explores the idea that infrastructure improvements ostensibly targeted to improving the lives of slum dwellers in developing world cities may actually be implemented to improve the well-being of local elites. The operating hypothesis is that municipal governments may target infrastructure improvements in very poor neighborhoods situated adjacent to higher income areas in what might be called "infrastructure gentrification". By targeting infrastructure improvements in such neighborhoods, local governments may be seeking to improve the lives of its better off residents by increasing their access to local infrastructure access, their security, and their property values. Employing Kenyan census data and a recent, in-depth household survey of roughly two thousand Nairobi households prepared for the World Bank, the study employs a geographical information system to determine spatial correlations between infrastructure improvements in slums and higher income neighborhoods. Existing policy documents are used as extensively as possible to identify whether interventions target local or regional impacts. This information is then regressed using multilevel modeling against reported housing costs, income, and other household variables to determine the likelihood that targeted infrastructure improvements are intended to carry benefits for nearby wealthy residents.

74. COMMUNITY DIVERSITY AND TOLERANCE

Neighborhoods in the Just City
        Susan Fainstein Columbia University

I am attempting to develop a concept of the just city which can be used as a metric against which to evaluate urban development policy and as a goal to strive for when developing urban policy. It is a concept, however, which presents knotty theoretical issues. At the metropolitan level, if the city is composed of diverse communities, conflict arises over whose definition of justice should prevail. Although less acute in terms of internal decision making, the same problem arises at the neighborhood level; however,

neighborhood homogeneity then raises the issue of exclusion. If diversity, tolerance, and democracy, not just equitable material distribution, are constitutive of justice, there are two deductive approaches and one inductive one to addressing these issues:
1) all members of the city/neighborhood have a right to the city. (Lefebvre)
2) justice is defined universally as the realization of capacities (Nussbaum)
3) justice is defined relationally through comparisons of places
In this paper I wish to focus on the neighborhood level and work out how each approach applies there.

Planning for Democracy: Israeli Preferences for Housing and Neighborhood
        Anne Shlay Temple University

Until relatively recently, the Israeli community development process has been quite different from processes found in the U.S. The U.S. is characterized by plentiful land, minimal planning, epidemic suburban sprawl, low-density single-family land use, urban housing abandonment and disinvestment, and high levels of racial segregation. The resulting communities that have emerged from these social spatial patterns, particularly among the white majority population, have been typically individualistic and non-participatory among most civic spheres with the exception of religion. Israel's development processes have been framed by land scarcity, centralized and forceful planning, state funded high-density multifamily units (largely owner occupied) amidst communities characterized by racial and ethnic diversity. Yet recent trends, particularly the more heavy reliance on market mechanisms, threaten to move Israel closer to the U.S. experience with potentially similar socially and politically disengaged and segregated trajectories. This would be unfortunate because Israel has the potential to be a model of social and economic pluralism particularly when peace negotiations with the Palestinians are completed. Planning for democracy is planning for pluralism amidst cultural, ethnic and economic diversity. An authentic melting pot is not one where differences dissolve but where they are appreciated and understood. To plan for democracy requires knowledge about how different groups (by race, ethnicity, gender, income and family type) are perceived as community members and the obstacles that exist to community integration. This means understanding how Israelis view the social composition of their communities to determine how diversity and difference can be shared without alienation and potential loss of one's own community identity. It also means learning about Israelis' optimal desires for land use configurations, requisite proximate services, and tolerances for different housing densities. Issues of density and open space are particularly important in light of Israel's continued population expansion, land scarcity, and the need for population resettlement post successful negotiations with the Palestinians.

Voices from the Other Side of the Podium
        Judith Martin University of Minnesota
        Paula Pentel University of Minnesota

There has been glaring attention in recent decades to the "Not in My Back Yard – NIMBY" phenomenon. Much of this portrays opponents to proposed development in a negative light, some of which is deserved. This paper, drawn from decades of Planning Commission experience taking public testimony, has two goals. 1) We will try to determine what the public is really saying when individuals appear to condemn increased traffic, buildings that are too high, or density. 2) We will provide evidence that some of what appears on the surface as a NIMBY response is, in reality, a part of useful process, and sometimes generates a much improved development product.

75. SMART GROWTH AND SUSTAINABLE DEVELOPMENT

Evaluating Conservation Subdivision Design
        Elisabeth Hamin University of Massachusetts Amherst

This research investigates what public and private purposes are being achieved in projects permitted as conservation or open space subdivisions in the suburban fringe. The set of public goals for development includes such things as environmental performance on and off site, alternative housing types or low/moderate-income housing, preservation of farmland, denser settlement patterns, and similar goods. Private goals include maximization of sale prices, minimization of costs, and minimization of risks and time in permitting. Conservation subdivision design (CSD) ideally begins with an analysis of the project site indicating key environmental areas to be preserved, and then locates house sites on the remaining project area, keeping 50% or more of the total project land as dedicated open space. As theorized, this type of development should be able to achieve more public purposes than traditional subdivision, while still assuring developers of full profit on their lands, and because of this CSD is increasingly promoted by

planners and used by municipalities. However, to date no rigorous evaluation of outcomes from such projects and their relevant bylaws has been undertaken. An empirically-based understanding of the ways that such bylaws and ordinances are written and their resulting projects will allow policymakers to better match their regulations to the outcomes they hope to achieve. The research first presents an analysis of the census of relevant bylaws/ordinances for Massachusetts. From that universe of regulations, we have selected a stratified sample of projects, and utilized a panel of experts to evaluate the sample projects. This yields clear information on what purposes the sample projects have prioritized in their designs, and what was less important. Results of the site design evaluation are then compared to underlying bylaws to suggest what elements of particular bylaws appear most important to realizing specific project goals, and policy lessons are then presented.

The Impact of Urban Sprawl and Containment on Intra-metropolitan Spatial Differentiation: A Case Study of Atlanta and Portland
> Sugie Lee, Cleveland State University

During the past several decades, many metropolitan regions have experienced intra-metropolitan spatial differentiation that formed multiple sub-areas: the downtown, the inner city, the inner-ring suburbs, and the outer-ring suburbs. These sub-areas show distinct entities in their demographic, socio-economic, and housing patterns. According to recent research, the downtown and inner city area showed a dramatic turnaround from the previous decline, while the inner-ring suburbs gradually experienced socio-economic decline. In contrast, the outer-ring suburbs still show strong socio-economic prosperity, attracting upper-income households as well as jobs. Such dynamics in the sub-areas are strongly related to metropolitan growth patterns. Using two metropolitan areas that have different growth patterns and policies, this article explores the impact of sprawl in Atlanta and containment in Portland on the demographic and socio-economic disparity between sub-areas in the context of intra-metropolitan spatial-temporal differentiation. The analyses confirmed distinct spatial differentiation over time in both regions, but the level of differentiation significantly differs. The Portland region showed less spatial differentiation between sub-areas than the Atlanta region. This finding indicates that urban containment policies can be effective tools that reduce the increasing socio-economic disparity between sub-areas. In contrast, inner-ring suburbs of both regions showed a gradual decline, exhibiting such symptoms as "white flight" and an increase in poverty, similar to those commonly found in inner cities. This indicates that growth control at the regional level is limited in addressing the issue of declining inner-ring suburbs. This paper, therefore, explores policy implications at the local (or community) and regional levels to revitalize the inner-ring suburbs, reducing the socio-economic disparity between the sub-areas.

Is Smart Growth 'Smart' for Affordable Housing?
> Andrew Aurand University of Pittsburgh

This paper will explore the relationship between dominant themes of the smart growth movement and the supply of affordable housing for low-income households. These three primary themes are urban containment, higher-density and mixed use development, and better access to open space such as public parks. Economic theory of land use leads to the hypothesis that sprawl, or the development of additional land within metropolitan regions, lowers the cost of housing. Therefore, urban containment policies implemented to prevent sprawl and conserve undeveloped land will increase housing costs. The smart growth movement embraces these policies, such as urban growth boundaries and urban service areas, to solve the problems of sprawl. There is a growing body of research regarding the impact of these policies on the value of land and housing costs in general, but there have been only a few attempts to explore the impact of these policies on the supply of affordable housing to low-income households. Recognizing that smart growth encourages higher-density and mixed use development in addition to urban containment, this paper will examine the impact that urban growth boundaries have on urban form as well as the influence of this form on the supply of affordable housing units. Urban growth boundaries were established in Portland in the 1970's, while they were not established in the Seattle region until the 1990's. Utilizing both regional and intra-regional comparative case studies of Portland and Seattle, this paper will explore the relationships between urban growth boundaries, urban form, and the supply of affordable housing.

Neighborhood Sustainability Indicators
> David Brown McGill University

In recent years the sustainable development (SD) paradigm has been used to launch countless policies, programs, plans and projects by all levels of government, international agencies, non-governmental organizations and even private sector companies. Many of these initiatives are well-founded, however two

questions are often left hanging – "Exactly what is it that we are trying to sustain?" and "How will we know if we are on the right track". These questions are challenging as the SD paradigm often papers-over excessively vague, recursive and conflicting objectives. Yet they must be asked and answered with a set of indicators if we are to move forward. Indicators are especially difficult to devise at the neighborhood level as it is here that the inadequacies of the 'silo' approach that is used by higher levels of government to define problems, set policies and deliver services are most evident. At this level a broad interdisciplinary approach that incorporates quality of everyday life issues must be used. Further, the identification and measurement of indicators cannot be left safely in the hands of 'experts' as individual residents and local community groups will of necessity have to be involved along with government agencies in implementing the changes that are devised. The proposed paper will address both theoretical and practical issues associated with the development of neighborhood sustainability indicators. The paper will present and discuss: (1) fundamental issues involved with reference to best practices, (2) the approaches advocated in Montreal's new Master Plan and Strategic Sustainable Development Plan, (3) the approach taken in Milton Park, a Montreal neighborhood that received Green Municipal Funding to launch what is essentially a Neighborhood Sustainability Laboratory, (4) the merits of indicators and the indicator development process used for this project, and (5) conclusions that may be useful in devising neighborhood sustainability indicators elsewhere.

Can Neighborhood Planning support Sustainable Comprehensive Planning? Case Study of Houston, TX
        Lester King Texas Southern University

As the 4th largest city with the 10th largest population in the country, Houston has experienced sprawl for several decades and the trend will continue for many years. There were five attempts to enact a zoning ordinance and three public votes on the issue, all of which failed. As a result citizens have to rely on Deed Restrictions, which is a land use regulation administered independently by neighborhood associations. This research examines the significant differences between neighborhoods which implement deed restrictions and those which do not. It also presents a unique process to derive indicators to measure growth performance in a sustainable manner using economic, environmental, and social equity variables. The third purpose is to identify recommendations for developing a comprehensive plan for Houston. Sustainable Indicators will be used to test differences between neighborhoods. The indicators are derived from goals taken from Houston planning commission sub-committees; a local visioning process recently conducted for citizen input; and literature review. I will conduct a Delphi study in November among experts and stakeholders in the city, to support the adoption of sustainable indicators to measure the goals. Secondary data analysis will be used to compare neighborhoods based on the indicators developed and analysis of variance (ANOVA) will be used to test levels of significant differences. The literature suggests that socio-economic and ethno-racial differences may constitute the most significant differences in US cities. This theory will be tested among neighborhoods in Houston against the existence of deed restrictions as the most significant determinant of neighborhood differences.

76. SEGREGATION, NEIGHBORHOOD CHANGE AND SOCIAL POLARIZATION

Gentrification and Globalization
        John Betancur University of Illinois at Chicago

Authors like Neil Smith and Saskia Sassen have assumed the existence of alinkages between gentrification and globalization. None of tehm, however has developed the link explicitly. After examining the presumed linkages emerging from their work, this paper attempts to develop this relationship in some detail. Largely a theoretical proposal, the paper draws on accounts and available evidence of gentrification and the theoretical work of relevant authors. Special attention will be paid to the impact of gentrification on cities, the ways in which it has promoted urban restructuring and the dominance of financial capital/real estate speculation under the current regime of accumulation.

Does gentrification lead to greater social polarization? Canadian Evidence
        Richard Maaranen University of Toronto
        R Alan Walks University of Toronto

There has been much debate in the recent literature concerning gentrification's role in increasing both the displacement of the poor and spatial segregation in general. While the effects of gentrification with respect to displacement have yet to be fully ascertained (Freeman 2005), it is generally agreed gentrification does involve some displacement and in turn that it leads to greater class segregation between inner-city

neighbourhoods (Wyly and Hammel 2004). However, the impact of gentrification on levels of social inequality within neighbourhoods, and across entire urban regions, remains under-explored. This question is not only important for understanding the spatial trajectories of social polarisation, but also has significant policy implications. The gentrification in poor inner-city neighbourhoods is often proposed by policymakers under the rubric of 'social mix' and 'inclusive neighbourhoods', for instance, as a way of countering perceived negative neighbourhood effects, elevating the quality of neighbourhood amenities, and reducing inter-neighbourhood inequities (Rose 2004). This paper examines the links between gentrification in its different guises (social status change, tenure conversion, and 'new-build'/infill development) and changes in income inequality in the three largest Canadian census metropolitan areas (CMAs) using census tract data from the 1971 and 2001 censes of Canada. Using an index of income polarization developed by the authors, regression models are estimated to determine the contribution of gentrifying tracts to levels of polarization both within and between individual neighbourhoods (census tracts) and in each CMA at large. The study finds that, contrary to popular opinion, gentrification in most of its forms is not associated with increasing income polarization within neighbourhoods. However, the study does find evidence that gentrification, in all its forms, contributes to greater income polarization across urban regions and between neighbourhoods.

Involuntary Segregation: Testing the Self-Segregation Hypothesis in the Netherlands
Wenda van der Laan Bouma-Doff Delft University of Technology

In the United States, continuing high levels of housing segregation reinforced the debate on the (in)voluntary character of uneven spatial distribution of ethnic groups over the city. Thernstrom and Thernstrom (1997) and Patterson (1997) blame the existence of black neighbourhoods on preferences of African Americans for these types of neighbourhoods and not on constraints on the housing market or hostile and discriminatory treatments against blacks within white neighbourhoods. Assumed black's preferences for black neighbourhoods are commonly known as the black self-segregation hypothesis. In the Netherlands, residential segregation of ethnic minorities is a highly discussed and sensitive subject. Nevertheless, little attention has yet been paid to voluntary segregation on ethnic grounds. Therefore, this paper's main question is whether there is any evidence to be found on the self-segregation hypothesis within the Dutch context, and which mechanisms lay behind such self-segregation. Using data from the SPVA survey, the impact of residential preferences for having a co-ethnic neighbour is related with the actual patterns of spatial segregation of Turks, Moroccans, Surinamese, Antilleans and native Dutch. Results suggest that self-segregation does explain a statistically, though minor part in the spatial concentration of Turks, Surinamese and native Dutch. The most important mechanism behind self-segregation is the social distance that exists between ethnic minorities and native Dutch.

The Social Policy Assignment in Urban Deprived Neighborhoods
Ton van der Pennen Delft University of Technology

The population composition of the so-called urban deprived neighborhoods is nowadays a policy issue of the first order in the Netherlands as well as in other European countries. These areas are segregated along social-economic and ethnic lines, resulting in one sidedness of the population. Over the years different policy offensives and strategies were developed to 'attack' segregation and urban duality. The current policy attendance results from societal unrest, for instance the coming up of an extreme Islamitic movement and growing public controversies. But the current policy problem definition of urban segregation is not new, just like the (intended) policy offensives. The policy concern with segregation and the wish to interfere in the urban segregated districts can be located in a historical perspective in the seventies. There are remarkable similarities with the seventies. Knowledge of the formerly policy process and the social policy assignment can be a valuable lesson for the current practice. Questions linked to the policy problem definition of urban segregation are for example: what are the origins of these concentrations; is there a voluntarity or involuntarity in this segregation; is the policy used getto-metafoor correct related to the daily life in these neigborboods; how actual is the 'culture of poverty?'; what is the meaning of the neigborhood in societal survive of the population? These questions will be elaborated on in this paper.

SATURDAY MORNING SESSIONS

77. Governance versus Government in Metro Regions: What's Been Happening
Don Phares University of Missouri -- St. Louis
Andrew Sancton University of Western Ontario
Don Norris Maryland Institute for Policy Analysis and Research

Mark Rosentraub Cleveland State University
Ronald Vogel University of Louisville
Robert Whelan, University of New Orleans

The structure and organization of metropolitan regions has a long history and continues to pique the interest of academics, the media, and policy makers. It has broad implications for public service delivery, fiscal disparities, economic development, and the stance of a region in the global arena. There are two broad "approaches" to dealing with the problems of metropolitan areas. The first involves government structure and the establishment of a formal legal/political entity to deal with the issues mentioned above. These might include areas, as examples, such as Louisville, UNIGOV, and metro Toronto. The second is informal in nature and relates to how metro regions are governed through myriad more casual arrangements such as inter-local contracts, cooperative purchasing, and mutual support arrangements, to mention a few(e.g., as in St. Louis). There is definitely a difference between the US experience which had relied more on "governance" and Canadian development which has used "government" in terms of formal legal entities to address metro issues.This colloquy will focus on developments in the area of metro governance in the US and Canada over the past two decades, with particular emphasis on whether any structural or non-structural alternatives have been succedssful in creating true metropolitan governance. It will draw out the US/Canadian distinctions and the implications of each country for the other. There will be 5-6 panelists each focusing on a selected metropolitan area (e.g., St. Louis, Louisville, Indianapolis, Baltimore, Toronto, Vancouver). The intent, however, is to use this as a basis for a broader discussion of the "governance versus government" issue.

78. NEIGHBORHOOD POWER AND SOCIAL CAPITAL

Is there a French reluctance to neighbourhood empowerment ?
    Gilles Pinson Université Jean Monnet de Saint-Etienne

In France, neighbourhoods policies, implemented in historical central areas or in social estates in peripheral areas of cities (the so-called Politique de la Ville), is a matter of political and scientific interest for almost three decades now. At the beginning, those policies were considered as a field of important innovations in policymaking and in the relationship between the State and civil society. Bottom-up approaches to policymaking and empowerment of the inhabitants were the key features of those policies. But, recently, a return to more classical, physical and technocratic responses to neighbourhoods problems has been observed. It has been labelled in terms of urban renewal (Renouvellement urbain). The action on the "hardware" is privileged at the expense of the "software". The paper will try to explain this giving up of empowerment ambitions in French neighbourhood policies. Is it linked to a general shift of urban policies towards competition issues and "supply-side" policies ? Is it linked to a specific French political culture, to a specific construction of urban problems in this country ? Is it linked to the structure of professional interests involved in urban policies ? A comparison with Italian and British neighbourhood policies will provide evidences of a French specificity.

Neighborhood Attachments: Building Social and Political Capital
    R. Allen Hays University of Northern Iowa

In organizing lower income persons for a more effective voice in community decisions, the neighborhood is typically the main base for civic and political mobilization. Research also suggests that persons with specific place attachments are more involved in the community as a whole. However, identification with one's physical neighborhood varies among individuals. For some, their neighborhood is a temporary way station. For others, it is a permanent home, where they feel comfortable and supported. This research explores: (1) to what degree residents build and rely on social capital within their neighborhoods; and, (2) to what extent neighborhood engagement translates into political engagement. Qualitative interviews are being conducted with residents of lower income neighborhoods in Waterloo. Subjects were selected through the extensive contacts of UNI's Community Outreach Partnership Center with neighborhood residents. Some residents of affluent neighborhoods are also being interviewed to provide points of contrast. In determining the degree of neighborhood attachment, the following questions are being explored:
1. What area do residents identify as "their" neighborhood, and do their family, friendship and church ties overlap with their neighborhood ties?
2. What are respondents' positive or negative interactions with their neighbors?   For what kinds of support to they rely upon their neighbors?
3. How do respondents evaluate their neighborhood's quality? Do they see it as declining or improving?
4. To what degree are respondents involved in their neighborhood associations?

In determining how neighborhood attachment affects political involvement, the following questions will be explored:
1. What are respondents' levels of local political involvement? Are residents with greater neighborhood attachment more involved in local politics?
2. What are respondents' attitudes towards civic engagement? Do those with greater neighborhood attachment feel greater political efficacy? Does this relationship differ between persons of higher and of lower SES?

The Everyday Urban: People, Places and Networks
        Yasminah Beebeejaun University of the West of England

 One of the principal policy initiatives of the current UK Government has been the Sustainable Communities agenda. This policy initiative has borrowed heavily from approaches developed in Chicago where high levels of grassroots participation have provided a model. "Community engagement also has intrinsic benefits to individuals and to communities. It can strengthen neighbourhoods and foster community cohesion ..." (ODPM, 2005: 21) At the heart of this initiative exists the desire to capture the relationship between people and place as a way of reducing deprivation within communities. The term 'spatial justice' emphasises the need to pay attention to people and the particularities of place in social justice agendas. The proposed paper will explore how identities are expressed within the city using two case studies. Both explore the resources groups draw upon living in neighbourhoods undergoing change. The first is drawn from Chicago, USA and the second from Bristol, England. There is a useful field of literature which has explored this from sociological and anthropological perspectives (Song, 2003, Pattillo, 1997, 2003, Yuval-Davis, 1997) but there has been limited engagement with this in relation to policy making. This is surprising given that spatial planning and neighbourhood renewal rely on identification with places and spaces as unique and possessing meaning and value to people. These new policy initiatives reflect the ongoing interest in neighbourhoods as an organising concept within British urban policy. However, these policies often fail to capture the threads of what Amin (2002) terms the 'everyday urban' lives of people. This paper explores these everyday representations of identity within the formal systems of government recognising:"[O]ur approach needs to be cautiously aware how specific social relations play out spatially and how these distribute power, resources and identities" (Madanipour et al, 2001: 9). This paper discusses some of the complexities of such relationships.

Power Dynamics and the Politics of Neighborhood Development
        Jennifer Subban Wright State University
        Jack Dustin Wright State University

This paper examines a neighborhood-university partnership developed to address critical issues of neighborhood improvement. In this age of high efficiency and limited resources, neighborhoods are being called upon, or left to their own devices, to find solutions to the issues that plague them. Moreover, they are increasingly required to secure the resources necessary to accomplish this. Yet, there are a plethora of factors that stand in a neighborhood's path as it seeks to take on this responsibility. With Neighborhood-university partnerships representing an increasingly popular approach to maximizing neighborhood assets, their strengths and limitations need to be explored and understood. This paper examines the power dynamics of a five year partnership between Wright State University and the Townview neighborhood in Trotwood, OH, to determine the factors that impacted the accomplishment of neighborhood goals. Factors range from the need for community organizing and capacity building to the politics of neighborhood development. This study utilizes a qualitative approach that involves participant observation, document review and interviews with key partners.

79. URBAN COMMERCIAL CORRIDORS

An anatomy of a privileged street: Tel Aviv's Rothschild Boulevard
        Arnon Golan University of Haifa

The concern of this paper is the formation of privileged streets in cities and the way they gain and retain their status. The term "boulevard" defines privileged streets. In Tel Aviv, Rothschild Boulevard, which is the major artery of the old CBD, epitomizes the essence of a prestigious street; its status as a privileged street was determined right at the establishment of Tel Aviv in 1909. The major argument of this paper is that Rothschild Boulevard has retained its privileged status despite the further extension of the CBD away from the old CBD. We hypothesize that this resiliency resulted from the physical configuration of a boulevard that differentiates it from adjacent "ordinary" streets. Moreover, from the beginning the more

prestigious uses were located, and the more affluent people resided along the boulevard. Consequently, Rothschild Boulevard was less affected by urban decline than were the surrounding streets. Such spatial differentiation results from economic, social, and cultural conditions that developed and endured over a long period. Beyond the specific case of Tel Aviv, this study indicates a need for spatial fine-tuning to achieve better understanding of the development and functioning of urban districts.

Long road to renaissance: Minneapolis' Whittier neighborhood 1980s-1990s
   Justin Jacobson University of Minnesota

In the mid 1980s, following about three decades of suburban flight of residents and businesses, Minneapolis' Whittier neighborhood was clearly under strain. Its central commercial corridor, Nicollet Avenue, exhibited all the outward signs of distressed neighborhoods: poverty, violence, drug dealing and prostitution. Now, Whittier and Nicollet Avenue are booming areas that are counted among the city's treasures. Whittier is now called the city's "international neighborhood" for its cultural diversity, and Nicollet has become locally famous as "Eat Street," with its plethora of ethnic restaurants. Entrepreneurs, many of them immigrants from Southeast Asia and Latin America, have played a key role in Nicollet's transformation, with their restaurants and grocery stores now viewed as catalysts in the area's revival. The revitalization of this street elicits questions of neighborhood dynamics and the process of reversing neighborhood decline. Whittier's decline was obvious to planners as early as 1960, and the neighborhood experienced various types of investment and urban design strategies. Early attempts at revitalization were grand projects, such as the creation of a suburban-like shopping center in 1976, which might have done more harm than good. Starting in the early 1980s, however, neighborhood activists began pursuing a different strategy, one of supporting local businesses through various micro-loan and grant programs. This paper traces the transformation of Whittier and Nicollet Avenue from mid 1980s ruin to their current incarnations as the "international neighborhood" and "Eat Street." In particular, this paper elaborates on the slow, often unappreciated and serendipitous work of neighborhood revitalization by community activists and immigrant entrepreneurs. It contrasts the different types of large-scale strategies that have been proposed over the years in the area, and argues for a small-scale and grassroots approach to helping distressed neighborhoods.

Exploring the factors of Urban Commercial Corridor Economic Development
   Liana Riesinger University of Missouri- Kansas City
   Robyne Turner University of Missouri-Kansas City

There are many examples of commercial corridors in U.S. cities that have declined to the point of extinction in the second half of the 20th century. Blighted buildings, empty storefronts, abandoned industrial buildings, and lackluster retail are common uses on innercity commercial property. Traditional economic development theory focuses on ramping up business and development activity through corporate relocation, expansion, and retention. Community development theory focuses on neighborhood revitalization through affordable housing, adaptive reuse of existing structures, and small business development. An intersection of these two fields yields prescriptive guidance for community economic development that centers on commercial revitalization. The negative quality of commercial corridors affects neighborhood identity through the perception of the neighborhood, deters additional investment, and can have a negative impact on the physical and economic health of residents who must travel longer distances to shop and leave the confines of their neighborhood (Zielenbach 2000; Klinenberg 2002). Small business development, and particularlly the success of urban entrepreneurs is hit and miss. As there are indicators for neighborhood success, this paper develops indicators of business success on urban corridors to guide urban economic development policy. Given that deteriorating commercial corridors are primarily found in urban core areas and are characterized by inner-city demographics, Kansas City, Missouri is used to consider the likelihood of corridor revitalization success. A data base of area conditions along commercial corridors is drawn on to explore 4 significant and different types of corridors in the urban core. A survey of small businesses along these corridors is underway and survey results will be used to develop a typology of business success indicators that can be integrated with neighorhood and demographic variables of the geographic area.

Neighbourhood shopping streets as sites of intercultural cohabitation
   Martha Radice INRS-UCS

A neighbourhood is not much of a neighbourhood without its local shopping area which, in central cities, usually takes the form of a street. However, in the increasingly mobile metropolis, local shopping streets are not just for the neighbourhood. The products and services available may well reflect the local

population's characteristics (social class, income level, ethnic origin). But they may also attract people from elsewhere in the city – some who share those characteristics and are looking for something familiar, and others who don't and seek the exotic, particularly in the case of streets offering ethnic specialities. Place marketing strategies can amplify this phenomenon. Local shopping streets also channel through more fleeting visitors when they function as major transport arteries and interchanges. Rather than seeing such streets through the frame of the neighbourhood, therefore, I suggest we understand them as "interstitial spaces" (Jean Remy) that allow different kinds of people from different neighbourhoods to interact with each other to varying degrees and find "compromises of coexistence". Under certain conditions, and not without certain conflicts, the apparently inconsequential spaces of everyday exchange may therefore foster intercultural cohabitation better than we might suppose. Drawing on early data from ethnographic fieldwork, this paper explores some of those conditions in multiethnic streets in Montréal.

80. SOCIAL SERVICES AND SOCIAL CONSTRUCTION

New Directions in Canadian Social Policy:Bringing the Neighbourhood Back In
        Neil Bradford University of Western Ontario

This paper analyses the rapidly growing public policy interest in urban neighbourhoods in Canada. Recently, the federal government has launched numerous initiatives involving collaboration with community organizations and/or municipalities. At the same time, many urban social movements are undertaking action-research projects for renewal of distressed neighbourhoods. Despite all the activity, the motivations underlying Canada's "neighbourhood turn", and the processes of implementation, are not yet well understood. This paper asks why urban neighbourhoods have become policy focal points, and second, how governments and communities are mobilizing. Describing Canada's increasing spatial concentration of poverty in cities, the paper situates the renewed interest in neighbourhoods within a new Canadian social policy paradigm that synthesizes ideas about the "social investment state" and "area-based policy". Federal departments concerned with urban affairs now emphasize public investment in the assets and capitals of people and places. For implementation, they propose collaborative governance structures rooted in particular localities. To grasp the dynamics, the paper compares the design and delivery of two leading Canadian neighbourhood policy projects – the Action for Neighbourhood Change (ANC) and Strong Neighbourhoods Task Force (SNTF). The ANC is a national initiative, driven by the federal government in partnership with several national organizations, and arising from a federal homelessness program; by contrast, the STNF is a local initiative, driven by a multi-sectoral alliance of urban actors in Toronto, and building on municipal anti-poverty projects. Paired together, the ANC and the SNTF offer a rich neighbourhood policy comparison. The paper closes with discussion of broader policy and theoretical implications. What factors condition neighbourhood policy success? Are these spatially targeted projects integrated with the "aspatial" universal programs that distinguish the Canadian social model? Do the new collaborations focused on combating poverty portend a realignment of forces within Canada's urban regimes?

Developing an authentic antipoverty agenda: Nonprofits and welfare reform
        Ivory Copeland University of Connecticut

Nonprofit social service providers are critical to the process of welfare reform. As the primary providers of welfare reform services, they are often responsible for implementing welfare policy provisions. Community-based nonprofits, especially, are essential for the efficient delivery of services to low-income populations. These agencies are also a crucial link between marginalized communities and the public policies that affect those communities. However, the voices of local nonprofit groups often go unheard in the policymaking process. Based on interviews with nonprofit staff at agencies serving low-income and welfare clients, this research provides insight into nonprofit discourses of poverty and welfare as well as directions for change. Among the major findings were that agency staffers participating in this study were generally supportive of more progressive welfare policy options—rather than the more punitive antipoverty policy measures currently being proposed. Thus, in order to develop effective antipoverty policies, we need to bring these oft-unheard voices from the margins to the center and develop courses of action based on their perspectives and experiences. Furthermore, the research findings also suggest that grassroots movements for economic justice provide directions for future neighborhood-based organizing on poverty and welfare.

Competition, Advocacy and Accountability: Nonprofit Issues in Urban Areas
        Eric Twombly Georgia State University

The successful implementation of most social welfare programs in metropolitan areas is predicated on the effective and efficient operation of private, nonprofit organizations. These groups, which serve as the frontline intermediaries between government and clients, provide core programs like employment and training services for clients making the shift from welfare to work, as well as supportive programs, such as child care and transportation services, which assist workers in the labor market. Although nonprofits are crucial links in social welfare policy, particularly in urban areas, there has been little attention given to how policy changes impact their organizational functioning. To begin to fill this information gap, this paper draws on secondary sources and data from the Urban Institute to assess the relationship between the devolution of social policy responsibilities and changes in the nonprofit human service sector in metropolitan regions since 1996. The paper is organized around three key organizational issues that relate to the devolution of social welfare policy during the past decade: competition, advocacy and accountability. The paper, for example, explores how accountability mechanisms, which became relatively common in the human service field after 1996, affected the ability of nonprofits to provide programs and services to their clients. In total, the paper contributes to the field's understanding of how the devolution of public responsibility has impacted human service nonprofits in urban areas.

81. PLACE MAKING AND POLICY TRANSFER (BUSINESS IMPROVEMENT DISTRICTS)

Agents of Urban Revitalization Transfer: Their Successes, Failures, and Motivations
Lorlene Hoyt, Massachusetts Institute of Technology

This paper demonstrates that the business improvement district (BID) is a model for urban revitalization that policy entrepreneurs have deliberately transferred, both intra- and internationally. Data collected via personal interviews and organizational surveys reveal the origins of the BID model, why and how it was successfully transferred to eight different countries, and the types of conditions that prevent its adoption. Special attention is given to the application of the BID model in the United States and the Republic of South Africa for the purpose of illustrating how entrepreneurs apply new policies in contexts with divergent histories, political, and socio-economic conditions. This study does not test or expand policy transfer theory. However, through a detailed description of the work done by urban revitalization policy entrepreneurs, it seeks to make a modest contribution to the policy transfer literature. It also intends to augment the burgeoning BID literature by identifying key policy agents, documenting their successes, examining their failures, and considering their motivations.

PPP Cases In The Management Of Urban Centres: Business Improvement Districts (BID) and Town Centre Management (TCM).
Tamyko Ysa ESADE Business School

Over the last few years, we have witnessed two interrelated processes: on the one hand, great strides have been made in theoretical approaches to public-private collaboration in drawing up local public policies; on the other hand, experience has been gained of public-private partnerships (henceforth PPPs). However, to date few academic studies have focused on an empirical analysis of local PPPs. This paper attempts to fill this gap, employing a study of two practical local PPP cases in the management of urban centres - Business Improvement Districts (BID) and Town Centre Management (TCM) programmes in the United States and the United Kingdom, respectively. The analysis has significant theoretical implications. To date, the academic literature has generally associated these PPP to networked governance. However, the creation of the PPPs studied in the article is not only linked to such governance but also to markets and hierarchies. Based on a comparative approach to the study of the BID and TCM programmes, the paper argues that the kind of governance through which they operate has important consequences for the organisation, funding, management, and evaluation of PPPs, depending on the members that make them up and their institutional framework. The analysis expands existing knowledge of local PPPs and examines the need for and suitability of a given model in the light of these variables. Public Administrations can foster one or other type of local PPP, given that the distinction between provision and production allows a wide choice in the supply of public services. It is important that the kind of PPP chosen is the one that best serves the public interest and is most likely to achieve the desired social outcomes.

BID Partnerships, Polycentrism, and Problems of Governance
Navdeep Mathur University of Birmingham
Jonathan Justice University of Delaware
Chris Skelcher University of Birmingham

Business improvement districts (BIDs) can be understood as exemplars of the polycentric model of governance. Arguments in favor of polycentric approaches in general include the potential for realizing economies of scale and achieving fiscal equivalence by tailoring the scope of collective-goods provision to the characteristics of the particular collective goods. BIDs apply this normative polycentric model to the management of commercial districts, as an institutional design to support collective efforts to make central business districts (CBDs) attractive to shoppers, tourists, and employees of firms located in them. BIDs are narrowly tailored in geography, meant to provide only those improvements and services specifically related to the district revitalization efforts, and seek to raise the necessary funds through special assessments imposed on their presumed primary beneficiaries. The nature of BIDs' work, however, introduces special complexities of governance and jurisdictional integrity, because the collective action problem to which BIDs respond involves not only providing jointly consumed goods but also jointly constructing and governing places. BIDs thus are constructed as subdistricts that are financially and operationally driven by the particular interests of one constituency – business and property owners – but require the creation of a range of externalities affecting other constituencies – visitors, residents, and general-purpose jurisdictions – in order to realize their purposes. This introduces significant problems associated with competing normative discourses about the legitimate constituencies of places, their ideals of place, and their participation in its social and physical construction. This paper assesses some initial evidence of the ways in which ideals of place and its governance are constructed and realized through BIDs in the UK.

Spatial Zones of Governance and Power in the City: Situating the BID
        Robert Warren, University of Delaware

In the discourse on the spatial distribution of power within a city, one focus has been on the devolution of some municipal authority to business areas. This has involved the direct and indirect provision of subsidies and formal powers to organizations that represent the dominant elite of this spatial node. Business Improvement Districts (BIDs) represent a recent manifestation of this phenomenon. BIDs, defined sub-areas of cities, typically, have the authority to exercise certain governance functions (taxing, land use and building regulation, and security). How BIDs are formed, who exercises their powers, and who are positively and negatively affected by these entities are posed as questions from the perspective of democratic governance. Yet, these issues have received little attention in a body of literature that tends to discuss BIDs in terms of their efficacy as mechanisms for improving the business climates and profitability in commercial areas. Neither has this discourse noted that BIDs are only one of many ways in which control over sub-areas of cities can be exercised by others than elected public officials. In fact, little research has been done on the actual structure of control over the space of a city. These "zones of governance" can be the product of such things as: authority formally transferred to neighborhood councils or delegated to or jointedly exercised with business elites; the legally sanctioned controls available to home owners associations; or the extra- and illegal controls imposed by street gangs over space they define as their territory. This paper will construct a framework for identifying and analyzing the institutional and non-institutional ways in which control over sub-areas of cities can be and have been spatially delegated, devolution or usurped, examine the history of business-led examples, and situate BIDs within this context and discuss their characteristics in relation to urban democratic practice.

82. **GOVERNING CITIES IN A GLOBAL ERA**
        Jill Gross City University New York
        Dennis Judd University of Illinois at Chicago
        Richard Stren University of Toronto
        Jonathan Davies University of Warwick
        Wendy Thomson McGill University
        Robin Hambleton University of Illinois at Chicago

This proposal for a colloquy stems from conversations at the City Futures International Conference, sponsored by the Urban Affairs Association (UAA) and the European Urban Research Association (EURA), held in Chicago in July 2004. This conference stimulated a good deal of cross-national debate – with many papers comparing urban governance in different continents and contexts. This colloquy aims to take forward the cross-national conversation by having several speakers from several different countries address two over-arching questions:
•What has been the impact of globalization on cities in your country?
•How are the arrangements for city governance in your country being modified to take on the new challenges arising from globalization?
These are 'big picture' questions. To ensure the colloquy achieves focus the participants have agreed to establish some 'areas of agreement' in advance of the conference. In particular, we will establish 'working definitions' of 'globalization' and 'city governance' to ensure that inputs connect to each other in a creative

way. We expect the colloquy to reveal intriguing differences that are too often neglected in the literature on globalization. We expect three key themes to be explored in the colloquy: 1) Global forces are having both positive and negative effects on cities and the national context is influential, 2) Cities are responding in different ways to these new challenges and there are opportunities for cross-national learning, and 3) The social consequences of these changes throw down new challenges for city leaders and city planners.

83. RACIAL RESIDENTIAL SEGREGATION AND URBAN SPRAWL: THE IMPACT OF METROPOLITAN AREAS ON LIFE OUTCOMES

Jackie Cutsinger Wayne State University
Michael Stoll UCLA
George Galster Wayne State University
Russell Lopez Boston University School of Public Health

US metropolitan areas have been characterized as having various degrees of segregation and sprawl. Both racial residential segregation, particularly segregation of African Americans and sprawl, a multidimensional feature that includes decentralized development, low densities and other related factors, are based on the distribution of people across a metropolitan area. Defined and measured in different ways, some authors have suggested that the two are closely linked, with White flight to the suburbs simultaneously resulting in sprawled urban peripheries and a segregated inner city population. But other evidence suggests that the relationship between the two is much more complex and has varied over time. Both segregation and sprawl vary in important ways across metropolitan areas and these variations may necessitate differing policy responses to deal with segregation, sprawl and their impacts. This colloquium will explore the relationship between sprawl and segregation. Presenters will discuss how these factors separately and in combination lead to negative outcomes in educational achievement, economic opportunities and health. In part, processes may act in parallel, draining resources from vulnerable populations or creating barriers between certain neighborhoods and opportunities. There is also the potential for synergistic effects with high levels of one factor reinforcing the negative effects of the other. But these interactions have not been well identified to date. One of the goals of this colloquium is to identify areas for further research.

84. COMPARING CANADIAN, U.S. AND AUSTRALIAN CITY-REGIONS

Urban Planning and Development in the U.S., England and Australia:

Richard Jelier Grand Valley State University
Steven Hartlaub Frostburg State University
Richard Jelier Grand Valley State University

A casual drive from the urban center to the outskirts of the city reveals the marked difference between development patterns in the United States and England. In the United States, Interstate highways, strip malls, and suburban sprawl have become the dominant pattern of life, whereas England has adopted Greenbelts in an effort to preserve centuries old towns. These differences are the result of radically different urban planning philosophies. Urban planning in the United States is decentralized with non-uniform land use controls dictated by single-use zoning, local political fragmentation, and development geared towards the needs of the automobile. Conversely, Great Britain committed to comprehensive national planning and the preservation of urban centers through the Town and Country Planning Act (TCPA) of 1947. The strengths and shortcomings of the U.S and English models are applied to current governance issues in Australia. The differences in approaches have translated into numerous divergent policies regarding transportation, housing, immigration and numerous other policies. These widely diverging philosophies regarding land tenure and development control are currently under intense scrutiny. Our paper seeks to understand the reasons for the divergent views of urban planning in Great Britain, the United States and Australia by performing an archeology of the philosophic understandings of the three nations. Great Britain, the United States and Australia share significant philosophic roots in the natural rights tradition, yet their understanding of the good community and the appropriate use of governmental power in land use regulation is quite distinct. By exploring the major philosophic writers that influenced each country we provide a richer context in which to locate current development patterns.

Toward an Agenda for the Cross-national Study of Metropolitan Governance

Jefferey Sellers University of Southern California
Vincent Hoffmann-Martinot Institut d'Études politiques de Bordeaux

This paper will set out hypotheses and discuss protocols for a cross-national comparative research project on metropolitan governance. The International Metropolitan Observatory Project has collected a wealth of demographic and political data on all metropolitan areas with populations over 200,000 in fifteen countries. Results have already demonstrated the growth of metropolitan areas throughout most of the developed world. This paper poses three sets of questions for future research in the project, and assesses the existing evidence for each: (1) Is there a convergent shift toward metropolitan governance, and if so is it altering traditional distinctions between national systems of local government?; (2) How widespread are metropolitan fiscal inequalities worldwide, and what forms do these take in different countries?; and (3) Is there any consistent relation between forms of metropolitan governance and economic growth? The paper concludes with a discussion of the analytical and methodological considerations that will be crucial to answering these questions through a collaborative, cross-national research effort.

'New regionalism' in Australia? Revisiting Sydney's governance problems

Daniel Kubler University of Zurich
Bill Randolph University of New South Wales

Sydney, Australia's largest and only Global City, has increasingly suffered from problems stemming from a lack of integrated city governance at the regional level. In the past, these governance problems have been presented essentially in terms of either 'government failures' or 'market failures', and suggested remedies mostly consisted in making the case for a stronger governmental leadership or in creating the conditions necessary for undistorted market competition. In this paper, we will argue that Sydney's governance deficit should rather be conceived in terms of 'negotiation failures': the growing interdependency among relevant actors and agencies has created a de facto joint-decision system which is increasingly subject to blockages due to the inability of stakeholders to reach agreements over area-wide policy issues. Conceptually, we will draw on the premises of 'new regionalism', echoing a shift in theorising about the ways in which the state could and should steer society, emphasizing governance through negotiation, rather than through governmental hierarchy or market. Empirically, we will focus on the development of the latest Metropolitan Strategy, a strategic plan outlining future development choices of the Greater Sydney Area over the next 30 years. Our arguments will be developed in three sections. The first section discusses the conceptual framework of new regionalism, and outlines the main topics for analysis. The second section discusses the emergence of Sydney's governance deficit, arguing that a focus on government and market failures shifts attention from the prospects for negotiated agreements. The third section reviews the institutional and political factors that have impeded the development of the latest Metropolitan Strategy, in the light of the new regionalist analytical framework. In the conclusion, we argue that the prospects for area-wide governance in Sydney could be enhanced through the creation of opportunities where agreements could be reached through negotiation, thereby increasing the support and legitimacy of governmental planning decisions.

Regionalism and the Politics of Scale, Cleveland, Ohio

Michael McQuarrie New York University

In a paper that draws on extensive research into the political field in Cleveland, Ohio and augmented by research in Atlanta, GA and Seattle, WA, I build on the criticisms offered by political geographers of the 'new regionalism' in urban sociology. While taking on board the rejection of the 'scalar essentialism' of the new regionalism this paper explores the politics of scale that are currently animating a variety of political projects in Cleveland. On the one hand, these projects have less to do with any particular qualities of the regional scale and more to do with state rescaling and the particular organization of the political field in Cleveland. On the other, I argue that the regional scale is not politically neutral regardless of the makeup of the political field. The research calls into question the viability of a search for equity at the regional scale that does not take account of the implications of political rescaling for different political dispositions and practices.

New State spaces in Canada: Metropolitanization in Toronto and Montreal

Bernard Jouve Université du Quebec à Montréal
Roger Keil York University
Pierre Hamel Université de Montréal
Julie-Anne Boudreau Institut National de la Recherche Scientifique

This paper is based on an intranational study between two Canadian city regions: Montreal and Toronto. Our interest resides in looking at patterns of decision-making and governance that add up to regional collective agency in both city regions. Despite Montreal's and Toronto's location in one federal state, we

believe are partly dealing with the reconfiguration of "urban governance in different state contexts" (Elwood, 2004). We have two cases in front of us which are divergent cases of integration into global flows of capital and people; part of the same North American continental urban system; regulated by one (barely existing) national urban policy; strangely convergent in some aspects of provincial urban policy despite radically varying political economies, political cultures and ideological debates; wildly different in their local political traditions, etc. We are taking as the starting point for this paper the recent book by Neil Brenner, New State Spaces (2004), which provides a far-reaching and encyclopaedic overview of the rescaling of urban governance in Europe in the last half century. In our brief comments on this book, we will ask the question: What can this book tell us about comparative urban governance in Canada? In our research, we look empirically at how both urban regions have fared in the years after their metropolitan cores (CUM and the City of Toronto) were amalgamated/consolidated their respective provincial governments treating them in good Canadian federalist tradition, which does not grant constitutional autonomy to municipalities. We examine specifically if and how these regions have been emerging since as collective actors in the areas of international competitiveness, environmental policy and transportation governance.

85. CAPITAL PROJECTS: URBAN BENEFITS OR LIABILITIES?

Urban development in Baltimore: Neighborhood ally or insatiable beast?
Thomas Vicino University of Maryland, Baltimore County
Bernadette Hanlon University of Maryland, Baltimore County

This paper examines the politics of developing a publicly owned convention center hotel in the heart of downtown Baltimore City. For much of the summer of 2005, Baltimore's city council battled over the prospect of committing $305 million in public funds to build a hotel aimed at boosting attendance in Baltimore's Convention Center. After intense debate, the 15-member council voted for the project, making it Baltimore's most expensive public development venture. Our analysis of the politics of this hotel project underscores the continuing debate in urban politics between downtown development and neighborhood renewal, and highlights the importance of strong political regimes in urban economic development. In this case, the political regime is the entrepreneurial city, pressing ahead with or without private funding. This, we argue, blurs the lines between economic and political imperatives, creates intense political debate, and emphasizes the importance of local political culture and reelection politics in urban economic development.

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The Politics of Special District Government and Development in Chicago
James Smith University of Illinois at Chicago

Special district government plays a prominent role in urban development, in addition to its large role in local government generally. Despite their importance, special districts are often overlooked in the urban literature, though scholarly work has investigated the affects of institutional form on development outcomes (Turner 2002). Special authorities are becoming more significant due to cities' growing emphasis on development encouraging consumption and tourism (Zukin 1991; Judd 1999), which relies on large infrastructure such as convention centers, entertainment districts, and professional sports venues. State and local governments employ special district governments to build and manage such projects, which are generally outside their capabilities. The literature on special district governments posits that these authorities are unaccountable to voters and remove the public voice from development decisions (Caro 1975; Doig and Mitchell 1992; Judd and Simpson 2003). These arguments are rarely put into context using the development process itself. This paper examines the politics of special authorities, taking into account their superior role to city governments in the current era of city building. I use two cases focusing on one special district government: the Metropolitan Pier and Exposition Authority (MPEA) of Illinois. The MPEA is located in Chicago and manages two of the city's principle attractors of tourism—the convention center, McCormick Place, and the entertainment district, Navy Pier. The cases considered here are MPEA projects that redeveloped Navy Pier (a process that evolved from 1978 – 1995) and a proposed expansion of McCormick Place (the infamous McDome proposal of 1991). Findings show that while the image of an all-powerful, unaccountable public authority is not always present, a lack of public involvement in the development process is evident. Navy Pier's redevelopment went completely as planned, whereas the McCormick expansion was not executed exactly as the MPEA envisioned.

Can Consumption Benefits Justify a Municipal Stadium Investment?
Charles Santo The University of Memphis

A host of empirical studies have indicated that stadiums and arenas have no significant impact on metropolitan area income or employment. In light of this evidence, the continued proliferation of public investment in sports facilities, begs the question: is there some other justification for this spending, or are policymakers simply acting against the public interest (either irrationally, or in response to political-economic influences)? A possibility that has not been fully explored is the notion that stadiums and teams generate tangible and intangible consumption benefits that could support some level of public investment. This research moves discussion beyond the economic catalyst debate by providing an empirical measure of the consumption benefits that accrue to a region as the result of hosting a major league sports team. A contingent valuation survey is used to quantify the consumption benefits that would be associated with the relocation of a Major League Baseball team to Portland, Oregon. An empirical measure of the region's aggregate willingness-to-pay for the benefits associated with hosting a team is disaggregated into option and existence values, which can then be compared to any proposed level of public contribution to a new stadium. The findings indicate that consumption benefits would support a capital investment of approximately $74 million; a figure far smaller than the typical stadium subsidy. The majority of projected benefits are associated with expected public goods and externalities, rather than anticipated attendance, indicating that an equitable financing plan should employ non-user revenue sources. The level of projected benefits does not vary by locality within the metropolitan area, which argues for a regional cost-sharing approach. The willingness of residents to pay for stadium construction is tempered by a concern about other pressing social needs in the Portland area and a reaction to the current tax climate.

86. ECONOMIC DEVELOPMENT IN URBAN AND REGIONAL CONTEXTS

Economic Development Strategies of Small and Mid-sized Cities

Karl Besel Indiana University - Kokomo
Muthusami Kumaran University of Hawaii – Manoa

Economic development strategies devised and adopted by small and mid-sized cities have become increasingly sophisticated during the past decade. In the wake of growing competitions from larger and similar size cities, small and mid-sized cities are actively promoting economic development programs – programs that provide assistance to new and existing business enterprises in order to increase local jobs, alleviate local unemployment and enhance the local revenue base, improve public and private capital investments and promote business and community capacity-building. Examples of successful economic development plans include: downtown or industrial estate redevelopment to attract new enterprise investments; tax subsidies to businesses such as property tax abatements; government loans, subsidies and grants to encourage start-up businesses; small business incubation programs to provide assistance for small enterprises; and promotion of information technology based enterprises. This paper examines the innovativeness of new generation economic development plans through case studies of a few small and mid-sized cities. The paper highlights the success stories of innovative organizational and strategic planning processes that went into the economic development plans adopted by these cities to carve a niche for themselves. This paper also documents new sets of problems faced by small and mid sized cities in sustaining their attractive economic development plans.

Employment Centers in Slow Growth Metro Areas: The Case of Northeast Ohio

Ziona Austrian Cleveland State University
Robert Sadowski Cleveland State University

With sprawl continuing to be a major issue for slow-growth metropolitan areas, overall employment is becoming increasingly decentralized over time. However, decentralized employment may be concentrated in small geographic areas known as employment centers. This article will identify and characterize employment centers throughout Northeast Ohio. McMillen (2003), Anderson and Bogart (2001), Bogart and Ferry (1999), and Giuliano and Small (1991), studied employment centers in Chicago, Cleveland, and Los Angeles, respectively, using 1990 data. Bogart noted that a "useful way of viewing a metropolitan area is as a collection of small open economies (employment centers) that specialize and trade with each other." Technically speaking, an employment center is a geographic area that exceeds a threshold employment density and a threshold employment level. This article uses 2000 Census data to identify and characterize centers in three Northeast Ohio metropolitan areas (Cleveland, Akron, and Youngstown) by industry sector, occupation, and size. Three issues will be examined. 1) Do new employment centers continue to emerge in slow-growth economies? What effect(s) do they have on existing centers? 2) With employment decentralization and the possible creation of additional employment centers, do central business districts retain their prominence? 3) What differentiates employment centers within the same metro area with respect to dominant industries and occupations? In their work, Anderson and Bogart noted that employment centers represent "a systematic change in metropolitan structure rather than a random sprawling of firms."

Some research supports the hypothesis that the rank-size rule (the power of law, or Zipf's law) is a reasonable approximation of the size distribution of employment centers. This article will also characterize the size distribution of employment centers using the rank-size rule. This article's contributions include: extending characterization of employment centers to include both industry sector and occupation specializations; identifying employment centers in small metropolitan areas; and using 2000 Census data.

Competition and Cooperation: The case of the Memphis-MidSouth region
        Roslyn Chavda University of Memphis

The purpose of this paper will be to investigate how economic development leaders and government officials in the MidSouth region simultaneously cooperate and compete in attracton and retention activities. A survey will be used. Additionally, interviews will be employed.

87. CITY POLICY PROCESSES

Political Culture, Public Opinion, and Policy Outcomes in Gary and Minneapolis
        Neil Kraus University of Wisconsin, River Falls

In recent years, regime theory has become the dominant paradigm in the study of urban politics. This paper offers an alternative to regime theory by emphasizing variables that have been given little attention by scholars of urban politics in recent years -- local political culture and public opinion. Further, the paper suggests that the field of urban politics should expand the range of policy issues studied beyond development policy, which has dominated regime studies. I argue that a more expansive approach can illuminate the range of influences on local policy outcomes as well as the divisions among traditionally liberal constituencies that inhibit progressive local policy making.   Finally, while the normative aspect of regime theory focuses on the nature of the political process, this paper attempts to lay a foundation for suggesting normative policy prescriptions for addressing the many problems associated with concentrated urban poverty. Cases examined are Gary and Minneapolis, and preliminary findings involving the issues of education, casino development, and law enforcement are discussed.

Why did Montréal adopt an inclusionary housing policy ?
        Martin Wexler Ville de Montréal
        François Cadotte Ville de Montréal

The City of Montréal recently adopted an inclusionary housing strategy in August 2005 (see http://www.habitermontreal.qc.ca/fr/inc/pdf/doc_inc.pdf). The strategy fixes quantifiable targets for the overall production of affordable housing and identifies specific objectives for large residential developments, in part, to favour social mix. This presentation examines the strategy from three perspectives: 1. As the result of a new political dynamic and organisational structure resulting from the fusion of island municipalities into a single city and the decentralisation of decision making through the creation of a borough structure, both in 2002; 2. As the result of the updating of municipal housing policies, priorities and practices to take into account the current policy environment and market conditions. Recently, Montréal has experienced a very low vacancy rate and a steep increase in housing prices. 3. As a result of an informal and formal consultation process, which included a wide range of stakeholders (for- and not-for-profit developers, community groups, the Board of Trade, unions, school boards...). It was hoped that this process would lead to a new community-wide consensus. Some of the issues to be considered are the enlarged definition of affordable housing, the identification of roles for different actors in creating or encouraging affordable housing, in particular new actors such as boroughs and large public and para-public land owners, and the integration of a monitoring process in order to encourage compliance and to evaluate the need to adjustment the strategy.

Falling Down Around Them: The Case of Roanoke's Victory Stadium
        Jon Bohland Hollins University
        James Bohland Virginia Tech

This paper is a case study of an extended public controversy in Roanoke, Virginia focused around Victory Stadium. The stadium, built in the early 20th century and home to many high school athletic teams, events, concerts, and college games, was set for demolition after years of decay, neglect and periodic flooding of the Roanoke River left the facility in a state of disrepair. What ensued was a spirited, contentious and on-going "Save the Stadium" movement that has become a key political issue in the past decade. The stadium

remains and continues to be used although much of the facility has been condemned as unsafe by local inspectors. The case of Victory Stadium has dominated local politics and public discourse for over a decade. Utilizing textual sources and interviews with civic leaders, our study analyzes the public policy debate over Victory Stadium from a number of theoretical perspectives highlighting how issues of race, environmental risk, professional versus common language, class and collective memory serve to frame the debate over the future of the facility. The stadium issue also illustrates a failure of local governments to act collaboratively for regional ends. In this case, the stadium failures of the poorer and more racially diverse City of Roanoke is in stark contrast to the situation in the adjacent and wealthier suburban areas located on the urban periphery.

Policy Importance and Policy Conflict in Michigan Municipalities
Brianne Heidbreder University of Wisconsin-Milwaukee
Douglas Ihrke University of Wisconsin-Milwaukee
Brian Cherry Northern Michigan University

Recent literature on the governance of communities reveals a great deal of divisiveness and conflict amongst governmental and other political actors over questions of policy. Divisiveness and conflict are not necessarily bad for communities, as they can often lead to innovative solutions to problems, but when taken to the extreme, they can often lead to gridlock. In this study the authors attempt to measure and explain the value placed upon different policy areas within municipal affairs by governmental actors, as well as the level of conflict these same policy areas generate on city councils. We hope to develop a typology that classifies communities along these two dimensions as a means for helping to identify problem areas. We also hope to produce is a set of recommendations that will help to alleviate unnecessary conflict and allow for more reasoned approaches to problem solving within the various policy areas. In order to measure policy importance and conflict, data from a survey of approximately 1430 municipal officials representing 92 Michigan municipalities with populations greater than 10,000 will be used. Survey participants included mayors, city managers, council members, and department heads from the 92 municipalities. The survey also collected demographic data on respondents and we supplemented this data with demographic and other important information about the local governments and communities they represent. This particular research will focus on the perceptions of city council members, a group from which we received a response rate of approximately 30 percent. The factors that explain variation in policy importance and policy conflict will be analyzed using multivariate statistical techniques. The findings should be of interest to both scholars and practitioners of urban politics, who have an important stake in developing better group strategies to deal with highly contentious and/or important policy arenas.

Skateboarders, Deviance and Public Space
Jeremy Nemeth Rutgers, The State University of New Jersey

Recent rounds of economic and political restructuring have created strict regulatory regimes to combat an unprecedented rise in personal insecurity. Such regulations attempt to control "deviant" or "disorderly" uses of public space by creating single-use spaces of consumption. Against this backdrop, the tendency for teenagers to form unsystematic social groupings in these spaces has marked them as potential threats to the desired public order. As such, spaces are often produced in which teens must show deference to adult definitions of appropriate behavior. One particular subgroup experiencing such control and regulation due to their inherently "transgressive" use of the urban landscape is the street skateboarding culture. Some argue that as skateboarders are spatially controlled they have experienced a treatment similar to the homeless population due to their lack of economic productivity; similarly, research demonstrates that teens are attracted to city centers for social rather than consumptive reasons. This paper discusses these issues in the context of a 2002 skateboarding ban in LOVE Park, a space adjacent to City Hall in Philadelphia that is widely considered the "mecca of street skateboarding." Although public support for the ban is minimal - protests in June attracted hundreds of dissenters - the City continues to enforce the ban without compromise. Through interviews with skaters, advocates and local business owners, and a review of newspaper articles and official press releases, I determine how the City's powerful interests were able to construct this group as deviant and unruly. I argue that this popular construction of skaters as "out of place" - and the subsequent removal of this group from the CBD - is dually detrimental, both to the City's stated desire to attract a creative clientele back to Philadelphia and to the skaters' claim for a space for performance and interaction in the establishment of their self-identity.

Assessing Best Practice guides in urban management: a tool for innovation or a route to conformity?
Tessa Brannan University of Manchester, UK
Catherine Durose, University of Manchester, UK

Peter John University of Manchester, UK
Hal Wolman George Washington University

A key question for urban policy-makers is what ideas to adopt that will improve performance and respond to critical issues in public policy. As a means of encouraging such innovation governments, professional associations, and consultants have increasingly exhorted local governments to seek out and utilize 'good' or 'best practice' through a variety of routes and mechanisms (including 'Best/Good Practice' guides), which have become increasingly popular and conventional in the U.S., Britain, Canada, as well as many other countries. These practices raise a series of important questions: whether 'Best Practices can, in fact, be accurately; identified, whether a Best Practice in one place will actually work somewhere else, what are the practical difficulties of adopting and implementing a "Best Practice,' and, ultimately, whether "Best Practices,' when they are adopted, actually are effective in solving the problems to which they are addressed, run the risk of lack of clarity in implementation and drawing on pilots that succeed in only particular circumstances. This paper reports on an evaluation of the use of best practice in English urban government, analyzing a survey of all local authorities and case study research. The paper tests the hypotheses that best practices are really best practice and are the way of bringing about effective policy change.

88. SOCIO-ECONOMIC IMPACT OF IMMIGRATION

The Responsiveness of City Governments and Officials to Immigrant Residents
Paul Lewis Arizona State University

Many urbanists are concerned with the process by which immigrants become involved in the civic and political life of their adopted communities. Potential barriers to participation in city politics include language difficulties, segregation, and a lack of familiarity with structures and processes of local governance. These imply that the degree of supportiveness offered by local officials may be of key importance in shaping immigrants' involvement and influence in local affairs. However, at least in the United States, there has been a lack of systematic study of government responsiveness to immigrants at the municipal level. In this paper, we seek to account for variations in the degree to which city elected officials are receptive to immigrants and municipal governments respond to immigrant-related concerns. Data are derived from an original survey of mayors and councilmembers in 304 California cities where immigrants constitute 15 percent or more of the population. We received usable responses from 525 elected officials in 258 municipalities, and merged the survey responses with data on local demographics and political systems. Drawing upon Browning, Marshall, and Tabb's classic work on the incorporation of racial minorities in city politics, and from other relevant studies from related fields, we propose several hypotheses about factors that underlie responsiveness to immigrants. Responsiveness is measured both at the level of the individual elected official (e.g., his/her ability to name a local group they might contact to help with outreach to immigrants) and in terms of city policy actions (e.g., the provision of interpreters; policies supporting day laborers). Multivariate analyses examine the importance for responsiveness of internal attributes of city governments, such as electoral institutions and officials' gender and ideology, along with the role of broad demographic differences among cities, such as the relative size, language diversity, and recentness of immigration.

New Visions of Community Building among Immigrant Churches
Helene Slessarev-Jamir Wheaton College

Much of what is known about the role of churches in community building is based on case studies done in longstanding African-American urban communities. However, American cities now also have significant immigrant communities in which faith institutions play central roles in the resettlement process. Not only do they assist in maintaining cultural continuity, they also are the source of critical resettlement support services. This is particularly true for poorer, more disadvantaged immigrants who arrive with few personal assets. However, evidence suggests that these immigrant faith institutions respond to the social service needs of their members and the larger community in ways that are quite different from those found among African-American churches. Furthermore, the very nature of community itself is often understood quite differently. Using data collected on a small set of "promising" immigrant church-based service providers, this paper would explore the various reasons for the distinctive character of service provision in the context of immigrant communities.

When Hates Comes to Town: Community Response to Violence against Immigrants
Gordana Rabrenovic Northeastern University

Daniela Methe Northeastern University

During the 1990 many recent immigrants and refugees in search of good place to raise their families moved to smaller, mostly homogenous communities that did not have much experience in dealing with diversity. One such community is Lewiston, Maine. The influx of new immigrants and refugees from Somalia created a tension in Lewiston and hate mongers saw that as an opportunity to expand their base by spreading racial hate in the city. In this paper I examine Lewiston's response to racial hostilities.

Saying No to City Contracts: The Politics of Day Labor Centers in Denver
Michelle Camou College of Wooster

In cities throughout the United States, community advocates have proposed day labor centers as a method for incorporating undocumented, Latino workers into urban economies and local systems of labor protections. City governments from Los Angeles to Austin to Seattle have acted as partners in these centers, extending some combination of land, facilities, and funding to the nonprofit groups contracted to run them. Inspired by these successful examples throughout the West, an activist group in Denver first appealed to City Hall in 2001 to develop a day labor center contract in the city. Yet, instead of the affirmative answer realized in so many other cities with large Latino populations, no contract resulted in Denver. Is this just a simple case of agenda denial? My paper examines community activists' unsuccessful bid to establish a city-funded but privately-operated day labor center. As a participant-observer, I was part of the committee involved in lobbying for this city contract. I find that the Denver experience cannot be explained as a simple case of undocumented immigrants and their advocates lacking the resources and clout to mobilize against their better-positioned opponents. Rather, the outcome reflects a discursive process whereby activists came to associate city funding with cooptation and de-radicalization of the day labor center concept. Rather than submit to the city's ideas about staffing and management, community activists and day laborers themselves decided they would do better to solicit private support. The research suggests the importance of agents, discourse, and interaction in shaping governmental commitment to immigrant workers' rights and welfare in US cities.

89. PUBLIC HOUSING REDEVELOPMENT IN EUROPE AND THE U.S.

Segregation and neighborhood effects
Roger Andersson Uppsala University
Sako Musterd University of Amsterdam

Recent studies using a unique Swedish longitudinal dataset show that neighbourhood effects on individuals´ earnings are statistical significant and that the composition of neighbouring residents in terms of income levels is more important than their educational or ethnic mix (Andersson, Musterd, Galster & Kauppinen 2005). Effects are stronger in metropolitan areas than elsewhere and stronger for males than for females. This finding seems to validate policies that aim at neighbourhood social mix. We have also been able to show that the importance of having substantial shares of low, medium and high income residents differs according to the attributes of individual residents (Galster, Kauppinen, Musterd & Andersson 2005), advancing our understanding of the important issue "what mix matters for whom?" (Musterd, Andersson, Galster & Kauppinen 2005). Finally, we have shown that ethnic clusters are detrimental to the economic success of most immigrants in metropolitan Sweden. While the last finding is based on individual-specific environments (using GIS-based aggregates of geo-specific coordinates for all individuals), the two other papers use a fixed neighbourhood division (SAMS) by which the country's population is geocoded into about 9000 neighbourhoods. The Swedish government launched a 'Metropolitan Development Initiative' in 1999, allocation extra economic resources to 24 large scale (immigrant-dense) housing estates in three metropolitan regions. As part of the rationale for launching area-based policies is connected to the fear of negative neighbourhood effects, the scale issue transpires not only to be an important aspect of the neighbourhood effect research debate but also has a policy-relevant side to it. In this paper we seek to contribute to the debate by problematizing further scale issues relating to the existence of neighbourhood effects. This is done by using combinations of multivariate techniques and varying neighbourhood delimitations.

Transformation of Local Governance: HOPE VI in Memphis
Laura Harris University of Memphis

The U.S. Department of Housing and Urban Development's HOPE VI program has funded local housing agencies to demolish the nation's most severely distressed public housing units for over a decade.

Redevelopment efforts at the HOPE VI sites aim to ameliorate problems of concentrated poverty that have long plagued neighborhoods surrounding urban public housing. The Memphis Housing Authority was among the first grantees in 1995, and subsequently received revitalization grants in 2000 and 2005. In this paper, we view the three HOPE VI grants in Memphis from a broad perspective, examining the various key actors (including housing authority leadership, developers and city officials), key anchors in the redeveloping areas (a university, a research hospital and an emerging biotech industry), and local partnerships (particularly those focused on social service provision for original and returning residents). During the same time, the federal HOPE VI program has increased the emphasis on leveraging additional development money and partnerships. Over the course of the grants, the experience of these actors working together, along with the shifting priorities from HUD, has shaped their subsequent neighborhood development revitalization work. The success or failure of HOPE VI grants is often described in terms of the end products, such as the number of original residents who returned, the composition of the mixed-income development rebuilt, reductions in crime in the new community, or increases in area real estate values. The Memphis experience suggests that there are important lessons to learn about the many and varied ways that the program has changed over time as the federal program changes have interacted with the increasing local experience of the housing authority and other key actors to affect change in the targeted neighborhoods as well as in other non-HOPE VI neighborhoods throughout the city.

Large housing estates and housing careers
  Ronald van Kempen Utrecht University

In Europe, millions of dwellings have been built in the first three decades after the Second World War. In most cases these dwellings were built in large estates in or close to cities. At that time these estates were seen as attractive places to live in. In the last two decades, however, many of these estates have seen all kinds of negative developments. Social, economic and physical problems have become prominent in many estates in different parts of Europe. The attractiveness of the estates has, accordingly, declined. In this paper we want to find out which position these estates currently take in the housing careers of specific groups. Are the housing estates seen as nice places to live by some groups? Can the estates be characterized as places where most people want to leave as soon as possible? Do people accept the present situation or are they actively trying to improve the housing estate? We will probably find out that the situation differs very much per estate and per household category. On the basis of the results we ill be able to make some scenarios for different kinds of housing estates in different national and spatial contexts.

A strategy for self-sufficiency
  Michael Brazley Southern Illinois University
  John Gilderbloom University of Louisville
  Lin Ye University of Louisville

This paper is the result of a three-year longitudinal case study of HUD'S HOPE VI revitalization project in Newport, Kentucky. Does HOPE VI's Self-Sufficiency program increase opportunity and enhance the quality of life for public housing residents? Policy implications include revising Community and Supportive Services (CSS) to a multi-dimensional program including more counseling, adequate health care, self-esteem building programs, vocational training, increasing education levels, and providing youth activities. A reevaluation of HOPE VI participant work plans, including the case management program, is greatly needed. The likelihood of residents utilizing self-sufficiency services was found to increase as household size, highest grade completed, and monthly household income increased. Car ownership was significantly correlated with employment and should be studied as part of the transportation assistance package.

90. IMMIGRATION AND GOVERNANCE CHALLENGES

Winding (from the top) down: Can Neighborhood Management Incorporate Immigrants?
  Janice Bockmeyer City University of New York - John Jay College

Urban community councils and boards in prodigious incarnations have been employed by urban governments to generate resident participation in community revitalization of 'distressed' areas. The European/German Republic/state program, The Social City/Neighborhood Management (NM) was launched in 1999 to engage neighborhood residents in urban districts with 'special renewal needs.' Whether the Neighborhood Management approach can engage the growing proportion of district residents who are immigrants is not, however, a settled question. This paper examines five NMs in Berlin and Dortmund hypothesizing that the level of immigrant self-organization in each city determines the level of immigrant

voice in NM leadership, staff and projects. Although greater attention to immigrant incorporation and anti-discrimination projects is found in sites where self-organization levels were lowest, the paper examines whether significant immigrant participation contributed to the NM initiatives. Finding variation in immigrant engagement between and within each city, the paper examines site-specific political opportunity structures including immigrant access to local political party and development officials. Finally, the paper questions whether governmentally-mandated governance structures, like NM, that are intended to create resident engagement short of formal representation, can generate significant immigrant incorporation.

Regimes of Immigrant Incorporation in London Boroughs
        Susan Clarke University of Colorado

This paper argues that representation is a necessary, but not sufficient, condition for substantive political influence of new immigrant groups in contemporary cities. Greater democratic inclusion of underrepresented groups includes but is not restricted to political incorporation processes, a concept used widely in analysis of race and ethnicity in U.S. cities as well as, increasingly, in European cities. Political incorporation looks beyond participation rates to assess whether racial and ethnic groups gain representation within the key governing institutions in government. Groups achieve political incorporation when their members become integrated into the governing coalition of a political jurisdiction. This approach underscores the importance of comparative cross-national analyses of variations in democratic inclusion—including styles or types of political incorporation of ethnic minorities as a research area for urban scholars. The empirical research features a comparative analysis of political incorporation indicators of group representation and policy outcomes in London Boroughs; case studies of two boroughs with large Muslim populations illustrate the dynamics of political incorporation processes when culturally-charged issues are involved. On the basis of these comparative analyses, I argue for developing typologies of regimes of immigrant incorporation that better reflect the experiences in US and English cities experiencing similar immigration trends and multi-ethnic political pressures. Inclusion of relative newcomers in local governing regimes and coalitions becomes the marker for incorporation rather than electoral representation of groups; with the regime focus on "getting things done," public institutions and distributive politics remain central to the analysis but not to the exclusion of nonstate actors. A comparative perspective is essential for refining conceptualizations of democratic inclusion and political incorporation concepts.

Local Government and Political Participation in Immigrant Enclaves
        Jill Gross Hunter College, CUNY

Local government is a central component of democratic political systems. But few city residents participate in shaping these structures, choosing their leaders or defining their policy agendas. In London, mean voter turnout in local elections has hovered around 35% since 1955. In poor communities of color, the problems are magnified. These are worrying signs as economic deprivation and social exclusion alongside political disengagement can lead to urban unrest. In previous research on London, I explored the degree to which enhancing transparency, access, representation and salience of local government institutions led to changes in patterns of formal political participation within minority neighborhoods. While African and Caribbean communities tended to have lower levels of voter turnout overall, when local democratic capacity was enhanced - participation increased. There was a weaker correlation between democratic capacity and turnout in Indian communities, and negative correlations in white communities. These findings suggest that a more differentiated local institutional environment may be advantageous if one is interested in altering local voting patterns. To understand whether these dynamics can be applied to other cities, the model must be tested. Do different local institutional configurations correlate with differences in local voting behavior cross-nationally? What lessons can be learned for policy makers in global cities seeking to mitigate democratic deficits and create more responsive local governance? I present data on the cases of London, Toronto, Paris and Copenhagen. Each city has experimented with local democratic reforms over the past two decades. They have experienced economic restructuring, influxes of immigrants, and socio-spatial segregation of ethnic groups. Through a historical cross-national analysis of the impacts of local institutional change on the patterns of political participation among marginal groups, I seek to shed light on these questions.

Re-thinking Immigrant Political Incorporation
        Lorraine Minnite Barnard College

The study of cities has been reinvigorated by a concern for the role they play in producing and contesting globalization. One commonly recognized feature of globalization is the acceleration of migration unleashed by the on-going re-organization of the world economy and the ease of travel and communication.

As places of dense immigrant settlement, cities manage the effects of migration and thereby influence the process by which immigrants are incorporated into American society. But cities are also embedded in a web of economic and governmental relations that influence processes of incorporation. U.S. federal immigration policy grants different categories of immigrants unequal rights, resulting in a process of "civic stratification" (Morris cited in Andersen), which in turn, carries broad implications for immigrant politics. But scholars of incorporation have rarely analyzed its effects and largely ignore the important role of the national state in setting the conditions for incorporation. Moreover, questions of how national policy creates opportunities for political participation, especially at the urban level, are also overlooked (Mettler and Soss). Drawing on a variety of sources, including a unique set of election day surveys of voters in New York, this paper examines how urban politics mediates and moderates the influence of national immigration policy on the political participation of immigrants.

New Immigrants and Local Governance of Housing and Schools
Mara Sidney Rutgers University-Newark

Across the United States, historically high levels of immigration are changing communities, challenging local government institutions, and putting pressure on existing governance arrangements. Government and NGOs can include immigrants in policy making and implementation, and can adapt policy to address their needs. On the other hand, organizations can create, ignore, or remain unaware of barriers to immigrants' participation and influence. In this way, governance arrangements and processes transform newcomers into democratic citizens or keep them in the marginal position of strangers. This paper analyzes whether and how institutions of local governance respond to new immigrants and incorporate their voices. It compares local incorporation in two policy sectors critical to immigrants' life chances ― housing and education. It intensively examines immigrant incorporation in Newark, New Jersey, a particular kind of city: older, industrialized and declining cities where immigration is largely responsible for population stabilization in the past decade. Once manufacturing centers, they have experienced declines in population and economic base as a result of economic restructuring. On the one hand, they represent the most-likely places to welcome new immigrants. City leaders might welcome their potential to generate economic activity. On the other hand, having struggled in recent decades, these cities may lack the resources to address new needs and claims, thus immigrants' arrival may also cause conflict. This comparative study analyzes immigrant incorporation across two policy domains (housing and schools), while also comparing incorporation across immigrant groups (Latin American and Caribbean/West Indian).

91. INTRAMETROPOLITAN WEALTH DISTRIBUTION AS A LOCAL POLICY DRIVER

Case Studies of Miami, Milwaukee, and San Francisco Metropolitan Areas
Leah Curran George Washington Institute of Public Policy

This paper will provide detailed intrametropolitan fiscal analyses within three metropolitan areas [Miami, Milwaukee, San Francisco] of individual local government tax capacity efforts, including revenue-raising capacity, revenue-raising effort, indices, rankings, and tax disparity scores, research constraints discovered during the work, and recommendations regarding future research on this topic.

Case Studies of Baltimore, Las Vegas, and Richmond Metropolitan Areas
Patricia Atkins George Washington Institute of Public Policy

This paper will provide detailed intrametropolitan fiscal analyses within three metropolitan areas [Baltimore, Las Vegas, and Richmond] of individual local government tax capacity efforts, including revenue-raising capacity, revenue-raising effort, indices, rankings, and tax disparity scores, research constraints discovered during the work, and recommendations regarding future research on this topic.

Policy Implications of Intrametropolitan Wealth Distribution in Six Metropolitan Areas
Joseph Cordes George Washington Institute of Public Policy
Hal Wolman George Washington Institute of Public Policy

Measures of local government wealth accumulation – both hypothetical and actual – provide policy makers with concrete information for informed decision-making. Revenue-raising capacity, revenue-raising effort, indices, rankings, and tax disparity scores give guidance for policy-makers. We present insights learned through extensive interactions with local and state public finance officials, primarily related to the extreme variability from state to state in fiscal data collection, compilation, and retention; and we make policy

recommendations based upon analysis of metropolitan tax disparity relative to dependency upon particular taxes, to a shift from property tax to land taxation, to sensitivity tests, and to city-suburban disparities or equities.

92. Community Organizing in the 21st Century: New Definitions, New Strategies
Barbara Ferman Temple University
Marilyn Gittell The CUNY Graduate Center
Charles Price University of North Carolina, Chapel Hill

Conventional stereotypes of community organizing hold that it is confrontational, that it encourages parochialism, that it does not provide tangible results and that it reinforces the barriers that divide people. However, these stereotypes are at odds with the emerging trends in community organizing practice. Based on our assessment of the Ford Foundation's Fund for Community Organizing Initiative (FCO), an innovative three year, $3.5 million project focused on building capacity in organizations that utilize community organizing, we have observed major changes in the landscape of community organizing. The participants on this colloquy will discuss some of those key findings such as: the focus on building social capital, forging coalitions, seeking larger policy change, utilizing research and the like. Additionally, we will discuss the key role of local intermediaries in enabling these activities to occur and in developing citywide and, in some cases, regional infrastructures that enhance the visibility and viability of community organizing activities.

93. Innovation and Adaptation in Urban Development: The Politics of Healthy Living
Amy Eyler St. Louis University
Royce Hanson George Washington University
Russell Lopez Boston University

The relationship of community design and access to opportunities for physical activity are increasingly associated with major public health issues such as obesity and heart disease. Public policies governing urban design and development, transportation systems, and location of public and commercial facilities have a profound effect on the amount of physical activity in which people engage. This colloquy will involve investigators of research in progress on case studies of factors that have produced or inhibited policy changes that foster healthier living in a wide variety of urban areas. Sponsored by the Robert Wood Johnson Foundation's Active Living Research Program, the cases include planning newly urbanizing areas, redevelopment of downtowns, brownfields, and school sites; creating bike and trail systems; introduction of traffic calming projects; and adoption of state and local smart growth policies. Participants will explore both the extent to which their findings can be generalized and the kinds of theoretical models and research methods that tend to yield deeper insight into the politics of urban policy change and the adoption of innovative approaches to managing growth and redevelopment in ways that contribute to active living.

94. PRIVATE POWER AND PUBLIC POLICY

Toward local governance and social exclusion in Washington, D.C.
Thomas Neeley Dartmouth College

Current means of looking at poverty in the U.S. — through disadvantage analysis and the underclass debate — subscribe to the pervasive Durkheimian hegemony evident in European social exclusion discourse that views paid work as a means to social inclusion and ignores the status of the working poor. This view of paid work as a mean to inclusion appears in the political framing of urban redevelopment, which tends only to benefit the condition of the urban poor by adding a limited number of jobs while providing innumerable benefits to middle- and upper-income residents. Urban redevelopment, as it is currently pursued through local governance coalitions embodied in public-private development partnerships, legitimizes private development goals aimed at customers, which with the active participation of the government lends a "public good" credibility to private development for the perceived benefit of all citizens. The growth of local governance promotes local fragmentation not only of government services in terms of accountability and legitimacy but also of increasingly diverse and pluralistic local communities. This paper will examine how in Washington, D.C., the popularization of local governance coalitions promotes further fragmentation and social exclusion among the city's most vulnerable residents living east of the Anacostia River. This exclusion is rooted in the development of the District beginning with the original planning, reinforced by a tradition of segregation and a denial of full citizenship rights, and promised in proposals for development as recent as the current Anacostia Waterfront Initiative. The large-scale use of public-private partnerships for the ambitious $8 billion, 20-year-long AWI redevelopment project is aimed at both emphasizing the

appearance of inclusionary aspects of redevelopment and co-opts government participation as a symbol of citizen participation. Examining the AWI planning process and redevelopment goals reveals the failure of public-private development partnerships to address the social exclusion endemic to the neighborhoods east of the Anacostia River

The Booster Network: A Framework of Policy Formation in a New Era

Patrick Embry University of Texas at Arlington
Jianling Li University of Texas at Arlington

The recent shift in transportation toward privatization has created new opportunities for private participation in transportation infrastructure development and service provision. The high stakes resulting from the shift draw a variety of powerful actors to policy making regarding project planning, selection, and implementation. Understanding policy formation in this new era of private power is imperative because the outcomes will affect urban development, population redistribution, and subsequent politics and policy. In this paper we present a theoretical framework, the booster network, for understanding the formation of large-scale policy initiatives. The framework is based in policy design (Schneider and Ingram, 1997) and agenda setting (Kingdon, 2003) theories, urban development and politics (Wade, 1959; Glaab, 1967; Molotch, 1976; and others) literatures, and an account of the legislative process. The framework centers on the legislative process, conceptualizes stages in the policy formation process, and identifies members of the booster network and how they influence substantive outcomes as they intervene at various stages throughout the process. A case study of the Trans Texas Corridor, a large-scale state transportation policy initiative unveiled by the Texas governor in 2002, illustrates the framework. The research includes a literature review as well as search and analysis of newspaper articles, governmental documents, committee hearings and state legislation. It shows that during the process, private sector players teamed up with public actors to form a "booster network," sharing the driving role in successive Corridor-related bills passed by the Texas Legislature. This network's activities were characterized by constant back and forth interaction between private entrepreneurship and public actions. As lessons were learned from difficulties encountered at each stage, they were fed into new legislation intended to clarify previous law while creating new, legislatively established opportunities for private entrepreneurial activity. Policy implications of the findings are discussed.

To Make the City Safe for Private Investment

Heywood Sanders University of Texas at San Antonio

American cities have displayed a substantial, indeed remarkable, ability to pursue large scale development policies in recent years, even in the face of quite negative market realities. Despite a substantial drop in its business, Chicago's McCormick Place convention center is now in the process of being expanded, at a cost of $850 million. While plans to develop a new multi-purpose stadium on Manhattan's west side proved abortive, the state is beginning work on an expansion of the Jacob Javits Convention Center at a cost likely to exceed $1.4 billion. Yet over the last few years, the Javits has seen its convention attendance plummet from 1.4 million to just 962,000. In Dallas, city officials are pursuing a major public effort to spur new retail development in the downtown core together with a new 1,000 room convention hotel, despite the reality that the downtown office building rate now tops 27 percent and the city has largely failed as a convention destination. And in both Kansas City and Louisville, local officials appear committed to building new downtown arenas, notwithstanding an absence of professional teams to play in them, and with downtown office vacancies at 28 and 21.5 percent respectively. Despite the host of larger market and political realities impinging on these cities and others—globalization and increased capital mobility, substantial population loss and growing economic disparity, corporate consolidation and the decline of "local" business, the fiscal weakness of local government and the contentiousness of urban politics—they have nonetheless succeeded in mounting and sustaining major investment and development efforts. This paper will examine the central imperatives of downtown development and much of urban politics through some individual case studies, and develop an explanatory framework for this perverse success.

To BID or not to BID:The Formation of Business Improvement Districts in NYC

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Over the past two decades, cities have struggled to retain residential populations and businesses in the face of suburban growth. In response to this deurbanization and increasing competition from suburban shopping venues, Business Improvement Districts (BIDs) have proliferated across the country. BIDs provide supplemental services to a defined commercial area, and are funded by a special assessment that is voluntarily levied on the property owners within those boundaries. They work to clean up and organize

central city commercial areas in order to revive consumer foot traffic. Although touted by government officials and businesses as a successful approach to local economic development, few studies on BIDs have emerged. Furthermore, none to date have comprehensively examined the BID formation process. This paper looks at the motivation factors behind BID formation in an attempt to explain why some commercial areas form BIDs and others do not. New York City currently boasts 52 BIDs, the most for any city in the country. They have proliferated in diverse locations, with different property mixes, and under a variety of circumstances. The absence of a prototypical BID allows for exploration of the different conditions under which BIDs form. This paper focuses on three BID case studies in New York City alongside comparable non-BID commercial neighborhoods. The results reveal three important motivation factors behind BID formation: the type and size of the proposed BID, the organizational capacity of the BID committee, and the fiscal conditions of the BID area. The findings have implications for BID administrators and policy researchers alike; the motivation factors not only suggest a test for BID "readiness", but provide insight into the systematic differences between BID and non-BID areas. It is the intention of this paper to establish a greater understanding of why and where BIDs form so that the impact of BIDs may be better measured.

95. THE POLITICAL ECOLOGY OF THE METROPOLIS

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Increasingly throughout the developed world and beyond, metropolitan areas are becoming the predominant form of human settlement. In the US, such authors as Orfield, Gainsborough and Oliver), authors point to suburbanization as a source of a rightward trend in national politics, and declining levels of political participation. Outside North America, this relation has not yet been explored. In this colloquy, participants will present and discuss results from an ongoing collaborative research project that investigates these patterns in four different countries. Each presentation will draw on a new dataset consisting of local electoral data and other indicators from the 1990s to 2004 in metropolitan areas. All four analyses will employ the innovative new statistical techniques of hierarchical linear modeling to analyze the patterns. At the same time that each analysis will test compositional variables (socioeconomic status, ethnicity/race, age) as influences, it will assess a range of variables designed to test how place-based characteristics such as population density, home ownership, economic homogeneity, and distance from the urban center exert independent effects. The countries represented include several of those where suburbanization is most advanced. Alongside the United States, France and Switzerland also feature increasingly decentralized, fragmented metropolitan areas where the Right has found new suburban support. In the Czech Republic, the fourth country in the colloquy, more recent suburbanization is leading toward similar patterns. As part of an International Metropolitan Observatory project, all four national studies have been carried out under a parallel methodological and analytical framework. This should enable participants to compare and contrast their results. Rather than formal papers, the participants will distribute handouts and/or give Powerpoint presentations. Exploiting the colloquy format in this way will enhance the possibilities for interchange and constructive discussion.

96. BEING IN A POSITION TO UNDERSTAND URBAN LIFE

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Gretchen Susi The Aspen Institute Roundtable on Community Change
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Susan Saegert City University of New York

The personal engagement of urban researchers with the diverse people and places of the city are important, not only to create supportive setting for scholars allying with those who greatly benefit from their support in gaining increased voice and representation, but also as conditions for valid knowledge and new forms of collective action . This argument rests on the following premises: 1) all knowledge is partial and dependent on the physical, social and psychological position of the knower and the action intents within which the knowledge project is formed, 2) the desires, antipathies, oppositions and solidarities of the knower and the known are not fixed but develop through direct contact with the people and places in which knowing and action take place; 3) through direct engagement with oppositional and unknown "others", new solidarities, identities arise, and with them new understandings and possibilities for collective action. These ideas draw on early American pragmatist and newer pragmatist thought by African American, feminist and urban scholars. Saegert's introduction presents a pragmatist conception of the nature and limits of knowledge. Methodological implications explored include the need for grounding particular truths in specific action intentions and physical and social environments, the potential of participatory action research for creating a community of knowers/actors, and promotion of tension between verbal

constructs and non-verbal/ pre-verbal experience. Krenichyn draws on her research in an urban public park to examine development and limits of new social identities through encounters with others in public space. Susi analyzes her engagement with a public housing resident alliance and professional advocates, leading to complex negotiation of identities, truths, and actions for all groups, and inherent tensions in this process. Narrator DeFilippis will critically comment on the arguments put forth from his experience with community groups and his own position as a critical geographer.

97. CITIES, SUBURBS AND THE LIMITS OF METRO REORGANIZATION

Urban Space, Lifestyle, and Support for Privatization: Evidence from Toronto
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One of the defining characteristics of the neoliberal attack on the welfare state concerns the move toward the privatization of public services. Recent research in both the United States and Canada suggests that suburban residents are more likely to vote for the right and to support privatization, while inner-city dwellers increasingly support political parties on the left and the welfare state. However, the reasons why such a division should occur have received little academic attention. This paper seeks to fill this gap in the literature by analyzing the relationship between residential location, spatial factors, and attitudes toward privatization. Data from 203 personal interviews asking residents living in the Toronto urban region to comment on their attitudes toward privatization, voting behaviour and a host of lifestyle factors are analyzed qualitatively, and quantitatively using logistic regression analysis. The study finds strong evidence of place effects operating on respondents' level of support for privatization, even after controlling for their socio-demographic characteristics. Respondent explanations point to differences in suburban and inner-city lifestyles, transportation modes, and everyday uses of urban space as the keys to understanding such place effects. These findings are theorized in terms of Lefebvre's notion of everyday life and Bourdieu's discussion of lifestyle distinction.

Case Studies in City-County Consolidation: Promises Made, Promises Kept?
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To date, there are no documented studies that empirically prove city-county consolidation cuts costs and leads to improved service delivery. This leaves many local governments to wonder if this innovation is right for them, and if it is, how can they convince voters to support consolidation when these arguments do not resonate with the average voter considering a local government merger. This proposal plans to directly address this gap in the literature and comparatively study several sets of two similar communities, one that has consolidated and the other in which the city and county remain separate. In this paper we will carefully test the following hypotheses:
H1: The consolidated government delivered on its promises,
H2: The consolidated governments operate more efficiently than unconsolidated governments,
H3: The consolidated governments operate more effectively than similar non-consolidated communities.
We will use a classic comparative case study design to assess these questions. The assessment will require the author(s) participating in an edited book to collect pre- and post-consolidation data on one consolidated government and a comparable city/county in the same state that did not consolidate. One of the greatest benefits of a comparative case design is that one gains valuable information from systematic analysis without losing the rich variation of data obtainable from a case analysis.Our analysis should provide detailed insight into whether consolidation improves service delivery efficiency and effectiveness. It will also inform other communities that are interested in consolidation about the potential benefits and costs of consolidation. Our study should provide public administrators, elected officials, and citizens with further insight into consolidation as a local government service delivery innovation.

Discourse in Politics of Scale: a comparative case study of Japanese World City-Regions
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This paper examines political process involved in the regional rescaling of government in relation to the globalization of economy. Many researchers study regionalism with regard to globalization: for example, regionalism as a condition for competitiveness and regional development as a result of local economic networking. This paper, in contrast, addresses the question of local political actions – how decision-makers de- and re-territorialize polities to construct new local commonwealth. How globalization stimulates government rescaling? What roles does politics play? And what processes and discussions make up the politics of scale? Against these questions, this paper attempts to identity the political rhetoric of

regionalism and its relation to the rescaling of political economy. A case study of two Japanese world cities, Tokyo and Osaka is undertaken to respond to the research objective. Traditionally, a highly centralized political system controlled the Japan society. Yet, it is changing under globalization. Higher autonomy has been given to local governments in recent years. The country's shift from a hierarchical unitary state to a more horizontal, decentralized system offers opportunities to evaluate the impact of globalization on political restructuring. By observing the transitions in the Japanese intergovernmental relations, this research sheds light on the relationship between discourse and economic structural forces that materializes organizational change. The findings can be useful for a critical analysis of regional development policy as well as for the implementation of equitable metropolitan planning.

The limits of boundaries: Can city-regions be self-governing?
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Because city-regions are increasingly important as sources of innovation and wealth in our society, does it follow that their own institutions of government – usually municipalities and/or regional institutions – will become increasingly autonomous, such that city-regions will become self-governing? Contrary to some recent claims, the argument of this paper is that, in western liberal democracies, city-regions will not and cannot be self-governing.   Self-government requires that there be a territory delimited by official boundaries. For city-regions, the boundaries will never be static, never be acceptable to all, and will always be contested. Boundaries fatally limit the capacity of city-regions to be self-governing. The dilemma at the heart of this paper is simple: making central-city municipalities – and perhaps also their surrounding suburbs – more autonomous does nothing except reify existing boundaries that are invariably seen as arbitrary, outdated, discriminatory, and irrelevant; but to determine the territorial extent of a city-region for the purposes of self-government is not a practical proposition. This paper analyzes arguments supporting the notion that sovereign states either should or will make way for self- governing city-regions. The first argument derives from Jane Jacobs' writings about the conditions under which cities will prosper and foster innovation. One of her central claims is that city-regions must be self-governing. More recently, the work of both Warren Magnusson and Gerald Frug attacks the relevance of national and state/provincial boundaries and urges us to pay more attention (especially in Frug's case) to the boundaries of city-regions. Finally, the literature about "global cities" needs to be assessed in the context of arguments for self-government. This literature is hugely important for academics and policy-makers as we analyze the role of cities in today's global economy. Despite impressions to the contrary, however, it has virtually nothing to say about what constitutes effective governance for cities.

98. HOUSING POLICY IN NORTH AMERICA: PERSPECTIVES FROM CANADA AND THE UNITED STATES
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   Kirk McClure University of Kansas
   Rachel Bratt Tufts University
   Alex Schwartz New School University

In 1993, Peter Dreier and J. David Hulchanski published an article in HOUSING POLICY DEBATE that compared the role of nonprofit organizations in the provision of affordable housing in Canada and the United States. The authors argued that the United States had much to learn from the Canadian experience in supporting nonprofit and cooperative housing. Much has changed in the ensuing years, especially in Canada, but also in the United States. Federal support in Canada for low-income housing has declined sharply as individual provinces have assumed increased responsibility in this area. The United States, meanwhile, has continued down the path of block grants and vouchers, with state and local governments becoming ever more central players in housing policy. This colloquy will explore areas of convergence and divergence in housing policy in the two North American nations. Specialists in various aspects of housing policy in the two countries will discuss how Canada and the United States could benefit from the other's experience. Among other topics, the discussion will compare the most pressing housing problems in the two nations, tax expenditures for housing, subsidy program priorities, regulation of mortgage lending, fair housing initiatives, redevelopment of public housing, preservation of the existing stock of subsidized housing, and the role of the nonprofit sector in developing and implementing housing programs.