Thursday, April 24, 2008

07:00-08:00

BRT1 Poor Peoples Movement Revisited: The M. Casey Equal Voice Campaign

After 40 some years since the Poor Peoples Movement of the 1960s,the Marguerite Casey Foundation launched Equal Voice, a campaign of, by and for poor families, in the Fall of 07, with the goal of setting a national agenda by Fall, 08. Could/should UAA members engage/support this effort taking place in cities across the nation? Cities include: Chicago, LA, San Francisco, San Diego, Seattle, Tucson, Santa fee, El Paso, New Orleans, Birmingham, Atlanta, Charleston, Wash. D.C., Miami, Jackson, MS

Maureen   Hellwig   *Erie Neighborhood House*   mhellwig@eriehouse.org

BRT2 Working with Community Organizations as Part of an Academic Career

Integrating community engagement and public service in the reappointment, tenure, and promotion process. Description: Applied research is often part of the urban research milieu. While working with community organizations is becoming more accepted method of developing knowledge, the process is often incongruent with the tenure and promotion process. The purpose of this roundtable is to discuss the issues related to working with community organizations as part of research, teaching, and engagement in the academic career. The discussion will focus on methods for alleviating the tensions between the reappointment, tenure, and promotion requirements and the best practices, constraints, and responsibilities of working with local communities in the academic context.

Jocelyn   Taliaferro   *North Carolina State University*   Jocelyn_Taliaferro@ncsu.edu

Karen   Curtis   *University of Delaware*

BRT3 Revisiting Detroit: Educating Students After the Louisville and Seattle case

The purpose of this roundtable is to reexamine the Milliken (1973) case, in which the plaintiffs argued that Detroit Public Schools failed to integrate in the late 1960's, because they were still segregated after the 1954 Brown decision. Today, both the city of Detroit and its' schools remain segregated. In light of the Louisville and Seattle decision, this roundtable will discuss the possible role(s) of parents, teachers, and community members in desegregating schools in Detroit without the sole use of race-based school assignments. Additionally, this roundtable will explore possible alternatives to desegregate Detroit Public Schools to provide an equitable education to its' students. More specifically, some possible issues to be addressed are: the role of the law in desegregating schools, how policies, such as housing and educational policies played a part the past education of Detroit Public Schools' students and their potential role in creating an equitable learning outcomes for students in the city of Detroit or other urban cities after the recent Louisville and Meredith decision; the contributions of parents, teachers, schools, and community members to the education of Detroit Public Schools' students in the past; and their roles in ensuring an equitable education for current and future students in Detroit Public Schools.

Ezella   McPherson   *University of Illinois at Urbana-Champaign*   emcpherso@gmail.com

BRT4 Casey Track Session--Using Data to Catalyze and Guide Urban Policy and Programs

Edwin	Quiambao	*Annie E. Casey Foundation*	equiambao@aecf.org
Peter	Tatian	*The Urban Institute*	ptatian@ui.urban.org

BRT5 Continuing Challenges in Growth Management and Sustainable Development

| Efraim | Ben-Zadok | *Florida Atlantic University* | |

BRT6 Explaining Attitudes Towards Immigration

| Maurice | Mangum | *Southern Illinois University Edwardsville* | |
| Adolphe | Lawson | *Sodertom University College* | |

BRT7 A New Approach to Teaching an Interdisciplinary Course on Urban Economics, Society, and Public Policy

Barry	Bluestone	*Northeastern University*	
Mary Huff	Stevenson	*University of Massachusetts, Boston*	
Russ	Williams	*Wheaton College*	

09:15-10:40

1 Casey Track Session--Credit and Debt: An Examination of Individual Asset Building in Low-Income Urban Neighborhoods

Millions of low-and moderate-income working families are charged higher prices for basic necessities, including transportation, insurance, food, housing, utilities, and financial services. These higher prices stifle the ability of working families to grow assets, stall efforts to create mixed-income neighborhoods of choice, and undermine the effectiveness of numerous federal, state, and local programs. For a growing segment of the American population, but especially for low-income individuals, the ability to build assets and, increasingly, to make ends meet rests on access credit at a fair price. In this session, experts will review the evidence and discuss strategies being used to reduce high costs, the rising importance of credit scores and their implications for access to and the cost of loans, the incidence of foreclosures among those with subprime and exotic mortgages, medical debt, and the use of credit cards to meet household expenses

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2 City Vitality Since the 1960s

La plus ça change?: Segregation, Riots, and Neighborhood Development in Philadelphia and Los Angeles

The Kerner Commission argued that America's cities provided the leading evidence that America was becoming two nations, one white and one black. There was an inherent assumption in the Commission's report and much of public policy that each of the many race riots of the years between 1963 and 1968 shared a common etiology. However, the dynamics of urban development have produced differing outcomes in the neighborhoods that were the sites of these disruptions. This paper examines the neighborhood context of two race riots of the 1960s, in Philadelphia and Los Angeles, as well as assessing the nature of subsequent community development in both cities. North Philadelphia and Watts were neighborhoods with similar demographic characteristics in very different city and metropolitan contexts. Decennial Census data, Home Mortgage Disclosure Act (HMDA) data and the appraisal files of the Home Owners' Loan Corporation (HOLC) are used to establish the characteristics of these neighborhoods in 1940 and 1960. Data from 1970 and 1980 are used to examine change in the decade and a half after the riots; contemporary census and mortgage data are used to examine differences in the outcomes for these neighborhoods and to help understand current neighborhood conditions.

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| Kristen | Crossney | *Temple University* | |

Revisiting the 1968 "Report on Problems of Racial Justice in Portland"

In the summer of 1967, black youth across our nation violently expressed their anger and frustration at being 'locked in' to urban reservations that were devoid of legitimate economic opportunity. Often these rebellions were touched off by an act of police brutality somewhere---the proverbial straw which broke the camel's back. In response to massive civil unrest, President Johnson assigned the National Advisory Commission on Civil Disorders (the Kerner Commission) to study the causes. The Kerner Report, issued in 1968, declared that our nation was moving toward two societies, 'separate and unequal.' In Portland, the City Club commissioned its own report in response to civil unrest in the predominantly Black district of Albina. Modeled after the Kerner Report, the study examined several 'problem areas' (employment, housing, education, welfare, police and administration of justice) and found pervasive discrimination. The report concluded that there was a 'common denominator' across all areas which aggravated the situation of racial injustice: governmental neglect of citizen involvement. The city's failure to communicate with black residents (and 'indigent whites') resulted in the 'virtual denial' of citizen participation, and further 'compounded' their sense of alienation and indignation. This paper revisits the 'problem areas' of employment, housing, education, and police to analyze the evolving relationship between local government and African Americans. Are government agencies still, as suggested in the Racial Justice Report, making decisions 'for' black citizens rather than 'with' them? Empirical data for this analysis will include archival documents, oral histories, and interviews.

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How Baltimore's 1968 Riots Affected Interest in Desegregating City Schools

The paper analyzes how Baltimore's 1968 riots ended support for school integration, particularly among whites. In 1954, right after Brown, white liberals, black leaders, and public officials supported ending segregation by giving students free choice of schools. The voluntaristic policy did little to desegregate, but blacks and whites continued to endorse it as segregation increased. In 1974, the U. S. Office for Civil Rights directed Baltimore to integrate, but no prominent whites and only a few black leaders supported doing more to integrate. Part of the explanation was the city's laissez-faire political culture, which resisted all government directives. More

significantly, the riots had scared and discouraged citizens from discussing issues tied to race. Support for integration had increased during the 1960s. The civil rights movement and the 1964 Civil Rights Act created national civil rights constituencies and institutions. Nationally and in Baltimore, liberals talked about giving up policies like Baltimore's for more directive integration strategies. In 1967, the city's mayoral candidates discussed metropolitan desegregation. Thomas D'Alessandro, III, won with a coalition with black leaders and a commitment to racially mixed schools; he appointed blacks to the school board. Then Martin Luther King was killed, riots erupted, and Governor Spiro Agnew attacked moderate blacks as fomenters of violence. Many whites, including liberals, felt betrayed by black rioters, withdrew from the city physically or emotionally, and lost interest in integration. Many blacks, particularly moderates, felt betrayed by Agnew and lost hope for integration. Blacks talked increasingly about controlling predominantly black schools. Shortly after the riots, the Supreme Court declared in Green that free choice was unconstitutional if it did not result in integration. Baltimore's city solicitor declared the city's policy unconstitutional. However, scared by the riots, the superintendent, school board president, and mayor ignored the Court ruling. When the Office for Civil Rights demanded integration in 1974, whites and many blacks resisted federal intervention as a threat to delicately balanced race relations. The paper examines these changes through interviews and archival research.

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3 Salishan: A HOPE VI Case Study in the Pacific Northwest

Experiences of Grief and Loss in HOPE VI Relocation: Perspectives from Salishan

The experience of loss through relocation is not a new concept. However, the effects of such experiences on public housing residents facing forced relocation, whether through HOPE VI or earlier urban renewal projects, has not received adequate attention. At the time of HOPE VI relocation and redevelopment in Salishan, a public housing development in Tacoma, WA, the majority of residents were immigrants and refugees, many of whom experienced significant losses and accompanying grief prior to their arrival in Salishan. For those who came as immigrants and refugees, previous losses may include other forced relocations, the loss of homeland, community, cultural traditions, sense of security, and/or family members. A significant number of other residents in Salishan are elderly and/or live with disabilities, again suggesting that they have already experienced significant losses, including income, mobility, health, status, and security. This paper will explore the literature on grief and loss and its applications to residents experiencing forced relocation in the Salishan housing development. Data collected from interviews with residents, staff, and community members will be examined to explore feelings of grief and loss for this once vibrant community, the rituals and activities in the community to mark these losses, and the meanings residents attached to their community. The policies that do not take into account or dismiss the attachment people feel to both their natural and built environments will be critiqued, with suggestions for ways to minimize the trauma of forced relocation in public housing.

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HOPE VI Policy and a Sense of Place in Public Housing

The Quality Housing and Work Responsibility Act of 1998 found that public housing was plagued with problems and reform would be in the best interest of low-income persons, thus establishing HOPE VI. Salishan, a public housing complex built in the 1940?s, is being replaced with mixed-income housing through HOPE VI. However well-intentioned HOPE VI might be, several questions must be asked. What are the unintended effects of this policy? How well did the planners of Salishan's HOPE VI understand the character, purpose and relationship between sense of place and the impact of displacement? How do middle class values guide policy makers and are they the most appropriate values to use? This paper examines these questions to learn from HOPE VI about the experience of place in public housing and how these lessons can better inform policy. Through use of

qualitative data collected by an interdisciplinary, multi-ethnic team, the following are key findings: (1) Families of Salishan, many of them long-term residents, felt a strong sense of place in this vital community prior to HOPE VI, (2) Ethnic diversity and the strong presence of refugee populations provided a unique situation that residents embraced, (3) The replacement of deteriorating housing with good-quality affordable housing is a benefit but comes at a cost, (4) Emphasis on self-sufficiency incorporated into current housing policy excludes vulnerable elderly and disabled populations, and, (5) These families have assets, values, and strengths that should be validated by policymakers and used to guide housing policy. Most respondents described Old Salishan as ?good neighbors, good community? and ?a good place to raise children?. These residents experienced a sense of place that many middle class neighborhoods lack.

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Photovoice: Representation and Place

Our interdisciplinary and intercampus research team received a grant to evaluate a Hope VI project which would disrupt a long standing community. One of the methods used in this evaluation was photovoice, which has shown promising results in other community evaluations. In this paper, I will discuss the efficacy of the photovoice, method in encouraging an ethnically diverse population to evaluate how the process of relocation from their established neighborhood has affected their health, jobs, sense of community, and socioeconomic concerns Visual representations of place such as photographs, videos, and art are familiar ways that people use to represent their lives. Photovoice allowed the participants to shape the conversation about the meaning of their community before and after relocation and provided rich contextualized narratives. By using these participant-generated descriptions, the residents who participated in this study were able to shape the conversation about their lives and provide a multidimensional contextual understanding of policies that shaped their experiences The photographs from the participants show the change in the community from the first relocation of residents, residents who will not return, and those former residents who did return to the new housing. The participants used the photographs to highlight the strengths of their old community, demonstrate unequal burden for many of the immigrant groups, and the different expectations between residents of public housing and the housing authority.

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The Imagining of Salishan

Like all planning for the future, re-designing and "revitalizing" Salishan required many acts of imagination. A multivocalic discourse pondered what the new community would look like, and how its residents should experience their lives. This discussion was influenced by factors both local and external to the city where Salishan is located, Tacoma, Washington, especially by the particular vision of HOPE VI. Yet the process did not start with HOPE VI: Salishan has been imagined in different ways from various vantage points since it was constructed to provide housing for shipyard workers during WW II, through its most recent incarnation as public housing for a diverse population including a large number of refugees. The sources of these various thoughts, feelings, and values ? whether from insiders or outsiders, community leaders, activists, social service providers, the police, long and short term residents, Vietnamese or African-Americans, articulate differentially with the power-holders and decision making processes determining the future. This paper will consider a series of recurrent juxtapositions in the imaginings of Salishan over time: Nature vs. culture, rural vs. urban, integrated vs. segregated, temporary vs. permanent, safe haven vs. dangerous crime area, a place of hope vs. a place of despair. The analysis draws on local and national newspaper coverage, a video about Salishan made by 5th graders before demolition began, a DVD made by young residents in a local Girl Scout troop, official speeches at ground breaking and grand opening ceremonies, and interviews with residents, former residents, and stake holders. The paper will conclude with reflections on the ways in which these imaginings are or are not realized

in the new Salishan, and some hopes for the future.

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Variations in Self-Reported Health in a Multiethnic HOPE VI Project: Implications for Self-Sufficiency

Surveys of HOPE VI residents nationally indicate a pattern of poor health with high rates of chronic health conditions. Many of these surveys were done in communities with substantial African American populations. The demographic profile of the Salishan HOPE VI project in Tacoma, Washington differs significantly, with immigrants making up over half the resident population, predominantly from Southeast Asia and the former Soviet republics, in addition to a minority of U.S.-born African Americans and Caucasians. Information on self-rated health, health problems and their impact on functioning, medication use, and access to care were collected from two samples of residents in face-to-face interviews as part of a HOPE VI evaluation and a separate household health survey. A combination of quantitative and qualitative data were collected and analyzed for this paper. Key findings: In spite of the demographic differences between Salishan and many other HOPE VI projects, the interviews revealed high rates of self-reported poor to fair health for heads of households and their partners, substantial prescription drug use for chronic health problems, and multiple disabling conditions. There was considerable variation in how each of the racial and ethnic groups rated their health, how healthy they felt they were in relation to others, and use of medication. Possible contributing factors will be discussed. Variations in age, immigration history, and history of trauma and mental illness are but some of the factors associated with health status and the potential for self-sufficiency that must be considered when housing authorities plan HOPE VI projects.

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4 Re-Visioning Radical Urban Theory: 1968-2008

Lefebvre and Urban Theory: from Radical Critique to Radical Planning and Beyond

On Lefebvre's telling, the fervor of May 1968 was not sustainable because activists lacked an 'urban strategy'. If only activists had engaged in "radical critique" of the urban, to get at its deeply political nature, they would have come closer to realizing a properly urban sociality, in which everyone could make claims of "rights to the city". In contemporary North American cities, Lefebvre is invoked by activists struggling to create 'free' spaces. But these activists mistake 'free' space for the political freedom that so interested Lefebvre. Strangely, it is radical planners who have better heeded his counsel. Through an analysis of urban planning theory, this paper will highlight how radical planners are thinking planning "in and through" politics. While affirming the politicization of planning, this paper will take note of the limits of radical planning's social bias, and will gesture towards its impersonal modalities.

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Lefebvre in the Wake of the Technocratic Planner: 1968-2008

In 1968, Lefebvre criticized the urban planner as technocratic, instrumentalist, and consumed by his own authority. Today Lefebvre's critique of the technocratic planner may seem outdated, since most planners have reconceptualized their field, seemingly having accepted Lefebvre's critique. But Lefebvre's critique centered not just on planning but also on the failed relationship between theory (philosophy) and planning. In this paper I argue that much of Lefebvre's critique still holds; we still work from a theory/practice dichotomy that Lefebvre would rightfully question, a dichotomy that encourages the instrumental use of theory. Furthermore, Lefebvre's critique entailed not only what planners should NOT be, but also what they should be--namely, those who assist others in making claim of a right to the city. In the last section of the paper I explore how both a reconsideration of Lefebvre and a look at very recent political theory provides promise of bridging the

theory/practice dichotomy and realizing claims of a right to the city.

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Seeing Like a City: How to Urbanize Political Science

As many recent commentators have noted, the study of urban politics has been marginalized within American political science. This says as much about American political science as it does about the 'sub-discipline' of urban studies. A century ago, the American science of politics promised to de-centre the state as its object of analysis; unfortunately, the state has crept back in even as the science itself has been globalized. The effect has been to nationalize the urban as an object of study just as its global presence has become more obvious: hence arises the peculiar idea that urban politics is an aspect of American politics rather than the other way around. A statist focus and a statist methodology have become normative within the discipline, and so it has become increasingly difficult for urbanists to 'see like a city' (rather than 'seeing like a state' as James C. Scott would describe it) when approaching their analytical problems. In this paper, I will argue that the analytical innovations of 'post-'68' urban theory have yet to exploited in a way that would enable us to re-centre the urban within political science and begin once again to see like a city.

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The Production of Urban Space in the Age of Transnational Mega-Urbes: Lefebvre's Rythmanalysis

Panel Name: "Re-Visioning Radical Urban Theory: 1968-2008"Henri Lefebvre performed a quasi-Kantian critique of Marxism's historical materialism when he set out to demonstrate that the extraction, production, and accumulation of capital is enabled by the production of social space. The production of space is the condition of possibility of the spatial fix that is indispensable for the stabilization of the capitalist system of capital accumulation (as David Harvey has argued, following Lefebvre). Lefebvre linked lived, imagined, and represented space with different social practices within the city, and for this reason his materialist analytics of spaciality are not to be dissociated from his numerous writings on the city. At the same time, Lefebvre was a pioneer of what he called ?the critique of everyday life.? If we can speak of his writings on space and the city as his Kantian critiques of Marx, his writings on the quotidian are his Heideggerian-Lukácsian writings on the commoditification of everyday existence. In this paper the authors seeks to make explicit how Lefebvre's writings on cities are intricately entwined with his writings on the critique of the everyday life. In particular, it will be claimed that quotidian existence in the city must be properly understood in terms of his rythmanalysis. This paper makes use of the three-volume Critique of Everyday Life ?now fully available in English, with the recently translated work: Rythmanalysis. This reconstructive exegesis, however, is framed in terms of the rise of the mega-urbes of the 21st century, most of which are in the third world, and most of which are nexuses of transnational circuits of migration.

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5 Barriers to Community and Cooperation in the City

Dismantling Structural Racism: The Case of Kansas City

The Aspen Institute Roundtable on Community Change has been home since 1998 to The Project on Structural Racism and Community Building. The project's purpose is to raise awareness about the roots and nature of structural racism and provide support to those with influence over public policies, institutional and social practices, and cultural representations in promoting racial equity agendas. This paper describes the process through which awareness is raised and support provided. It then focuses on a case study of Kansas City, where, in 2006, the Roundtable helped to launch a city-wide process to understand and improve the public education system through the lens of a structural racism analysis. The paper describes the outcomes of Kansas City effort,

its challenges and accomplishments, and puts forth implications for undertaking similar work in other locations.

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Tolerance in Urban Britain: The 'Hood, Hoodies and the Veil

This paper considers the notion that Britain is a tolerant society, and that this tolerance has been enhanced in recent years, particularly under the Blair governments. The trajectory of tolerance, from traditional virtue to common value, is described, alongside growing evidence of intolerance. Given these conflicting versions of reality, we first attempt to define what is meant by tolerance, identifying number of spectrums, from moral to practical tolerance, and from tolerance that embraces diversity to tolerance which accepts but avoids difference. We move on to set out a series of social paradoxes surrounding tolerance: in relation to the use and management of space (the [neighbour] ?hood); the expectations and treatment of young people (the hoodies); and the acceptance of diversity (the veil). These conflicts are mirrored in a set of policy paradoxes that convey a rhetoric of tolerance whilst seeking to enforce conformity and ?define down? the thresholds between the tolerable and the intolerable. In considering the drivers of tolerance in late modernity, we find that a culture of individualism, combined with a reality of pluralism, results in increased difference and separation as a result of which (in)tolerance is determined by a reliance on sights, sounds and stereotypes rather than on social interaction which might sustain a respect to underpin tolerance.

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Ade   Kearns   *University of Glasgow*

The Representation of Race on Philadelphia Local Television News in 2007

Local television news is the primary medium from which citizens obtain information concerning public issues. As such, television news has the power to tell us what to think about and how to think about people, issues, and institutions through selection, emphasis, exclusion, and elaboration. In the field of media research, there are two arguments surrounding the ?truthfulness? of the images and messages on television news. The first argues that a viewer comes to witness a mirroring reflection of the larger society. While the second argues that the reality being portrayed on local television is a distorted reflection. In the area of race and media studies, many scholars have supported the second argument. Media scholars have found that the representation and portrayal of African Americans in the media falls into several slanted categories, criminal, athlete, and welfare recipient. This distorted portrayal has serious social and political implications, particularly for the public's support of various public polices and the remedy preferences for public issues. It also has an effect on attitudes of Whites and African-American families and the attitudes and behaviors of developing African American children. This research examines the representation of race on the five major local television news stations in Philadelphia in 2007. What role, if any, does race play in local television news stories? How is race presented? Is this representation consistent with previous studies? What effect might it have on citizens? view of other citizens? What might it mean for public policy?

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The Evolution of Citizenship in A Divided Urban Community

This paper will explore the evolution of a working definition of citizenship in an urban community, Belfast, Northern Ireland, in which the ultimate nature of the polity of which the city is a part remains a deeply contentious issue. Belfast faces the normal range of policy issues experienced by any city. However, during the 30 years of sectarian violence referred to as "The Troubles", routine urban services were directly administered by the British government. After the 1998 Peace Agreement, violence was greatly reduced, but the parties

remained deadlocked over the institutions of home rule. Only in the past two years have devolved institutions begun to function, and the people of Northern Ireland have begun to take charge of their own affairs. Political participation in urban governance presupposes a tacit agreement on the nature of the polity in which citizens are to participate. Many citizens of Belfast are still deeply committed to opposing views of what that polity should be, with Protestant Unionists favoring continued union with the United Kingdom and Catholic Nationalists favoring unification with the rest of Ireland under the government of the Republic of Ireland. Therefore, one may hypothesize that if a shared definition of citizenship is emerging through the peaceful resolution of community issues, then it will be a pragmatic, working definition that to some degree sets aside the issue of the polity's long term future. In addition, this definition will have to bridge, if not altogether eliminate, the walls of separation between the Catholic and Protestant communities. A series of interviews with knowledgeable citizens of Belfast will explore their emerging definitions of citizenship. The paper will address what the possibilities are of meaningful cross community engagement in addressing Belfast's urban problems.

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Growing Social Inequality and Polarization in Canadian Cities, 1971 to 2006: An Examination and New Form of Measurement

A literature has grown around the concept of social polarization and its causes within the cities of developed nations. Among other things, it is seen as stemming from industrial restructuring which has produced a more bifurcated occupational structure, shifts in living arrangements and households sizes which produce greater inequality at the level of the household, and the restructuring of the welfare state and roll-back of universal benefits. However, as of yet, it is less understood how such changes are articulated spatially, either between or within cities, including at the level of the municipality and neighbourhood. Furthermore, it should be noted that the concepts of inequality and polarization are distinct, and it is possible (though not likely) for the former to be moving in the opposite direction as the latter. While there are many available indices of inequality, there are only three polarization indices and two of these (the ER and Wolfson) cannot be computed using income data grouped in ranges. This paper examines shifts in income inequality and polarization among and within Canadian metropolitan areas at the metropolitan (CMA), municipal and neighbourhoods scales. Furthermore, it introduces a new statistical index of income polarization that mirrors the ER index, but which can be computed using income data classified into a series of ranges as is typical of most national censuses. The paper shows that Canadian cities have indeed become more polarized over time, and this has occurred at multiple scales of the urban landscape.

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Richard   Maaranen   *University of Toronto*

6 Dynamics of Immigrant Integration and Mobilization

Immigrant Incorporation in U.S. Cities: How to Do It Successfully and Respectfully

Immigrant numbers continue to soar. Many cities face new and special challenges. For cities that wish to drive these newcomers away, the strategies are well-known. For cities that wish to incorporate them, the unanswered questions: how to do it successfully and respectfully? This paper examines this question through qualitative analysis of data from a database of over 12,000 newspaper stories published since 2005, two years of fieldwork in the Twin Cities, partnership with the Minnesota Immigrant Freedom Network, and secondary sources. Case studies of six successful cities are highlighted. Key argument: incorporation strategies should follow the desire of the immigrant community to be incorporated. Eight strategies that may facilitate incorporation are proposed: 1) Cultural competence and sensitivity training for police, municipal officials, city

staff, teachers, residents, and newcomers alike. 2) Community dialogues. 3) A culture-based NGO to help immigrants navigate the social, economic, and legal systems; and to act as cultural mediator between immigrants, local government, and the larger community. 4) Micro loans for immigrant entrepreneurs. 5) Cultural festivals where new and old cultures are celebrated. 6) Public sector may partner with churches and civic groups to educate public. 7) Schools may encourage cooperation between native and immigrant youth. 8) Local media, crucial to dissemination of information, should be brought on board. Potential pitfalls are discussed. Empowerment, trust-building are emphasized. If immigrants are undocumented, cities face added challenges, which are addressed. The strategies outlined in this paper are not a step-by-step plan, since all situations are unique. But they do offer a base from which students and practitioners can begin planning their own incorporation strategies. Together they offer an alternative to the anti-immigrant ordinances now on shaky legal ground.

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Community Based Organizations and the Integration of Immigrants in the United States and Sweden

This paper focuses on the historical trajectory of the economic/social integration of immigrants in Sweden and the U.S., highlighting the growing importance of community based organizations (CBOs) to the socioeconomic well being of immigrants and their families. Relying on in-depth interviews with various CBOs, we will discuss the mediating role that these organizations play in delivering needed services, while paving the way for the integration of immigrants and improving their quality of life. Though Sweden and the U.S. differ significantly in their public policies toward immigration and immigrants, the absence of viable integrative policies in both countries has meant that CBOs have become the central nodes around which the lives of many immigrants are often organized. Summarizing the nature of reported relationships between CBOs, trade unions, funders, the private sector, and governmental entities, we conclude the paper with recommendations for the creation of effective integrative policies in both countries.

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Göran   Cars   *Royal Institute of Technology*

Local Immigration Policy, Housing Costs, and Economic Growth in the DC Region

Over the past 15 years, the foreign born population has increased dramatically in the Washington DC metropolitan area. In 1990, the foreign born population comprised 12 percent of the metro area population and had risen to over 20 percent in 2000. Immigrants come to our region to work and to join friends and family in the region. They are affected by some of the same factors native born persons are, including rising housing costs, as well as local policies targeting illegal immigrants. The analysis will: I. Using 2000 Public Use Census Microdata, examine the foreign born population in the Washington DC metro area in terms of residence, place of work, housing costs, commute time and modes, earnings/income, demographic characteristics, length of time in the United States and country/region of origin; analyze the relationship between place of residence, place of work, housing costs, and socioeconomic characteristics; I. Using data from the 2005 and 2006 American Community Surveys for counties with 68,000 or more people in the metro area, characterize the foreign born population; compare characteristics of the population in 2006 to 2000 with particular attention on place of work, place of residence, earnings, and housing costs; identify factors that are associated with increases (decreases) in the foreign born populations in the selected jurisdictions; III. Taking Arlington County, Virginia as a case study, use data from schools, health and human services and other administrative offices to better understand reasons immigrants move into and out of the county; identify the economic benefits and costs of the mobility of the immigrant population. IV. Using county board meeting minutes of the Washington DC metro area, compare number of times immigration concerns were discussed, goals of discussion and

approved action; V. Using economic indicators in monthly reports from Arlington County, evaluate the economic effects of the growth and shrinkage of immigration populations.

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Ellen	Zapata	*George Mason University*	
Lisa	Fowler	*George Mason University*	

Organizational Experiences from the 2006 Immigration Mobilization in Chicago

Between March 10 and May 1, 2006 Latinos staged one of the largest mobilizations in the history of the city. Largely mobilized by approval of the Sensenbrenner immigration bill in the House, the mobilizations were staffed by grassroots organizations especially in the Mexican community. This paper and presentation explores the organizational structure behind the mobilizations. It examines the strengths and weaknesses of the organizational collective in carrying out the mobilization and its break up thereafter. Drawing on the internal conflicts of the collective and the ensuing failure to continue the effort into the drafting and eventual approval of a new bill, the paper examines the extent to which this grassroots organizational structure had the capacity to move from the initial reactive to the ensuing pro-active stage of the mobilization. Lastly, the author will draw on the literature to determine how this experience compares to similar ones or what studies of community organizing have to say about the two types of actions involved. Is there a major difference between reactive and pro-active community organizing? If so, does it require different organizational structures? This paper will be based on the participant observation of the authors and detailed interviews with a group of 20 core participants in the mobilizations.

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7 Sectoral Change in Metropolitan Regions

Place Matters: Employers, Low-Income Workers, and Regional Economic Development

Spatial factors and location are often missed, but critical, pieces of the puzzle in developing public and private policies that support working families. This paper summarizes factors determining locational decisions of businesses and workers, as well as local economic growth, and suggests how employer needs as well as opportunities for low income workers might be served by successful policies in the areas of housing, transportation, education and workforce development. Examples of spatial mismatches and industry sector strategies are included from several metro areas. Key themes include:1. Employer and worker choices are interdependent-- employers want to locate where there is a supply of qualified workers and workers want jobs, and want to be able to get to those jobs.2. There are notable differences in the patterns of work and employment within and across metro areas, implying that there is no single strategy or national blueprint that will work everywhere.3. A wide range of factors contribute to these different patterns, from geography to infrastructure; from local zoning laws to tax policy; and from government intervention to community activism. Regional and collaborative approaches have emerged as critical economic development strategies as our country strives to adapt and remain a leader in the knowledge-based global economy. Local governments are recognizing the increasing importance of the quality of the local workforce in attracting employers and stimulating economic growth, and they are turning their attention to public education and skill development for local residents. Public-private coalitions have become more inclusive, involving business leaders as well as

representatives of inner-city communities in planning future development. These trends offer opportunities to identify common goals and broaden support of policies that benefit both employers and low-income workers.

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The Urban Nonprofit Sector: Changing Patterns in Metropolitan Regions

During the 1990s, America's non-profit sector was expanding faster than many other parts of the economy. According to the Urban Institute's National Center for Charitable Statistics, revenues raised by nonprofits increased 61% between 1994 and 2004, while the national gross domestic product only grew 37%. Historically, nonprofit organizations and institutions have clustered in central cities, and one frequently hears urban economic planners express a view of nonprofit institutions as essentially unmovable, particularly those that contribute most directly to the city's economy through their payrolls and purchasing power. City leaders do not expect major hospitals, universities, or cultural institutions to abandon their central locations and move to the suburbs, primarily because as tax-exempt entities, they do not face the same tax increases that for-profit entrepreneurs do. However, as suburban populations have increased, nonprofit institutions in the form of community hospitals, community colleges, and suburban cultural districts have multiplied, leading us to wonder how far these tendencies toward geographic dispersal have progressed in the nonprofit sector. Can city leaders assume that urban centers will continue to retain the meds, eds, and many other nonprofit institutions that make significant economic contributions to central cities? Using data from the National Center for Charitable Statistics, this paper will examine the relative size, spending, payrolls, and the distribution of nonprofit organizations in urban regions, to see the extent to which their distribution across metropolitan areas has followed the dispersal of populations into the suburbs.

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| Michelle | Schmitt | *Temple University* | |

Linking Community Development and Economic Development through Brownfields Revitalization

Across the U.S., brownfields redevelopment projects have been successful catalysts for economic development in formerly more industrial communities. More and more, however, communities are searching for ways to redevelop brownfields that consider broader issues of community revitalization, moving beyond a narrow economic growth model. The U.S. Environmental Protection Agency along with brownfields experts have been examining the benefits of an area wide brownfields redevelopment approach rather than a site-based approach. This effort opens the door for strategically linking area wide community development and economic development in redevelopment plans that could lead to stronger outcomes. Furthermore, in areas of high socio-economic distress, attracting private investment requires that localities engage in a process to develop a community based vision and revitalization plan that dovetails with a substantial economic growth initiative. This paper will tell the story of a revitalization effort in the Park Hill Corridor of Louisville, KY, an area in Louisville where there are many known brownfields, abandoned or underutilized industrial sites, physically isolated residential neighborhoods, problems with access due to rail road lines, and a high level of poverty and unemployment. Louisville has taken an area wide approach to the brownfields in the Park Hill Corridor and is attempting to dovetail community and economic development initiatives. The city has also committed to a public community participatory planning process for the corridor. This paper will illuminate the various

opportunities and obstacles encountered during the early stages of this process and present lessons from the Louisville, KY story that are applicable to similar areas.

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8 Public Health and the Urban Environment

Local Television News: Where Viagra Comes First; Vital Health Information Missing from the Local Television News

The purpose of the media in a democracy is to inform the public on critical matters. The State of the News Media Annual Report of 2007 confirmed an ongoing trend: the local television news is the most popular medium to receive news within the United States regardless of the age or income of the viewers. Local television news has the potential to educate viewers on critical topics, such as health. This paper addresses a study of the local television news and its portrayal of health information. Of particular focus is the health stories that cover the top three causes of death which are most affected by income: heart disease, lung cancer, and diabetes. Among the 14,000 local television news stories from 30 markets in 1998 and 2002 across the U.S. that were analyzed, there were 876 health stories. The vast majority of which focused on the "body beautiful"---from Botox to Viagra. The discussion of disease, access to health care, prevention and policy related stories were largely missing from the discourse. What were the contours of this coverage? How was it reported? What are the implications of such coverage for low-income persons in the U.S.? For public policy?

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Diabetes Prevention: Can Cities Promote Healthy Lifestyle Change?

Diabetes, once thought to be an illness largely related to genetics, is now commonly linked to several lifestyle risk factors, expanding the opportunities for disease prevention. Studies have suggested that effectively changing lifestyle factors is challenging particularly in an urban environment - with their lack of open green spaces, abundance of restaurants and dearth of farms and orchards. Nonetheless, some cities have been undertaking efforts such as eliminating trans-fats from restaurants. Additionally, some health care providers, employers and schools are or are planning to participate in programs such as NIH's Lifestyle Balance program. Employer based wellness programs and schools may help shape the effort as well as health care marketing as media based tools may play a key role in the various prevention efforts. This paper will review the theories behind diabetes prevention programs and lifestyle change and describe how those theories may translate into practice in urban community settings.

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The Association of the Social and Physical Environment with Daily Exercise and Public Transit Use

There is growing optimism that adjusting the built environment can reverse the obesity trend through increased opportunities for physical activity and the reduced reliance on automobiles for basic transportation. Understanding the relationship between perceptions of the social and physical and exercise and the use of public transportation may be useful for addressing deficits in physical activity. The current study examined the association between perceived and objective measures of the social and physical environment and meeting public health recommended levels of physical activity and public transit use. A telephone survey was fielded between July 2006 and February of 2007 of 839 adults residing in 31 census tracts located within 1 mile of the new mile South Corridor Light Rail in Charlotte, NC. The survey provided measures of respondents' perceptions of neighborhood social and physical environments, walking and exercise, and the use of public transit. These data were merged with local land use indicators to provide objective measures of the built environment. The results indicated that individuals are more likely to meet public health recommended levels of vigorous and

moderate physical activity if they reside in neighborhoods with lower levels of social disorder and physical decay and have a higher density of food and alcohol outlets. Public transit use is also associated with higher density of food and alcohol establishments, but is lower in areas with lower levels of social disorder and physical decay. Perceptions of public transits reliability, timeliness, and safety are also associated with its use. Perceptions of the social and physical environment are independently associated with meeting recommended levels of physical activity and transit use. Therefore, efforts to improve the perceived social disorder and physical decay of neighborhoods and enhance the public transit environment may increase physical activity and reduce the reliance on automobiles.

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Health and Healthcare Disparities: An Assessment of Dayton, Ohio, as a Healthy Community

Problems related to the quality of health and healthcare are increasingly debated in public forums. For some the issue of health insurance is the major focus because the number of uninsured individuals in the US is a staggering 47 million. Others recognize that the problem is more complex. One aspect of this complexity is that the nature racial and ethnic disparities in healthcare result in unequal treatment even when individuals have the same level of health insurance courage. A second is related to the social and economic determinants of health and healthcare that predispose some communities to poorer health and treatment. This paper investigates the status of the city of Dayton as healthy community. Three key areas of healthy communities are addressed, 1) the level of health and healthcare disparities, 2) the spatial arrangement of goods and services that contribute to healthy communities, and 3) citizen perceptions of Dayton as a healthy community. This research will rely on both qualitative and quantitative data. Qualitative data will be derived from secondary sources on health and healthcare in the Dayton area, and will be used to conduct a spatial analysis of goods and services that contribute to the well being of the city's communities. Focus group data will be used to determine citizen perceptions of the city as a healthy community.

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Transformation of the Urban Healthcare Safety Net: The Devolution of a Public Responsibility

Attempts to balance public budgets has reduced healthcare spending in both state and municipal programs such as public health services through clinics and public hospitals The closure of public hospitals has serious consequences for the health of urban dwellers, especially the poor and uninsured As the number of uninsured Americans reached 46 million people, state and local governments have been unable to increase or even maintain their level of support for public healthcare In the last 40 years, many urban hospitals have closed or reduced capacity and have moved healthcare services to growth areas of the suburbs. What remained in the urban core were academic medical centers and affiliated community hospitals the later having to curtail services in face of dwindling reimbursement and increase regulation. By a combination of economic factors, many municipalities have formed public-private partnerships and launched community initiatives to preserve some of the elements of the health care safety net. What once was a responsibility of municipal governments, the provision of health care to poor and uninsured populations, is now posing challenges for private sector providers. This erosion of the healthcare safety net was set in motion over the last four decades due to multiple factors. This paper identifies several factors that have contributed to the incremental demise of the publicly funded health care safety net.

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9 Creating Sustainable Communities

Curitiba, Brazil, Forty Years Later: Lessons on Developing Sustainable Bus Rapid Transit and Urban Planning Solutions

Curitiba, a city located in Southern Brazil, reached worldwide notoriety due its continuing urban planning and transit system solutions, with the first Bus Rapid Transit – BRT – already applied in many countries. Architect Jaime Lerner, a former Mayor and his team, decided in the 1970s, to build a city for human, rather than automobile scale. Therefore, they largely invested in mass transportation and urban planning, linking directly successive master plans to transportation plans, resulting in a very characteristic and efficient structure in operation. Plans from 1967 to 2004 designed the city, rising from a medium town into a metropolitan center city with more than 1.8 million inhabitants within a metropolitan area with more than 3.2 million inhabitants. Shaped mostly by the 1967 master plan strongly focused in the coalition between urban planning and mass transportation, Curitiba's development in the last forty years can be described as a Transit Oriented Development successful design based on urban planning decisions. The BRT system in continuing evolution include different types of buses, different kinds of services for different flows of passengers, single fare at all integrated transit system and strategically located metropolitan integration terminals. By developing creative solutions on transit and urban planning, Curitiba achieved important steps on urban sustainability with environmental protection, energy savings, and social and economic balance. The objective of this paper is to show the most important achievements of Curitiba in the last forty years, as lessons to be extract, contributing to a deep and accurate reflection emphasizing the importance on the relation between urban and transportation planning.

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Who Plans the Sustainable City?

Can traditional comprehensive plans (the principal artifact of planners' work) create more sustainable cities, or should planners abandon the idea of the plan altogether? To address this question, we can examine whether plans are useful tools, in guiding land use decisions that minimize ecological impacts, locating essential social services in accessible and useful locations, and increasing efficiency of public sector investment. A pervasive narrative implies the utility of plans for promoting sustainable decision-making, assuming that sustainable strategies, included in plans, will be efficacious in facilitating sustainable. Meanwhile, alternate theories refute and complicate the role of plans and planners in sustainable urban development (for instance, Logan and Molotch, 1987). This creates a disconnect in our knowledge of how and why planners make plans. Two development situations have been vigorously altering the landscape in Champaign, IL for the last decade. Extensive resources have been used to promote and facilitate infill development in the downtown and campus areas. Concurrently, apparently without or despite concerted planning, the urban fringe continues to expand, challenging common notions of what it means to create a ?sustainable? city. This paper unpacks the complexity of decisions and actions that have occurred in relation to these two very distinct, and sometimes conflicting, development situations. Interviews, press accounts, and analysis of a wide variety of planning documents are used to examine how plans are created, mobilized and employed in moving communities and decision-makers from visions to action. I ask whether and how plans are useful or necessary for creating more sustainable communities, illustrate how plans are made and employed by a vast array of stakeholders, and argue that sustainable decision making can be enhanced by considering the multiplicity of these plans.

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South Florida Then and Now--Or, How to Grow Unsustainably

In 1968, the megalopolis that now encompasses Miami-Dade, Broward, and Palm Beach Counties on Florida's east coast consisted of three widely separated cities. I-95 had not yet been completed, and in Broward and Palm Beach Counties the population hugged the coast, where retirees lived in mobile homes right on the beach. To the west of them was a smattering of small towns amid palmettos and wetlands. Major changes in the hydrology of the Everglades had just turned a vast swath of wetlands into farmland, which began to creep toward the coast and the urbanized area. By the time of Census 2000, these three counties had merged into a single, linear metropolitan area with multiple employment centers, a shared housing market, and, most importantly, an environment degraded by overdevelopment. In 2008, county-level leaders still avoid explicitly linking themselves to other counties. Small environmental progress has occurred, but large initiatives lack traction at the regional level. Meanwhile, intensifying hurricanes, and rising sea level now threaten the coast and saltwater is invading public water supplies, while Everglades restoration is colliding with a new reality of reduced rainfall. This tale will describe and compare these two South Floridas (1970 and 2000/2007) by looking through the lens of urban development and environmental overhaul. Data regarding population, demographic profiles, jurisdictional proliferation, housing stock, sprawl, transportation, and environmental indicators will be used to paint a picture of the region that lays bare the ineffectiveness of the state's vaunted growth-management system. Conclusions will be offered regarding a turn toward environmental sanity and sustainable development.

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Schools and Sprawl in a Southern Metropolis

This research adds to the literature on school environment and sprawl by evaluating the location of schools in the case study of Houston, Texas. Houston was chosen because it exemplifies the unique complexity of cities within border-states, with regards to size, demographics, and immigration. These cities have evolved into sprawled suburban metropolises as evidenced by several major several business centers as opposed to the historical central business district. This creates problems at the urban core with infrastructure financing and complicates educational policy issues like the dilemma between providing school choice and strengthening community schools. To respond to changing demographics, in 2002 the Houston school district approved a bond issue for $808 million to renovate and to provide for new construction. This year the HISD board voted to approve a further $805 million bond election towards the same effort. Performance measurement, through the use of indicators, can assist with the district's efforts to sustainably provide for the needs of its students and residents. This research looks at the evolution of schools in the district compared with population concentrations over time using spatial analysis. Additionally the research evaluates a set of sustainability indicators to support the effort of understanding how school environment may affect performance measures. The research seeks to address the following questions: (1) How has the district evolved spatially over the last forty years? (2) What environmental, economic and social factors impact the construction and operation of schools in HISD? (3) How do these factors affect the graduation rate? (4) How do these factors affect the student performance? This research is expected to show the impact of school environment on high school kids performance in HISD.

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The Changing Urban Landscape of Metropolitan Accra and Tema, Ghana: The Rise of Gated Communities

In metropolitan Accra and Tema, Ghana's economic and administrative hub, the global phenomenon of gated housing estate is burgeoning, representing a substantial part of the new housing market. It has a recent history dating back only to the neoliberal era of the mid-1990s. Because it is a new phenomenon in Ghana very little (if

any) is known about the motivations and contentment of residents, interactions within and outside the gates, and perceptions toward gated residents. As elsewhere, there are debates within the policy circle on the impacts of the phenomenon on urban landscape. Are gated communities a sustainable development process? Is the process of gating divisive? In this paper, only the second of its kind on Ghana, we provide data on the scale of this ?new? urban form from the Metropolitan regions of Accra and Tema. Based on interviews with seventy (70) gated residents and seventy-six (76) non-gated residents, the paper also provides empirical insights from three communities. Like elsewhere, the data suggest that concern for security is the primary motivation for the residents in these communities. Contrary to findings of other studies, the current research reveals that there are appreciable levels of interaction among the residents in these communities, although such interaction exists purely on the economic level, with gated housing estates providing considerable level of low-income employment opportunities to surrounding residents. Contrary to other case studies, non-gated residents have favourable opinions about gated residents. Finally, we discuss the urban planning implications of this phenomenon on the urban landscape of Ghana.

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| Alex | Asiedu | *University of Ghana, Legon* | |

10 International Urban Affairs Communication and Collaboration: Looking East and South

UAA members have paid increasing attention to international networks and collaborations but those networks are still far from global. Based on past UAA annual meetings in particular, the Association has looked more inward at North America than outward. There are fortunately many exceptions: there was a special joint UAA-EURA conference in 2004 in Chicago. The Journal of Urban Affairs has included a little more internationally-focused work in recent issues. And the UAA website and individual members have successfully reached out to urban affairs researchers and organizations abroad, especially in Europe. But overall, attention to Southern and Eastern Hemisphere, and even Eastern European, urbanists and urban issues has lagged behind. This colloquy will briefly present some examples of international urban issues and research and then generate discussion and debate re the potential for greater international communication and collaboration, not only between North America and Europe, but also with urban researchers and issues in the rest of the world. My own comments will reflect on my experience directing an 8-week summer Field School in Intercultural Education & Research in southern China in 2007. Four brief collaborative research projects were conducted with U.S. and Chinese students and faculty on participatory urban and rural development needs assessment, health problems related to the changing diet of urban Chinese youth, and urban and regional school differences. With reference to a similar experience in eastern Germany in 2004, I will compare bureaucratic barriers to public participation in neighborhood assessment and change in former Communist countries vis-à-vis Western democracies.

| Douglas | Perkins | *Vanderbilt University* | d.perkins@vanderbilt.edu |

Cities grow, decline, and change structurally in response to both local and global changes. The role of processes associated with globalization in shaping urban change will be reviewed with special attention to the literature on "world cities" and "world city hierarchy." This body of research raises debates about the role of global forces relative to national policies and national cultures in shaping urban life. It also raises issues about resistance.

| Michael | Timberlake | *University of Utah* | timber@soc.utah.edu |

Ronan Paddison will talk about the potentials and problems of doing cross-national comparative research projects in which he has worked, in North Africa, Germany and Britain and in Australia.

| Ronan | Paddison | *University of Glasgow* | ronan.paddison@ges.gla.ac.uk |

| Mickey | Lauria | *Clemson University* | mlauria@clemson.edu |

11:00-12:25

11 Casey Track Session--Responsible Relocation-A Comparative Look

Research has demonstrated that many low-income residents face serious hardships as a result of being displaced by urban redevelopment. The proposed colloquy will bring together practitioners and researchers who have been involved in the development of new programmatic approaches to relocation that seek to minimize the negative effects of displacement and maximize beneficial outcomes for affected families. The discussion will outline key aspects of responsible practice including meaningful resident engagement, the provision of comprehensive services and supports, facilitating the ability of residents to return to new housing in their revitalized communities, and addressing the needs of the "hard to house" and other vulnerable residents. Speakers will provide details of research-based responsible practice of on-going projects in Atlanta, Baltimore, and Chicago.

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12 Predatory Lending and High Cost Mortgages

Women's Access to Home Mortgage Lending in Virginia, 2000-2006

This paper, using data from the Home Mortgage Disclosure Act (2000-2006), analyzes women's access to home mortgage credit in the State of Virginia. Exemplifying national trends, Virginia has experienced a significant growth in female-headed households during the past three decades. In 2000, female-headed households accounted for 12 percent of all households in the state, a 25 percent increase with respect to 1990. Further, nearly 60 percent of households headed by women reported the presence of one or more children 18 years of age or younger. Despite the growth in female employment and the increased role that women have in their family incomes, female-headed households still lag behind married-couple and male-headed households in terms of homeownership, which represents the best opportunity to build wealth for most Americans. This study investigates women's opportunities to receive home mortgage loans in Virginia. In particular, given women's (especially single women with children) vulnerability to financial hardship, the study focuses on prime and subprime loans and tests whether women's probability to access subprime loans is significantly higher than the probability to access prime loans, after controlling for borrower and contextual characteristics. The results of the study have important policy implications in that a higher dependence on subprime and high-cost loans may indicate a larger exposure to predatory lending practices, which might undermine the ability of many women to achieve a better financial stability.

| Michela | Zonta | *Virginia Commonwealth University* | mmzonta2@vcu.edu |

The Who, What and Where of High-Cost Mortgage Lending In Philadelphia

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 explores HMDA data from the past two years to identify high-cost mortgages in Philadelphia, Pennsylvania. Census data and additional HMDA data are used to better understand the neighborhood whose residents have high-cost mortgages and the historical context of mortgage lending. Recommendations are made for how best to identify and possibly prevent predatory lending.

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Does Predatory Lending Lead to Foreclosure? A Look into Summit County, Ohio

The emergence of subprime lending has enabled many people with poor credit histories to acquire home mortgages, but it has also produced some negative consequences. In particular ?predatory lending? practices ? based on onerous interest rates, high fees, and deceptive loan terms ? have been linked to higher home foreclosure rates. Significant research has explored the relationship between lending practices and foreclosure rates, but the vast majority of this research has been conducted at the aggregate level. Using lists of foreclosure victims gathered through the Summit County Foreclosure Prevention Partnership Program, this paper examines the association between lending practices and foreclosures at the individual level. We conduct a series of in-depth interviews with residents who have recently experienced home foreclosure and tease out the role of lending in each case history. These data reveal how people may fall prey to mortgages with fraudulent terms and conditions and how this can increase the likelihood of foreclosure. This analysis also enables us to establish a typology of the different ways in which foreclosures can occur. We expect that this research will improve loan counseling services and extend outreach programs to all individuals who may be at risk.

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David   Kaplan   *Kent State University*

Financial Services Modernization and Access to Low-Cost Credit in Underserved Neighborhoods: Implications for Policy

Advances in underwriting technologies, coupled with deregulation of usury restrictions, led directly the introduction of credit scoring and risk-based pricing during the 1990s. The resulting development of higher-cost credit products substantially increased the availability of mortgage credit for borrowers with limited or damaged credit history. Borrowers who would have been denied credit in previous decades now often can decide between multiple products with varying prices and terms. These changes reflect a fundamental shift in the nature of households? interaction with credit providers. Where multiple federal policies, notably Community Reinvestment Act regulations and GSE purchasing requirements, seek to promote access to mortgage credit in underserved neighborhoods, the development of subprime credit markets make access to low-cost credit an equally relevant concern. This paper details recent changes in the mortgage market and reviews the available evidence on the implications of these changes for federal regulation and policy. In particular, emphasis is given to the implications of recent revisions to federal policy for borrower access to low-cost credit products in underserved neighborhoods.

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13 Street Life, Urban Neighborhoods, and Social Control

Stop Snitchin'!: The Meaning of the Anti-Snitching Movement and Urban Neighborhoods

In 2004, the New York Times featured a story about witness intimidation as depicted in an underground DVD called "Stop Snitching." This 108-minute DVD featured Baltimore drug dealers in their neighborhoods as they threatened to harm people who interfere with their criminal activities. This paper explores the topic of snitching as it relates to racial identity, crime, and neighborhoods. It argues that informant-limited interpretations of the "stop snitchin'" message are far too narrow. We argue that the more general and damaging message concerns neighborhood issues such as reporting crime to police, witness intimidation, and cooperation with police investigations. We assert that the community-based snitching message extends beyond the world of criminal offenders to entire urban communities. As such, this paper seeks to understand the social significance of the T-shirt and the anti-snitch movement.

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Karen   Weiss   *West Virginia University*

The Influence of Race and Ethnicity on Residential Turnover and Crime in Los Angeles Neighborhoods

The racial composition of the American urban environment has moved beyond black and white. In recent decades, the large influx of (primarily) Latino immigrants has altered the racial and ethnic makeup of cities. This study will examine the impact of a growing Latino population on crime and housing in Los Angeles, CA using data between 1992 and 1997. I estimate a multivariate latent curve model of the change in the violent crime rate and the change in the rate of home sales while controlling for neighborhood socioeconomic and demographic characteristics. Importantly, I also include interactions between race/ethnicity and crime and race/ethnicity and sales to account for disparities in crime rates and rate of homeownership between African Americans and Latinos. Additionally, the chosen methodology allows me to specify the direction of impact between crime and housing: a reciprocal relationship that has often been ignored in both the criminological and urban studies literature. Preliminary results indicate that the initial rate of violent crime significantly and positively predicts subsequent changes in the rate of home sales, but that the rate of home sales has no impact on changes in the rate of violent crime over time. The results also reveal that race and ethnicity have differential impacts on neighborhoods, suggesting that policies developed to address blight in African American dominated inner cities are inadequate to address social problems in the new Latino communities.

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The Character of Street Life in Skid Row, Los Angeles: An Alternative View

This paper will present preliminary results from ongoing ethnographic research in the Skid Row neighborhood of Los Angeles, California. Skid Row is in the midst of a city-led, police-executed "clean-up" associated with intense loft and condominium development inside and around its boundaries. I feel confident making two statements as a result of my research efforts in Skid Row: 1) The City of Los Angeles subscribes to the belief that gentrification is the only imaginable way to address conditions in a low-income neighborhood (Uitermark et. al, 2007); and 2) Despite the quest for some form of tabula rasa in Skid Row, healthy social substructures – and a potentially healthy overall social structure – exist in the neighborhood. A unique brand of "urban vitality" – as I refer to it – became evident when I compared and contrasted two street corners in Skid Row: 5th and San Julian and 6th and San Julian. Participant observation and extensive "casual interviewing" (Lofland et. al, 2006) revealed the corner at 6th Street to be controlled by crack and heroin dealers creating a feeling of insecurity. At 5th Street, hard drug dealers do not seem to dominate public space; rather the presence of San Julian Park, the exertion of informal social control, and other factors potentially moderate the negative effects of poverty,

homelessness, and drug use. These social dynamics can be identified and potentially harnessed by urban policymakers in order to build a truly diverse, mixed-income inner city neighborhood. It is clear that the city of Los Angeles, like other cities in similar situations, is in need of a vision that helps them see neighborhoods like Skid Row from a different perspective. Presently, they start with the premise that these places are disorderly and unhealthy in all ways. My ethnographic inquiry into Skid Row has yielded preliminary data, which suggests validity in reversing this assumption.

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14 The Urban Agenda: From 1968 to the Present Days
The Urban Affairs Association: A Brief History

The proposed paper is to document the history of the Urban Affairs Association (UAA). The authors bring many years of experience with the organization, having attended annual meetings since 1975 and served in leadership capacities on the Governing Board. In addition to this participant observation, the paper will provide context for the Association's history in relationship to literature on organizational history and culture (for example, Downs; Wamsley; and Zald). The emergence of the UAA will also be examined in relationship to similar academic professional groups such as the American Collegiate Schools of Planning and the National Association of Schools of Public Affairs and Administration (see Silver; Henry). The history of the UAA will document change from its founding as the Council of University Institutes of Urban Affairs. Important issues will be considered such as the prominent role of Deans and Directors as well as institutional membership in the early period. Also of interest is the effort by the Board to include racial and gender diversity, the changes in the location of the Executive Director, and the process of revising the governance of the UAA to include individual voting and broader faculty participation in annual meetings. Several key decisions of the Association will be analyzed such as the creation of the Journal of Urban Affairs, the committee structure of the organization, innovations in the annual meetings, and the UAA?s current role in promoting urban research. It is important for the UAA to preserve its history in order for future generations of urban scholars to understand the organization.

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Acute Versus Chronic Concerns in American Cities

From the 1950s to the early 1990s, the American city was in decline. Cities lost population, jobs and retail to the suburbs. Cities became places filled with poverty, unemployment and violent crime. Shrinking tax bases and a reduction in federal support forced many cities into fiscal crisis. However, since the mid-1990s there has been a change in U.S. cities. This resurgence has included a population increase, new employment opportunities, growth of a convention and tourist industry and reductions in crime. This paper examines 13 years of data from the National League of Cities? Annual Survey of Municipal Elected Officials to determine whether these changes represent a permanent change where cities have solved ?acute? problems ? or are the chronic problems of cities in remission. The results show that city officials find that most of the problems facing cities in the early 1990s are still problems in 2006. Some problems have reduced importance without the officials acknowledging improvement over the years. The economic boom of the late 1990s led to temporary relief in economic issues such as poverty, unemployment and city fiscal conditions. However, by 2004, the overall economic condition worsened and these issues became a problem again. The one exception is that officials are much less concerned about violent crime and acknowledge that the improvement has been on-going since the mid-1990s. This is the one acute condition found in this study. The conclusion is that most problems facing city officials are chronic.

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Shadows, Approximations, Fuzzy Outlines? Tracking the Urban Crisis in the USA

If we are living in the century of cities, the issue of the quality of life of people living in cities will once again rise to the forefront of the policy agenda. City life, and whether and how it is possible to change its conditions, are not a new topic. The urban crisis once dominated public policy discussions and research in urban studies. It doesn't today. What happened to the urban crisis? Although by all accounts, the core features of the crisis -- political and social inequity, and economic inequality -- still exist in the USA (and elsewhere), policy solutions that link them don't. Policy research has demonstrated that the analytical lens used to view the nature of policy problems such as the urban crisis helps determine the policies proposed to resolve it. The authors examine published scholarship in the two central journals of the urban studies field to identify how the urban crisis has been defined and the nature of policy solutions. They conclude that when the core features are not central to analysis, we risk compartmentalizing aspects of public policy at best, or simply ignoring urban reality at worst.

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US Cities, Presidential Candidates, and the Urban Agenda: 1968-2008

By the late 1960s, US cities were the nexus of both positive political change as well as rampant social unrest. In the wake of race riots and civil rights protests, presidential candidates in 1968 faced burgeoning urban problems and had no choice but to promulgate an urban agenda. Despite persistent problems, however, cities have been largely absent from the national agenda in recent presidential elections. The prospects for cities may be greater in the 2008 presidential elections, however, for at least two reasons. First, Hurricane Katrina and the devastation of New Orleans reminded us of the severe urban problems, especially poverty, facing American cities. Second, the candidacy of former New York City Mayor Rudolph Giuliani, one of the new breed of mayors, could mean that urban issues may find a place in policy debates. In this paper, we examine the policy proposals, past records, and electoral strategies of the current Republican and Democratic presidential candidates to gain insight into the likely prospects for robust urban policy in 2008 and beyond.

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15 Race, Rights, and Residence in American Cities

Four Decades of Racial Change in Chicago

Racial change in Chicago's suburbs is documented for the period 1970 through 2000. Using a procedure developed by John Kain the predicted "color blind" racial distribution of each suburb is computed for four census enumerations, 1970, 1980, 1990, and 2000. Kain's procedure accounts for income differences between suburban populations and thus eliminates the argument that racial differences are due to income differences. Once computed the "color blind" predictions can be compared to actual racial distributions. Results show that while some progress has been made towards a more integrated Chicago, segregation remains dominant. There are a limited number of suburbs that closely match their "color blind" percentages, most differ significantly and often communities that match are only in transition from one racial group to another.

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Cleveland and Milwaukee: Similar Yet Different

This paper compares post 1970 urban development initiatives in Milwaukee and Cleveland and the impact of

these initiatives on the well-being of city residents, particularly blacks. Drawing on differences in political, economic and racial/ethnic histories, we explore the ways and reasons these differences influenced post 1970 urban development and resident well-being. We define urban development as initiatives focused on downtown vitality, labor market robustness, basic infrastructure and housing markets. We define well-being as neighborhood vitality and safety and household well-being. Cleveland and Milwaukee are both northern industrial cities that suffered during the 70s and 80s from manufacturing decline, suburbanization, and other urban ills. Both are bifurcated by rivers that divide them racially. Both experienced racial disturbances in the late 1960s. Today both are hyper-segregated and poor, surrounded by better off suburbs. Yet the cities differ in significant ways. Cleveland had many ethnic immigrant groups, a weak mayor and a large city council. Its many wards provided an opportunity for most groups to have a voice. In contrast, Milwaukee was heavily German, had fewer wards, a stronger mayor, and less turnover in leadership. The relative size of their black population and timing of its expansion differ. While neither city had many black residents prior to 1940, Cleveland's black population was about ten times larger and grew more rapidly. By 1960, 29 percent of Cleveland's residents were black vs. 8 percent of Milwaukee's. Cleveland was a primary destination for black migrants from the south; Milwaukee, a secondary destination. Examining two cities this similar allows us to gain a better understanding of how such factors as deindustrialization and suburbanization interacted with population demographics and political processes to influence development and the well-being of residents, particularly blacks.

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Neighbors Make Good Fences

The story of how three Boston neighborhoods withstood the effects of population turnover tells us a great deal about how the way of life practiced in these places built more (and less) effective bridges to the larger city that today is richer and poorer, more ethnically and racially mixed, and noticeably calmer than it was 40 years ago.

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Housing, Race, and Crime in Two Southern Cities Post Hurricane Katrina

On August 29, 2005, Louisiana and Mississippi experienced one of the most powerful hurricanes recorded in the history of the United States. Given the name Hurricane Katrina, it was the sixth-strongest Atlantic hurricane ever recorded and the third-strongest land falling U.S. hurricane on record. The media reported that the storm surge caused most of the catastrophic damage along the Mississippi Gulf Coast. As a result, over 250,000 residents of New Orleans had to find shelter in other cities. This paper is a comparative study on two cities affected by Hurricane Katrina much different from New Orleans and the Gulf Coast. These two cities are Houston, Texas and Baton Rouge, Louisiana. I will focus on crime issues, race relations, and housing issues affecting these cities due to the influx of people post Katrina. At the conclusion of this paper, community planners will be able to answer the following questions: How do we provide affordable housing in cities with a great influx of people after natural disasters? How do we plan or re-plan communities now labeled as ?Katrina Turf?? How do we bridge race relations, so that the city plans reflect the diverse population that the city has become after Katrina?

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16 The Limits of Urban Restructuring and Redevelopment

A Comparison of Planning Strategies in Two Shrinking Cities: Sudbury, Ontario and Youngstown, Ohio

While much attention has been paid in both academia and the popular media to the increasing number of people living in cities, a relatively understudied but related phenomenon is silently gaining strength: that of

shrinking cities. In the context of massive economic restructuring, increasing globalization, and unprecedented social and demographic change, a growing number of cities in industrialized countries such as the United States, Canada, and Germany are experiencing population decline. This begs a key question that has received little attention in the academic literature: how can cities effectively manage demographic decline? From its inception, urban planning has dealt almost exclusively with how to manage growth. Recent suggestions have emerged in the literature that rather than trying in vain to reverse demographic decline, local planners must devise positive decline strategies. Building on this notion, the purpose of this paper is twofold: first, I review case studies in the academic literature of policy responses to demographic decline in the developed world and present a typology of responses, identifying more or less effective policies. Second, using a combined quantitative and qualitative approach, I compare the different urban planning strategies chosen by two shrinking cities: Youngstown, Ohio, which is proactively planning for decline and Sudbury, Ontario, which is using traditional growth-oriented strategies. Quantitative data (gathered from published statistics) are used to identify broad economic, land use, and demographic trends in each city while qualitative data (collected from interviews and document review) provide a contextualized narrative of why each strategy was chosen, how each strategy developed, and what role urban planners play in each. Preliminary findings point to the need for strong leadership and community participation in the effective management of population decline.

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Industrial Restructuring as a Contemporary Urban Problem: Evidence from 1990-2006

Industrial restructuring in American cities played a major role in setting the economic preconditions for the urban crisis of the late 1960s. The initial loss of well paying manufacturing jobs in the Northeast and the subsequent decline of manufacturing in the Midwest created an urban underclass (Wilson 1987) that faced the prospect of either high rates of unemployment, or poverty level wages in the jobs that remained for workers with only a high school education. Urban restructuring is generally understood to have first emerged in the late 1960s, reaching a crescendo in the mid 1980s, and subsiding in significance with the growth economy of the 1990s. In addition, the literature on restructuring typically presents a single, linear, developmental process: the failure of the manufacturing sector and the ascension of the service sector. These characterizations mask the underlying heterogeneity of urban restructuring, and fail to highlight the salience of restructuring as a contemporary problem for cities. This study uses group-based trajectory analysis, a new semi-parametric method, to identify distinct developmental patterns of industrial restructuring experienced by American cities from 1990 to 2006. Group-based trajectory analysis, developed by Nagin (1999) and his colleagues, uses maximum likelihood estimation techniques to identify sub-group heterogeneity in longitudinal data. It has been successfully applied in developmental psychology and criminology, and could have wide applications to urban studies as well. This study will demonstrate that industrial restructuring is more complicated than a linear decline in manufacturing and rise in services, and that it is as substantial an issue in cities today as it was in 1968.

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Urban Regeneration in Leicester, UK's "First Plural City"

This paper is part of a panel "The Comparative Study of Urban Neighborhood Regeneration," which addresses the politics of a particular kind of policy intervention aimed at tackling distress and social cohesion in sub-city residential areas. The paper is an important contribution to the panel in that the UK is among Europe's key innovators in cross-sectoral neighbourhood initiatives. It is also an interesting case in that the national government allocates funding to communities on the basis of competitive bids, thereby combining centralization and localization of regeneration activities. Leicester stands out in that several ethnic and faith groups form sizeable proportions of the city's population: it is forecasted that in twelve years? time it will be the first city in the UK not to have an ethnic majority. The city is renowned for its record of positive community

relations. The paper summarises preliminary research findings on the variable interventions and outcomes in several neighbourhoods.

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17 The Changing Nature of North-American Suburbs

Does Research Repeat Itself? Establishing a Systematic Research Agenda for Mature Suburbs

In the 1960s, 1970s, and 1980s, central city neighborhood decline was discussed extensively in the literature. Factors that were focused on were demographic (e.g., population decline and suburbanization or rapid racial succession); economic (e.g., rising income of those who eventually moved out but declining incomes of the remaining population; loss of manufacturing plants and outmigration of retail and office facilities); physical (e.g. housing deterioration and abandonment; displacement from new development in connection with urban renewal); social (loss of community institutions and crime); fiscal (e.g., municipal deficits) and public policy (Federal Highway policies, FHA policies, secondary mortgage market), among others. Since the 1990s mature suburban decline has been discussed in the literature. Different authors have used different measures of decline. Some, such as Lucy and Philips (2006), Orfield (2002), and Puentes and Warren (2006), use resident-related socioeconomic variables. Others, such as Bier (2001) and Margulis (2002), use housing related variables. Most recent research efforts have focused on fiscal problems of mature suburbs in six metropolitan areas in Ohio (Anacker, in progress). The question remains whether these three strands of research are sufficient to fully comprehend mature suburban decline and to suggest policies that help mature suburbs in the long run. What are the different strands of research that were discussed in the central city neighborhood decline literature but have not been covered but should be incorporated in the literature that discusses mature suburban decline? The goal of this paper is to find research gaps worth exploring in the future by comparing and contrasting the past literature on central city decline with the current literature on mature suburban decline.

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"Boomburbs" in Canada ?: The Cases of the Montréal and Toronto Metropolitan Areas

Two decades ago, Goldberg and Mercer suggested that there were fundamental differences between U.S. and Canadian cities. These included greater density, more compact form, and greater public transit use in Canadian cities. Recently, Lang and LeFurgy discuss U.S. cities they call "boomburbs"-cities with more than 100,000 people that are not the region's core city, and have maintained double-digit population growth since 1970.They also identify "baby boomburbs", cities between 50,000-100,000 with the same characteristics. The questions we pose are: does Canada have "boomburbs" and or "baby boomburbs"? Why, or why not? Our study will use Canadian census data. We will present case materials from the Montreal and Toronto areas. We will use GIS analysis to scrutinize these issues.

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A Critical Assessment and Research Agenda for First-Tier Suburban Scholarship

Scholars and practitioners have increasingly paid attention to the changing nature of American suburbs, with an increasing emphasis on the decline in the nation's older suburbs near central cities. This paper critically assesses the current state of scholarship on the small, yet burgeoning literature on the decline of first-tier suburbs. I

argue that there continues to be a scholarly deficit of suburban studies, and therefore, it is necessary for urban researchers to come together to formulate a research agenda. Four primary research themes confront scholars of suburbs today--theory, demography, politics, and planning. The question of theory confronts scholars as to how and why first-tier suburbs experience neighborhood change and decline. The question of demography confronts scholars as to what and how are the spatial effects of migration patterns in and out of suburbs and cities. The question of politics confronts scholars as to what the role of political fragmentation plays in the process of suburban decline and municipal resources. The question of planning confronts scholars as to what and how suburbs can be revitalized. A deeper and more nuanced understanding of these four questions is imperative for the future of first-tier suburbs, and thus scholars of suburbs should engage these challenges.

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Suburbs in Crisis in Select Metropolitan Areas of the U.S.

Suburban decline is deemed the next urban crisis. However, the extent and prevalence of suburban decline across different metropolitan areas of the U.S has yet to be fully determined. Typically, inner-ring suburbs of the older, industrialized metropolitan areas of the Midwest and Northeast are considered most at-risk of decline. In previous work, I found that there are new, outer suburbs as well as old, inner-ring suburbs in-crisis across the different census regions of the U.S. There are also many older, inner-ring suburbs that are prospering. This paper identifies where suburban decline and growth is most pronounced for a selection of metropolitan areas across different census regions. Detailed examination of suburbs in the metropolitan areas of Washington DC-Baltimore, Atlanta, St. Louis, Chicago, New York, Philadelphia, Los Angeles and Phoenix reveals common as well as contrasting features of suburbs in-crisis in the U.S. This paper finds that issues of race and ethnicity, labor market restructuring and housing markets are important to the growth and decline of U.S. suburbs.

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18 Urban Transportation for Health and Security

Urban Transportation Policy in the United States 1968-2008: A Review

In 1968, commuting by public transportation in the United States was in decline; by 1972, ridership reached an all-time low figure of 6.5 billion trips. In 1968, heavy rail existed only in Boston, New York (and PATH in New Jersey), Philadelphia, Cleveland, and Chicago. Light rail operations primarily using decades-old equipment existed only in Boston, Newark, Philadelphia, Pittsburgh, Cleveland, New Orleans, and San Francisco. Commuter rail operations were going bankrupt, as were many private city bus companies. In the meantime, development of interstate highways and suburbs continued at a rapid pace, allowing private automobiles to become the primary form of commutation. By 2008, new heavy rail transit systems have been constructed in Atlanta, Washington D.C., Miami, the Bay Area, Los Angeles, and Baltimore (our host city). Since 1980, new light rail operations have emerged in over a dozen cities, and several cities currently have lines under construction. Commuter rail and most bus operations emerged from bankruptcy as quasi-municipal partners with their community. Major transit systems, for example New York City, have spent billions of dollars in renovations and upgrades. While the auto is still a primary mode of commuting in many urban centers, public transit has been making inroads. In short, there were 9.8 public transit billion trips made in 2005, a figure not seen since the 1950?s. The development of urban transportation in the U.S. over the past 40 years could not have occurred without public policy initiatives. This paper and presentation will address the role of public policy in urban transportation since 1968. What specific efforts allowed for public transit development? What have we learned over the years as public transit has re-emerged in major urban centers? What does the future hold?

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Federal Funding for Pedestrian and Bicycle Implementation: The Case of Transportation Enhancements

Transportation and public health researchers over the last fifteen years have focused on the importance of walkability for creating healthy communities (Handy 1996, Sallis et al., 2004). While this focus has highlighted the importance of the built environment for public health, less attention has been paid to the funding and policy mechanisms that are used to help create healthy communities. This paper examines the impact of Transportation Enhancements (TE), the largest source of Federal funding for bicycle and pedestrian infrastructure. Established in 1992 as part of ISTEA, TE funds twelve categories of ?enhancements? that include pedestrian and bicycle projects, landscaping and street furniture, and historic preservation, among others. In all, over $6.4 billion have been spent on TE projects nationwide. Although TE is a fifteen year old program with more than 22,000 projects throughout the nation, the distribution of these projects and the impact on American communities has not been systematically studied. This study utilizes the comprehensive TE database kept by the National Transportation Enhancements Clearinghouse to document and analyze the TE program. Analyses of the geographic scope, the types of projects funded through the program, and TE spending trends over the history of the program are discussed. Furthermore, current funding issues surrounding TE are explored. Particularly important to current program implementation is the impact of recent budget rescissions that provide a ?backdoor? mechanism for budget cuts to the TE program. The potential consequences of these funding cuts on pedestrian and bicycle policy and implementation are discussed.

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The Underclass Hypothesis and Urban Transportation Services

Spatial inequities in urban service delivery is a topic that has been studied in the political science literature for decades. Past studies have found evidence for two hypotheses: first, that neighborhoods with a higher percentage of disadvantaged citizens, whether by race, income or political power, receive inferior services; and second, that urban services are delivered according to standard administrative procedures without any bias. I examine these two hypotheses for the distribution of public bus transportation in Mecklenburg County, North Carolina. The extant literature does not address delivery of public transportation services, thus my inquiry fills a gap in this body research. Using path analysis, I find evidence for both biased delivery to neighborhoods with a large percentage of minority residents as well as delivery based on standard decision rules.

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Built Environment, Transportation, Health and Quality of Life in Low-Income Disadvantage Communities: A Case Study of Colonias in Texas

While the relationship between the built environment and health, safety, and quality of life is generally accepted, more empirical studies are needed, especially in low-income communities. Colonias in Texas, with huge concentrations of low-income Hispanic population, present a unique opportunity to study the built environment within the context of poverty, safety and public health. It is a fact that Colonia residents are at

high risks for chronic and epidemic diseases, pedestrian injuries and fatalities, due to the challenging social economic and living conditions. This paper presents the results of a research done in El Cenizo, a well-established colonia in Webb County. About 150 surveys concentrating on mobility were administered on adults in the area, and an exhaustive field audit was completed. In addition a sub-sample of residents volunteered to wear GPS units to collect detailed data on walking behavior as well as to fill travel diaries to document their daily activities on weekly bases. This primary data is combined with GIS maps and secondary data from census population. Our objective is to combine actual data from our field audit and GIS maps with the perception residents have about barriers for a more active living in these communities. We are in the process of analyzing the surveys and our results should be ready by December this year. We expect to make a contribution to the active living research in the context of low-income disadvantage minorities? communities. We also aim at making policy recommendations as how to enhance the built environment while reducing physical and perceived barriers to promote a better quality of life minimizing health and safety current concerns.

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19 Globalization and World Cities

One Package at a Time: The Distributive World City

This case study investigates the political economy of Louisville, Kentucky, and the efforts of the local growth machine in the 1980s to expand the airport to attract a UPS hub. It also examines Louisville's global reach today via the network of UPS air cargo hubs worldwide centered at its airline headquarters in Louisville. In doing so, this paper seeks to generate new questions and theoretical insights by shifting the discourse on globalization from the commonplace and dominant foci on finance and manufacturing to logistics and distribution.

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The Rising of Madrid as an European and World Metropolis

Madrid (3.2 million people the core city, 6.5 the Metropolitan Area), a provincial European capital city during the Franco's regime, has become after the Spanish political transition towards Democracy -starting in 1975- the leading Spanish City in all arenas (political, economical, cultural) in a first stage, and lately the third European city, just after London and Paris, and it also has strengthened his position in the World market, specially thanks to the financial sector. The growing of the Metropolitan Area has been extraordinary in terms of population (thanks to the immigrants), GDP and infrastructures. The key factors explaining this process have been political (high degree of autonomy at the local and regional level), economical (extraordinary dynamism of sector such as financial, building, R+D and new technologies), and social (a very dynamic civil society, which is less known).At the same time, Madrid Mayor's Office has established a strong specific structure for his international policy and para-diplomacy, with a clear international strategy concerning the projection of the City all around the World, and there is also a strong leadership of the Mayor, whose activity trend to the establishment of a kind of "urban regime" in Madrid, with very close relations with the main economic actors (organizations of firms, trade unions, Chamber of Commerce), but also with strong support of the cultural, artistic and creative sector of the city. This paper offers an essay of interpretation of the combination of elements explaining the rising of Madrid in the European and World urban system, with a large presentation of statistics.

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Locating Urban Politics in the Structuration of Globalization: The Tokyo Redevelopment Coalition and Its World City Politics

It is argued that globalization derives not only from economic activities but also from political decisions. A combination of the networks of world/global cities and the neoliberal mode of regulation can explain this. But question remains as to how economic conditions and political actions in the city feed back to the process of globalization. I will inquire this question by using Tokyo as a case. I investigate a policy coalition emerged around Tokyo's recent world city redevelopment projects. My findings include descriptions about how interest groups of Tokyo formed a policy coalition around the discourse of global urban competition. Globalization functioned not only as justification for policy choice to serve the agenda of each of the members but as a construct to develop coherence among the members with apparent shared goals. Once the coalition adopted the globalization rhetoric, the members became the agency of government rescaling. From this, the paper discusses the social construction of government rescaling to locate urban politics in the structuration of globalization.

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From the Ideology of Planning to Global Commercial Reality: The City in the Face of Increasing Threats

The late 1960s were the times marked by pretentious modernist planning that soon revealed its pathological countenance. Many representatives of urban theory and planning, for example: Lewis Mumford or Jane Jacobs, expressed their concern about increasing problems, emphasizing progressive deterioration of legible urban structures, disappearance of the traditional concept of urbanity. The upsurge of a humanistic approach to many fields of science was clearly noticeable, providing, for the city, opportunities to make essential qualitative changes in their space. It seems, however, that this opportunity was not really taken advantage of. Nowadays, the mechanisms of global economics dominating the spatial development of cities have become the main prerogatives, and, at the same time, another serious threat to the spatial structure of the city. Accordingly, two separate and alternate forces destroying the traditional city can be distinguished: the first one is the ideology of modernist planning and the second one- globalization and commercialization of space. Such comparison of myths and urban doctrines with the reality of contemporary cities has become an inspiration for the analysis of Polish cities and towns in the last 60 years of their development (since the end of WW II to date). Their local specific character and development conditions provide particularly interesting examples of the impact of political doctrines and planning ideologies prevailing in the successive phases of Socialist Realism, and, in the next years- after the political breakthrough of the late 1980s- of economic and financial factors as well as by advancing processes of globalization. Observations of the space of Polish cities lead to the conclusion that they are paying a high price for such dramatic transformations- intensified chaos, disappearance of the legibility of historical structures, loss of identity. Is it possible to preserve the identity of place under the globalization conditions?

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20 Urban Education--Evaluating the Success and Failure of School Reform
Characteristics of School Districts that Succeed and Fail

Since the Coleman Report, we have known that the best predictor of students? academic performance is their parents? socioeconomic background. Similarly, the average performance of students in school districts is highly predicted by the socioeconomic status of their households. Using data from the Metropolitan Philadelphia

Indicators Project, we present a model for the average performance of school districts? eighth grade students on standardized tests of reading and mathematics. Using five characteristics of school districts related to their socioeconomic status, we account for more than 70 percent of the variation in their students? reading and math performance. But some schools do considerably better and considerably worse than predicted on the basis of this analysis in ways unrelated to their socioeconomic status. In the remainder of the paper, we examine the characteristics of those districts.

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Social Equity in Urban Public Schools: Performance Challenges and Willingness to Pay

The challenges of urban society are converging in American public schools creating vastly different educational experiences based on socioeconomic standing. Advantaged schoolchildren enter public schools better prepared and tend to be engaged in an accelerated curriculum preparing them to meet life's challenges. Disadvantaged schoolchildren commonly begin formal education without adequate preparation and the educational gap between them and their advantaged classmates generally grows. Early and aggressive educational intervention is required if disadvantaged schoolchildren are to achieve educational parity and broad public support for social equity including willingness to pay taxes to support educational investments is critical. This paper uses input from more than 5,500 voters in a Midwestern urban community (the unified school district serves approximately 45,000 schoolchildren) to assess public support for educational policy driven by concerns for social equity. This paper develops an eight item summated index of social equity and uses it to characterize voters and to explore the strength of the connections between social equity and voters views of educational concerns and policy options. The results indicate a moderate to weak inverse relationship between social equity and support for policy that proposes to remove students from school who have performance and discipline deficits. Conversely, the findings indicate a moderate to strong direct relationship between commitment to social equity and support for policy offering special assistance to students with performance and discipline concerns, as well as, a moderate to strong partial correlation (controlling for income, age and education) between social equity and willingness to pay increased taxes to pay for early childhood programming promoting parity in educational preparedness.

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No School Left Behind?: Tax Increment Financing and School Improvement

As cities rely increasingly on tax increment financing (TIF) to fund local infrastructure and capital improvements, many questions arise as to the impacts of this economic development strategy on local tax districts. In particular, given the fact that TIF impacts the tax structure of a community for a period of multiple decades, it is critical that we examine the constraints that such a strategy may place on local institutions. Despite the intentions for progress, policies such as TIF may generate negative externalities that endanger the ability of

existing local governments to effectively meet community needs. Given the legacy of disinvestment in urban school systems, and the shift towards increased privatization of public education, how has TIF districting either contributed to or helped mitigate the effects of community disinvestment on urban schools? Employing TIF program data and three case studies, this study will explore the interaction between TIF districts and school capital improvement financing in Chicago, Illinois, a city with nearly 140 distinct TIF districts capturing over $386 million in tax revenue annually. With the third largest school district in the country, and a rapidly changing development environment, Chicago provides a framework for understanding the potential benefits and dangers of TIF financing on already resource-constrained local taxing districts.

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Civic Capacity, Privatization and Philadelphia's School Reform

This paper describes the dramatic effects on Philadelphia's civic capacity to support education improvement when the 2001 state takeover of the schools ushered in a market-oriented reform. We add an important dimension to the research on market-based reform by focusing on the implications of the civic context for public education reform. We draw on the concept of civic capacity developed by Clarence Stone and his colleagues, who show that civic capacity, characterized by a broad and inclusive range of civic actors collaborating in a reform plan and related action, leads to more successful, sustainable and equitable school improvement efforts (Stone, et al. 2001; Henig & Stone 2007). We carried out dozens of interviews with local actors over a several year period, observed School Reform Commission meetings, and conducted case studies of four local education groups. We found that although the era was marked by a sense of momentum and new entry points for local and national players, civic capacity was low for three reasons. The city context favored revitalization policies that were divisive and did not promote equity, privileging elites and middle class residents and creating competition among neighborhoods and community groups. Second, the business model of governance introduced by the state takeover obscured decision-making and discouraged public participation and accountability. Third, privatization structured relationships between the district and the public hierarchically, frustrating cross-sectoral collaboration. We conclude that in the context of a privatizing district and city orientation, civic capacity for education reform requires explicit and strong interventions. With the arrival of a new city and school district administration, an activated public can drive rethinking of the relationship between the city's schools and neighborhoods and who schools serve.

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14:00-15:25

21 Casey Track Session--The Challenge of Family Mobility for Neighborhood Revitalization Initiatives

The Meaning of Mobility in Community-Based Approaches to Development and Poverty Reduction

Local communities are the focus of attention in many efforts to address the needs of low income individuals and families and to restore the social, economic and built-environment in urban neighborhoods. At any point in time, these communities are made up of a set of households that may be participants in or targets of the strategies, programs or activities that are initiated. Invariably, there will be some turnover of households in the target area over the life of the initiative, and this may be perceived as a challenge to the success of project. However, the meaning and consequences of these movements will depend on: 1.) the theory of the initiative about how community change occurs and how households are likely to benefit, 2.) the factors that influence which households stay and which move, 3.) the direction of change in the size and composition of the population, 4.) the overall levels of churning that result. This paper will provide a context for examining these processes and suggest alternative methods of defining and examining mobility within the context of community change initiatives.

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The Changing Wellbeing and Mobility of Vulnerable Families in Making Connections Neighborhoods

Neighborhoods with poverty rates of 20 percent or more are often classified as "high poverty" even though the majority of their residents are not poor. Trends in the circumstances of households in such neighborhoods "on average" may well misrepresent what is happening to the most vulnerable families that live there since trends for those who are better off can offset those for the vulnerable. This paper examines what happens to vulnerable families directly in the neighborhoods in 10 cities that are the focus of the Annie E. Casey Foundation's Making Connections Initiative. Vulnerability is defined by health, disability, English proficiency and education variables. Data are derived from cross-site surveys conducted in 2002/03 and 2005/06 which permits analysis of how trends in outcomes for vulnerables affect, and are affected by, mobility (examining differences in relevant indicators for those who stayed in, moved out of and moved into the neighborhoods between the two waves of the survey). Indicators cover employment status, assets and debts, housing, hardships, and perceptions about the neighborhood and services and well as race, household composition and other demographic variables.

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Staying or Leaving: Mobility of Public Housing Residents and Implications for Place-Based Initiatives

Little is known about the patterns of residential mobility among residents of public housing. This dearth of information makes it difficult to implement and evaluate programs that seek to address the self-sufficiency barriers of residents of low-income communities. This paper speak to this knowledge gap by examining the intended and actual out-migration patterns of residents of five public housing developments in the Jobs-Plus Community Revitalization Initiative for Public Housing Families, a multisite initiative to raise residents' employment outcomes. Drawing on survey data, this paper attempts to draw insights about resident mobility by examining such key questions: Do public housing residents move a great deal? Do they want to move? And what factors differentiate the movers from the stayers? Answers to such questions have broad relevance for community initiatives, which have become an increasingly popular approach for addressing spatially concentrated poverty and unemployment. Given the mobility dynamics of residents of poor neighborhoods and public housing developments, program staff and evaluators will need to pay special attention to both the levels of mobility experienced in potential target areas and the types of residents moving out and understand the implications of such mobility for generating program-related positive spillovers for the community.

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Family Mobility and Neighborhood Change: Findings for Ten Making-Connections Sites

While the varied effects that neighborhoods have on individuals have been widely documented in recent years, the impact of geographic mobility on neighborhoods and families is less well understood. Relying on data from the Annie E. Casey Foundation's Making Connections cross-site survey, combined with other national data sources, we examine mobility in ten urban neighborhoods that reflect the diversity of cities and low-income neighborhoods nationwide. The Making Connections survey provides a unique opportunity to track the movement of families into and out of low-income, urban neighborhoods and explore ways in which neighborhoods may be supporting or undermining family well-being. The first presentation will discuss findings on neighborhood change, specifically the extent to which neighborhood change can be attributed to geographic mobility or to shifting circumstances among previous residents. But individuals do not leave, stay, or enter neighborhoods for the same reasons; there are a variety of push and pull factors influencing family choice. The second presentation will explore emerging findings from a cluster analysis, which creates typologies of those who leave, remain in, and enter low-income neighborhoods. Finally, the paper will catalyze further discussion about what it means to implement a neighborhood-based family strengthening initiative.

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22 Housing Market Trends

Trends in Neighborhood Housing Markets, 1996 – 2006

In the past few years, the focus of urban housing research shifted its emphasis from neighborhood disinvestment and abandoned housing to rapid housing appreciation, displacement from gentrification, and predatory lending. This year, new challenges arose as housing markets cooled, the subprime lending industry collapsed, and mortgage delinquencies increased. Within the broader national context and the specific metropolitan markets, experiences of individual neighborhoods will vary depending on the location in the metropolitan area, the mix of housing stock, and residents' demographic and economic characteristics. Knowing the magnitude and character of changes in neighborhood housing markets over the past decade will be critical to understanding the health of housing markets going forward. This paper will describe the overall trends in housing markets from 1996 to 2006 across different types of neighborhoods using the Home Mortgage Disclosure Act data. It will concentrate in particular on low-income communities, both in central cities and in the inner suburbs. The paper will review several housing market indicators, such as the rate of mortgage originations, mortgage loan values, and changes in race, income, and gender of the home buyers. The housing market dynamics will also be examined in relation to neighborhood-level changes in income trends, school characteristics, and public and assisted housing over the past decade.

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Repeat Home Buying in Two Metropolitan Regions

This study compares how well repeat home buyers in the Dayton and Columbus, Ohio metropolitan areas effectuated their housing demand during the height of the 1995 housing bubble. Repeat home buyers are defined as households who sell and buy a home in the same MSA. As expected, repeat homebuyers in the two

regions have significantly different housing outcomes (value, size, amenities, and satisfaction), in part because the housing markets driven by distinct local economies and demographics. Data for this study come from the 2005-2006 Miami Valley and Franklin County Home Buyer Surveys. County auditors? data was used to identify samples of repeat homebuyers who sold and bought during 1995. Repeat buyers were asked to rate a series of housing, neighborhood, and household factors that ?pushed? them to decide to sell their previous residences and a second set of factors that ?pulled? them to buy their current homes. Repeat buyers were also asked to rate overall satisfaction with their new units and how well their new communities matched their expectations. County auditors? property data supplements the survey data, providing detailed information on the unit that was sold and the unit that was purchased. The result is a unique database that combines household, housing, and survey data that allows for the analysis of repeat home buying outcomes across a variety of dimensions. A multi-stage analysis is used for this study. The first stage employs contingency table analysis to examine differences in repeat buyer outcomes. In the second stage, a series of regression models are fit to the data to determine which push or pull factors are most influential in predicting household success. Results suggest that household composition and income are most influential in determining whether repeat home buyers are successful in their respective housing markets.

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Local Housing Conditions and Contexts: A Framework for Decision-Making

The precipitous increase in housing prices in many cities over the first half of the decade and the ripple effects that followed have placed great strain on municipalities to ensure that the housing needs of residents in their community are met. This paper develops a decision-making framework for municipal housing directors, elected officials and others in local government to use when considering the unique housing needs of their community and housing policy choices. Survey results from the National League of Cities? 2006 State of America's Cities Survey: Municipal Housing of municipal housing directors provide valuable information that we use to inform the development of the framework. The framework, and thus this paper, consists of four components: 1. Assessment of local housing conditions2. Connections between local housing conditions and other municipal issues3. Evaluation of costs, risks and complexities associated with policy options4. Review of what has been effective for other municipalities. Because every community varies with respect to specific jurisdictional characteristics, including demographic and economic composition, as well as, the level and type of housing needs, competing municipal priorities, and the amount of cost, risk and administrative complexity they are willing to undertake, this framework provides important considerations for the selection of policy but does not dictate one specific policy direction.

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Neighborhood Effects of Rental Housing

A large body of urban research assesses the impacts of subsidized rental housing on nearby property values of single-family homes. This paper addresses two important research gaps in this literature related to subsidy status and zoning context. 1) Almost no research compares the possible impacts of subsidized rental housing to those of unsubsidized rentals. This gap is relevant since homeowners often fail to accurately distinguish nearby subsidized from unsubsidized rental units, apartment buildings frequently contain both types of units and tenants, and subsidized units only make up a small portion of the low-income rental market. The motivating

question is the extent to which impacts of subsidized rental units are driven by differences between renter and owner housing, more so than by differences in subsidy status. This paper addresses this research gap, applying different types of traditional and spatial hedonic regression models to a comprehensive set of parcel data for the city of Seattle (1987-97). 2) Another gap in the literature is an analysis of rental spillovers in the context of zoning. This paper addresses this gap by assessing whether rental spillovers in single-family zones differ from those in multi-family/commercial zones. This analysis is relevant for planning purposes since it identifies conditions under which rental spillovers occur that can be influenced by housing planners.

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23 Community Development Capacity Building: New Challenges, Old Strategies

Assessing the Rehabilitation Needs of Tax-Credit Housing

The Low-Income Housing Tax Credit is now the largest affordable housing program in the United States. Since its inception in 1987 the program has helped finance the acquisition and/or development of nearly two million units of rental housing. However, very little is known about the financial and physical viability of this housing. Most of the limited research completed to date has focused on the prospects for long-term affordability of tax-credit housing once the program's income and rental limits expire (after 15 years for housing produced before 1990; 30 years [with some exceptions] for newer developments). Less attention has been paid to the physical condition of tax-credit housing and the need for rehabilitation. Even if the continued long-term affordability of tax-credit is not at risk, this housing cannot be considered a viable resource for low-income households unless the housing is in decent condition and funds are available for capital improvements. This paper assesses the physical condition of tax-credit housing put into service during the program's first five years, from 1987 through 1992. The findings derive from a national survey of more than 314 tax-credit properties, representing a total of 5,674 developments, encompassing nearly 220,000 housing units. The paper reports on the degree to which the properties require renovation and the extent to which capital reserves are in place to finance these renovation. The paper includes a multivariate analysis of the factors that may contribute to the need for renovation and the availability of capital reserves.

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Community Development, Social Capital and Civic Capacity

This paper addresses theoretical issues of the role of social capital as a foundation of capacity building in community development organizations and presents an example of an index of social capital that can be used in empirical analyses. The main argument presented is that community participation is critical for the development of social capital, which in turns establishes the foundation for organizational capacity. Social capital in this paper is examined from an institutional perspective. That is to say, the focus is the CDC and their efforts and activities promoting the development of social capital. In this context, social capital refers to the capacity of local residents and their organizations to mobilize resources towards achieving common goals and objectives that result in the development of community assets. The literature review focuses on defining the theoretical relation between social capital and capacity building, specifically how community participation supports program and community building activities, and on how these programs and activities in turn result in resource capacity (as measure, for example, by CDCs budget and staff) for the benefit of the community. The social capital index is based on data from the Volunteer Supplement File of the CPS and the National Center for Charitable Statistics. Upon these bases, the index is used to establish the link between social capital and CDCs

operational capacity as an example of the applicability of the index.

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Building Capacity in the Aftermath of a Disaster: the Development of Community-Based Developers

The 2005 disaster in the Gulf Coast region of the U.S. brought by Hurricanes Katrina and Rita revealed much about contemporary America including the ongoing challenges of race and class, and the loss of government capacity brought about by devolution. Less discussed, but important is the weakness of community-based development capacity in the three states most affected, Louisiana, Mississippi and Alabama. The lack of strong community-based development organizations has hindered the rebuilding process in poor Gulf Coast communities. Non-profit developers have proved their ability to play a significant role in housing development elsewhere in the United States, but have significant challenges to growth in the South and specifically the Gulf South. The absence of a strong community-based housing development field limits the choices of redevelopment partners to private sector developers. While not necessarily a bad thing, it does encourage an imbalance in power when determining the pace, character and placement of housing. This paper looks at the historical context for the weak non-profit housing and community-based development sector and finds three reasons for this: (1) a thin philanthropic base (2) the lack of idea and innovation diffusion and (3) the limited capacity of government at a regional and local level.

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Black Immigrant Entrepreneurship and Local Economic Development

Broadly speaking, entrepreneurship theories are of two kinds: one tries to situate the entrepreneur within the broader conception of local economic growth and development and the other addresses the factors motivating entrepreneurial behavior for positive outcomes. This study argues that there is a problem of miscommunication and misdirection at the local, community, level in undertaking economic development and change in Black immigrant-populated communities. More specifically, it argues that the two sets of theories, typically viewed in juxtaposition, would need to be merged when analyzing and practicing local economic development with Black immigrant entrepreneurs. This paper provides a profile of Afro-Caribbean entrepreneurs: owners? characteristics and business characteristics in two Afro-Caribbean populated counties in the US--Kings (Brooklyn), New York and Miami-Dade, Florida. The paper examines the local economic development agencies' (LEDA) efforts by LEDA directors to stimulate entrepreneurial activity for local economic development outcomes such as job creation/employment growth. It examines how LEDAs view ethnic networks among Black immigrants and their potential to contribute to positive local economic outcomes. It reveals how and why community strategies and policies support or don't support those networks. The paper combines US Census PUMs Data with interview data drawn from local economic develop agency directors who assist and serve minority businesses in these two Black-immigrant communities in the US. It concludes with implications and applications for similar immigrant entrepreneurial groups and local economic development efforts in highly concentrated immigrant communities.

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24 Challenging Inequality in Cities

Chicago School and Its Implication for Studying the Palestinian Refugee Camps

This paper aims to analyze the phenomena of urban segregation and social integration in the Palestinian refugee camps. I will argue that residential segregation and the creation of informal settlements were exclusively associated with culture, urban poverty, socio-political and historical aspects that reflected on the urban fabric of the camps. The roots of urban segregation and integration are the outcome of the constructed

social strata which is a product of their refugee status and their inherent responsibility to eventually return has the identity imposed by the Israeli regime. The later conveys social obstacles and life conditions in the received society that effectively prevent refugees from assimilating into any society. Following this line of reasoning, I will also suggest that the "traditional approach" in urban geography, based on Park's premise is that the greater the degree of difference between spatial distribution of groups within the urban context, the greater their social distance from the other is valuable in understanding life in the Palestinian refugee camps. In this paper, I will also highlight the integration process of the Palestinian refugees and the resettlement goals that the refugees struggled to achieve at attempt to have the same opportunities as assimilated citizens in the West Bank and Gaza. The ecological approach of Chicago School will be used to examine the social integration and assimilation phenomena within the spatial fabric.

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The Elephant in the Room: Talking Around Affordable Housing

Boise, Idaho, is part of the rapidly growing Treasure Valley metropolitan area. The population, median household income, and education levels of residents in the area have increased markedly since 1990. As seen in other sunbelt cities over the past several decades, the increased economic revitalization of the area is accompanied by downsides for those in need of affordable housing. Several trends in the area have had significant implications for the stock of affordable housing: in particular, infill development within the City of Boise, property tax increases throughout the Valley and the state, and the redevelopment and displacement of mobile home parks on valuable land. These 3 issues are discussed extensively in the local media, yet rarely in the context of housing affordability. In this paper I explore the discourse around housing issues through analysis of local news coverage of housing since 1990. I turn to Lukes? typology of power to examine the consistent use of market-focused rhetoric and the absence of discussion by policy makers about affordable housing needs and consequences. By taking the question of housing access and affordability off of the table, local elites are absolved of the responsibility to address the needs of non-elites. In an economically vital urban area, this has so far proved a politically viable option for local leaders.

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Progressive Politics on the Ground

In 2001, Isaac Martin explored the factors that led to the adoption of redistributive policies at the local level. Martin was interested in the adoption of living wage policies by local governments. These policies require businesses that contract with the city to pay a premium above the federal minimum wage to local workers. Living wage policies aim to rectify persisting issues of poverty by commanding a wage that families can live on. During his exploration, Martin finds a wealth of evidence that attempts to explain the emergence of both living wage policies and other similar programs that involve government intervention in areas of undesirable social ills. With that said, Martin proposes that the correct way of assessing the factors most associated to the adoption of living wage policies or other government intervention programs has to incorporate both the role of local politics and national progressive networks. Martin reasons that local political factors provide the foundation for which government intervention programs succeed or fail. National progressive networks reflect the fact that cities learn from each other. Policies then are diffused from one place to another. The combination of local political factors and national progressive networks is a logical method by which to examine the adoption of living wage policies and other government intervention policies in general. In this paper, I put this line of reasoning to the test by incorporating its logic into a case-study of Philadelphia, PA. I incorporate information from historical data, demographic analysis and semi-structured interviews to create a comprehensive study of housing politics in Philadelphia. These resources allow the reader to evaluate Martin's claims by viewing progressive politics on the ground.

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Re-Exposure: Challenging Inequity and Injustice in Post-Katrina New Orleans

More than two years have passed since Hurricane Katrina devastated the Gulf Coast and submerged the majority of New Orleans. In the past two years, residents, planners, politicians, activists, and academics have struggled to re-envision the city in the midst of rebuilding and recovery efforts and to conceive of a better city amidst structural and historical inequity. Hurricane Katrina itself re-exposed the devastating effects of inequity and racial discrimination not only in the days and weeks following the initial floods, but in the recovery and rebuilding efforts that have ensued over the past two years. This paper tracks recovery and rebuilding efforts in New Orleans and questions whether a critical effort has been made to address historical and structural inequity. Using the lens of New Orleans and Hurricane Katrina, this research positions itself in the midst of critical urban theory about the possibilities for transformative policies and practices that increase equity and justice and better attend to those who have been most burdened by inequity and injustice. How these values are visualized, politicized, and realized in a post-disaster city potentially exposes the possibilities for challenging inequity in cities across the United States. Using qualitative research, this paper explores two dominate narratives in the recovering city: an efficiency narrative and a political narrative. Specifically, the research analyzes how each narrative has dominated specific perspectives and actions regarding recovery (including local and national media, post-disaster aid and policies, and grassroots community mobilization) and questions the repercussions for residents. Finally, this paper questions the capacity of each narrative in challenging inequity and injustice in post-Katrina New Orleans.

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Achieving Territorial Justice in Neighbourhood Environmental Services: a UK Case Study

Street cleaning is one of the most basic municipal services, often of prime concern to residents when asked about their neighbourhood. It is commonly observed that the state of the local environment, including the incidence of litter, rubbish and graffiti, is worse in more deprived urban neighbourhoods. This reinforces disadvantage for residents of these areas (an example of an area effect) and impacts on the attractiveness of these neighbourhoods, reinforcing spatial segregation. Previous research with those working in environmental services identified a range of factors that may explain why outcomes are worse in more deprived areas. These factors included the behaviour of local residents but also aspects of the physical and social environment that make the challenge for service providers greater in certain areas (Hastings, 2007). In relation to public services more generally, it has been argued that a variety of processes act to divert resources to areas with lower levels of social need leading to territorial injustice. The situation with regard to environmental services, however, has not been examined previously. This paper reports on the results of a detailed case-study of one UK local authority. In the first analysis of its kind, it draws on a wide range of data including national area statistics, local administrative records and fieldwork. Results confirm that deprived areas have lower standards of cleanliness and shows that these are associated with lower levels of service expenditure in these areas. The analysis also identifies the physical and social aspects of neighbourhood context that impact on cleanliness outcomes and shows how the context is less favourable in many deprived neighbourhoods. Finally, the analysis provides an assessment of the cost of bringing all areas up to the same standard, thus identifying the scale of the challenge for territorial justice.

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25 Political Empowerment and Representation in Cities

Who Represents? A Cross-Sectional Analysis of Female and Minority Representation in U.S. Municipalities

This paper investigates the relationship between race, ethnicity, gender, and policy choices in U.S. cities. While much work has explored the public policy effects of elected women to state and federal offices, there is a substantial gap in the scholarship examining these effects at the local level. Furthermore, few scholars have studied the intersection of race and gender at the municipal level. Using budget data directly from 250 U.S. cities, I analyze the impact of female, minority, and minority-female mayors and city councilors on municipal level fiscal policies. I anticipate that women, minorities, and minority women have the potential to affect public policy outcomes, but that the effect of these representatives will be tempered by a variety of factors. I posit that environmental factors, including local demographics, the fiscal condition of the city, and tenure in office have the potential to affect the ability of female and minority elected officials to represent their constituents. Furthermore, I argue that the proportion of female and minority representation in the municipal body will affect whether female and minority representatives behave in a distinct manner in office. This study demonstrates that gender and race do affect representational behavior, but circumstance and environment limit these effects.

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The Geopolitical Transition of Oakland, California

After a very tight race, in June 2006, Ron Dellums, a retired Black congressman in his 70s, was elected the new mayor of Oakland against Ignacio De La Fuente, a long-time Latino union leader and city council member. Just a few months after Antonio Villaraigosa became the first Latino mayor of Los Angeles, with no black candidate in the runoff, there were sighs of relief in the African-American community. Not another major Californian city would go to the Latinos. Yet despite the election of Ron Dellums, the balance of power has dramatically changed over the past decades in the city of Oakland. The city once governed by a black mayor with a majority black city council in a traditional white progressive-black coalition has now become intrinsically multicultural, leading to the election of former Governor Jerry Brown as mayor in 1998 and forcing the black leadership to adapt to a much more flexible coalition building system where the options are multiple and the competition fierce. Traditionally considered a Black city since the end of the 1970s, the City of Oakland has undergone major demographic changes over the past three decades due to strong Latino and Asian-American immigration. The push for political participation among these minorities has lead to new multicultural alliances and seriously challenged the old black leadership. This paper reviews the historical factors and recent demographic, political and economic developments ? including gentrification, urban revitalization and political redistricting-, that have undermined the black electoral base and old leadership, calling for new forms of coalition in the city.

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Continuities and Change in Social Movements Since the 1960s: The Case of Montréal

In the context of our ongoing research on social movements in Montreal from 1980, we have been examining their involvement on issues related both to social justice, for example, housing, welfare reform, or race relations, and the environment, such as recycling, urban pollution, or transport. We have argued that these movements act both in the city raising wider societal issues or on the city-urban movements--intervening on urban questions in relation to housing, urban services, urban planning, development of communities, municipal

administration and local democracy. In this paper, we will look back to earlier social movements and ask what are the continuities and ruptures between these movements that emerged in Montreal in the late 1960s and 1970s and those in the period after 1980. One of the key questions is what were the lasting contributions of these earlier movements, and what was lost particularly on urban questions related to social justice and environment. A key question is how has the changing context influenced the social movements intervening on social justice issues and environmental questions, in and on Montreal. A key question is which aspects of the traditions of the 1960s and 1970s have been maintained through these transitions. We will conclude with theoretical implications and questions for social and urban movements.

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26 Promoting Urban Wellbeing: Are Our Policies Working and How Do We Know?

US Anti-Poverty Policy: Past Developments and Future Directions

Over the past 40 years, despite overall increased expenditures for means-tested transfer programs, there have been major changes in the groups receiving assistance and in the type of assistance received. There has been a shift away from assistance to single mothers to working families as a whole (EITC) and to disabled adults and children (SSI), and there has been a shift away from unconditional cash support (AFDC to TANF) and toward in-kind transfers for health care (Medicaid), food assistance (Food Stamp program), and related programs. This paper reviews the lessons learned from analysis of these changes and makes predictions for future policy directions. Particular attention is paid to the changes in cash support, associated with the growth of categorization(targeting different benefits to specialized groups)and increasing emphasis on work.

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A Model Using Social Capital to Improve Low Income Families' Lives

Efforts to improve conditions for low income families tend to focus on enhancing human capital, finding family supporting jobs or building assets. While strategies sometimes include building social networks, few use social capital as a key element. Social capital refers to trust based connections through individuals and organizations that help families achieve their goals. The proposed paper develops a model for enhancing family economic success that combines building social capital, human capital, income and assets. The model emphasizes the importance of understanding the role of both networks through organizations and individuals. Strategically building networks both inside and outside of the community proves equally important. The paper will address theoretical and practical implications of this model for urban scholars and policy makers. The proposed paper uses research from fourteen research projects conducted in Philadelphia, Wisconsin and Washington DC (1992-2002), combined with research conducted last year using the Wave one survey from the Annie E. Casey Making Connections initiative and interviews with people associated with the Milwaukee Making Connection site. The various research projects combine ethnographic research with families and organizations with quantitative studies. In addition to developing a model to assist families, the paper will address the role of social capital in two types of low income communities: 1) traditional poverty neighborhoods with a concentration of people from one racial group and 2) diverse neighborhoods that include immigrants from various countries, low income native born people, and families with stable incomes. Analysis of the Making Connections data, along

with recent studies on poverty and related factors in immigrant gateway cities, suggest that strategies differ based on neighborhood characteristics.

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Charitable Choice as an Urban Poverty Reduction Strategy

Since 1996, the federal government has undertaken major initiatives to fund religious organizations to deliver social services. These programs, called charitable choice, continue to expand and now account for over $2 billion in social welfare spending. Religious groups now deliver a wide array of government-funded, welfare-related services, including job training, employment placement, parenting classes, substance abuse treatment, teen abstinence counseling, and child care. At the same time, charitable choice blurs the lines between church and state and is highly controversial. This paper reflects on over ten years of experience with charitable choice and assesses the impact and effectiveness of these programs, particularly in urban areas. There is little empirical evidence that faith-based social services are superior to secular programs. Moreover, religious grantees, and congregations in particular, are often unable to manage large federal grants and to maintain the delicate constitutional balance required by charitable choice. In addition, there are inadequate accountability mechanisms in place to ensure that social service beneficiaries obtain quality services from religious organizations in a non-coercive setting. Nevertheless, congregations have reserves of social capital that can be effectively channeled in the fight on poverty. Particularly in low-income communities, congregations play an instrumental role in connecting people to one another, to other organizations, and to available social services. Thus, this paper suggests ways in which government can partner productively with congregations while avoiding the pitfalls in current charitable choice programs. Although congregations are ill-suited for delivering welfare counseling services that are transformative in nature, they are ideally suited to deliver discrete, sustenance-based services as well as to serve as links between the needy and other community groups and governmental providers.

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Community Scorecards as Agents of Change: The Promise of the Baltimore Community Foundation's Measurement System

Performance measurement is common in the public, private, and nonprofit sectors. According to Behn, measures are used to evaluate, control, motivate, promote, celebrate, learn, and improve. Can performance measures also be used to galvanize diverse actors to move toward a vision of a better community? Inspired, in part, by the success of the Chesapeake Bay Foundation's "State of the Bay" reports, the Baltimore Community Foundation (BCF) desired a measurement system that would provide an accessible description of the overall vitality of the Baltimore community, while providing guidance for grantees and communicating the success of the grants to those making the philanthropic investments. With the help of the Schaefer Center for Public Policy of the University of Baltimore, they developed a three tiered measurement system that would 1) structure and partially standardize the reporting of performance measures by grantees 2) allow potential investors to understand the goals and measures in seven of the fields of interest that are part of the focus of BCF's strategy to improve the community (Neighborhoods, Youth, Education, Transportation, Environment, Human Services, and Arts and Culture) 3) create a short set of community-wide indicators that would cut across all these fields of interest and, when appropriately aggregated, would provide a quick but accurate and comparable description of the vitality of the community. The foundation hopes that this annual "report card" will help motivate local government, private, and nonprofit organizations to act in a concerted manner to improve the state of Baltimore. This paper will examine the strengths and weaknesses of such an approach, assess its potential to promote community change and describe the lessons learned about best practices for developing community scorecards.

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Theorizing Relative Wellbeing: Examining and Interpreting Evidence from the City of Baltimore

As the nation's aging population continues to grow and becomes more diverse, it is important to disentangle the relationship between race, socioeconomic status, and health outcomes to better understand the impacts of health disparities and constituent impacts on quality of life. However, it is a challenge to distinguish the unique effects of class (socio-economic status) from those of race in order to understand how they individually and collectively contribute to health disparities because the problem is confounded by many colinearities. Membership in a minority group may be an indicator of the combinations of other effects such as low income, poor education, environmental exposure to toxic compounds, and lack of occupational opportunities. Our paper presents a method for constructing a compound variable to describe socio-economic effects. The wellbeing index is an adaptation of work originating in the UK and New Zealand. It applies a principal component analysis technique to reduce and recalibrate readily available census variables to devise an index of relative well-being that can be applied across census tracts. The index describes socio-economic status at the neighborhood level, excluding individually ascribed attributes such as race. The relevance and usefulness of the index was tested by applying it to 2000 Census data from Baltimore city. Our map of relative wellbeing of Baltimore neighborhoods was examined and interpreted collaboratively with scientists conducting the federally funded NIH/NIA research study "Healthy Aging in Neighborhoods of Diversity across the Life Span (HANDLS).? The Index of Relative Wellbeing proved to be a useful tool to identify suitable neighborhoods for in-depth analysis of individual factors. One of the measures of the usefulness of this indicator is that a map of the indicators shown to local experts was greeted with pleasant surprise about how well it captured researchers? local knowledge and understanding.

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27 The Impacts of Regulatory Frameworks on Localities

Who's Your Daddy?: Media Ownership, Localism, and the FCC

In June 2003 the Federal Communications Commission (FCC) voted to significantly relax the ownership rules governing local television stations. In essence, the new rules would have allowed for more consolidation of television ownership and the possibility of increased cross-ownership of television stations and newspapers within the same television market. The new rules caused immediate and wide-spread concern in Congress, among media advocacy groups and public interest organizations across the political spectrum. The Prometheus Project appealed the decision and filed suit against the FCC. The Third Circuit Court of Appeals blocked the implementation of the rules in 2003 and, in June 2004, the Court ruled against the FCC. The FCC decided not to appeal to the U.S. Supreme Court. The FCC Chairman resigned and one of the remaining four commissioners was elevated to the chairmanship. Effectively, then, the FCC determined that it would reconsider the rules at a later time. That time has arrived. In June 2006 a new FCC commissioner was confirmed by the Senate to fill the vacant seat left by the former chairman. In that same month the new FCC Chairman announced that the agency

would reconsider the ownership rules. The agency must consider the possible effect of any ownership changes on the concept of localism. How many stations can one media firm own in one market? How many newspapers and television stations can one media firm own in one market? Under what conditions can that cross-ownership occur? What happens to local content? In spite of mounting evidence that media ownership consolidation has negative effects on local content, the FCC has already reached its conclusion---consolidation is preferred. It is the classic captured agency--captured by the very industry that it is supposed to regulate. This study directly challenges the FCC?s position regarding consolidation and localism.

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Public Fiber Optic Broadband Provision: The New Infrastructure Imperative

In the late 1990s, the United States possessed the most robust broadband Internet infrastructure in the world. Barely a decade later, the US ranks 20th in broadband network capability. Since 2003, Japan has had high speed broadband with an average connection speed of 16 times that of the United States average at a cost of $22 per month. In South Korea, 85-90% of businesses and 70% of residents have access to broadband services at 10-20 times the data transmission speeds available to United States residents. Similar capabilities and market penetration rates have been documented in Sweden, Denmark, Taiwan, Hong Kong and Singapore. Fiber Optic technology is driving the ability to achieve the extremely high data transmission rates evidenced in these countries. This technology allows for the transfer of data at rates that far exceed the capacity of conventional coaxial cable, and will be critical in the future economy due to its ability to support advanced high performance computing, shared instrumentation and research collaboration, remote education and training, remote diagnosis and consultation in health care, and advanced media applications. In the United States, the public sector has taken the lead in the establishment of fiber optic broadband networks. While some of these initiatives have been labeled as successes based on profit/loss models, some initiatives have been considered failures on this basis . As with other economic development initiatives, cities have justified the costs associated with the development of such broadband networks by asserting an indirect effect that attracts clean, technology-oriented firms and high wage employment to the jurisdiction. The purpose of this research is to 1) Inventory best practices for implementation of public broadband networks; 2) Identify obstacles to implementation of such networks; and 3) Develop viable economic indicators that can be applied to such initiatives to assess impact over the long term.

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Do Environmental Regulations Impede Economic Growth? A Case Study of the Metal Finishing Industry in Los Angeles

The Los Angeles metropolitan region has the worst air quality in the nation. Epidemiological studies have linked air pollution in Los Angeles to adverse health effects, including asthma, cardiovascular disease, and increased mortality. Despite these problems, there is strong opposition to air quality regulations designed to clean up the air by industry, economists, and many public policy officials. The prevailing sentiment is that air pollution regulations force firms to relocate out of a region or go out of business, reducing overall economic competitiveness. Some scholars, however, have recently taken a different approach, arguing that strict environmental regulations can clean up the environment while making firms and industries more competitive through ?green? technological innovations. Michael Porter, a business professor at Harvard University and a leading voice in this movement, argues that firms have ?limited attention? and that environmental regulators can help them to ?overcome organizational inertia and to foster creative thinking.? In this paper I explore the ?Porter hypothesis? through an empirical study of the metal finishing industry in Los Angeles. Metal finishing, a

major employer in the region, is a major polluter of toxic chemicals, including hexavalent chromium. The industry is highly regulated at the federal, state, and local levels. Based on survey research, industry reports, census data and other secondary sources, I examine the following three questions. First, do air quality regulations induce firms in the metal finishing industry in Los Angeles to innovate as a means of environmental compliance? Second, if firms innovate, do productivity and profit gains offset the costs of compliance? Third, what is the relative degree to which metal finishing firms develop new technologies or adopt existing ones to comply with environmental regulations? I conclude with an assessment of the public policy implications of my findings.

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28 Revisiting Land-Use and Planning Practices

Evaluation of Urban Revitalization, Transportation, and Displacement: Houston, Texas

Iris Marion Young (2000) argues that democracy is hard to love and it is difficult to know what to make of deliberative democracy. This case study examines the deliberative democracy gap in planning in the fourth largest city in the USA, Houston, TX. By studying effect of gentrification, land-use and transportation in Houston's Third and Fourth Wards, it evaluates the impact of urban transformation through religion, employment, housing, transportation and sense of place. When disparities in community resources impact: housing, employment and transportation, is there deliberative democracy in land-use policies for vulnerable at-risk residents? Houston's historic wards surround the Central Business District. During the 60s? integration and the ensuing white suburbia flight, land-use changed from Anglo to minority ownership or renters with predominately African Americans residing in the central city, later a mix of minorities, to the current wave of white returns, causing massive minority displacement. Gentrification's a product of a number of influences common to global urban transformation and these processes link the economic order, urban fabric and social identity of the residents (Bounds, 2004). This mixed-method research uses secondary data from archival sources, Metropolitan Transit Authority and U.S. Decennial Census; 1968, 1990, and 2000 census tract variables: Population, Transportation, Housing, Income, Employment, Race, Education and Age. Primary data collected through surveys, interviews and focus groups from 100 stakeholders including: community leaders, city planners, elected officials, current/retired pastors, CDC directors, educators and employers. GIS will be used to tract the transformation patterns. Glickman and Servon 2003?s Elements of Capacity model is used to test capacity factors. Descriptive analysis, T-test and ANOVA are used to analyze the data. Key findings should show implications of deliberative democracy in urban settings.

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Rethinking Urban Industrial Land: An Analysis of Recent Land Use Studies

As the American metropolis moves deeper into a supposedly post-industrial future, cities large and small are actively reconsidering the role that industry and industrial land play in the local economy. While significant rezonings and conversions of industrial land are still common, planning for industrial retention is beginning to grow. A common first step is an industrial land study, generally an analysis of industrial land supply and demand and the role of industrial jobs in the local economy. This paper analyzes 44 industrial land studies either commissioned or produced by cities, counties, and states over the past 10 years in the United States. Initial findings indicate that while attention is being paid to preserving manufacturing jobs and strategically retaining industrial land, there is a limited emphasis on other issues critical to understanding the industrial land debate. Studies have tended to ignore:? the negative environmental impact of industry on low-income communities and communities of color; ? the regional nature of urban economies and the possibility of regional solutions? community involvement and the politics of local land use decisions? difficulties in linking low-income workers

with industrial employment. By ignoring these factors and focusing almost exclusively on local economic and land use considerations, cities risk losing sight of a key motivation behind industrial retention ? maintaining the right to the city for low-income communities ? and a critical component to the current problem ? regional land use inequity and environmental injustice. In recognizing the duality of industrial land use and taking and integrated and holistic approach which includes environmental and regional factors, cities can build more effective support for industrial retention efforts and advance the ultimate goal of reducing poverty, displacement and environmental illness.

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Technology and the Transformation of Planning Practice

Planning practice in the United States is a set of tools, methods, and processes designed to guide future action. Public involvement in planning decisions was limited to the power elite during the first half of the 20th century, although the generally reform-minded planners of this era believed that they were acting in the public's interest. The planning profession has had a long trajectory of developing and supporting planning initiatives that went awry. The backlash against comprehensive top-down planning of the 1960s and 1970s helped spur the development and acceptance of the culture of citizen participation in planning. Since the 1960s, when the federal government included ?citizen participation? as a requirement for the antipoverty programs, citizen involvement in professional planning efforts has been de rigueur. However, practicing planners continue to be uneasy about opening up professional planning processes to the general public. Looking back at the protest politics of the 1960s, we become aware that information technologies including GIS and more recently 3-D visualization and virtual reality simulation, mediated by the power of the Internet have changed the nature of public participation in planning. While these new technologies have become part of the arsenal of public involvement, these tools have also become accessible to activist grassroots groups who routinely use these sophisticated technologies to challenge ?official? planning decisions and policies, essentially creating new forms of evidence to support their arguments. My paper will investigate the changing nature of citizen participation in planning, describing both opportunities and constraints associated with the adoption and use of new technologies to answer the question, ?does e-participation reproduce existing patterns of participation and civic engagement, or does it fundamentally alter how we plan for the future of our region??

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Planned Suburban Density at a Metropolitan Scale

Suburbs across the country on transit lines have become denser in the past decade. While the Twin Cities (MN) still has only one Light Rail line to a suburb, as well as numerous express buses, it too has some densifying suburbs, both close-in and farther away. These bits of dense post-1995 mixed-use development have been spurred on by grants from the Livable Communities program sponsored by the Metropolitan Council. This paper examines the success and challenges inherent in a metro-wide approach to denser suburban living, and asks whether financial inducements work as intended.

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Ten Years of Smart Growth: How Did Development Patterns Change in Maryland?

Since 1997 Maryland has adopted its remarkable Smart Growth Initiative to control urban sprawl threatening valuable farmlands, causing air pollution, increasing costs of infrastructure required for new development, and reducing the quality of life. The initiative seeks to alter sprawling development patterns by directing state funds to support development in Priority Funding Areas and preserve agricultural lands. It is unclear whether the incentive-based approach of Maryland's Smart Growth has affected development patterns, however. This

research paper examines how Smart Growth has changed urban development patterns in Maryland. The research unit of analysis is an area (2,500 or more people) that is defined as urban by the US Census. Descriptive statistical analysis was used to compare urban development patterns before and after adopting the Smart Growth Initiative; then multiple regression models were constructed to explore whether the initiative has affected development patterns. The dependent variables expressing urban sprawling development patterns are: 1) urban density, 2) housing density, and 3) household land consumption. The exploratory dummy variable indicates the periods before and after adopting the Smart Growth Initiative (before= 0; after= 1). The control variables are: proximity to large cities, median household income, median house value, and the percent of county expenditures in infrastructure. The data set (N=310) expresses development conditions in two points in time: 1990 and 2004 (i.e., seven years before and after adopting the initiative). Research findings show changes in development patterns in Maryland's urban areas after the adoption of the Smart Growth Initiative. They identify factors affecting development patterns, which should be integrated into Maryland's policies to improve the effectiveness of Smart Growth programs. The research provides important policy implications for Maryland and other states.

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29 Sustainable Public Spaces

Global Environmental Politics and the Polarized City: International Activism in Chicago's Calumet Region

The global cities literature is rich with analyses of the effects of globalization on cities, many of which demonstrate increasing local inequities attendant to an increasingly connected world, a deepening of what has been called "the dual city." While the majority of these analyses are focused on effects of economic globalization, some have engaged increasing cultural and social ties in a globalizing world. Still underexamined is the relationship between the discourses, institutions, and practices of globalizing environmental activism and global cities. This project examines the effects of global environmental activism upon the Chicago metropolitan area, focusing on the Calumet region of the city's south side. While efforts to 'green' Chicago are decades old, they have largely focused upon the north side and 'the Loop' (the city's central business district) in an attempt to increase competitiveness in the emerging service economy. Until recently, the south and west sides have largely been left behind in these efforts to green the U.S.?s 'second city.' However, in an age of increasingly global environmental activism, the Calumet region, rich in biodiversity including internationally migratory bird species, has seen significant investment in protecting those resources in the past decade. The politics of global environmentalism, rather than those of the global economy, have now begun to shape the local environment in Chicago, improving the quality of the Calumet environment, but deepening some measures of environmental inequality.

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Community Management of Environmental and Economic Risk in Area-Wide Urban Revitalizations

Urban regeneration in recent decades has become more complex as the result of the 1980 passage of CERCLA and recognition of risks posed by past pollution. Communities experience conflict between economic redevelopment and environmental protection objectives as stronger mitigation standards raise costs and slow redevelopment. A further common issue is clustering of non-adjacent contaminated parcels that adversely affect each other's economic attractiveness. ?Scatter site brownfields? are a complicating factor but can promote organized community regeneration efforts since no one site can be addressed efficiently. The interaction effects force policy-making that transcends the developer's on-site impact focus and addresses

community externalities. This paper examines the efforts of US communities to regenerate in the face of contamination issues that compound the problem of depressed property values. We examine community processes, issues raised in regeneration problem definition, partners engaged in the efforts, projects undertaken, and, to the extent possible, resulting community impacts. Our analysis combines review of the existing literature on community-led brownfield renewal and examination of documents from community development corporations (CDCs) with major brownfield renewal efforts with findings from an 18 month, 8 community study for the Environmental Protection Agency including site visits, in-depth interviews, and document reviews. The EPA-funded activity and CDC reports cover area-wide regeneration efforts and off-site impacts expected, while most of the literature is site-specific, requiring inference on off-site impacts. The paper will conclude with derivation of best practice lessons Special attention will be paid to issues of community and project risk minimization and management, since reducing such risks can help mute the evitable conflicts between residents? economic and environmental objectives.

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Vulnerability of Local Restorative Environments to Global Environmental Change

In 2006, 12.3 million people visited one of the seven California State Parks/Beaches in the Orange Coast District (OCD). Park visitation--whether by the three million residents of Orange County, CA or approximately 45 million tourists per year--offers considerable health benefits with respect to psychological restoration and physical health attributed to the nature experience. Past research has identified a significant correlation between coastal recreation and human well-being and health; that over 22% of surveyed coastal residents chose the beach for their physical activity; and reported a significant relationship between quality of life and reported preference for bodies of water. To date, there have been few studies on the vulnerability of such park experiences to natural phenomena such as global environmental change. A 2006 report by the California Climate Change Center (CCCC) details that under a 'Lower Warming Range (3-5.5oF)' scenario, California will experience 6-14 inches of sea level rise (SLR), 2-2.5 times as many heat wave days, 1.5 times more critically dry years, and a 10-35% increase in large wildfire risk by 2070. With approximately 17 miles of beach and 6,000 acres of coastal scrub canyons, I hypothesize the OCD parks are at significant risk to these consequences of global environmental change. Further, such alterations to restorative environments will have a detrimental impact on the public health of its visitors. My research will address the following specific questions: How have past climatic and extreme weather events (El Nino) affected OCD park visitation and use? What are the vulnerabilities of OCD parks to future climate change-related events? How will this impact visitation, use, and public health?

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Taking Sustainability Seriously?: The Importance of Progressive Environmentalism

Sustainability is an increasingly popular term in research on urban development policy. The wide range of cities which now use an amenity-based or environmentally sensitive development approach, ranging from Portland, OR to Austin, TX to Chattanooga, TN, suggests the considerable variation in the forms these strategies may assume as well as the motives for adopting them, especially whether they were actually designed to produce economic growth in the first place. For example, some cities which are regarded as progressive and show only limited interest in growth promotion may also be sustainable cities. To understand the precise relationship between sustainability and progressive development, this paper draws upon demographic and social indicators and selected case study material. It argues that only cities with unconventional subcultures and an economically privileged position pursue both sustainability and progressive development.

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30 Fostering Active Participation in the City

Fostering Citizen Participation in the Creation of Sustainable Communities

Sustainable communities cannot be fostered without the active participation of citizens throughout the planning process. While modern planning places a high value on citizen participation, it can be difficult to obtain citizen involvement. Further, it is frequently difficult to obtain the participation of citizens who are less politically or economically advantaged; lack of participation by these citizens may have dramatic implications for the equity of local efforts to foster sustainable communities. The complexity of issues that must be considered in the creation of community sustainability can be daunting. Planners and others concerned with community sustainability must have accurate information regarding the level of citizen understanding of community sustainability issues in order to make the most effective efforts to reach out and engender citizen participation. The proposed paper will provide an analysis of citizen understanding related to community sustainability and make recommendations for enhancing the level of citizen participation. Special attention will be given to fostering citizen participation on the part of those who are less politically or economically advantaged within society. Finally, recommendations will be presented for the use of citizen surveys as a means for supplementing input provided at public meetings and other venues as an enhancement to more traditional citizen participation in the planning process.

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The Art of Community: Change in Baltimore

Baltimore's history of strong neighborhood identity creates a reserve of initiative as the metropolitan economy evolves. Though the region continues to globalize, organizations at the community level are acting to maintain a sense of localism and connection to place. Notably, the intersection of art and community development portrays a powerful story. This paper presents an overview of art based community action in the neighborhoods of Baltimore. The paper begins with a rough history of art and community organization in Baltimore. It goes on to highlight existing groups working to engage and promote community -- including The Creative Alliance, Fluid Movement, Operation ReachOut Southwest, Kids on the Hill, and others. Excerpts of interviews with key leaders bring to life the current movements in Baltimore's community arts field. In addition, an asset map highlights where existing programs and organizations are. Spatial analysis considers implications of this distribution and opportunities for continued work. Key findings include the demographic analysis of neighborhood change since 1968 and how this overlaps spatially with art-based initiatives now. This paper informs funding mechanisms, policy, and planning efforts at the local level and presents Baltimore as an exemplary notion of what it means to maintain local identity in a globalizing world.

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Conflict in Risk Society: A Call for Active Participation

Numerous events marked the history of society since the 60's, with the rise of the first social movement challenging the existing society. Among these movements, the environmentalists called the attention to several controversies resulting from reductionism of decision making processes. This was reinforced later on, particularly in the 80s when environmental issues emerged and gained grounds in the eye of the media and the general public. Conflicts resulted from the existing diversity in perceptions and scrutiny of the public requiring to be involved in decision making. As a result, the risk society (Beck, 1992) challenged traditional decision

making processes. A resistance to greater public involvement was defended on the basis of potential ?messiness? generation (Tarrow, 1998).Recent European legal framework (e.g., Aahrus convention) calls for a more active role of the institutions in the involvement of key actors in decision making. This represents a shift from passive consultation processes, when the onus to comment was placed on the public. This demands a substantial more active role from institutions to target the public involvement. In this paper the authors explore the dimensions to reduce ?messiness? in the decision-making process calling attention to the need to move from passive formats to more active involvement as a way to reduce controversy. It also discusses the need to pay greater attention to the initial and final phases of the participatory decision making process, which are usually almost absent. Lessons drawn from practical experiences will also be presented.

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Political Participation Through Music

The arts have long been a vehicle for aligning political causes through pieces of artistic expression. Musicians in particular have been the impetus behind wide reaching political, social and cultural movements. Together with playwrights, actors, visual artists, and the courageous presenters that risked everything to bring these works of artistic expression to the public, these artists spurned participation or at the very least provided a space for it to occur. Non-traditional methods of participation can be effective in mobilizing communities that lack a spatial connection or geographic proximity. Through an analysis of two case studies that both use music as a vehicle for participation and community organization to open closed societies, the importance of studying and creating these trans-spaces for sociopolitical action becomes clear. Both case studies occur in 1968 and take place against the backdrop of rapidly changing societies seeking to retain control amid the influx of Western influences. The activism and change that eventually came out of participation inspired by these two cases challenges traditional notions of community and participation and identifies alternative forms of participation, in this case through music and the arts. Analysis of these case studies is focused on the intersectionality of the two and their relationship to a body of participatory literature. Both case studies examine the role of music in closed society as a vehicle for political and cultural change. Both societies discussed here were undergoing a period of political and social unrest in 1968. Participation in both instances occurs within a trans-space and is carried out by an informal community of individual stakeholders united through a common interest in music, heavily influenced by foreign actors, while living under oppressive political administrations.

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15:45-17:10

31 Casey Track Session--The Importance of Resident Engagement and Their Social Networks in the Making Connections Initiative: Learnings and Reflections from the Data

Making Connections, the 10-year community change initiative funded by The Annie E. Casey Foundation in ten cities across the U.S. is in its phase. Three researchers connected with the learning will bring a variety of

perspectives to the importance of resident engagement, in a variety of forms, to the success of the initiative. From the manner in which residents from the target neighborhoods are interviewed, to the interpretation of data from a cross-site survey, to the partnership with residents in all the phases of the initiative - including the data development and evaluation design and implementation, the influential involvement of residents is discussed.

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32 Access to Homeownership and Housing

Increasing Low-Income and Minority Homeownership

This proposal is based on research on the impact of programs to increase minority homeownership in urban neighborhoods. It is based in the St. Louis metropolitan area. Our multi-method interdisciplinary approach allows us to examine the impact of homeownership programs from a variety of methodological and disciplinary perspectives. The paper begins with a taxonomy of the program theories that underlie such interventions, and continues with a taxonomy of the programs that have been developed in the St. Louis area based on these program theories. The empirical portion of the paper consists of three parts. The first is an examination of a pilot survey of residents in a central city neighborhood, looking at distinctions and similarities between new homeowners and longer-term residents in a neighborhood in involvement in community activities, public service expectations, and evaluations of the quality of such public services. Interview data complements our survey. Over the past decade, the City of St. Louis has used several programs to promote homeownership of new homes in declining city neighborhoods. Interviews with key participants such as developers, aldermen, and city officials provide data on reasons behind the projects, subsidy provided, interest in the programs, and the effects on existing neighbors. The final empirical section of the paper is an examination of trends in real estate values in the target neighborhoods, looking both at changes in value of properties of new homeowners, as well as testing for possible spill-over effects on property values in the neighborhoods as a whole. Measurement of the impact employs both a hedonic and repeat-sales model. We are particularly interested in public investment decisions that are dissimilar to typical private investments. This allows us to better evaluate the spillover effects on the value of other homes in the neighborhood. We conclude with an integration of our data, and impact assessment

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Low-Income Housing Tax Credit Developments: Leading or Lagging Market Need?

Low-Income Housing Tax Credit (LIHTC) developments serve renter households with incomes between 30 percent and 60 percent of Area Median Family Income. Ideally, the program helps to place subsidized units where there is a shortage of rental units serving this cohort of renter households. Using a national database, this research examines LIHTC developments that were placed in service in recent years to determine whether these developments are being placed in tracts experiencing such shortages or are being placed in tracts where a surplus of such units exists. The study separately investigates tracts in central cities and suburbs as well as tracts with high and low concentrations of very low-income renters. This is done to determine the extent to which the LIHTC program is providing units in markets where very low-income households are underserved. Policy implications are explored that may help improve the performance of the program.

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Neighborhood Conditions of Low-Income Homebuyers

Federal housing policy has for many generations encouraged owner-occupancy over rental tenure. Since the 1980s, federal policies have explicitly extended this encouragement to households of ever-lower incomes. Questions have been raised about the wisdom of these homeownership policies because low-income homebuyers may only be able to afford to purchase homes in disadvantaged neighborhoods. Our study examines the neighborhood conditions of a group of low-income homebuyers who purchased their first home with assistance from the Foundations for Home Ownership (FFHO)Program operated by the Denver Housing Authority. Did they indeed purchase primarily in neighborhoods with: high-poverty rates, high concentrations of minority populations, physical decay, socioeconomic decline, financial depreciation, lack of safety, pollution, and non-residential land uses? In this paper, we use in-depth, longitudinal quantitative and qualitative data gathered from interviews with 100 of the 121 FFHO homeowners, focus group interviews, real estate records, windshield surveys, and longitudinal census and neighborhood data obtained from the Piton Foundation's Neighborhood Facts Database and the Neighborhood Change Database. Our findings suggest that FFHO homebuyers purchased in residential neighborhoods characterized by ethnic, racial and socioeconomic diversity; substantial appreciation in property values; and good physical and social neighborhood conditions. Further they expressed optimism about ongoing improvements in their neighborhoods.

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Mixed-Income Housing: Reconsidering Design and its Implications for Relationship Building

Mixed-income housing has become an increasingly popular way to deconcentrate poverty and to promote self-sufficiency. The theory behind a mixed-income approach is that mixed-income housing creates a different kind of neighborhood in which those living in poverty can create networks conducive to mobility. The physical design of a mixed-income development and the screening process for residents can either advance or hamper these interactions between neighbors. The creation of a mixed-income development requires developers to consider the physical and social blueprint for a neighborhood. In this paper I address the question of how the physical design and screening process found at a mixed-income development promotes or constrains interactions between neighbors. This paper examines this question through qualitative analysis of data gathered through fifty in-depth interviews with residents of a mixed-income public housing development, ethnographic research, and related research literature. Results indicate many of the physical design features as well as the screening process have produced barriers to networking amongst neighbors particularly across class lines. The Housing Authority made a crucial mistake in developing separate and unequal housing units for residents of different

socioeconomic status. The difference in the physical housing suggests a difference in the type of people who occupy each space. Many residents advance a noticeable ?us? versus ?them? mentality based on the type of housing they occupy, with those living in different housing as having dissimilar values and conflicting lifestyles. If social interactions amongst neighbors across class lines continues to be deemed important and a larger goal of mixed-income housing, then greater care should be taken in the screening process and physical design to promote these sorts of interactions.

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33 Faith and Community Development

Megachurches' Participation in Neighborhood Revitalization

Over the past two decades, the growth of Megachurches has been recognized as faith-based organizations that participate in developing and redeveloping urban communities. The purpose of this research is to explore what Megachurches are doing to revitalize distress neighborhoods. This study will bridge our understanding by examining these churches and their involvement in improving communities, looking at their ability to assist with neighborhood revitalization plans and the influence that federal government, if any, has on faith-based organization's participation. Because Megachurches are new participants of improving communities, there is an existing gap in literature that acknowledges their involvement with housing and community economic development. This paper will address the following research question(s): What neighborhood revitalization activities are Megachurches currently involved in? More specifically, how have residents in the local Houston urban communities benefited from Megachurches revitalization efforts? How can Megachurches assist with leveling the participation between public and private investors in urban communities? This research will consist of a qualitative case study using data from observations, interviews with church parishioners and local residents, and data from local documents. The findings of this research will provide a preliminary answer to the research questions related to Megachurches participation in neighborhood revitalization. These findings will also assist federal, state, and local agencies, non-profit organizations become familiar with the impact that Megachurches have on the development and redevelopment of urban communities.

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The Application of Community Planning Processes by Regional Faith-Based Organizations

There is a growing body of literature about the role of nonprofit organizations as agents of community change. We do not, however, understand the planning processes utilized by these groups. In particular, the planned change efforts of regional religious judicatories that oversee the health and maintenance of multiple congregations are not well-documented. In light of the potential impact on a broad area that might be served by these religious groups, their approach to planning should merit attention by urban researchers. There are several reasons why it is important to fill this gap in the research. First, major changes in the configuration of a network of congregations can have dramatic effects on the economic and social vitality of communities. Second, as devolution continues in the decentralization and privatization of social services, the ?safety net? of private providers may be seriously compromised by changes in the network, especially in low- and moderate-income neighborhoods. Third, without an understanding of the planning processes undertaken by such networks of complex community-based organizations, improvement and innovation in their planning practice may be hindered. To address such questions and further our knowledge of the regional planning efforts of nonprofit organizations, a case study was conducted of the change process undertaken the Catholic archdiocese in St. Louis, MO. The goal was to develop a descriptive model of the community planning process employed by this significant non-governmental regional actor. The model is based on descriptions of the planners? use of information sources, professional expertise and planned change methodology. Together, these process

elements provide a useful framework for analysis of the community impact of organizational change, especially in urban areas and inner-ring suburbs undergoing either economic decline or resurgence.

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Innovation in Catholic-Sponsored Community Development: The Archdiocesan CDC

During the height of industrialization and immigration, the Catholic Church in America was a foremost provider of education and social services to urban residents. Over time, it also became known for its national advocacy campaigns seeking to break the cycle of poverty in the United States. Catholic-sponsored community development eventually emerged in the 1960s as a viable strategy to respond to declining inner city neighborhoods, shifting demographics and devolution in the public sector. This paper presents findings from a larger qualitative research study that examined the creation and operation of an archdiocesan community development corporation (CDC) in Philadelphia. The archdiocesan CDC is a unique model that has been absent from research in urban affairs and community development. However, it elicits provocative questions regarding how a major stakeholder in American cities can adapt to change in the charitable service paradigm and reappoint its physical infrastructure in the face of declining (urban) church membership. Key findings from this case study suggest that: 1) the Archdiocese of Philadelphia is using this innovative organizational form to define its presence in a post-industrial age; 2) the CDC relies heavily on the Church's historic reputation as a leading social institution in the city; and 3) there is still as yet unrealized potential in the CDC?s ability to creatively reuse archdiocesan property in support of urban revitalization. The paper concludes with implications for policy and practice at the intersection of religion and civil society.

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The Bonding and Bridging Roles of Religious Institutions for Refugees

Contemporary scholars have found evidence that religious institutions serve dual bonding and bridging roles for immigrants. Bonding suggests the reinforcement of a certain boundary. For example, religious institutions may play a bonding role in the lives of immigrants by creating a space that reaffirms ethnic or cultural identities through the practice of familiar rituals and the maintenance of a transnational connection. On the other hand, bridging suggests the transcendence of boundaries. For example, religious institutions may play a bridging role in the lives of immigrants by conceptually and practically connecting them to the wider American society and culture, helping them assimilate. With few exceptions, these studies have focused on ethnic or mono-lingual, multi-ethnic congregations in traditional immigrant receiving areas (gateway areas). Recent immigrant settlement in non-gateway areas and increased religious diversity among immigrants suggest the need for a fresh look at the role of religious institutions in immigrant assimilation. In response to this need, this paper answers the following research question. Do the functions of religious institutions differ for immigrants who are part of majority and minority religious traditions in non-gateway areas? Evidence from interviews and participant observation at multiple religious institutions suggests that, in a non-gateway context, the functions of religious institutions differ for refugees from majority and minority religious traditions. I found that Catholic refugees use their church for bonding and bridging purposes, while Muslim refugees use their mosque primarily for bonding purposes. What role a religious institution plays in the life of a refugee is directly related to the interaction between context, and the socio-economic status and religious affiliation of refugees.

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Subdivided by Faith? Evangelicals and Anti-Urban Bias

In their landmark study, Divided by Faith, Michael Emerson and Christian Smith articulated the ways in which evangelical spirituality and practice actually contributed to the racialization and segregation of American culture. Our study launches a correlate (and supplementary) initiative that will consider how evangelicals tend to exhibit an anti-urban bias that contributes to a negative view of urban life and contributes to the growth of suburban and exurban social arrangements. Recent research confirms this suburban center-of-gravity for evangelicalism. A 2004 study, 'America's Evangelicals,' conducted by John Green and Anna Greenberg found that 25.4% of evangelicals surveyed lived in rural areas, whereas 31.9% lived in areas considered ?urban,? with the remaining 42.7% living in 'suburban' and 'exurban' social environments. Thus a majority of evangelicals live in suburban/exurban contexts. In essence, our exploration considers whether there exists something within the evangelical ?cultural tool kit? that predisposes that segment of the population to hold an anti-urban bias. In order to fully pursue that line of questioning, we will compare evangelical habits and cognitions with members of other religious traditions within the US. At this juncture, our study will include open coding analysis of semi-structures interviews with attendees of varied religious traditions in the US.

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34 City Politics, Mayoral Leadership, and Citizen Participation

The Neo-Liberal City Contested: Mayoral Leadership and the Political Safeguards of Federalism

Beginning with Herbert Wechsler's seminal article in 1954, legal scholars and political scientists have devoted considerable attention to the "political safeguards of federalism", the idea that an attempt by Congress to usurp state power would be repelled because political constellations would adequately protect state interests. (see Wechsler 1954; Choper 1980; Kramer 2000). While considerable empirical and normative objections to the perspective have been raised, in recent years it appears that a reconceptualization of this once venerable theory is in order.   Numerous scholars have meticulously detailed the federal government's disregard for American cities. And something of a scholarly consensus has emerged that federal disinvestment from urban areas has generated a neoliberal orientation among these abandoned local governments. However, in recent years, this trend appears to be reversing. In cities as distinctive as San Francisco, Salt Lake City, and Indianapolis, a new cadre of mayors have both explicitly challenged the federal government's authority and sought to fill the gaping void left by federal inattention. Efforts along these lines have included such diverse initiatives as sanctuary city status, slavery disclosure statutes, living wage ordinances, city licensed marijuana clubs, universal health care, workforce development initiatives, and a host of environmental sustainability efforts. This paper both describes the revival of local government activism in American cities and offers political explanations for these phenomenon that amount to a new "political safeguard of federalism."

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Rethinking Models of Mayoral Leadership

This paper offers a non-traditional view of the mayor's office and a critical examination of how mayors contribute to form of government. It presents the uncommon view that mayors in council-manager cities may be are better positioned to develop positive and effective leadership than their so-called ?strong? mayor peers in mayor-council cities. The general leadership literature supports the proposition that collaborative approaches are more commonly associated with effectiveness than authoritarian and power-based approaches and that vision is crucial for leadership. The facilitative model of leadership which incorporates collaborative methods is ?natural? in the council-manager form. In theory, the absence of separation of powers between the mayor and council permits the mayor to focus on broad goals with policy support and professional organizational direction

provided by the city manager. Directly elected executives face a number of obstacles. They can get caught up in the power trap if they rely on a ?power-over? orientation because no mayor has enough power to win all battles by rewarding friends and punishing opponents. These mayors like their council-manager counterparts can be effective by taking a ?power to? orientation that focuses on expanding capacity and using the facilitative model to guide their interactions with other actors. Furthermore, it seems likely that both types of mayors can be visionary leaders regardless of whether or not they have formal powers under the charter. The paper utilizes data from a national survey of city council members to analyze how council performance is affected by the leadership characteristics of the mayor in council-manager and mayor-council cities. The evidence suggests that facilitative mayors who provide visionary leadership are more effective regardless of form. These findings may call into question the normal assumptions about the ?preconditions? of mayoral leadership.

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The Politics of Race and Reform: The 2007 Memphis Mayoral Election

In 1968, Dr. Martin Luther King, Jr. was assassinated in Memphis, TN. The King assassination mobilized social movements around the country, including voter registration drives that resulted in the election of black mayors. In Memphis, the site of the King assassination, voters did not elect an African American mayor until 1991. A more recent phenomenon is the election of a new cadre of African American reformers who have defeated older black machine politicians in cities such as Newark and New Orleans. This paper examines why in 2007 with Memphis rated first in crime, the home of myriad political scandals that will likely result in major changes in the city council, and significant challenges from two reform candidates--an African American businessman and a liberal, white woman--the 16-year incumbent, Mayor W.W. Herenton, has a strong likelihood of being re-elected on October 4. Methods include quantitative analysis of election district data, content analysis of media coverage of the election, and in-depth interviews with influential members of churches and neighborhood associations. Qualitative analysis will focus on electoral structures such as the early voting option, the lack of a run-off process, and the social construction of race leading up to the election.

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Mexico City and its 1998 Citizen Participation Legislation: A Review Ten Years After

1997 was the year when for the first time an election to vote for the Mayor of Mexico City took place. The result of the election favoured the left-wing party, (Democratic Revolutionary Party), and with this unprecedented event, a series of ambitious reforms were introduced to the capital. One of the most important aspects of the legislative restructuring --which was a priority for the new administration--was to develop a citizen participation legislation that could truly open democratic spaces for the people of the city. The aim was to create a law that could help counterpoise the clientelistic structure developed through many years of a one party mandate at the local level. The Mexico City Citizen Participation Legislation was approved at the local assembly in 1998. The Law included such novelties as the plebiscite, the referendum and a whole new division of the city into neighbourhood committees. But which have been some of the impacts of the legislation? Has it truly been an alternative to previous clientelistic structures? Have citizens been truly empowered after its implementation? The aim of this paper is to analyse Mexico City's Citizen Participation Legislation after ten years of being implemented. By looking at some of the most important participatory cases which have taken place since the legislation was validated, we aim at showing its core strengths and weaknesses. The paper establishes that despite the fact that important advances have been made by authorities to share decision making spaces with citizens; there are still plenty of aspects of the legislation that could be improved.

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21st-Century Black Mayors, Non-majority Black Cities, and the Representation of Black Interests

The proposed presentation examines under what conditions do Black mayors of non-majority Black cities actively pursue policies designed to improve the quality of life of Black residents. This question is derived from two premises. First, as a racial minority that has long been politically and economically marginalized, Blacks historically have experienced disproportionate disparities in housing, education, income, and other socio-economic indicators. Hence, the election of a Black mayor is viewed by Black residents as an opportunity to see city government work in their interest and to address these disparities. As a result, African Americans embrace the election of one of their own with high expectations. The second premise is based on population trends. Demographic changes in many American cities are steadily reversing the population dynamics that brought about the election of this nation's first African-American mayors. The 2000 U.S. Census indicates that major cities are losing Black population, while gaining Latinos and Whites. From Washington D.C., to Atlanta to New Orleans, there have been significant declines in Black population. Some of these cities, like Washington D.C., have been staples of Black mayoral governance for decades. However, should this trend continue, ambitious Black politicians will increasingly find themselves running for the mayor's office in -- and if they are elected -- governing cities that are not majority African American. This presentation will examine the implications of these two phenomena - the expectations that Black voters have of African American mayors and the demographic trends that might render those expectations increasingly unrealistic and perhaps unfulfilled. This presentation is a portion of my dissertation that examines these issues by analyzing the mayoralty of two Black mayors in two cities where the Black population does not constitute a majority.

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35 Comparing the Effects of Gender, Race, and Place on the Economic Status of Women
Effect of Family Organization on Women's Economic Status

Family organization has a significant impact on women's economic status, thus we analyzed earnings and employment status data by two familial characteristics--marital status and the presence of children in the household. Our source was the Five Percent 2000 Public Use Microdata Sample (PUMS) from the United States Bureau of Census, data files containing records of a five percent sample of the housing units in the U.S. and the persons living in them. In the aggregate, there is little difference between married and unmarried women's median annual earnings, whereas married men's median annual earnings is approximately $10,000 higher than unmarried men's. There are differences in full-time workers' earnings depending on whether children live in their household. When children are present in the household, women's earnings are slightly lower; men's earnings are flat or moderately higher. There is an obvious relationship between marriage, the presence of children, and the extent to which women and men engage in the paid labor force. Married women have a slightly higher share of the overall labor force than unmarried women, but engage in less full-time employment and more part-time employment. Women with children in the household engage in less full-time employment than women with no children. Compared to unmarried men, married men have a higher labor force participation rate, engage in more full-time and less part-time employment, and have the lowest unemployment rate. Men with children present in the household engage in more full-time employment than men with no children. The relationship between marital status and earnings, and between the presence of children and earnings, varies among races/ethnicities.

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Class, Race and Ethnicity and the Gender Gap in the United States: 1980-2000

The focus of this paper is on the evolution of the effects of family income and race/ethnicity on the family's gender income gap. The study covers the period between 1980 and 2000. Other factors, such as age,

educational attainment, geography, state, presence of children and seniors, country of birth, status in the labor force, class of worker, employment position, industry, and occupation are duly included in the analysis as controls. The data examined are from the national PUMS 1%. In determining the effects, we utilize generalized-least-squares regression with robust standard errors (cluster). To illustrate the results, we simulate the income gap predicted by the model for various stereotypical cases. The results are discussed in the context of the current literature.

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Effect of Geography, Education, and Labor Market Segregation on Women's Economic Status

Women's economic status is impacted by geographic location, level of education, and job sector. Our source was the Five Percent 2000 Public Use Microdata Sample (PUMS) from the United States Bureau of Census, data files containing records of a five percent sample of the housing units in the U.S. and the persons living in them. Women in New York State have the greatest gender earnings parity in metropolitan areas compared to those residing in the mixed and non-metropolitan areas; the gap is smallest in the New York City metro compared to the other metro areas, and in New York City compared to the rest of the state. Across the state, minority women have less of an earnings disparity with their male counterparts than do White women, men work more full-time and less part-time than women, and Whites have lower unemployment rates than non-Whites. The median annual earnings for both women and men full-time workers increases with higher levels of educational attainment; however, within each educational category, women earn less than men. The median earnings of workers vary considerably among women and men in the public and private sectors, with the greatest earnings disparity found between self-employed men and women, and the greatest gender earnings parity found in federal government employment. When comparing women's and men's representation in the five industries and occupations in which each gender predominates, women are more concentrated in female-dominated industries and occupations than men are in male-dominated industries and occupations, and in general male-dominated industries and occupations have higher earnings. When comparing different states, we find that ethnicity and race are significant variables.

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What's Place Got to Do With It? An Examination of Gender Earning Ratio Differentials Across U.S. Metropolitan Areas

Four decades ago the female-to-male earnings ratio was 59 percent (Institute for Women's Policy Research 2007). The current earnings ratio for full-time workers of 77 percent represents forty years of increasing earnings parity between working women and men, but gender wage disparity is still a prevailing characteristic of the U.S. labor market (Hartmann, Sorokina, and Williams 2006). It is therefore noteworthy that, since 2000, the gender gap in earnings has actually turned in favor of female workers in several large cities in the United States. On average, women in their twenties now earn more than their male counterparts in at least six U.S. cities (Beveridge 2007; Roberts 2007). College education and, related to this, the educational attainment gap between young women and men are often cited as reasons for earnings reversal in these cities. But this does not fully explain the particular attractiveness of some metropolitan areas for well-educated women. Our paper examines the role of place as it relates to the economic status of working women. In particular, we use data from the 2007 Annual Social and Economic Supplement of the Current Population Survey and other data sources on metropolitan labor markets to explore economic and family well-being as drivers and outcomes of

differing levels of gender wage parity. We begin by focusing on the labor market characteristics of metropolitan areas that have the greatest gender earnings parity and that seem to attract well-educated and high-earning women. We then consider whether metropolitan areas with greater gender earnings parity also perform better on broader measures of economic and family well-being, making them desirable locations for female workers with greater educational attainment.

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36 Governance, Leadership, and Civic Values: Evolving Municipal Roles Related to Poverty and Equity

Drawing on opinion surveys, research and best practices in cities over the last 15 years, there are indications that some cities are taking more responsibility and initiative to deal with demographic changes, increasing economic disparities and related economic shifts. Are municipal roles really changing? This colloquy includes perspectives from the National League of Cities, the foundation world, and recent academic research.

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Michael	Rich	*Emory University*	

37 Reinventing Urban Governance

Joined-Up Governance in a Federal State? Canada's Urban Development Agreements

Many national governments have institutionalized collaborative partnerships ?joining-up? levels of government and public, private, and community sectors for urban revitalization. Such collaborations are presented as creative responses to complex, spatially concentrated policy problems. However, a growing body of scholarly research now underscores the many challenges, ranging from joint planning to community engagement and horizontal accountability, in making such innovations work. Thus far, lessons have been drawn almost exclusively from studies of area-based partnerships in the unitary states of Europe, most notably, the United Kingdom, France, and the Netherlands. To broaden the discussion, this paper introduces two urban collaborations in a federal state: the Winnipeg Core Area Initiative and the Vancouver Agreement. Canada's Urban Development Agreements (UDAs) have been widely acclaimed as leading expressions of joined-up governance tailored to the tri-level dynamics of a federation. Through analytical comparison, the paper reveals significant differences in the origins, structures, workings, and achievements of the two UDAs. The impact of such variation on policy outcomes and institutional viability is assessed. Particular attention is paid to the role played by the federal government in orchestrating the dialogue, planning, and action among the partners. The paper concludes by linking Canada's UDA experience to broader theoretical debates about meta-governance, network management, and policy formation in multi-level jurisdictional contexts such as the European Union.

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City Leadership and Urban Innovation

This cross-national, comparative paper examines approaches to city leadership and urban innovation through

the analytical lens of 'new city management' - a conceptual framework developed by the author and set out in previous books (most recently Chapter 12 in Hambleton R and Gross J S (eds) (2007) 'Governing Cities in a Global Era', Palgrave). By examining case studies of urban innovation in Australia, Italy, the UK and the USA the paper aims to throw new light on the trajectory of public service reform in a rapidly globalising era. At the heart of the 'new city management' approach is a focus on the empowerment mechanisms that underpin reforms. By building on Hirschman's (1970) framework of 'exit, voice and loyalty' the analysis will critique the failure of many reforms to distinguish between 'consumers', 'customers', and 'citizens'. Advice on how to overcome the limitations of 'new public management' will be offered.

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Climbing Out of the Black Hole

The intellectual isolation and insularity of the academic study of urban politics has become widely described and reported. Sapotichne, Jones, and Wolfe's (2007) examination of citation patterns and Judd's (2005) commentary on urban scholarship neatly point up the both the narrowness of the field, and its substantial irrelevance to the real urban world. Yet at the same time that the formal study of urban politics appears to be at an impasse, policy-oriented analyses of urban interests, political institutions, and outcomes. The study of sports facilities, tourism investments, and urban megaprojects now provides a substantial empirical base for developing alternative approaches to the dominant ?regime? perspective. Indeed, the capacity of a range of cities varying in size, economy, and governance to manage these expensive public projects suggests the need for an alternative explanatory framework. This paper will return to the post-1950 literature of urban politics, including Dahl (1961), Banfield (1961), and Banfield and Wilson (1963) and seek to develop a set of alternative theoretical propositions, applying them to the cotemporary urban political environment.

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Stakeholder Salience and Strategic Behavior in Entrepreneurial Cities

Stakeholder theory (ST), rooted in the literature on organizational theory, seeks to identify the relative importance of stakeholders and how they influence managerial behavior and outcomes. One stream of ST, pioneered by Mitchell, Agle & Wood (1997), argues that stakeholders can be considered based on their possession of three attributes ? power, legitimacy, and urgency. Definitive stakeholders possess all three attributes, and have the most influence. To this point, only two studies have examined ST within an urban studies context (Friedman & Mason, 2004; 2005). In those studies, the authors examined the public subsidization of stadiums for professional sports franchises. They found that only when definitive stakeholders agreed on the subsidization decision issue did positive outcomes occur for stadium proponents. This raises several questions that will be explored in the current paper: first, does salience determine regime or coalition membership? In other words, in order to be a part of a regime, does membership require the possession of a certain level of salience? Second, are strategic outcomes related to agreement amongst highly salient regime members? In other words, do outcomes require consensus amongst those members with the most salience? The paper is organized as follows. Following a brief overview of ST and the model developed by Mitchell, Agle, and Wood (1997), a template for how to examine salience in the context or urban governance is then provided. The remainder of the paper uses ST to discuss how salience might be used to inform the decision-making process of regimes in cities and to explain how and why some decisions are privileged over others. In doing so, this paper seeks to make a contribution to our understanding how strategic decision making occurs in cities and how cities act entrepreneurially.

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38 Urban Culture, City Image, and Redevelopment

The Return of Urban Renewal: Urban Redevelopment and the Role of the State in a Neoliberal Age

This paper explores the transformation of the Atlantic Terminal Urban Renewal Area (ATURA) in Brooklyn from urban renewal area in the 1960s, through a period of drastic decline as the site was cleared and left undeveloped for decades, to the current day, when part of the site is slated to be the home for a new basketball stadium and luxury homes and offices. Throughout, urban policy has played a central role in both the decline and ?revitalization? of the site in a way that has privileged property-led urban growth over genuine community development. In its iteration as both an urban renewal area and a hot spot for development, the city has used heavy-handed strategies like eminent domain to refashion the area over residents? objections. Despite a neoliberal ideology, epitomized by New York's billionaire CEO mayor, that argues for a roll-back of the state, urban development at this site illustrates that just as in the days of urban renewal, the state is a central driver of urban change, facilitating master plans that remake urban landscapes.

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Renaissance or Railroaded? Dealmaking in Sacramento's Historic Railyards

Public-private partnerships have been pursued over several decades by the City of Sacramento in its efforts to fight the decline of its downtown core. In particular, two project types repeatedly arise: malls and sports facilities. In the most recent cycle, the team of importance is an NBA franchise and the property in flux is the former Southern Pacific Railyards. The Sacramento metropolitan statistical area (MSA) grew from 1.63 million in 1995 to 2.2 million in 2004. 30,000 new residents each year are drawn to Sacramento for more affordable housing, quality of life, and economic opportunity. Sacramento's occupational base downtown has centered on state workers and lawmakers, many living far from town, commuting to work on crowded freeways. This work/life pattern, along with the rise of suburban amenities, results in a downtown district under-populated during parts of the day and much of the evening. Encouraging new development while protecting existing economic activity downtown has been a perennial challenge for the City Council. Property tax increases are limited by Proposition 13, creating budget pressure for new commercial activity and higher density housing projects. For more than a decade, the City has negotiated with Union Pacific following its acquisition of the Southern Pacific on environmental clean-up and development of the 240-acre property. More than one plan has been heralded then scrapped. A recurring theme has been a sports venue as part of a major residential, retail, and entertainment district. In 2006, city leadership introduced two ballot measures aimed at funding an arena in equal measure with social services, a total of $1.2 billion to be raised over 15 years through a sales tax increase. This research provides the history and resolution of the arena measures, and the local rationale for a nexus between funding sports arenas and managing civic needs.

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Not Quite "The Transparency of Democracy": City Image and Symbolism in Washington, DC's New Baseball Stadium

In April 2008, the Washington Nationals of Major League Baseball will begin play in a new stadium that was built with $611 million in subsidies by the city of Washington, DC. Architects have stated that its design is supposed to symbolize the 'transparency of democracy' and was inspired by the capital city's public buildings, monuments, and central role within American democracy. Yet, the more than a half-million residents of the District of Columbia are denied representation in the United States Congress, which has direct oversight responsibilities over the city's budget, operations and laws. This paper explores the apparent disparity between the image and practice of democracy and its implications within Washington through analyzing the stadium's design and operation. In particular, this paper compares the various discourses of inclusion against the actual

exclusionary practices of team management, architects, urban planners and civic leaders.

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The Rise and Decline of The Historic Farish Street District

Various strategies, techniques and resource combinations have been suggested for the economic advancement of inner cities. One such strategy is neighborhood revitalization through which the decline of inner cities can be reversed and the grandeur of the inner cities can be restored. If well designed and implemented, such neighborhood revitalization can not only restore declining inner cities but also substantially contribute to their economic development. The Farish Street Historic District, in earlier periods, located in the inner city of Jackson, Mississippi served as the hub for all Blacks in the city and the surrounding areas. The District (as it was commonly referred to) compared to other Black communities across the United States, namely, Beale Street in Memphis, Auburn Avenue in Atlanta, and Rampart Street in New Orleans. During the years of segregation and strained race relations, Blacks were not allowed in many public places throughout the city of Jackson, or the United States for that matter. Thus, they built and maintained a city within a city. The District takes its name from the main street that housed approximately 95% of the communities businesses, Farish Street. This paper explores the history of the Farish Street Historic District located in Jackson, Mississippi; examines its cultural significance to the City of Jackson; investigates the factors that led to its decline from 1965 to present time and considers possible strategies to the revitalization of this once economically thriving district. The study examines information and data from various sources as far back as 1880.

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Tourism, Economic Development, and A City's Image

Across 40 years, the images cities develop have changed to include a focus on tourism. Using employment and asset data, this papers assesses the images cities have developed and then looks at the impact of images on local and regional economic development patterns.

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39 The Work of Cities in the 21st Century

In 1998, Bill Barnes and Larry Ledebur argued, in The New Regional Economies, that "Even the most closely guarded roles of the federal government... should be opened up to voices that speak for and about the common market and the regional economic commons...". Susan Clarke and Gary Gaile, in The Work of Cities, said, similarly, "Localities are the arenas for reconstructing globalization and reinventing citizenship." Since then, multi-level governance, embodying a recognition that local communities need to be more fully included in intergovernmental relations, has become a serious concern in Canadian government and a major topic of academic research, as reflected particularly in a $2.5 million research initiative that draws contributions from scores of academics in Canada and around the world. Canadian multi-level governance, though fragile and imperfect, has become an institution. Meanwhile, in the United States, multi-level governance, such as it is, takes very different forms. Cities lobby energetically for earmarked funds, while complaining frequently of unfunded mandates. Multi-level governance exists in practice, but does not have the status of an institution. Do these contrasts between the two countries indicate that federal-municipal relations north and south of the 49th parallel are on divergent paths? If so, where are these divergent paths taking us? Panelists from both countries

will discuss relevant research and consider its significance.

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Calgary has often been represented as the most American of Canadian cities, as represented in its political conservativism, emphasis on free markets and entrepreneurialism, urban sprawl, and as a result of its direct ties to the United States, first through ranching and latterly as the ?Houston of the North?. In its governance, however, it looks very ?Canadian?, with one of the least fragmented urban regions, heavy public transit use and stronger controls on the use of private land than is common in the United States. Calgary relies heavily on the provincial and federal governments to help fund its infrastructural improvements, struggling under among the fastest urban growth rates in North America. As Canada's rising business city and center for the oil industry, the work of Calgary in an oil-scarce century seems to require more infrastructural development, but growth pressures are undermining its attractiveness in an era where labor shortages are replacing unemployment as a developmental concern.

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I present a retrospective view of The Work of Cities a decade later, with particular attention to the contemporary status and practice of multi-level governance in the U.S.

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In keeping with the theme of this colloquy, my remarks will focus on the dynamics of intergovernmental relations and policy-making in Toronto, Canada's largest municipality. Drawing upon extensive study of four policy fields, carried out in Toronto in 2006 and 2007, I will counter the widespread view that multilevel governance--defined as the coordinated sharing of governing responsibilities across multiple levels of government--is commonly used to address important policy issues in the City. Although this view has been popularized through political pronouncements and reinforced by media and academic interest, I will argue that the evidence reveals true multi-level policy coordination to be rare in Toronto. Instead, in most policy areas that involve multiple levels of government, intergovernmental relations are marked by chronic dissonances among agendas, priorities, problem conceptualization, solution sets and issue cycles at different levels of government. I will, however, also examine and explain at least one notable exception to this generalization--the coordinated provincial-municipal policy process that produced a new City of Toronto Act in 2005-06.

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40 Immigrants, Labor Markets, and Economic Development

Day Laborers, Anti-Solicitation Ordinances, and local "immigration control"

The last 10 years have witnessed the rapid spread of day labor and other casualiyed employment arrangements. As day labor has moved beyond traditional port-of-entry immigrant cities, it frequently has been greeted by repressive local laws that attempt to ban the activity. This paper examines the diffusion of anti-solicitation ordinances directed at day laborers and their employers. Rather than relying on new policies that explicitly target day labor, law enforcement authorities instead are invoking existing anti-trespassing laws applied to public spaces. This paper traces the transfer of these policies as well as their implications for immigrant workers and communities.

Nik   Theodore   *University of Illinois at Chicago*   theodore@uic.edu

Dominican Financial Behavior in New York City

This paper examines asset-building strategies in the Dominican community in New York City based on a survey of clients of private tax-services firms. The survey instrument was collaboratively designed by community based organizations (CBOs) and university researchers to capture meaningful, relevant community data. Surveys were administered by firms providing low-fee tax services during tax season – when residents are pre-disposed to respond to questions about finances and financial decisions. The paper addresses potential program and outreach service delivery as well as strategic planning by capturing savings and asset building needs and wants of community residents. University researchers seek to foster financial product and services development by sharing findings with public and private financial industry providers.

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Spatial Determinants of the Informal Economy: A comparison of Day Labor Sites in New York and Los Angeles

What are the spatial determinants of day labor markets? How much is the location of day labor sites determined by immigration? By the formal economy? Combining day labor survey data and housing construction data from LA & NYC, this paper uses gis to look at the uneven geography of this informal sector. It suggests that day labor markets are divided into smaller subclusters of local day labor market activity ? and considers possible explanatory frameworks for making sense of the geographic distribution of day labor in these two urban areas.

Rene Francisco   Poitevin   *New York University*   rfpoitevin@nyu.edu

Edwin   Melendez   *The New School University*

Worker Centers and Justice for Casual Workers: Why This Focuses on Immigrants

Worker centers are relatively new organizations in cities aimed at extending protections to workers, typically in casual employment. These centers have tended to form around immigrant workers as opposed to native-born workers in low wage, casual work(Fine 2006). This is somewhat surprising given some equivalencies in labor market experiences across immigrant and nonimmigrant minorities in casual work, experiences like job insecurity, below-market wages, and abusive treatment. In my paper, I examine the puzzle of why the worker center model of extending labor rights is crystallizing around immigrant workers to the virtual exclusion of native-born workers at the bottom of urban labor markets. In a case study of Baltimore, I conduct interviews with worker centers as well as a wide variety of social organizations whose constituencies are likely to be in casual work. I find that worker centers are crystallizing around immigrants largely because of the frames or cognitive schemes used to interpret issues of casual work and labor abuse. In Baltimore, worker centers tend to operate from anti-globalization perspectives. The anti-globalization framework leads these organizations to emphasize the impact of capital on ?Third World? peoples as well as to garner sympathy for migrants caught up in economic restructuring. They see immigrant workers as especially deserving of help in combating labor injustices faced in the casual labor market. Many other organizations working with African-American low-income constituencies in Baltimore do not share this perspective. Their interpretations of casual work are negative. They view casual workers as deviant and labor abuse as inherent; from their perspective, the appropriate response is to work to transition casual workers into standard employment rather than fight for

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Friday, April 25, 2008

07:00-08:00

BRT8 Casey Track Session--Role of Philanthropy in Urban Redevelopment and Neighborhood Revitalization: Experiences, Critique, and Recommendations

| Cheryl | Casciani | *Baltimore Community Foundation* | ccasciani@bcf.org |
| Scot | Spencer | *Annie E. Casey Foundation* | spencer@aecf.org |

BRT9 The Academic Job Search: Strategies for Students of Color

Students of color are often left to navigate the job search process without the benefit of advisors who understand the specific needs and considerations for people of color in academia. This breakfast roundtable will demystify the academic job search and very candidly highlight considerations for students of color, as they embark upon their job search and navigate their first in an academic position.

| Jocelyn | Taliaferro | *North Carolina State University* | Jocelyn_Taliaferro@ncsu.edu |

BRT10 Creating Livable Communites: Perspectives From Academia

The roundtable will present perspectives from a group of academics on the topic of creating livable/sustainable communities. The development of such communities is becoming an important part urban affairs, planning, design and policy. With the desire by community leaders, elected officials and academics, to move communities from boring places to live, it is important to understand the forces and factors that make communities livable. The roundtable will discuss what has gone wrong in many communities and will offer suggestions for making them more livable.

David	Amborski	*Ryerson University*	fwagner@u.washington.edu
Jane	Brooks	*University of New Orleans*	
Elise	Bright	*Texas A&M University*	
Roger	Caves	*San Diego State University*	
Fritz	Wagner	*University of Washington, Seattle*	

BRT11 Convicts, Communities, and Cities: The Urban Challenge of Mass Decarceration

The incarceration rate in the United States is the highest in the world and rising. But most prisoners in the United States eventually will be released from prison (i.e., decarcerated). Annually, federal and state prisons release approximately 700,000 people, and the number is predicted to increase over the next decade. Moreover, 44 percent of state prisoners are likely to be released annually. Generally, most ex-prisoners take up residence in metropolitan areas, particularly cities. The released tend to be males and minorities with low human capital and high incidences of substance abuse and addiction, limited formal employment histories, and multiple and long stints in prison. The release of ex-prisoners is among the most important domestic public policy challenges in the United States, especially for its cities. The U.S. Conference of Mayors identifies ex-prisoner reentry as a pivotal urban policy challenge, one connected to other problems (e.g., homelessness, lack of affordable housing, poverty, mental health, and, of course, crime) and it warranted a special session at its 2006 annual meeting (i.e., ?Successful Reentry: The Mayor's Role in Reintegrating Returning Offenders Back

into the Community).This breakfast roundtable will identify ways that scholars are studying ex-prisoner reentry in cities, especially through cross-sectoral collaborations, Geographic Information Systems technology, and mixed methods of analysis (i.e., quantitative and qualitative methods).

Michael	Owens	*Emory University*	michael.leo.owens@emory.edu

BRT12 Maximum Feasible Misunderstanding at 40: The Midlife crisis of Community Participation?

The 38th UAA conference marks the 40th anniversary of Daniel Patrick Moynihan's Maximum Feasible Misunderstanding. Ever since the 1960's we have witnessed the ebb and tide of policy-initiatives that seek to engage citizens in co-determining policies at the local level. The record of these policies is very mixed. Some scholars have embraced formulas such as empowered participation as a new form of governance while others consider it still to be a very marginal phenomenon. This roundtable seeks to make an inventory of the accomplishments of involving citizens in local policy processes both in Europe and the USA. Which initiatives seem to work and which don't and why is this the case? And to what extent do we succeed in engaging a representative cross-section or at least a representative voice in these processes? We invite scholars as well as practitioners from both sides of the Atlantic to provide examples and discuss these themes.

Herman	Lelieveldt	*Roosevelt Academy/Utrecht University*	h.lelieveldt@roac.nl
Janice	Bockmeyer	*John Jay College, CUNY*	

BRT13 UAA Institutional Membership--Planning for the Future

Bill	Rohe	*University of North Carolina at Chapel Hill*
Robin	Boyle	*Wayne State University*

09:15-10:40

41 Casey Track Session--Responsible Redevelopment: Ensuring that Low-Income Residents Benefit

The dominant contemporary paradigm used in the redevelopment of poor urban neighborhoods gives more emphasis to the revitalization of places than to increasing opportunities and the well-being of the low-income families who live in them. Responsible redevelopment is a programmatic approach that works to ensure that residents derive tangible benefits from the revitalization process, including affordable housing; supportive services, and opportunities to improve their income, wealth, and assets. The proposed colloquy will bring together practitioners and researchers of responsible redevelopment strategies. The discussion will focus on two key elements of responsible practice: (1) Community Benefits Agreements (CBAs), which dedicate a certain percentage of housing units, jobs, and other economic opportunities to residents in and around the area of a development project; and (2) the "community ownership agreement," such as that pioneered in the Market Creek project in San Diego, which gives residents the opportunity to own the new commercial facilities built in their community.

Salin	Geevarghese	*Annie E. Casey Foundation*	sgeevarghese@aecf.org

Brad	Landers	*Pratt Center for Community Development*	blander@pratt.edu
Heather	McCullough	*Asset Building Strategies*	heathermcc@sbcglobal.net
Victor	Rubin	*PolicyLink*	vrubin@policylink.org

42 Diversity, Inclusion, and Exclusion

Public Perception of Social Housing and Building Balanced Communities

It is not surprising that common characteristics of neighborhoods with high levels of social housing may include concentrations of residents experiencing greater than average levels of unemployment, low-income and reliance on welfare benefits, poor educational outcomes, mental and physical health problems and anti-social behavior. One of the most important issues related to the negative process is neighborhood opposition to public rental housing. Public resistance against social housing has involved not only NIMBY-related issues such as decreasing property values and public service cost problems but also environmental or other planning issues. This paper argues that the government's rental housing policy is ill-equipped to address neighborhood opposition effectively and even aggravates conflicts between local and central government as well as residents and governments. The purpose of this paper is to examine both contemporary public housing policy and the public housing problems such as NIMBY syndrome and social exclusion and to think more openly about the polices and practice which might be. In order to explore public housing situation, a survey of the two public housing communities (inner city and suburban area) was conducted by means of interview with household heads and field surveys. The study findings show that there is ample evidence of community networks. In order to address the problems of public housing neighborhoods as well as urban communities, it is necessary to establish a non-profit and independent organization, a tentative name, ?Sustainable Neighborhoods Initiative (SNI).? In addition, the author notes that such a finding assumes four conditions: good planning (well integrated in to the surrounding community), quality construction and design and social diversity, and good management.

Seong-Kyu	Ha	*Chung-Ang University*	ha1234@cau.ac.kr

Living with Diversity: Multi-Ethnicity and Residential Satisfaction

A significant number of neighborhoods that were established in the early sixties, are now destined to be restructured or are already in the process of transformation since they have reached the end of their useful life. Much is known already about the prevalence of problems in these neighbourhoods and about the background and causes of these problems and the effects of the measures taken. However much less is known about the factors that cause neighborhoods to remain vital in physical, economic and social terms over the long term. What makes a neighborhood good or viable? Some say certain neighborhood types are vulnerable by design, like the post-Second World War neighborhoods that were built throughout Western Europe; others do not blame the neighborhood type but call a neighborhood good when social cohesion is strong and crime and other social problems are rare. Recent publicity on tensions in European urban neighborhoods subject to massive immigration and ethnic change has led researchers to link social viability with ethnic homogeneity. Moreover, recent research indicates that demographic mixing does not necessarily lead to positive social interaction. For example, Dekker and Rowlands state that one of the main challenges in many large-scale (former) public housing estates in Europe is the perceived lack of social cohesion resulting from the presence of many different ethnicities, which leads to a diversity in lifestyles that presents a challenge to social cohesion (Dekker and Rowlands 2005, 105; see also Putnam 2007).Main question that will be answered in the paper is: What exactly is the relationship between the degree of diversity of the population and the appreciation of the social climate

of a residential area? Multivariate analyses of quantitative data on all Dutch neighborhoods and qualitative case study research in two problem free post Second World War midrise neighborhoods will be used for the empirical evidence.

| Carlinde | Adriaanse | *Delft University of Technology* | c.c.m.adriaanse@tudelft.nl |

Spatial Knock-On Effects of Urban Restructuring: Effects of Forced Moves on Destination Areas

Nowadays, an area-based approach seems to be common for urban policies in Western Europe. Policies are directed towards spatially defined areas in order to be more efficient in solving problems in cities. Yet, besides solving problems in the targeted area, an area-based approach has an in-built danger: it might lead to a displacement of problems. This so-called spatial knock-on effect is an effect of an area-based policy for other areas than the ones involved in the policy. Especially in the field of urban restructuring, spatial knock-on effects might be expected. Those who are forced to move as a consequence of urban restructuring do not distribute evenly across the city. In this paper, we examine the reactions of the inhabitants in neighbourhoods in three Dutch cities that are confronted with a relative large influx of forced movers. How do they evaluate the quality of their neighbourhood in comparison with residents of (otherwise similar) neighbourhoods with a low influx of forced movers? To what extent do they relate a changing quality to influx of certain population categories? Answers to these questions may provide clues for policy makers about how to prevent negative spatial knock-on effects.

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Gideon	Bolt	*Utrecht University*	
Anne	Slob	*Utrecht University*	

Neighborhood Poverty and Social Exclusion in the United States and France

High-poverty, black neighborhoods have been commonplace in United States for some time. Recently areas of social exclusion, with certain similarities to U.S. black ghettos, have surfaced in Western Europe. These areas have been associated with civil unrest, and yet there has been very little comparative research exploring these deprived neighborhoods cross-nationally. This paper explores the Black Belts of the U.S. with the Red Belts of France. Several scholars point out that great differences exist between the deprived neighborhoods in France and the U.S. I suggest that despite some spatial, economic and cultural differences, there is more commonality between these neighborhoods than previous research suggests. Not only did analogous public housing policies lead to the creation of these disadvantaged areas, they both generate intense feelings of alienation among their residents. This research encourages scholars of high poverty and socially neighborhoods to look beyond economic distinctions to assess the gravity of disadvantaged communities in multiple contexts.

| Derek | Hyra | *George Washington University* | hyra.home1@verizon.net |

43 Affordable Housing

Explaining Production Differences in Southern California Cities that Have Planned for Affordable Housing

Since 1969, California Housing Element law has stipulated the "fair share" allocation of low-cost units within the state's regions and required localities to plan for them. Lawmakers assume that planning for affordable housing will make cities more likely to encourage it, leading to a more dispersed low-cost stock. Although cities that are compliant with the law build more affordable housing than those that are not, wide variation exists. This research explores why some compliant California localities have produced affordable housing and met their fair

share goals, whereas others have not. Using 1998-2005 fair share allocations and subsequent affordable production among localities in the Southern California Association of Governments as a case study, I first will employ the U.S. Census along with local datasets to explore the socioeconomic differences among compliant and non-compliant cities that produced varying levels of affordable housing. Next, I will test the efficacy of four conditions articulated in the intergovernmental implementation and affordable housing literature in explaining production variation among compliant cities: 1) the nature of the Housing Element planning and implementation process; 2) the affordable housing support infrastructure, such as sympathetic politicians, advocacy groups, and land and funding availability; 3) the desire for social exclusion; and 4) the local social and economic context, such as affordable housing need, fiscal health, and real estate market strength. Supplementing data analysis with Housing Element plan and document reviews, as well as interviews with planning participants, I will use pattern matching to test whether production differences in a sample of compliant cities are related to variation in these conditions. The findings will apply to policymakers and scholars who are addressing questions about the effect of state and regional fair share planning mandates on local land use.

Deirdre   Pfeiffer   *University of California, Los Angeles*   deirdre624@ucla.edu

State Housing Finance Agencies 40 Years Later: Minor or Major Players in Affordable Housing?

State housing finance agencies (HFAs) have operated at the intersection of market-driven and mission-oriented affordable housing strategies for the past four decades. Early analyses of these agencies led some analysts to conclude that HFAs could become ?the central point in state government for carrying out housing goals? (Kozuch, 1972, p.22). Despite such high hopes, and the tremendous changes within the affordable housing arena over the last forty years, HFAs have not been revisited. Instead, assumptions prevail that HFAs have remained ?quite limited historically? in their housing roles, projecting a non-innovative, ?conservative, bankerlike outlook on housing development? (Goetz, 1993, p.28). This research updates our current understanding of these agencies by asking broadly: How have HFA roles in creating, adopting, and implementing housing policies and programs evolved over time? Utilizing a multiple case study analysis of the Illinois Housing Development Authority and the New Jersey Housing and Mortgage Finance Agency, and a grounded theory analytical framework, data reveal at least five key roles played by HFAs in affordable housing today: financer, administrator & monitor, planner, convener & coordinator, and policy innovator. Significant findings include expanded HFA involvement 1) in planning for current and future state housing needs, 2) as coordinators of interagency housing efforts at the state level, and 3) in policy innovation as reluctant and covert radicalists, and expert incrementalists.

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Public Attitudes toward Affordable Housing: How Perceptions of Race and Poverty Influence Views

The purpose of my dissertation is to study the determinants of attitudes toward affordable housing in the United States. In particular, I examine the roles of ideology and perceptions of race and class in determining opinions that underlie opposition to affordable housing. Using a mixed-methodology of focus groups and surveys, I aim to produce the first comprehensive study of affordable housing attitudes that focuses on the extent to which racial and class stereotyping coincides with attitudes toward the provision of housing for the poor. The ultimate goal of this research is to develop a more comprehensive understanding of American public opinion on the subject of affordable housing, which should lead to more informed policy and planning responses. In the proposed UAA session and paper, I will share the results from my focus groups and discuss preliminary findings from the attitude survey I will be fielding during the winter of 2007. I plan to discuss how this research improves our understanding of how public attitudes toward affordable housing attitudes are shaped, leading to a more focused and appropriate response when such opposition arises.

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The Affordable House Next Door: Geographic Dispersion of Affordable Housing

Integration of affordable housing throughout cities and suburbs remains an elusive goal (Briggs 2005). In the face of a worsening crisis of affordability, where shortages of units affordable to low income households are mounting, federal policies aimed at increasing production of affordable housing have focused on producing and financing the maximum number of units possible, leaving decisions about the form and location of new units to producers, localities and potential neighbors to work out. Policy trends have fostered an increase in the average size of apartment complexes produced with federal tax credits and/or bonds, especially in the South (National Council of State Housing Finance Agencies 2005). Such large complexes, where the bulk of units are targeted to very low income households may result in the creation or consolidation of majority poor neighborhoods, isolating residents from access to the benefits of life in middle class neighborhoods. Meanwhile, at the local level, cities have attempted to increase their stock of affordable units by requiring set asides of affordable units in projects of a certain size. One side effect of such policies may be greater geographic dispersion of affordable housing. This paper examines the location of units produced through the longest standing inclusionary housing program in the nation, the Montgomery County Maryland Moderately Priced Dwelling Unit program. This program has produced over 11,000 units since its creation in the 1970s, although many units have left the program in recent years as control periods were reached. We describe the location of units in terms of the characteristics of the demographics of census tracts where they are located and the demographics and measures of quality of neighborhood elementary schools. These data will be contrasted with the characteristics of census tracts where LIHTC units are located.

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44 Urban Policy and Politics: The Historical Legacy

Social Memory and Planning in Sulina, Romania

In our presentation, we will investigate the interweavings of social memory and planning in a decaying town in Romania's Danube Delta: Sulina. We will argue that the way the community constructs its past, consequently the identity of place, has serious implications for the way the citizens are able to look forwards, envision their futures, make plans. Inspired by social systems theory and the anthropology of memory, we will introduce the concept of 'deep forgetting'. Finally, we will argue for a regional planning approach that might realistically identify the options and limitations for Sulina, giving due attention to the visions of the locals, yet including other regional interest groups with strikingly different [ecological] plans. The research is based on fieldwork, carried out in the summers of 2003, 2006, and 2707, in a team of planners and anthropologists.

Kristof   van Assche   *Minnesota State Universities-St. Cloud State*   kvanassche@stcloudstate.edu

Critical Junctures, Long-Term Processes: Urban Redevelopment in Chicago and Milwaukee, 1945-1980

During the 1960s and 1970s, cities across the country vigorously pursued urban redevelopment initiatives. While downtown redevelopment was typically emphasized in such efforts, some cities also experimented with alternatives, including industrial development. This paper examines development policy in Chicago and Milwaukee during the 1960s and 1970s and presents an explanation for the differences in development approaches between the two cities. Chicago pursued a largely downtown-oriented approach during this period. Milwaukee also pursued a downtown strategy, but it was far more proactive than Chicago in industrial policy. I argue that these two approaches were not principally the result of local coalition building efforts or structural economic pressures occurring during the 1960s and 1970s. Instead, they were the outcome of path-dependent

processes dating back to the origins of urban renewal policy during the late 1940s. In particular, the coalitions that formed in each city around urban renewal during the 1940s placed Chicago and Milwaukee on separate development trajectories that extended well into the 1970s. Understanding urban development policy in these two cities during the 1960s and 1970s requires a genuinely historical approach that recognizes the impact of key causal mechanisms that predate this period.

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The Legacy of Urban Riots and Rebellions in Urban Narrative for Recovery and Growth in Cleveland and Detroit.

Both Cleveland and Detroit experienced urban rebellions in the mid-1960s. Fifty years later, the legacy of these rebellions has been deeply ingrained in the narratives of these cities. This paper explores the ways in which investment decisions and political discourse were shaped by these events from the past. These cities grappled with the competing meanings of these events as riots and rebellions, as they experienced white flight, economic disinvestment, and political conflict and extraordinary pressures towards consensus. The research explores the recounting of these events in local newspaper articles as well as national media, both qualitatively and quantitatively. I draw conclusions on the ensuing opportunities and constraints that these events of rebellion or riot created.

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Understanding New Orleans' Political Space After Katrina

Hurricane Katrina submerged over eighty percent of New Orleans, destroying much of the housing stock, the city's economy, and forever disrupting the lives of its citizens. In the wake of such destruction, would the city's politics be similarly altered? One possibility holds that the city received a blank slate to reconstitute political order. On the other hand, students of historical institutionalism and path dependence might suggest that particular strands of New Orleans' previous political order will continue to shape and affect the city's political space. Some of these critical strands, traceable through the city's past, include the relationship between state and local officials, the prevalence and persistence of corruption in the city, and the role of race in the city, to name a few. Since the storm, a number of public officials have either been implicated, or pled guilty, to corruption charges. Distrust and misgivings between the mayor and governor complicate the rebuilding process, but their rocky political relationship has roots that trace back to the Long Era in Louisiana politics. Katrina's initial impact did not discriminate based on race or class, but charges of racism abound in post-Katrina New Orleans, echoing decades of racialized politics. Our analysis of New Orleans illustrates the particular political components of political space that remain from the city's history. The constitution of political space aids in understanding issues of rebuilding and recovery. In addition, understanding the city's political space allows for a preliminary assessment of the state of democracy in the city.

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Peter   Burns   *Dartmouth College*

45 Scholarly Publishing: A Discussion with Editors of Urban Journals

The editors of the Journal of Urban Affairs, Urban Affairs Review, Urban Geography and Urban Studies share their thoughts on the process of getting your work published and how to increase the likelihood of getting your research published. This colloquy has been organized by the Membership Committee of UAA as a service to conference attendees.

| Louise | Simmons | *University of Connecticut* | Louise.Simmons@uconn.edu |

This is a colloquy organized by Louise Simmons by the authority of the UAA Governing Board. My role in the colloquy will be to describe the peer review and editorial process at one urban journal, Urban Geography. Key themes will include the recent history of the journal, the nature of interdisciplinary exchanges facilitated in urban journals, and the evolution of scholarly communities through the review process.

| Elvin | Wyly | *University of British Columbia* | ewyly@geog.ubc.ca |

The journal, URBAN STUDIES, provides an international forum for the discussion of issues in the fields of urban and regional analysis and planning. A hallmark of the journal is that it publishes research by urban scholars working from within a variety of disciplines, including geography, economics, sociology and political science as well as planning and public administration. The journal aims to provide theoretically and empirically informed analysis of the myriad changes affecting the urban and regional condition in the economically advanced nations as well as less developed economies. While contribution to academic scholarship is the mainstay of the journal, its intent is also to inform practitioners of the changing urban scene. We will discuss the process of publishing in Urban Studies.

| Michael | Timberlake | *University of Utah* | timber@soc.utah.edu |

Publishing in Urban Affairs Review: An Editor's Perspective

| Susan | Clarke | *University of Colorado at Boulder* | clarkes@colorado.edu |

The session focuses on publishing in scholarly urban journals. I will represent one of several journals and discuss the mission and process of the journal.

| Victoria | Basolo | *University of California, Irvine* | basolo@uci.edu |

46 Accomodating the "Creative Class"--Planning and Policy for the Arts and Artists
Measuring the Creative Class

One of the current economic development fashions focuses on the "Creative Class" as a source of economic vitality in the 21st Century (Glaser and Mare, 2001; Ley, 2003; Florida, 2005). Rather than depend on highly immobile natural resources or heavy industries, municipalities are urged to focus on information and creativity for their economic well being. Such resources are considerably more mobile than the traditional engines of economic development, raising the possibility that any city can become a thriving, creative place, one that will prosper and grow in the decades to come. While many cities across North America, of all circumstances and sizes, appear to be jumping on the creative class bandwagon (Eakin, 2002; Peck, 2005; Sands and Reese, forthcoming), academics continue to question several basic substantive and methodological issues related to this economic development nostrum: what is the creative class?; how can it best be measured?; is the presence of creative class and economic growth really related?; if there is a relationship, what is the causal order?; what explicit local policies will actually attract creative class?; and, can all cities expect to be attractive to creative individuals? This paper takes a step back from the policy debate to look at different measuring systems for the presence of the creative class. Inherently a theoretical construct, "creative class" must be operationalized before it can be used to direct and evaluate local policies. While Florida's operationalization has been opaque at best, a number of other scholars have begun to chip away at the concept in an effort to come up with replicable and reliable definitional and measurement schemes (see for example Markusen, et al. forthcoming). Looking across the growing creative class literature, several methodologies for measurement have been employed: analysis of census data and other economic, business, and quality of life indicators; case studies and other

descriptive efforts; and surveys of business leaders and other experts. These methods have been used disparately, however, and thus provide little overall sense of relative validity. This research examines the nature of the creative class in mid-sized Canadian urban areas using four measures. First, occupational and demographic profiles of mid-sized Canadian Census metropolitan areas identify differences in the creative workforce. In particular, measures of talent (educational attainment, occupational mix) and diversity (immigration, racial/ethnic mix, life style) are considered. Trends in these dimensions are compared to standard measures of economic prosperity such as employment and income growth (Moss, 1997). Second, data from an expert survey of successful downtowns are employed to gain a sense of community vitality and urban amenities presumed to attract the creative class (Filion et. al, 2004). Third, case studies in a sample of Canadian municipalities assess the extent of creative class "on the ground." Finally, a variety of creative class accoutrements are coded for each sample community: coffee houses, art museums and stores, ethnic restaurants, independent bookstores and the like. These four measurement systems are then compared for consistency and reliability. Specific research questions include the following:· Do the same municipalities come up high on all of the creative class indicators?· Are rankings on different indicators correlated?· Which measurement or combination of measurement systems appears most reliable?· How do the different measurement systems relate to overall economic health and growth?· Which measurement scheme appears to offer the most reliable basis for public policy-making?

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Jessica   Faist   *Michigan State University*

Artist Housing and Urban Development

Anecdotal evidence suggests that cities are supporting the development of artist housing with multiple goals, including addressing housing needs of artists, seeking to attract artists to their cities, and seeking to revitalize marginal neighborhoods. This paper reports on a survey of city officials in 150 cities about their interest in supporting artist housing. The survey also documents the motivations for choosing this policy approach, the tools used and the goals achieved.

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Pinky   Bomb   *University of South Florida*

Global Nomads: Metaphoricity, Movement, and Urban Development

Recent urban development initiatives concentrate in areas that cater for the global professional class. This is a class that has benefited directly from transportation and less directly from telecommunications technology. The first has allowed for the global professional to displace to distant locales in what might constitute similar landscapes of leisure. Lifestyle, cultural entertainment, and the experience of the city as unique in addition to luxury housing according the special characteristics of each local, brand cities. Examples are abundant in Chelsea, NYC and the area known as the Meat Packing District as well as Donald Trump's waterfront luxury housing development including different landscaped public spaces offered to the residents of the area and whomever uses the bike and pedestrian path that runs along the Hudson River. Similarly in Buenos Aires, Argentina the area of Puerto Madero have similar characteristics such as the Ecological Reserve that softens the rough edge of Buenos Aires? skyline at a distance. This is also a public space that mediates -- like Central Park -- the most tense and hectic areas of the city, a refuge for urban dwellers. Lisbon's Waterfront, the Old San Juan in Puerto Rico are also examples of this kind of upscale housing development and tourist attraction branding each locale with its distinct flair. Telecommunications technology, on the other hand, has afforded the professional class with the opportunity for work in the service economy of immaterial labor or knowledge economy. This

presentation seeks to theorize the global professional class and groups that enjoy the level of displacement afforded by transportation technologies as professionals in the service sector. The presentation will describe in more detail the characteristics of urban development initiatives as they translate into customized landscapes in which the global professional class can enjoy safety, aesthetics, uniqueness, and character for each locale as attractive and desirable. In order to understand these major global trends I will then conceptualize mobility and the changing of context as a necessary epistemological tool to assess contemporary urban changes. The concept of metaphoricity and an examination of what travel means in contemporary displacements will also be addressed to better grasp the meaning of the global professional class and the production of desirable landscapes that their presence begets.

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What Can Indicators of Cultural Vitality Tell Us about Communities?: Findings from National, Regional and Local Analyses

Increasingly, in many U.S. cities, urban planners, developers and elected officials are seeking to encourage cultural vitality in communities and are looking to arts and cultural activity as an anchor for economic development and also as an important part of strategies to improve community health, public safety, education, and civic engagement among other issues. But what kinds of arts and cultural activity lead to what types of outcomes? What different roles do nonprofit arts organizations, commercial arts outlets, community festivals and the presence of artists play in communities? Using both national and locally generated data about various aspects of cultural vitality in cities around the country, this paper reports new findings and begins to delineate what types of arts and cultural activity contribute to various community conditions and dynamics. Our analysis of national arts and culture relevant data from the National Center for Charitable Statistics, County/Zip Business Patterns, Bureau of Labor Statistics, and National Center for Educational Statistics provides a comparative look at how arts and culture contributes to various conditions and dynamics in all U.S. Metropolitan Statistical Areas. Additionally, based on our locally focused work in collaboration with community indicator initiatives in cities around the country, this paper also illustrates how analysis of locally generated arts and culture relevant data from annual surveys and various administrative sources (e.g., cultural affairs departments, parks and recreation, police, community development agencies, etc.) are both helping to better explicate community conditions and informing policy and planning in places such as Chicago, Seattle, Philadelphia and the Central Valley Region of California.

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The Local Arts Planning System: Current and Alternative Directions

Although local governments increasingly recognize that the arts can provide an important source of community and economic development, most cities in the US lack a truly comprehensive arts planning effort. Rather, what exists is a bifurcated approach to arts planning that treats the downtown and a city's often lower-income and minority neighborhoods separately. Whereas downtown strategies favor flagship cultural projects and high-profile arts districts as catalysts for tourist spending, a community-based approach looks to neighborhood art centers and arts education programs, for instance, as tools to build social capital and indigenous economic development. While different areas of the city often possess different assets and needs, this bifurcated system negatively contributes to arts-based development because it tends to privilege the downtown in terms of resource allocation and overlooks the potential opportunities inherent in a more integrated approach that

attempts to bridge geographical and institutional divides. This paper identifies the factors that perpetuate a bifurcated approach to arts planning, particularly focusing on the roles, objectives, and common strategies of municipal governments, and explores the ways in which cities can integrate the separate spheres of activity to better serve local arts organizations and contribute to local community and economic development.

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47 Education Reform and Neoliberal Urban Restructuring: Localization of Global Economic and Cultural Processes in the US, South Africa, and Brazil

The World is not Flat: The Global Implications of Neoliberal Policies for Cities and Schools

This paper, on the global implications of neoliberal policies, provides a conceptual framework for interpreting neoliberalism and its intersection with the global city, educationally and otherwise. Neoliberals, such as Thomas Friedman (2005), assert that globalization requires neoliberal policies that include privatization and markets. However, recent research has revealed how neoliberalism contributes to increasing economic (Davis, 2005; Leitner, Sheppard, & Peck, 2007) and educational (Lipman, 2004; Anyon, 2005) inequality within cities. Furthermore, the neoliberal withdrawal of the state from social responsibility has undermined civic engagement and responsibility. Decisions are increasingly made by the already economically powerful who seek to transform local, national, and global economies to promote profit and corporate efficiency. Such policies transform participation is civic society, so that decisions are made either through market systems that replace deliberative forms of democracy with aggregative or individualistic forms of democracy. Consequently, the contradictions and failures of neoliberalism raise the possibility of resisting neoliberal policies. This paper examines the ways in which neoliberal theory and practices both dominate current education and economic policies, and, at the same time, provide possibilities for resistance because it fails to achieve its stated goals.

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Porto Alegre as an Educative City: Producing Local/Global Alternatives to Educational Policies

The author analyzes the policies developed by the municipal administration of a large Brazilian city through close participation with local social movements. The author sees the administration's form of participatory governance as a concrete alternative to neoliberal and neo-conservative initiatives in the relationship between communities and the state in the formation of social and educational policies. While the author agrees that it is crucial to recognize and analyze the power and consequences of neoliberal and neo-conservative policies both globally and in Brazil, he insists that it is also essential to understand the renegotiations that are made at regional and municipal levels. The presenter's research conducted at the municipal schools demonstrates that sixteen years of reform in the southern city of Porto Alegre produced a new and innovative relationship between city dwellers and the state. The first part of the author's presentation situates the experience of Porto Alegre in its larger political and educational context, both within Brazil and within processes of globalization. The second part presents the normative goals of the educational component of the experience, the Citizen School, and examines the mechanisms that helped to forge these goals. The third part describes and interprets some of the institutional design elements of the Citizen School. Next the author discusses the continuity from the normative goals to the institutional design constructed to implement those goals and evaluate the project's potential problems. Finally, the author assesses the future of the project and its potential contribution to the enhancement of democratic relationships. As a whole, the paper analyzes how it is possible for a city to enter the global arena armed with its experience in constructing alternatives to seemingly inevitable neoliberal and neo-conservative reforms.

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Renaissance 2010 School Policy in Chicago: Race, Class, and the Cultural Politics of Neoliberal Urban Restructuring

This paper analyzes the political economy and cultural politics of Chicago's Renaissance 2010 market-based school reform and its constitutive role in localized forms of global neoliberal urban restructuring. and the politics of race and class. The author argues that education in integral to contestation of urban space, production of urban inequalities, and the cultural politics of race and class. Renaissance 2010 involves closing public schools and opening an array of privatized education models (charter schools). The paper analyzes the city-wide geography of school closings/openings in relation to spatial restructuring (gentrification, displacement, dismantling of public housing, racial containment and exclusion) and access to equitable educational opportunity. It also examines the cultural politics of the policy's implementation and interpretation on the ground as community actors yield to, assimilate, resist, or reshape the neoliberal agenda. This analysis reveals strategic spaces for a counter-hegemonic politics of education and urban development. The paper is grounded in a multidisciplinary approach to urban political economy and education and a Gramscian (1971) approach to the cultural politics of education. The analysis draws on public archival data, data produced by community organizations, and interviews and participant observation data collected since 2004.

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Market Movements: The role of the urban dispossessed in neoliberal educational reform

The author of this paper argues that we cannot understand the current global wave of market-based educational reform without exploring the processes through which such reforms are localized into particular urban educational contexts. The author examines the cultural politics of marketization in education through analyzing a particular instance of localization--a largely neoliberal alliance with urban working class communities of color around a targeted voucher program in Milwaukee, Wisconsin (Carl, 1996; Pedroni, 2007). Utilizing a Gramscian (Gramsci, 1971) analysis of ethnographic work with African American families and community leaders who advocated for school vouchers, the paper foregrounds the hegemonic process through which voucher reform--politically and financially supported by much of the educational right in the United States--gained and maintained consent from marginalized communities. The author documents the ways in which neoliberal educational reform in Milwaukee was produced and localized through a process of contestation and contradiction among divergent educational interests and social actors. African American voucher supporters, some with deep roots in the Civil Rights and anti-segregation movements, worked creatively to turn reforms embedded in market discourses into a vehicle for delivering quality education and educational self-determination to their communities and neighborhoods. While recognizing the harmful educational effects of neoliberal globalization on the most vulnerable, the author also identifies the opportunities for resistance within the tensions of this process. Rather than seeing the globalization of neoliberal educational discourse solely as a dynamic that is imposed by dominant social actors on the field of policy, the author argues that educational marketization and the concomitant erosion of the welfare state is often dependent on subaltern actors at the margins of social power for its realization.

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48 Restructuring the Urban Fabric (Social and Economic Issues of redevelopment)

Problems and Possibilities with Restructuring the Urban Fabric: Managing Underutilized Land in Post-Katrina New Orleans

When hurricanes Katrina and Rita hit New Orleans in 2005, they exacerbated an existing situation. The hurricanes increased the number of blighted and underused properties. Because it lost population rapidly, New

Orleans offers an opportunity to examine fundamental questions about urban restructuring. How do cities manage underutilized land during periods of population loss, whether the population loss is sustained or temporary? And, how do cities balance conflicting redevelopment priorities while respecting existing patterns of property ownership and grappling with differing demands on public entities as urban density decreases? Using New Orleans as an example, we explore the complex issues that arise with restructuring the urban fabric in areas that lose population. A sixth of cities worldwide are shrinking and face a declining population and growing base of underutilized land. Some authors have suggested that planning to shrink strategically can create more livable cities for remaining residents (Popper and Popper, 2002; Rybczynski, 1995). Others however contend that urban fortunes change and cities do not benefit from planning for decline (Shiffman 2005/2006). What tradeoffs do cities make when they choose one policy approach or another? Drawing on a framework that outlines the tensions among three public purposes--equity, efficiency and environmental risk reduction--we analyze land management policies in other shrinking cities to explore the policies' explicit intended outcomes (e.g., property maintenance, land consolidation) and their overriding public purpose (i.e., public safety). We also consider the implicit assumptions about the city's future urban fabric by examining what neighborhoods and types of property are covered, and how responsibility and resources are directed. In addition, we draw on interviews with professionals in these cities and other data to better understand the effects, effectiveness and limitations of the policies.

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The Economic Impacts of Big-Box Reuse

Several years ago, artist Julia Christensen began documenting a number of redevelopments of former ?big-box? retail sites across the United States as part of her master's thesis in Fine Arts. Today, Christensen tours the country lecturing and giving video presentations on her ongoing project entitled How Communities are Reusing the Big Box. She has written a book on this subject which is due to be published and released by MIT Press in late 2007.Christensen?s big-boxes can also be referred to as greyfields ? abandoned or underutilized shopping malls and big box strip malls. Redeveloping greyfields is a means to bring economic vitality back into not only the older sections of town, but to the existing suburban communities as well. Property owners, local governments, and the region all benefit from the economic gains from successful big-box redevelopment. In most instances, these sites have the greater chance that existing infrastructure will be in place that is adequate, usable, and available for the desired new uses and can be more affordably utilized than constructing new infrastructure in outlying areas. This study will take Christensen's big-box reuse one step further by evaluating the economic impact of these redevelopment projects. The analysis will include measuring the change in property values of land parcels within and near the big-box sites before the construction of the initial big-box to the present time. The analysis supports the public investment to incent the revitalization and utilization of these greyfields.

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Loft Conversions and the Revanchist City: Contestations Surrounding the Redevelopment of Los Angeles's Skid Row

This paper investigates the social, political, and economic consequences of downtown loft conversions, looking specifically at the case of Los Angeles's Skid Row. Loft conversions, the adaptive reuse of aging industrial or commercial buildings to residential apartments or condominiums, are seen as a promising mode of urban

revitalization for city governments faced with tightening budgets and problems with crime and homelessness. Through loft conversions, cities can gain increased tax revenue from wealthy downtown loft-dwelling residents, low or no-cost preservation of dilapidated historic buildings, and momentum for further downtown redevelopment. Consequently, federal, state, and local governments are offering financial incentives and drafting policies aiding loft conversions to entice real estate developers. Loft developments do not occur without controversy, however. While loft conversions may make economic sense from cities? perspectives, the juxtaposition of housing and services for marginalized groups and relatively wealthy loft dwellers is often contentious. Contrary to the statements of some politicians, planners, real estate businesspeople, and local business organizations, aging industrial districts are not mere vacant spaces awaiting rebirth as lofts (see Smith, 1996; Zukin, 1982). Homeless squatters, social services, and SRO housing may occupy the streets, sidewalks, and ?underutilized? buildings in the area (Wolch & Dear, 1993). Decisions to support loft conversions are politically charged, therefore, and carry implications of social injustice. Based on the early stages of a major research project, this paper presents a conceptual framework and theoretical argument on loft conversions and exclusion. It also examines the planning mechanisms and discourses behind loft conversions in Los Angeles and explores the consequences and implications of loft development for the future of cities and the practice of planning.

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Local Economic Development Incentive Packages

The findings regarding effects of economic development incentives are, at best, mixed with many authors finding both for and against the impact of various incentives. So far, the strongest case for economic development incentives having any substantial benefit is based upon intra-metropolitan analyses. Most of this literature on economic development also concentrates upon the effect of single incentives, seeking to isolate the effect of a particular tax incentive or development practice upon business location decisions. Increasingly it is apparent, however, that cities offer incentive packages to attract businesses and jobs to their community. This analysis proposes to consider these problems identified by the literature while focusing closely on one metropolitan area to characterize and test the impact of incentive packages. This work is based on an inventory of the business incentives that are used by various cities, townships and villages. Looking closely at these municipalities across Southeastern Michigan--The Detroit Area--this paper seeks to understand which sets of incentives are used in tandem, what clusters of cities tend to use which sets of incentives, and, most importantly, which sets of incentives appear to be related to local growth, if any. In assessing whether certain packages or sets are associated with growth, it is clear that within a metropolitan area, particularly Detroit, growth has long occurred primarily at the periphery, so that an adjusted measure of growth will be used. At the same time growth is multi-dimensional with job growth being most closely related to economic development packages, but population and residential growth closely following, so each will be addressed in turn.

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49 Regional Resilience: What is It? Does It Matter? What Can be Done About It?
Regional Resilience and Governance

Resilience is the ability of a region to bounce back or respond to challenges, whether a hurricane, the loss of manufacturing jobs, or a large influx of immigrants. Using insights derived from psychology, ecology, and economics, this paper will explore the concept of resilience and flesh out its meaning for regions. The paper will then go on to explore what kinds of governance arrangements are most conducive to resilience. Do strong regional governments promote resilience or is resilience better served by decentralized networks? What can federal and state governments do to promote regional resilience?

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Fragile Giant? New York in an Age of Uncertainty

New York City has faced many long term challenges and short term crises, including economic restructuring, racial succession, immigration, declining competitiveness, growing inequality, and the breakdown of basic systems, not to mention the attacks of September 11, 2001. Yet almost alone among the large, old, industrial cities, it sharply reversed the pattern of population decline that it entered in the 1970s. This paper reviews and evaluates a number of reasons why New York was able to demonstrate such resilience.

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Why Regions, Why Now? And Who Cares?

Within the planning academy, the notion that the metropolitan region has become the real scale of urban processes-and therefore a rational scale for collective action-is now taken for granted. But the evidence that the region matters - and that social actors take it seriously - is less established than the literature would seem to suggest. In this paper, we provide a unique reassessment of the case for regionalism by posing two separate but inter-related empirical questions. First, we ask whether the regional scale has in fact become important over time for a variety of social processes that generate policy problems. We focus our attention here on two issues - economic competitiveness and social equity - and offer a series of quantitative tests of regional convergence that do suggest that regions are 'objectively' more important. Second, we ask which factors lead social actors to choose the regional scale as an arena for activity. To assess this 'subjective' regionalism, we utilize logistic regression to explore proxies for the interest of business and social equity activists, finding both commonalities and differences in the objective factors that spur "scaling" to the region.

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The Meanings of Economic Resilience

What constitutes an economically resilient region? The question is as important as positive investigation in the performance of regional economies as it is the basis for normative or prescriptive efforts to accelerate the economic performance and transitions of regional economies. In this paper the authors begin in the tradition of Schumpeter by outlining the exogenous and endogenous shocks that can move a regional economy from an established economic trajectory: -Exogenous shocks to the economic base through the competitive dynamics of specific product markets. -Exogenous shocks to the economic base through a changed connectivity to a broader economy-this is typically on of transportation or communications technology. -Exogenous political shocks that open up either new geographic markets or sources of competition. -Endogenous or exogenous shocks through the introduction of products or technologies that disrupt the economic base. -Endogenous shock due to the exhaustion or diminution of a natural resource. -Exogenous shocks due to a physical or political disaster. In the second portion of the paper the authors wrestle with the concepts of economic growth (decline) and economic development (transition) as a means of identifying the proper set of dependent variables. They then undertake to define four states of economic resilience: 1. Cyclical resilience where a former equilibrium state is reestablished. 2. Positive structural transition to a new equilibrium. 3. Negative structural transition to a new equilibrium (there is the possibility that slow deterioration differs from a rapid decline). 4. Terminal decline. The authors conclude this paper by examining the path of economic transition in a number of metropolitan areas.

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Howard	Wial	
Harold	Wolman	*George Washington University*
Pamela	Blumenthal	
John R.	Brennan	

50 Urban Education and Youth Development: Has the Promise Been Fulfilled?

It's All Happening at the Zoo: Children's Environmental Learning after School

This study focuses on the role of zoos in influencing children's relationship and sense of responsibility toward animals. Taking advantage of the flexibility and playfulness of an urban after-school program, I worked with a group of 10 to 12 year olds to discover how they think and feel about animals; to engage them critically in an online space for expressing their feelings and working through their emerging ideas; and to better understand the role of zoos in influencing children's understanding of animals, extending their knowledge of conservation issues, and fostering an ethic of care. This study drew on an array of research methods including surveys addressing children's attitudes toward animals; participant observation on visits to the Bronx and Central Park Zoos; a collaborative web-based project and virtual focus group where group members expressed their feelings, interests, and concerns about animals; and open-ended interviews to draw out children's views about animals, animals in zoos, animal protection, animal welfare, and endangered ecosystems. These activities were carried out over a period of eight months, wherein the virtual focus group was paired with the zoo visits to provide a space for critical engagement on emergent issues including but not limited to animals in captivity, endangered species, deforestation, pollution, and global warming. While most of these children have visited the zoo, they are part of a population that has had relatively little exposure to formal environmental education and tends to score lower than other children on their knowledge of animals and environmental issues. By engaging participants in active and original learning, this project extended their environmental knowledge and awareness of environmental concerns, and gave them means to address these issues in their everyday lives.

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Accomplishments Amid the Chaos of New York City After-School Programs

This paper takes a critical look at qualitative data gathered through evaluation research in New York City public middle schools and high schools, where after-school programs have been funded by 21st Century Community Learning Centers. These grants come from No Child Left Behind (NCLB), the recent federal legislation meant to grant equal educational opportunity, which is touted as a policy success. Yet the rhetoric of NCLB provides a thin veil for ongoing segregation and severe inequities. My research experiences indicate an unrelenting pressure in urban schools to compensate for a lack of resources and inattention at every level to growth and development. Schools and their partners, in this case nonprofit organizations serving youth and families, are determined to help young people succeed as the screws keep tightening, measures of success are defined narrowly and externally (e.g., exam scores), and spaces for creativity and enrichment shrink. In New York City, policies and structures reflect those at the federal level and in urban schools across the country; pressures to

meet external measures of academic success paired with unilateral administrative decisions lead to feelings of chaos, burn-out, competition, and turf wars. Programs' efforts to compensate and keep up with demands mean less time spent in sports, dance, or enrichment activities that encourage learning and fun--not to mention that after-school staff face logistic nightmares and other stressors. While programs take pride in their accomplishments, such as building relationships or encouraging college attendance, a tension remains; policies that are meant to guarantee equal opportunities in education reinforce the structures that make it difficult for individuals to carry out the ideals of recent decades.

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Ethnic Minority Youth in the Public Sphere: Challenges and Opportunities through After-School Programs

In recent years scholars have expressed concerns with declines in youth activism and disengagement of minority youth; compared to forty years ago, young people are perceived to be less engaged in public social life. These concerns sparked the designed of school curricula and programs addressing community issues and trying to promote in young people a desire for civic action. The purpose of this paper is to problematize young people's engagement in the public sphere, specifically ethnic minority youth, by presenting their experiences in an after-school program and an analysis of opportunities and barriers for activism. To do this, data from a survey measuring community engagement, administered to participants of an after-school program located in the South Bronx, will be presented to contextualize youth civic engagement in New York City. In addition, data gathered through in-depth interviews and focus groups with ethnic minority young people attending a learning service after-school program and different stakeholders will be presented. The results of the study indicate that by participating in a service learning program youth were interested in those issues that were part of their social reality and felt motivated to be involved in activities that went beyond their program responsibilities. Moreover, ethnic minority youth learned new ways to address school and community issues as well as to negotiate and challenge their position as minorities in the US. Regardless, the after-school program was run from a perspective of 'adults know better,' which inhibits ethnic youth opportunities for participation in decisions about the program. This paper concludes that, when given opportunities, ethnic minority youth can become agents of social change and that after-school programs can be used as tools for political socialization.

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The Possibilities and Challenges: Youth Violence Prevention through School-Community Collaboration

Since NCLB mandates have focused heavily on standardized test scores, the responsibility for promoting positive youth development has increasingly fallen to non-profit agencies, social service agencies, and other community-based groups. In Nashville public schools, the largest urban school district in Tennessee, the collaboration between community-based organizations, academic partners, and the public schools has been variable across schools, and often occurred with little planning or evaluation. As is the case in many cities, the Nashville schools that serve students from low-income neighborhoods often face the most challenges with student achievement and positive youth development. In this paper, we describe an attempt to address these challenges through a community-based initiative to create a positive school climate and prevent youth violence. The initiative involves collaboration between the local universities, a community-based organization (Alignment Nashville) and a community coalition (National Community Coalition for Youth Safety). We describe the implementation process and some of the difficulties in establishing this type of collaboration. From the school perspective, these difficulties include busing, staff turnover, and protecting instructional time. From the organizational perspective, important issues have included difficulty in funding the services, insufficient capacity to conduct school intervention and program evaluation, and difficulty in providing support outside of school. Also, schools and community groups struggle with issues of poverty, high mobility rates, difficulties with transportation, and low parental involvement. We conclude the paper with a discussion of the multi-level

evaluation that includes survey data, social network analyses, qualitative and GIS data to assist schools and community groups, and to suggest policy and structural intervention.

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PROPS: An Investigation of Youth-Adult relationships

The U.S. is at an interesting juncture in relationship to its young people. Youth are being over-tested, over-incarcerated, denied basic rights, hypervillianized in the media and simultaneously finding more organizations soliciting their participation, opinions and talents. Within the burgeoning positive youth development movement, in the busy offices of youth activist organizations, and in the halls of academia hosting youth participatory action research (PAR) projects, adults and youth are working together towards effecting change. How are adults and youth in these fields navigating these relationships in order to support youth participation in the issues that impact young people's lives? This paper delves into references to adult-youth relationships via literature in the fields of positive youth development, youth civic engagement, youth PAR, and youth activism. A total of 106 articles, dissertations or book chapters are reviewed. Findings indicate that there is twice the amount of attention paid to negotiations of power in the youth activism and youth PAR literatures as there is in positive youth development and youth civic engagement. This brief analysis indicates the need to take a critical look at the ways in which these fields are challenging existing power structures and supporting youth to push back against of the forces that constrict their active participation such as media, policies, racism, classism and ageism.

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11:00-12:25

51 Casey Track Session--Effective Human Service Strategies for Low-Income Urban Families

This session highlights lessons learned by the Annie E. Casey Foundation in its work to improve services for residents of tough neighborhoods across the country. The work cuts across a variety of needs common to these communities: obtaining high-quality, culturally appropriate health care; providing quality school options and the supports, services and information that residents need to use them effectively; and using effective case management and wraparound services to support families who face relocation due to eminent domain. A common theme across these efforts is the central role of local residents in identifying and developing the services they need.

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52 Participation and Empowerment

The Paradoxes of Citizen Participation in a Strong Participation City

Cincinnati has the reputation for being a strong participation city. Yet, even administrators committed to the ideals of participatory planning find it difficult to achieve those ideals. This paper reviews the results of participatory efforts in plans to revitalize Cincinnati's Over-the-Rhine Neighborhood.

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What Rationales are Driving Neighbourhood Governance Initiatives? An Investigation in the UK and US

Neighbourhood governance has been a feature of urban policy and academic discourse in the US and UK since the 1960s. It refers to formal neighbourhood-based structures that guide participation, decision-making, co-ordination, and implementation of activities in the neighbourhood. Such approaches are often instituted by government in the UK, and by government and philanthropic foundations in the US. This research assesses the reasons behind the establishment of neighbourhood governance structures, particularly from the point of view of their ?sponsor?, to consider who is seeking to govern neighbourhood space. The policy case stated for neighbourhood governance tends to be based on a twin rationale of democracy, to increase the level of decision-making vested in the neighbourhood; and competence, to improve and tailor service provision to neighbourhood needs and priorities. In the academic literature, different political motivations are attributed. Do they reflect a devolutionary strategy, encouraging communities (of place) to develop their own capacities? Or do they reflect a new form of centralisation, with the sponsor seeking to realise its political priorities by ?steering? the actions of governance entities? Or are such initiatives a palliative measure that passes responsibility to communities while distracting from the structural causes of deprivation? This paper sets out the findings of a literature review about the rationales for neighbourhood governance in the US and UK. It then explains use of a form of ?revealed preference? to consider the rationale for neighbourhood governance structures, by assessing their form, functions and informal practices rather than taking any stated rationale at face value. The initial findings from the US case studies are examined and consideration is given to the vertical relationships of neighbourhood governance structures back to citizens, or up to higher levels of government and governance.

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Neighborhood Governance in Urban Areas: Prospects and Impediments

The 1960s gave us the War on Poverty and the mantra of ?maximum feasible participation.? Many of those original programs have long since vanished, though some still exist in one form another. Today, there is far less talk about maximum feasible participation and far more concern about increased social isolation of citizens (e.g., more bowling alone). But local administrators are increasingly interested in public servants capable of integrating citizen participation into their public work. This research examines the role of citizens in their neighborhood organizations and the role of those organizations partnering with local government 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 or social capital? The answers may suggest at least one means for strengthening civic fabric and regenerating social capital in urban communities through local policies that redistribute provision authority. But institutionalized barriers to greater neighborhood involvement inhibit a fuller realization of these possibilities, tied to the reform movement in

public management. The paper relies on two newly collected data sets: a recent survey of 151 neighborhood organizations in Charlotte, North Carolina, and a recent citizen survey (n=800 households). 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. Finally, qualitative interviews with elites in city and county government illustrate the institutionalized barriers hindering greater devolution of such responsibilities.

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Participatory Dynamics in Comprehensive Community Planning: Learning from the New Communities Program

This paper describes the dynamics and implications of resident engagement within a Comprehensive Community Initiative (CCI). Data are drawn from MDRC?s early research on the New Communities Program (NCP) in Chicago, a project of the MacArthur Foundation and the Local Initiatives Support Corporation (LISC). NCP builds upon the work of CDCs and other neighborhood agencies, by enabling them to conduct comprehensive community planning, and by providing seed grants to implement diverse projects. The theme of resident participation in planning has been critical since the urban social movements of the 1960s. While there are considerable normative literatures addressing the need for resident involvement in public and community planning processes, there are fewer empirical studies assessing how resident involvement helps or hinders implementation outcomes. NCP research provides an opportunity to understand in detail how resident involvement in community planning plays out over time; and how it varies or conforms in different types of organizational and neighborhood settings. NCP involves resident leaders in planning activities, although the extent of resident involvement varies within communities, as well as the form that involvement takes. This paper discusses these resident engagement strategies within NCP. How do agencies address resident participation over the course of both comprehensive planning and implementation? What are leadership development practices among organizations? How do groups sustain resident engagement over time, and to what consequences around the implementation of NCP plans? The paper concludes with early findings describing strategies and processes conducive to successful planning and implementation in different Chicago contexts.

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53 Response to Gentrification

Change and Stability in Affluent Metropolitan Neighborhoods

Our purpose in this paper is to determine what happens to rich neighborhoods over time. Do such neighborhoods experience downward mobility (a shift to a less affluent state) and concomitant population and housing changes, or are they able to maintain their lofty position across the years? The first scenario is consistent with the succession model, rooted in human ecology, which treats the neighborhood-level replacement of higher-status by lower-status households as a natural, functional, and inevitable outcome of

urban growth. The second scenario corresponds more closely to the contingency model favored by political economists, in which the fate of any neighborhood hinges on the resources that residents can marshal in protecting their area from institutional actors and other "outside" influences. To test the succession and contingency models, we examine 1970-2000 data for 38,220 census tracts located in the 100 largest U.S. metropolitan areas. We divide these tracts into five categories (ranging from the top 2% to the bottom 25%) based on rank in the mean household income distribution in each census year. Mobility matrices, documenting decade-by-decade transitions among the five income categories, allow us to compare the "staying power" or persistence of wealthy tracts (top 2%) to that of their less affluent counterparts. We explore persistence by following the 1970 cohort of rich tracts across three decades as well as by identifying the most common trajectories (i.e., specific years in and out of the top 2%) for tracts that ever qualify as wealthy. Later stages of the analysis focus on trends in demographic, socioeconomic, housing, and other characteristics of rich and non-rich neighborhoods.

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Perceptions and Appropriation of Public Spaces in Gentrifying Neighborhoods: A Montréal Case Study

With an objective to stop or reduce a socio-economic decline and degradation of the physical environment, or sometimes to increase property values, or simply as part of their branding strategy to construct a positive image of the city, many (local) governments will try to stimulate the regeneration process with revitalizing actions with respect to public spaces. It is assumed that the local residents will benefit from these investments. However, these actions could be perceived as magnets to attract new populations and facilitate the gentrification process. The arrival of new residents with different lifestyles will reflect on the uses and forms of appropriation of public spaces. Unsatisfied regarding modes of cohabitation in public spaces part of their home territory, long time residents may feel increasing dissatisfaction with their living environment. Previous works on residential mobility have demonstrated that this is an incentive to move. In other words, to market pressures and evictions, individual decision to move from a population that doesn't feel at home in a neighbourhood may accelerate the gentrification process. The purpose of this paper is to present preliminary results of our first case study: the Sud-Ouest Borough in the city of Montreal. On the site of Canada's industrialization, the federal government has created a linear park in the proximity of working class neighbourhoods. This major investment favours the rehabilitation of the brownfield site into luxurious condominiums. Both quantitative and qualitative tools are used in this study: first, a hierarchical cluster analysis allowed us to study the socioresidential dynamic following the investment; second, the users, their uses, their perceptions of the site and other users were studies with direct observations and a short questionnaire.

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Who Do We Serve?: Organizational Response to Gentrification

In cases where gentrification creates new mixed-income communities rather than completely displacing low-income residents, what are the responses of existing social service organizations to the changing make-up of the community? Do downsized organizations continue to serve just the remaining low-income residents through existing programs, (e.g., early childhood education, after-school programs, affordable housing preservation, and employment training) or do some existing organizations seek to develop new strategies to serve the broader 'market' of low- and middle-income residents. This case study examines the responses of non-profit organizations on Chicago's Southside that is experiencing major gentrification largely fed by the Chicago Housing Authority's Plan for Transformation which is creating new mixed-income housing and stimulating gentrification in other parts of the community. Findings suggest that existing organizations are competing

among themselves to serve a decreasing low-income population. In developing new models of serving the needs of a new mixed-income community, existing organizations have shown only a limited ability to development new strategies and new organizational structures in meeting a changing social and economic environment.

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CDCs in Gentrifying Neighborhoods: Two Approaches to Maintaining Community Ties

Many inner city neighborhoods have seen dramatic changes from 1990 to the present. Publicly initiated revitalization programs have paved the way for private investment and subsequent gentrification. CDCs have been on the forefront both of these revitalization efforts and now the maintaining affordable housing and community programs for low income individuals and families. Rohe, Bratt, And Biswas cite changes in the local housing market as a significant challenge to CDC success. The neighborhoods of Inner North and Northeast Portland, Oregon have seen a dramatic demographic and socio-economic shift since 1990. This paper looks at how two CDCs with very different histories and purposes have navigated the previously little known waters of changing demographics and human relationships in those neighborhoods. The cases of PCRI (Portland Community Reinvestment Initiatives) and Sabin CDC show that there is not an 'either-or' but rather a 'both and' approach to ensuring that affordable housing is maintained, community and education programs are expanded, and that community ties are strengthened. Each organization's approach to coping with the increasing amounts of private investment and tightening housing markets in their service areas relies on creative and entrepreneurial responses that utilize the organizations' strengths in order to maintain community ties in a potentially adversarial situation.

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54 The Implementation of Public Housing Redevelopment: A Multi-Site Comparison

Deconcentration and Revitalization in Tampa, Florida: Understanding the Multilevel Impacts

In implementation, the results of public housing redevelopment through the HOPE VI program have been controversial. This paper presents early findings from a longitudinal study evaluating the relocation policies associated with the HOPE VI program in Tampa, Florida. We have been able to track and interview former public housing tenants over a five-year period; our results suggest that families relocated from redeveloped public housing sites face substantial social and economic hardships. These findings raise significant theoretical questions about whether communities can be dispersed and repackaged to alter individual chances of success or if the disruption of longstanding relations based on kinship and friendship does more harm than good. Can 'mixed' communities--both through subsidized relocation and new developments that specify a mix of income levels--succeed against deeply rooted traditions of class homogeneity in U.S. housing and neighborhoods? Will higher income residents resist perceived threats to the value of their property and the safety of their families? Does dispersion of low income families actually result in improved opportunities and services? This research casts doubt on the assumption that poverty can best be addressed through dispersal. Our research also has policy implications as lessons from past projects can improve the process of relocation and redevelopment in the future.

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HOPE VI Implementation in Memphis

This presentation will provide lessons learned from four HOPE VI grants in Memphis, TN. Two grants are expired, with redevelopment complete at one of those sites. Two grants are still active in the redevelopment phase. The housing authority has evolved over time with the four grants, learning from challenges locally and in other cities. We will describe implementation from the Memphis perspective, and link the lessons to experiences at other sites.

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Implementing HOPE VI: Phased Redevelopment in Duluth

This study examines the implementation of HOPE VI public housing redevelopment in Duluth, Minnesota. It is part of a multi-site comparative analysis of large scale public housing redevelopment. Local public housing authorities have been authorized by the federal government over the past 15 years to radically alter the face of public housing in American cities. Several HUD initiatives, including the HOPE VI program, provide the rationale and the funding for the demolition of large scale projects and their replacement with mixed-income communities. These redevelopment efforts commit local housing authorities to complex financial and programmatic partnerships with a range of public, private, and nonprofit actors. These complexities are coupled with the political challenges of displacing and relocating large numbers of very low-income families, and redeveloping large parcels of land in the urban core. Many local housing authorities have been unable to successfully complete public housing redevelopment projects. Nationwide, most of the projects are years behind schedule. This paper, and the others that are part of this project, will examine the implementation of public housing redevelopment, identifying elements of the process that generate the greatest challenges for local governments. This paper is part of a pre-organized panel entitled: "The implementation of public housing redevelopment: A multi-site comparison." Each paper in the project uses a common framework for analysis. The framework emphasizes the examination of both the financial/programmatic complexities on the one hand, and the political conflicts generated by such large scale redevelopments on the other.

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Building Community in New Mixed-Income Developments

Mixed-income development is a significant urban revitalization strategy that is being implemented across the U.S., perhaps most notably in public housing redevelopment. Informed in part by HOPE VI, in 1999 the Chicago Housing Authority 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 over 6,000 households into ten mixed-income developments containing over 16,000 total units of housing. Although controversial, the strategy of creating mixed-income developments on the footprint of large public housing developments is meant 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. This paper presents early findings from a longitudinal study of three of the new mixed-income developments in Chicago. Based on structured observation of community activities and in-depth interviews

with those involved in shaping these developments as well as with residents from all income levels and tenures, The paper explores the strategic approaches to and early implications of physical design and unit mix, resident recruitment and screening, social service provision, social control and monitoring, efforts to promote relationship-building, and structures for local governance and decision-making. It examines similarities and differences in approaches across the three developments as well as the relevance of any differences in the local community contexts. Finally, it considers specific implications for the design and implementation of HOPE VI-type projects around the nation.

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Public Housing Redevelopment in the Puget Sound: A Study of Trends and Contrasts

The Pacific Northwest's Puget Sound region is home to six HOPE VI public housing redevelopment efforts. One site was among the first sites ever awarded a HOPE VI grant nationally, while others came about as the program reached maturity. These sites have several attributes in common: The original sites were all sprawling, barrack-style developments built as war worker housing during World War II; they are home to extraordinarily diverse refugee and immigrant populations, speaking upwards of 15 languages; and each redevelopment has meant a significant increase in the housing density on site. These sites, however, are owned by 3 different Housing Authorities, each of whom approached the redevelopment projects differently, particularly in terms of relocation processes and policies, as well as the phasing of both the redevelopment of the physical site and the relocation of residents. As part of a national multi-site comparative study of public housing redevelopment, this paper compares and contrasts the implementation strategies of these three housing authorities for four of the sites in the Puget Sound. Specifically, we examine the capacity and experience of each housing authority, the timing and adequacy of their Community Support Services, the relocation process, the participation of original residents in the redevelopment plan and the political and economic context for these redevelopments, This paper is part of a pre-organized panel called ?The Implementation of Public Housing Redevelopment: A Multi-Site Comparison.? As such, the findings of this paper will be contrasted with those of the other HOPE VI implementation study papers presented in this panel for a richer picture of the implications of housing authority capacity and implementation strategies on the success of the HOPE VI program.

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The Matthew Henson HOPE VI Project: Implementation and Neighborhood Impact

This paper is part of a multi-site comparative study that takes a multi-faceted approach to evaluating the implementation and impact of public housing redevelopment projects across the country. The broader study evaluates projects at various phases and seeks to answer questions such as how social, economic and political contexts affect implementation. To that end, this paper will examine the implementation of a public housing redevelopment project in Phoenix, AZ. Phoenix has been undergoing a major revitalization effort through strategies such as attracting high-end housing and businesses to its core. As part of that effort, the Matthew Henson HOPE VI public housing redevelopment project is seen as a cornerstone for revitalizing a particularly distressed part of the city. This paper will explore the implementation and impact of the Matthew Henson HOPE VI through interviews with various groups and an analysis of observational data. The study will explore external and internal barriers and challenges to implementation. It will also look at the impact implementation has had on the greater metropolitan region. The analysis will consider viewpoints of Phoenix housing officials, developers, nonprofits, hospitals, schools, businesses, and other surrounding community members.

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55 Challenging Orthodoxies: New Directions in Critical Urban Studies I

Radical City

Urban scholarship has been shaped by a dichotomy between mainstream positivist, quantitative research and critical/radical, non-positivist, qualitative inquiry. Protagonists on opposite sides of this divide have many differences, but have produced a collaborative, collective duality -- a durable orthodoxy that forecloses important opportunities. Positivists generally regard social-theoretical concerns of epistemology as needless, argumentative distractions, and prefer to get on with the increasingly sophisticated quantitative analysis of real facts, places, and problems; indeed, many reject the ?positivist? label as redundant. Critical/radical scholars remain suspicious of the metaphysical realist foundations of observation and measurement in mainstream social science, and embrace qualitative research methodologies as more emancipatory and sensitive to the experiences of disenfranchised peoples; critical analysts who differ on many issues are usually willing to unite as 'postpositivists.' In this paper, I challenge the orthodoxy of this dichotomy. The clear divide between mainstream positivist quantification and radical, non-positivist inquiry first took shape amidst a comparatively tidy, 1960s-era alignment of methodology, epistemology, and ideology. When first identified and performed, this division enhanced our understanding of politics and method. But ever since, we have lived in the shadow of a dichotomy that was falsely presumed to be essential and immutable. Meanwhile, political shifts have reconfigured epistemology, methodology, and ideology in ways that undermine our relations with progressive urban change, and make it harder for us to embrace new developments at the interface between urban social movements, mainstream advocacy research, critical social theory, and applied quantitative analysis. I analyze the possibilities of new developments in PPGIS, statistical citizenship, and the radical statistics movement.

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Challenging Orthodoxy by Challenging Orthodoxy: A Defense of the Urban Politics Field

For many years scholars have critiqued the intellectual health and vibrancy of the field of urban politics. This critique has of late become orthodoxy in the field of urban political science, as it has become an accepted belief that the study of city politics as current practiced is deficient in a number of ways. To correct of these deficiencies, many scholars suggest the field of urban politics embrace the assumptions, approaches and methods of orthodox (or mainstream) political science. In this paper, I challenge the orthodox view that the field of urban politics is deficient by challenging the tenets of orthodox political science in ways demonstrating that orthodox political science is not a salutary model for urban political science to follow.

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Back to the Future? Marxism and the City

The anniversary of the 1968 uprisings presents an opportunity to re-assess the development and current state of urban theory over a 40 year period. This paper will re-assess the traditional contribution of Marxism to understanding the urban condition, but will focus particularly on what it can now contribute to addressing the urban challenges of the 21st century. The point of departure is Stone's critique of structuralism and the subsequent ascendancy of network theories, such as Urban Regime Theory, to the status of ?orthodoxy? in political science. It is argued that Stone wrongly conflated his critique of structuralism with a rejection of Marxism tout court. In fact, his notion of systemic power has an unrecognized affinity, if not identity, with a classical Marxist account of structure and agency. However, systemic power has been gradually downplayed in regime analysis and other network approaches ? such as the work of Rhodes. Network theories now focus predominantly on ?power to?, or the mobilization of governing resources, at the expense of an adequate

account of power as domination. It is here, in the context of global urban polarization that Marxism can make a renewed contribution. Simultaneously recognising the dead end of structuralism and rejecting the grounds upon which Marxism was superseded in the 1980s, the paper draws on contemporary scholars such as Patrick Bond, Mike Davis, David Harvey and Andrew Merrifield to explore the potential in Marxism for understanding crucial urban questions: the relationship between neoliberalism, urbanization and class (re)formation and whether it still remains valid to claim the urban as the principal emancipatory ?space of hope?.

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Critical Perspectives on the City: Constructivist, Interpretive Analysis of Urban Politics

Urban politics research usually lacks discussion of ontology and epistemology, but most is implicitly adopting a positivist understanding of social science. In a sense, there is an implicit positivist orthodoxy in urban politics research. Comparative and single case studies, large-N analyses, and survey research represent dominant methods in the field. In this paper, I argue for a return to discussions of ontology and epistemology in general, for the explicit development of constructivist and interpretive and approaches in urban politics research. These theoretical and methodological approaches are well developed in the study of IR and public policy, and have proved useful in examining inequalities and power disparities in political life, but are used infrequently to study urban politics. Bringing constructivism squarely into the study of urban politics would help to fill important gaps that mark our research on urban inequality, would expand the range of research methods used, and would build on, and contribute to, the tradition of critical inquiry in urban studies. Constructivist, interpretive work on urban politics would reflect critically on the larger system(s) in which local politics occur. Such work pulls paradigms to the surface, up from the embeddedness of taken-for-granted or conventional wisdom, to consider their assumptions, and to trace how the discourse of local actors and public policies manifest their concepts, causal arguments and values. In doing so, studies map the major groupings of identities and interests in cities, linking these to the nested contexts within which they make sense, and considering whether, where, and how actors and/or groups might prompt change. Constructivist interpretive approaches are not without limitations. But the same sort of lively debates that have marked the evolution of political-economy approaches could be brought to bear on constructivist studies of the city.

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Streets and the Urban Imagination

The scholarly understanding of urban space has undergone a transformation, according to which space and spatial discourse hold significant (aesthetic, social, literary, sexual) qualities. Physical space has lost its precedence over metaphorical space as an explanatory or normative construct and, indeed, the ontological value of this distinction has been called into question. Nonetheless, the turn in urban studies away from modernism has left almost untouched one transtheoretical and transdisciplinary orthodoxy about space and politics in the city - that the street has a uniquely valuable relationship to democracy. This relationship has always been taken for granted in communitarian and radical-socialist political frameworks; now, the street has turned up as an object of interest in postmodern and critical theories. In this paper I examine how the street serves as a repository for markedly disparate political hopes and expectations, focusing on the political characteristics that are commonly ascribed to the street. I question what the contribution of the street is to the public sphere of cities and whether streets are being made to do too much political work. Because of the ambiguous nature of space in the early twenty-first century city, democratic politics in the urban public sphere can be wedded to the street, and at the same time, unmoored from it. In short, I ask why streets remain at the center of the urban imagination.

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56 Sustainable Tourism as an Economic Development Strategy

Growing Urban Economies Through Tourism: A Comparison Between Hawaii, Jamaica, and Ireland

Economic development strategies devised and adopted by many cities that are tourist destinations have become increasingly sophisticated over the past decade. Cities that serve as tourism hubs in Hawaii and Ireland have recently developed comprehensive strategies aimed at increasing tourism through crime prevention and mitigation efforts. In general, cities within Hawaii have adopted more long term development strategies, while urban areas within Jamaica have opted for short term strategies that entail less business and political risks for the business elite and politicians respectively. The impact of both approaches is viewed in terms of their ability to recruit and retain businesses, how strategies are evaluated, and the primary beneficiaries of economic development strategies. Subsequently, this study will examine how other issues, such as environmental policy (or lack thereof), may influence tourism. The paper highlights the success stories of innovative organizational and strategic planning processes that went into the tourism-based economic development plans adopted by these cities to carve a niche for themselves. This paper also documents problems faced by tourism cities in sustaining their economic development plans.

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Sustainability Issues of an Island City: The Case of Honolulu

In the recent decades sustainability has become a central issue in managing urban centers. While all urban centers struggle with sustainability issues in various areas of their operation, these issues are especially acute for island cities due to their partial reliance on supplies and processing from faraway places. The City of Honolulu, with its mid-ocean location - some 2400 miles away from the U.S mainland or any other land mass - experiences a unique set of sustainability issues. Tourism is the most important source of income in the State of Hawaii and Honolulu ranks first in tourist arrivals in the state. Honolulu is also an important transit hub, with a lot of global freight and military traffic. Although Honolulu's Census Designated Place (CDP) population is relatively small, at about 375,000, in a single month just as many tourists pass through the city. Every year five million tourists arrive in Honolulu, making it the place with the largest number of tourists per square mile in the world. Such influx of tourists add new sets of issues to Honolulu's sustainability. Honolulu has made considerable strides toward sustainability, but could benefit greatly from further efforts. Almost 80 percent of the city's energy comes from oil, and it has virtually no renewables in its total energy mix. The city needs to resolve various sustainability issues including energy, transportation, water resources and solid waste management within the next decade to avert a crisis. This paper highlights major sustainability issues faced by the city of Honolulu and discusses potential solutions and barriers to resolve them.

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Sustainable Tourism: The Intersection of Cultural Resources, Heritage Assets, and Economic Development

Cultural and heritage tourism offers extensive potential for boosting the local economies of small towns and cities. By harnessing their distinctive natural, cultural and heritage assets, these areas can benefit economically from the treasures that are uniquely theirs. But there is a conundrum. In order for communities to capitalize on their unique assets, they must identify their cultural and heritage offerings, authenticate their findings, and capture the narrative that gives voice to the experience, event, artifact or site that represents cultural and historical significance. This study examines the economic potential of cultural and heritage tourism in small towns and cities and explores how these communities can discover the untapped potential of such assets. It also examines how communities can possibly accrue interest on their cultural and heritage resources by

attracting tourists, increasing economic opportunities, and moving accidental tourism to a scale of sustainability. The study demonstrates that by interviewing local stakeholders and inventorying place-specific cultural and heritage assets, any community can rediscover hidden treasures that are often forgotten because of resident mobility and a lack of attention to preserving and honoring local resources. Finally, the study provides a model that any community can adapt for use in its efforts to uncover the dormant resources that can translate into community economic improvement by the dollars generated from cultural and heritage tourism.

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57 Empowerment Zones and Urban Revitalization: Lessons Learned from Baltimore

This panel will summarize the impacts and lessons learned from the federal Urban Empowerment Zones initiative drawing on a brief summary of the national evaluation literature on the EZ program. The panel will briefly cover the national experience based on the six original EZ cities (Atlanta, Baltimore, Chicago, Detroit, NY, Philadelphia) and then focus on Baltimore, which has been widely regarded as the most successful EZ city. The panel will include 1) brief presentations from academics who have participated in national evaluations of the EZ program, 2) presentations from principals in the Baltimore EZ experience, 3) brief remarks from a discussant, and 4) general discussion between the panel and the audience. Emphasis will be given to the effects of governance and program strategies on improved outcomes for distressed neighborhoods.

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Robert   Embry, Jr.   *The Abell Foundation*

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58 Governing Municipalities

New Institutions of Governance and Democracy in the City: Accountability, Autonomy, and Action

Global shifts in governance are placing more power in the hands of unelected officials throughout the world (Vibert 2007). U.S. cities are not exempt from this phenomenon--special-purpose authorities are taking over more tasks and managing many large development projects in urban areas (Perry 2003). The existing literature has been clear on its stance that authorities are designed to deflect outside influence and induce institutional autonomy via appointed governing boards and liberal borrowing regulations. Because of these characteristics, scholars have questioned authorities' accountability. The central focus of such critiques has been based upon the weak link between authorities and the voting public, and in some instances, their significant autonomy from parent governments. In an attempt to better understand special-purpose authorities' accountability, this paper inspects the points at which publics come into contact with authorities either directly or indirectly. The central hypothesis is that publics are exposed to the work of authorities primarily at a public relations level but that authorities may be operating on a different level of accountability--one based on service delivery. The focus of the study is the Metropolitan Pier and Exposition Authority in Chicago, an authority that manages the city's convention center and an entertainment district. Data is drawn from newspaper archives, meeting

agendas/minutes, and authority press releases, and content analyzed to identify the public's exposure to, and involvement with, the decision-making process at special-purpose authorities. Findings will contribute to developing new conceptions of accountability pertaining to the urban development process.

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Building Governance Capacity: Assessing the Training and Information Needs of Locally-Elected Officials

The expansion of metropolitan areas over the past 40 years has brought with it growth in the number of local governments and the complexity of issues that these governments address. The majority of these governments are governed by part-time, elected officials who often have limited knowledge or expertise in the matters of local government. These leaders also face great challenges in acquiring the necessary information and skills. This paper examines the implications of this reality for effective local governance. Using the results of a survey of approximately 500 part-time, locally-elected municipal and school board officials in Southeast Michigan, it assesses the background, knowledge, and skill levels of locally elected officials. It identifies gaps between the types of information and skills that these officials consider most crucial to do their jobs effectively and the availability of this information and skills. It outlines challenges to addressing this gap, and reviews potential models for overcoming these challenges. Finally, it discusses the implications of these findings for the effectiveness of governance in metropolitan areas.

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The Workforce Challenge: Are Local Governments Prepared?

Municipal governments of all sizes are increasing their emphasis on accountability for outcomes. In pursuit of outcomes, numerous municipalities have developed sophisticated strategic management systems. However, many municipalities have underestimated the importance of applying the same discipline to managing their workforce. They are not engaging in strategic workforce planning to ensure they have and will continue to have the right people in the right jobs doing the right activities. Workforce planning is more important than ever due to the tremendous changes facing municipalities. Large numbers of employees are nearing retirement; there is often insufficient talent in the leadership pipeline; diversity among employees and populations served is increasing. Advances in technology enable services to be delivered more quickly and effectively than ever while at the same time, citizens are demanding more. These changes have converged to create a ?perfect storm? for human resource managers in cities across the country. The old ways of recruiting, retaining, training, and promoting employees are inadequate to meet the challenges of today and the future. Using the Seven Step Model of Workforce Planning developed by the author, this paper will examine how cities are responding to the workforce planning crisis.

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Richmond, Doug Wilder, and the Move to a Strong Mayor System: A Report on a Political Experiment in Progress

In 2004, the city of Richmond, Virginia, embarked on a political experiment in a bid to reverse decades of declining population, white flight, and creeping political corruption by instituting for the first time a popularly elected 'strong' mayor. L. Douglas Wilder, former governor of Virginia and the first ever African-American elected to win a gubernatorial election in the United States, was elected mayor in fall of 2004 in a landslide election. His first term has been marked however by repeated conflicts and controversies, including multiple legal battles with the city council and the school board, culminating in September 2007 in the city's attempt to forcibly evict the school board from its City Hall offices. But there have been other signs of progress in the city, notably increased development activity downtown and a falling homicide rate. This paper provides an early

assessment of Wilder's tenure, locating this assessment within a larger analysis of the power structure of Richmond as well as a critical examination of why Richmond's long-standing political elites believed a strong mayor strategy might help solve the city's long-standing problems. We pay particular attention to the continued political invisibility under the new regime of impoverished Richmonders, a striking fact in a city in which over one-fifth of the population is below the federal poverty line. This paper will constitute, in effect, a report from the frontlines of one of the most interesting political dramas now unfolding in urban America.

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59 Confronting the Impacts of Violence and Crime in Urban Communities

Risking Incarceration as "Rational Choice?": Racial Differences in Returns for Ex-Felon Wages and the Rise in Black Male Imprisonment

The African American community in the United States has experienced an alarming increase in incarceration rates of African American men during the last three decades. The statistics regarding the number of black men in U.S. prisons seemingly appear everywhere in popular and news media, and the image of the African American man being handcuffed, being ?perp walked? through a sea of onlookers, or behind bars has become culturally iconographic. These factors have led to an American cultural perception of black men as lawbreakers, and a ?criminalization? of the African American community in general. However, over the last few decades criminal justice policy changes regarding not only (and most notably) illegal drugs but also sentencing guidelines have led to large increases in the number of Americans incarcerated overall, and by extension, the black prison population. This paper proposes to illustrate how criminal justice policy changes, the perhaps unforeseen but resultant change in the perception of black men as criminals, lower returns to human capital investments for African Americans and lower wage penalties for African American ex-offenders, and shrinking opportunities for low-wage and unskilled workers have provided a social context within which a significant percentage of black men risk incarceration as ?rational choice.?

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Domestic Violence, Poverty, and Social Services: Does Location Matter?

Because women in poverty lack the financial resources needed to escape domestic violence, accessible services are a key element in establishing violence-free and independent lives. Recent research on domestic violence service provision has focused on integrated community responses and the importance of cooperation and communication among service providers, but has largely ignored questions of space and place. Research on the location of general social services indicates that the proximity of services to individuals in need aids in service uptake and utilization. Following this logic, domestic violence service providers should locate near the individuals they intend to serve but issues of safety and confidentiality complicate this assumption. This paper examines the connection between community poverty and domestic violence rates on a town level and the role of social services in this relationship. Using the 169 towns and cities of Connecticut as a case study, I examine three measures of domestic violence rates constructed from data maintained by the Connecticut State Police, Department of Public Safety and the Connecticut Coalition Against Domestic Violence. Mapping techniques and multiple regression models indicate that community indicators of poverty are statistically significant explanatory variables of domestic violence rates at the town level. However, the inclusion of domestic violence agency presence and services into the second model provide mixed results regarding whether or not the proximity of service provision helps to ameliorate the ill effects poor socio-economic conditions. Findings indicate that rather than studying social services as a homogeneous group, researchers may need to separate

different types. Moreover, for domestic violence advocates, availability of services in a particular area may be more critical than proximity.

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Blood Is Thicker Than Water: Crime and Politics in New Orleans

The City of New Orleans, faced with insurmountable problems in the post-Katrina era, continues to confront a nagging problem with violent crime. Following the destruction of poor, crime-ridden neighborhoods, criminal activity has not subsided--It has merely changed location. I am gathering data on pre and post-Katrina criminal activity to show how and where crime is changing not only in response to Katrina, but to Louisiana law itself. Among the many reasons for this change in crime over time include Section 701 of Louisiana Statute that requires suspected felons, if not indicted, to be set free within 60 days. Many crime labs were destroyed, further slowing the judicial process. In 2006, over 3000 suspected murderers were released back into the streets. Further, public ethos inherently distrusts the police department and discourages witnesses from providing crucial testimony. In this paper, I propose to not only provide clear analysis of how crime itself has changed, but to explore public policies and social norms that perpetuate this enduring problem. This crisis highlights the failure of the government to adequately protect its citizens and maintain law and order. Future research will incorporate the findings of this paper into an analysis of the effect of criminal activity on neighborhood repopulation in New Orleans. This will be crucial for understanding not only the future of New Orleans, but also the mediating effect of legal governance on divided, disrupted cities.

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Women for Economic Justice: A New Model of Economic Development for Domestic Violence Survivors

Services for domestic violence (DV) survivors have traditionally focused on counseling and housing but it is clear that economic development opportunities are needed to promote self-sufficiency and independence that help survivors avoid returning to their abusers. Women for Economic Justice is a coalition of five women both academics and practitioners who have been trying to develop alternatives ways to provide assistance to DV survivors that lead to economic empowerment. Processes include culturally and language appropriate financial literacy training, non-traditional capital development, social purpose business creation, and long term technical assistance. Two groups of women have been involved in a pilot program--one is a group of Mexican immigrants and the other is a group of immigrant women from Central America. Based on one and a half years of participant observations, focus groups, and in-depth interviews with both groups of pilot project participants, I will document and evaluate the model. Findings suggest that cooperative businesses and culturally specific training and technical assistance programs have positive quantitative and qualitative impacts on the lives of the women (and their families) who have participated.

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60 Community Schools--A Neglected Option

Martin	Blank	*Coalition for Community Schools*
Sheila	Drummond	*Baltimore School Connections*
Chester	Hartman	*Poverty and Research Action Council*

14:00-15:25

61 Casey Track Session--Connecting Neighborhood Residents to Economic Opportunities through Urban Redevelopment and the Regional Economy of Baltimore

This colloquy will present research, practices and policy efforts in Baltimore that promote family economic success for low income residents and connect them to career and wealth-building opportunities in the regional economy. The moderator and speakers will highlight economic inclusion and workforce development programs in Baltimore City and the East Baltimore area, as well as research associated with the East Baltimore Redevelopment Project, a $1 billion initiative to redevelop 80 acres in East Baltimore into 2 million sq. ft. of commercial space, 1,200 units of mixed-use housing and other public spaces. The speakers will share design approaches and the early results of new programs focused on a continuum of services from family strengthening supports and job preparedness services to demand-driven industry training and local hiring partnerships with area owners and developers.

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Jason	Perkins-Cohen	*Job Opportunities Task Force*	Jason@jotf.org
Marsha R. B.	Schachtel	*Johns Hopkins Institute for Policy Studies*	mschacht@jhu.edu
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62 Revitalization and Regeneration

Renewing Urban Renewal

This paper will analyze the transformation of the East Liberty neighborhood in Pittsburgh, Pennsylvania, through the lens of "renewing urban renewal." The main focus of the paper is to examine the transformation of urban renewal from the large scale federal projects of the 1960s to new planning initiatives in the 2000s.In Pittsburgh, urban neighborhoods were transformed by urban renewal. Most famously, perhaps, was the Hill District, the setting of August Wilson's play on the period Two Trains Running. Not too far away, the East Liberty neighborhood was the site of another larger urban renewal project. A once bustling commercial core in the early 20th century, which served Pittsburgh's wealthy elite, East Liberty was chosen for urban renewal efforts to restore its commercial viability under a modernist planning scheme. The commercial core would be renewed through a pedestrian outdoor mall and ring road, coupled with federal housing programs to construct three high rise apartment buildings containing 644 housing units. The plan was not successful in terms of halting the neighborhood's downward path. By the 1990s, the neighborhood contained 1,400 subsidized housing units, vacant properties, a relatively high crime rate, and bleak future. In the 2000s, however, East Liberty has undergone major changes, including the revamping of the original urban renewal projects, their designs and streets layout. A community plan was completed to build new housing on the sites and re-build the neighborhood's old grid. By 2007, over $1 billion had been invested in East Liberty, including national retailers. 500+ units of new housing were built or on the drawing board, 65% of it affordable. This study will use secondary and primary sources from interviews, news accounts, and public documents. East Liberty represents an interesting case study, because it is occurring in a city that continues to face population decline and fiscal

distress. What are the events and plans that have resulted in urban revitalization in East Liberty, after half of century of attempts? Can this model include low income residents, as it proclaims, as growth and development are changing market forces of the neighborhood? These are the main issues to examine in this paper.

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Urban Integrated Regeneration: Lessons from Two European Cities

Regeneration has the main aim to give a new usability to urban areas that are not more able to provide a proper quality of life to citizens? life, or proper context to the productive and industrial system. The reasons requiring regeneration can be of economic, social and environmental nature and from the point of view of this research these three aspects have been investigated in a choice of regeneration processes. The request of a balance, between the expectations of economic activities, society desires and environmental protection, is the same at the very base of sustainability concept. The purpose of this paper is to verify how two European cities ? Copenhagen and Barcelona ? have developed and recently applied urban regeneration policies in a perspective of sustainability. A survey of urban regeneration polices activated in these cities put in evidence that beside the planning tools usually provided by local legislations, a range of new programs has been introduced, both of urban planning character and more oriented to management and processes that the national governments have decided to support. In fact, both cities are implementing two different programs to support integrated urban regeneration: Kvart" eft in Copenhagen and the more recent Llei de Barris in Barcelona. These integrated programs are basically complex instruments contributing to enhance a sustainable perspective in urban planning practice. The emerging scenario is plenty of success but also of contrasting results that put at the forefront the necessity of an integrated approach in local policies for urban sustainable development. Key Words: urban regeneration, integrated policies, strong sustainability approach, local governance, participation

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The Use of HUD-Owned Assets for Community Revitalization: A Study of the 602 Program

Under the 602 Program, the U.S. Department of Housing and Urban Development makes available homes that it owns as a result of a foreclosure on an FHA-insured property to non-profit organizations. These organizations purchase the HUD-owned homes at 50 percent of their appraised value with the provision that they renovate homes and sell them to income-eligible buyers at a price that does not exceed 115 percent of the total costs paid by the non-profit organization for acquisition and construction costs. The homes made available under the Program are in areas selected by the non-profit for revitalization. A legislative intent is that the homes sold under the Program will help spur revitalization in economically distressed communities. This paper analyzes how organizations in Baltimore, MD, Rochester, NY and Salt Lake City, UT implemented the Program and the types of neighborhoods in which the homes acquired by the organizations are located. Based on case studies , the paper concludes that the Program is not facilitating revitalization in the most economically distressed areas of the three cities in the study due to the potential for losses that each organization faces when selling properties acquired from HUD. The 50 percent discount, in some cases is not sufficient, given local housing market conditions to guarantee a non-profit will cover its expenses for acquisition and rehabilitation of the property. In other cases, the 50 percent discount is too much, given the relatively healthy local housing market in which the property is located. The Program would be more effective (and economically efficient) if it allowed for a more flexible subsidy structure, which would reduce a non-profit organization's exposure to potential losses.

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Laurel   Davis   *Optimal Solutions Group*

South Wilmington and the Myth of Revitalization

In 1995, the city of Wilmington, Delaware, in collaboration with state agencies and private developers, created several plans for urban redevelopment. These plans detailed the redevelopment of the Riverfront district and outlined potential areas for residential and commercial redevelopment. In the process of pursing these developmental goals, the city's attention was redirected to a small community, adjacent to the Riverfront, known as Southbridge. Southbridge is one of Wilmington's oldest communities and is considered to be the area's residential heart with over 2,000 residents. According to the 2000 U.S. Census this isolated community is 85 percent African American and has a poverty rate of 39.8 percent in comparison to the city's poverty rate of 21.3 percent and the state's poverty rate of 9.2 percent. Southbridge is viewed as the next logical location for redevelopment based on its close proximity to the recent residential and commercial development of Wilmington's Riverfront. This community is also the recent recipient of federal, state and local funds targeted towards internally revitalizing the community and preventing residential displacement. Before understanding the future of Southbridge, in the context of urban development, it is important to take a look at the community's progress over the last 40 years. Despite the rapid expansion and revitalization of Wilmington's Riverfront and Downtown areas, the general well-being and social progress of this neighborhood remains questionable. The purpose of this paper is to present a clear picture of the past and present conditions of Southbridge from 1967-2007 to inform the work of local policy makers and community organizers.

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Tracing Scattered and Vanished Businesses: Is there a Relationship between Neighborhood Change and Commercial Turnover?

Neighborhood businesses may benefit from an influx of wealthy residents, but this change may also bring costs associated with increased competition, loss of customer base, escalating rents, demolition of commercial and industrial property, and encroachment of residential land use. To determine whether--and where--demographic change has had positive or negative impacts upon local business establishments of various types, this paper presents the results of a spatial and contextual "neighborhood effects" analysis examining the relationship between population succession in Chicago neighborhoods during the 1990s (using US Census data) and local business' movement, closure, and change in annual sales between 2000 and 2003 (using Dun and Bradstreet data). Preliminary findings suggest that rates of turnover and closure vary at the neighborhood level, and it is far more common for a business to shut down than to relocate. Among the relatively few establishments that did move between 2000 and 2003, those in neighborhoods that experienced escalating real estate prices during the 1990s typically went to areas with lower commercial rents. Dramatic changes in real estate "submarkets," reflective of changes in a neighborhood's housing and population, may have destabilizing impacts on local business establishments.

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63 Housing and Economic Sustainability

Sustaining Homeownership Through the Coordination of Rehabilitation and Energy Conservation Programs

This paper will report on the results of the Weatherization, Rehabilitation and Asset Preservation Program (WRAP) supported by the Ford Foundation. The WRAP program is an ongoing attempt to coordinate weatherization and housing rehabilitation programs so that low-income home owners can easily access the assistance they need to preserve the asset value of their homes. The WRAP program is operating in selected target neighborhoods in 11 cities across the country. Funding for housing rehabilitation is provided to local governments who often pass it on to community development corporations. Funding for housing weatherization is provided by the Department of Energy to states who often pass it on to Community Action

Agencies. Thus, at the local level two separate organizations are involved in different aspects of housing improvement. For the past four years we have been evaluating both the implementation and impacts of the WRAP program. This has involved collecting a variety of data including interviews with interview key staff members and funders at each site, the collection of survey data on program participants both at the beginning of their involvement with the program and one year after completing the program and changes in the surrounding communities. Once the WRAP program and the evaluation methodology are described, the paper will focus on the obstacles to implementing this program. Many of the sites have found it very difficult to coordinate the two types of programs. Then the paper will present early data on how the program was evaluated by those who completed it and on the program's impacts on energy use, housing satisfaction, health and other variables. The paper will conclude with recommendations for how to better coordinate housing rehabilitation and housing weatherization programs.

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Affordability and Preservation Issues in Green Rehabs of Baltimore Rowhouses

There has been a surge of gut rehabs of rowhouses in Baltimore City recently as interest and the popularity of living in the city has risen. A new approach had been garnering some press attention, in combination both with these rehabs and national interest in ?building green??the green rehabilitation of rowhouses. This paper will look at affordability and preservation issues with regard to the greening of rowhouses. My hypothesis is that through effective planning and compromise, a green rehabilitation of a rowhouse can be both affordable and appropriately sensitive to the house's historic character. Through research and interviews, I will investigate if and how to make these green rehabs affordable for the average citizen of Baltimore, and what sort of compromises can be made in order to update these houses for modern living while still adhering to standards of preservation, again, if possible. Affordability is important with green building because it is essential to involve people of all socio-economic classes in the environmental movement if it to work. Likewise, preservation of buildings in the city needs to include both high-style as well as vernacular buildings, and needs to continue even when these historic structures are adapted to modern use and standards. Using case studies both inside and outside Baltimore, I hope to come to conclusions about the role of these green rehabs within the context of the city of Baltimore.

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Cases Studies in Urban Sustainable Housing Development

The development of sustainable housing remains one of the most pressing problems in the US today. Despite the need for sustainable housing, there continues to be a lack of consensus regarding what constitutes sustainability in housing. In the past, most researchers focused solely on the environmental aspects of sustainability, with little attention paid to issues of social equity. Recently a more expansive definition has begun to be promoted, one that encompasses economic, social, and cultural dimensions. This paper presents a multi-dimensional framework, including 10 principles that attempts to guide the move from definition to actual practice in the creation of sustainable housing. The framework is also a tool that aims to (a) clarify the meaning of sustainable housing, (b) guide development of sustainable housing, and (c) provide strategies for assessment of the completion of projects designed to create sustainable housing. The paper analyzes two case studies of actual attempts at developing sustainable housing in a specific U.S. context; the Boston, Massachusetts metropolitan area that are not pure examples of sustainable housing, but projects that incorporate several

principles from the framework. Data gathering for these studies included literature and documentation reviews, interviews, archival records, direct observations. Using this multi-dimensional framework as a definitional and evaluative tool, the research assesses to what extend these projects make reasonable progress in achieving sustainable housing. These case studies attempt to explain why certain aspects of sustainable housing and my holistic principles are included in these projects and why other elements were excluded. The paper concludes with a discussion of key findings and lessons learned about the future of sustainable housing development.

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Evaluating Neighborhood Housing Intervention: Impact Assessment of a Lead-Hazard Housing Program in Buffalo, New York

This paper explores the interconnections between housing and children's health. Lead poisoning is one of the most significant environmental health risk facing U.S. children. Today, one in six U.S. children under age six suffers from lead poisoning. The U.S. Congress recognized the significance of these problems in 1991 with the establishment of HUD's Office of Healthy Homes and Lead Hazard Control to eliminate lead-based paint hazards in U.S. privately-owned and low-income housing. Children at most risk to lead poisoning are under age six; live in a house built before 1960; live in the northeast; live in a rental unit; and have low household income. These risks are associated with deferred or inadequate maintenance and improper renovation of housing. To address this concern, HUD implemented the Lead Hazard Reduction Demonstration (LHRD) program to help implement comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental housing or owner-occupied housing. LRDD targets primarily urban jurisdictions with high lead-based paint hazard control needs. The City of Buffalo contains some of the nation's oldest housing stock with over 57% of it housing units constructed prior to 1940. Low-income households in the city at highest risk for lead hazard exposure, face significant barriers to attaining decent, affordable housing because of low housing values, poor housing conditions, and high housing cost burdens. This presentation presents evaluation results of the Buffalo LHRD program. The evaluation assesses impacts of the LHRD housing interventions on surrounding property values, the change in homeowner behaviors in regards to lead-safe housekeeping, steps taken to reduce neighborhood lead hazard risks, and the application of hedonic price modeling for evaluating comprehensive approaches to sustainable, healthy neighborhood revitalization efforts.

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64 Homelessness and Shelter Injustice

Ending Chronic Homelessness, One City at a Time: Policy Diffusion at the Local Level

Policy diffusion is a hot topic among political scientists. Studies of policy diffusion across the American states have proliferated in the discipline, beginning with Walker's (1969) article, "The Diffusion of Innovations among the American States" and continuing with other studies throughout the 1970s (Brown and Cox 1971; Gray 1973; Mohr 1969). Interest in state to state diffusion increased again during the 1990s when improved empirical methods, specifically large-N event history analysis, enabled researchers to test diffusion processes more directly. Despite all the recent interest in policy diffusion, however, urban politics has curiously little to say about the phenomenon. Although it would seem almost second nature to study city to city policy diffusion, thus far only Martin (2001; 2006) has focused on the spread of policies across American cities. The present study adds to the sparse literature on city level policy diffusion by examining the diffusion of plans to end chronic homeless across U.S. cities during the early part of this decade. The central contention of the paper is that the adoption of a ten year plan to end chronic homelessness is caused by the combination of a city's internal resources and technical capacity to address homelessness and external factors, including a process of policy diffusion among American cities and the expertise and policy advice of national homelessness advocacy and

governmental organizations. The paper demonstrates that ten year plans to end chronic homelessness are spreading across American cities, although the nature of the diffusion effect is non-constant and non-linear over time, and differs from the diffusion processes that occur at other levels of government and in other policy domains. Importantly, the empirical analysis shows that the diffusion of ten year plans is most pronounced among cities in the same homelessness "peer group" rather than across cities that are regionally contiguous.

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Homeless in Hawaii

In 1968, homelessness was not on the public agenda in Hawaii but in 2007 it is deemed a critical issue. This paper will explore some of the efforts in Hawaii and compare them to other programs to combat homelessness. The homeless issue has been on the US and Hawaii policy agenda for decades. Over the last decade a number of communities have adopted ten year plans to end homelessness as part of a program sponsored by the federal government. Some cities have reported declines while homelessness in Hawaii has continued to increase. The author will explore how the issue is being approached in Hawaii with other communities and the prospects for resolving the issue.

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Shelter Injustice: Housing Poverty, Patronage, and Power

Housing professionals recognize that there is severe and enduring housing poverty in the City of South Tucson, Arizona. The supply is predominately substandard rentals; aging, owner-occupied adobe homes suffering from deferred maintenance; poorly maintained motel apartment complexes; neglected public housing; run-down trailer parks, and informal shacks. Costs are a pervasive and principal burden for residents. Most spend 30% to 70% of their incomes on housing. Professionals argue that housing poverty persists because of institutionalized cronyism, corruption, incompetence, fiscal impotence and neglect. The paper is an ethnographic narrative of expert knowledge that describes housing poverty and the causal processes of shelter injustice institutionalized by the patronage government. Shelter injustice is an agglomeration of unjust socioeconomic and political processes that create the product or condition of housing poverty. These processes undermine the financial viability of low-income households, and limit their access to affordable and adequate housing. In other papers, shelter injustice produced by the city is connected to processes of the regional economy and the State. As a product of multi-method ethnography, the paper draws on multiple datasets. Sections shift between interviews and archival data, findings of quantitative studies and newspaper reports. Dominant claims by informants are corroborated with other sources of evidence. Shelter injustice perpetrated by the city government is described in terms of elections history, governance, mismanagement of housing programs and city space, the troubled status of the South Tucson Housing Authority and a supra-legal non-enforcement system for zoning and building infractions that violate the collective housing rights of residents. Findings of this paper reflect a dynamic and holistic account of shelter injustice produced by the South Tucson government.

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Homeless Over 50: The Greying of Chicago's Homeless Population

We propose to report on a recently completed study of the aging of the homeless population in Chicago. A growing proportion of people who are homeless are those between the ages of 50-64. This study was conducted as part of a ?action based? research collaboration between university researchers at Loyola University Center for Urban Research and Learning and The Chicago Alliance to End Homelessness. The project has two components ? the first focuses on research, while the second addresses the development of related program and policy recommendations. The study uses a mixed methods design, which includes the collection

and analysis of data from interviews with providers; interviews and focus groups with homeless and/or formerly homeless individuals between the ages of 50-64; and quantitative data collected from homeless service agencies and a previous survey of homeless individuals in the Chicago area. Two specific questions that the study is designed to address regarding this population include the trends in the demography of homelessness in Chicago and the particular needs of homeless people who are aging. In addition, the project also identifies, the services available to this population, their experiences interacting with within the system, gaps in existing programming, and policies that exist that may act as barriers to obtaining the assistance they need.

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Housing First and Access to Health Care for Homeless Families

In the last forty years there have been major changes in policies and programs for homeless individuals and families. Public policies have moved from emergency shelters to policies and programs of permanent housing for homeless individuals and families. This is a giant step toward preventing and eliminating homelessness. Housing First is both a philosophy and strategy for achieving housing permanence. For homeless families, poverty and lack of affordable housing are the two main barriers to eliminating homelessness. In this paper we discuss how access to health care impacts on the achievement of Housing First goals and how housing homeless families with children raises special concerns about health care and Housing First policies and practices. For homeless families, some of the major health issues are HIV/AIDS, mental health services, and substance abuse treatment. When individuals do not have adequate health care they may be unemployable which may result in continued poverty. These individuals may lose their housing or their children for health reasons; and homeless children suffer disproportionately from illnesses that may have lifelong consequences. In this paper we utilize current poverty data, health disparity data, and cite current political debates around universal health care and children's health care policies, as well as current Housing First practices, to discuss progress that has been made and problems that remain. We are particularly interested in how innovative solutions to health care can reduce poverty and take us to the next level in permanently housing homeless families; and how urban communities are changed when formerly homeless families and health services are connected to expand and enhance housing permanence for a larger segment of the homeless population.

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65 The Politics of Rebuilding New Orleans

Black Politics in New Orleans and Neoliberal Consolidation, Pre- and Post-Katrina

This paper examines the evolution of black politics in New Orleans since the racial transition at the end of the 1970s with a particular focus on the processes of racial agenda-formation. Despite intense racial polarization in local politics, black political elites have been crucially instrumental in defining, sustaining and legitimizing an

approach to development and public governance that reproduce a sharp, largely racialized pattern of inequality in the city. This is the systemic inequality that the flooding after Katrina laid bare to the nation and world; it has persisted through the Nagin administration's commitment to a model of "market-driven" recovery. Ironically, the extent to which public discourse, both in New Orleans and elsewhere, has characterized that systemic inequality in narrowly racial terms has helped to obscure its depth and persistence.

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New Orleans, Public Housing, and the Non-Profit Industrial Complex: A Social Movement and Public Works Alternative

Journalistic and academic analyses of post-Katrina New Orleans have noted the opportunities that this and other 'natural' disasters provide for corporate enrichment through government contracts. Furthermore, disasters, critical analysts argue, provide an opportunity for corporate and state elites to intensify a pre-existing neoliberal (urban) agenda of privatization, deregulation, and class and ethnic recomposition of communities on a mass scale. This paper adds to this analysis by highlighting an understudied actor critical for implementing what Naomi Klein calls the neoliberal 'shock doctrine' in post-disaster contexts—non-profits (NGOs). Focusing on Public Housing, this paper analyzes the interlocking relationship between an elite University, non-profit organizations and for-profits in real estate to legitimate neoliberal reform—in this case the elimination of New Orleans public housing. Despite the formidability of the non-profit industrial complex, the author argues that grass roots social movements, qualitatively distinct from NGOs, are crucial for, and capable of, challenging and subverting the non-profit industrial complex and the role they play facilitating privatization.

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Public Housing and Public Housing Residents in Post-Katrina New Orleans

This paper continues with the authors' study of New Orleans public housing residents that was begun immediately following the Gulf Coast strikes of Hurricanes Katrina and Rita in August and September of 2005. This paper, supported by a grant from the U.S. Department of Housing and Urban Development, will report on the results of a telephone survey of those 5100 public housing families forced to evacuate New Orleans in the fall of 2005 as a result of these devastating events. In this paper we examine such issues as: which and how many households intend to return to New Orleans public housing; which intend to return to their old, or to alternative, housing units in New Orleans; when such households intend to return to New Orleans; and for those not returning whether they intend to continue to receive federal housing assistance in their new locations. We will focus especially in this study on such questions as whether returning public housing residents wish to return to their old units, or whether they wish to relocate in new, renovated, mixed housing units as planned by HUD and also an those factors (such as lack of transportation, job opportunities, children in school, etc.) that may be inhibiting their return to New Orleans. In all these areas, responses will be analyzed by various characteristics such as employment status, education status, family size, and so forth.

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| Robert | Whelan | *University of Texas at Arlington* | |

66 Urban Citizenship and Diversity: Different Perspectives

Waking Up to Diversity: The Politics of Immigration Policy in the City of Ottawa

The presentation will examine the politics of establishing a municipal policy on immigration and immigrant integration in a community with very recent ethno-racial diversity. Previous studies have established two factors as particularly important: the capacity of the community sector to organize itself effectively to exert

pressure on the City and the capacity of the City to establish a partnership between City and community. Three sources of material will be used for the presentation: interviews with community and City actors, City documents and participant-observation.

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The Political Inclusion of Migrants in Multi-ethnic Cities: Denizens versus Citizens and the challenges of Representation

One of the hallmarks of globalization is increased mobility. While researchers have explored the flows of capital, information, goods and services, less attention has been paid to the implication of popular mobility for urban governance. Cities are not only growing in density and scale, but in ethnic-diversity. Western European and Canadian cities face difficult challenges: identifying and responding to the demands of their denizens (new migrants and immigrant)and citizens. Each come to the city with differing histories, cultures, skills, interests, priorities and needs -- some come in search of jobs or education, others seek political, religious or social asylum. As diversity and densities increase; the tensions between city dwellers intensify. Local governments sit at the center of these contests. A city that fails to manage tensions between urban dwellers, or that is unable to capitalize on the benefits of local diversity, is likely to experience decline. Popular unrest in cities across Western Europe in recent years highlights the dangers when city governments become disconnected from urban populations. This paper will explore how Canadian and Western European city governments have confronted to these issues, and consider the lessons that might be learned for urban governments seeking to build responsiveness amidst the dynamic diversity of the multi-ethnic city. The focus of this paper will be on those cities that hold the largest spatial concentrations of foreign born migrants nationally, and are hyper-diverse. Many of these cities have been experimenting with institutional reforms (i.e. resident voting, fast-track citizenship, linguistic and civic education). As will be shown, if cities are to benefit from hyper-diversity rather than balkanize they may need to adopt more nuanced understandings of the urban polis, and new approaches to the representation and incorporation of urban denizens and citizens.

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Immigrant Rights Activism and Coalition Building: Shaping a New Social Movement?

In the Spring of 2006, millions of immigrants marched in dozens of American cities to oppose harsh legislative proposals and to demand political rights. Although these marches had a large spontaneous component, they also appeared to be the result of greater organization among first generation immigrants during the last decade. Furthermore, the rallies also reflected a greater number of pro-immigrant rights groups, an increased amount of organizing and resources devoted to organizing by the Catholic Church and other religious denominations, labor unions, and political groups. This paper aims to address the following questions: How have immigrants been organizing in the last few decades in American cities? What types of relations have they established with different ethnic and racial groups at the local level? What issues bring groups together in coalition? Is a new pro-immigrant political movement emerging? If so, what are its goals, developments, capacities and chances of being successful? To answer these questions the paper traces what kind of organizations immigrants have established in the last decade in three American cities: Chicago, Los Angeles and New York. While the study focuses on Mexicans, we examine activity and relations among different ethnic and racial groups (Latino, Asian, and African-American), labor unions, civic groups, and faith-based organizations--all of whom have been involved in immigrant rights activity over the past decade to varying degrees. We identify the extent to which this mobilization has affected politics and policy at the local and national levels. The paper also examines recent immigrant movement organization responses to national and local immigration reform legislation--particularly federal reform proposals in 2007--and also to increased detention and deportation activity. Which groups oppose and/or support specific reforms and why? What have been the responses to

increase detention and deportation acti

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| Ronald | Hayduk | *Borough of Manhattan Community College* | |

Minority Groups in the City: Municipal Policy, Programs and Actions in Montréal

This conference examines the policy programs and interventions of the newly created boroughs of the city of Montreal as local governments attempt to integrate and/or accommodate minority groups. Interviews with community leaders, elected officials and civil servants are treated using the intersectionality approach to data analysis. The analysis examines the role of local governments as they attempt to promote social justice and encourage the exercise of citizenship rights. In particular, we focus on the relationships between community groups, elected officials and civil servants. We conclude by looking at the factors which promote change and which favor the political representation of minority groups.

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Winnie	Frohn	*University of Québec in Montréal*	
Anne	Latendresse	*University of Québec in Montréal*	

67 Cultural Tourism and its Role in Urban Transformation

Cultural Tourism and Developing Economies: A Plan for Palestine's Short-Term Economic Recovery

Home to important religious sites, the initial development of Palestine's economy must rely on cultural tourism. The paper identifies a plan and role for tourism in development of the emerging nation.

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Economic Development in Contested Space: Building A Tourist and High Technology Economy in an Arab-Israeli City

Few disagree with the idea that enhancing prosperity and building structures for economic development and political stability would reduce tensions in the Middle East. Improving the quality of life in Palestine and among Israel's Arab citizens is sometimes suggested as an important plank in any policy to improve security throughout the world. This paper seeks to expand the understanding of the linkages between economic development and political stability. Economic inputs and outputs will be measured and analyzed to better understand the efforts put forth to advance economic development in the Arab-Israeli city of Nazareth. In addition, the paper will seek to decipher whether economic viability can help alter perceptions of Jews, Arabs, and Christians in the region advancing them towards working together to build a platform for resolving their long-standing conflict.

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Prague Revisited: Tourism and the Transition from Industrial Capital to Tourist City

Although urban tourism has been one of the important forces shaping cities during the past few decades, most studies on the transition from the industrial to the post-industrial city focus on the shift to financial and professional services. There are still few studies of the role of tourism in the transformation of urban political economy, social structure and culture (Hoffman, Fainstein, Judd, Cities and Visitors, Blackwell 2003). In an earlier article on post-communist Prague, we examined the emergence of tourism as a byproduct of democratization and marketization (Hoffman and Musil in The Tourist City, Judd & Fainstein (eds) Yale U Press 1999). This present article takes a broader more contextual view of the role of tourism in the development of contemporary Prague. Looking beyond tourism per se, we argue that the abrupt and exponential growth of tourism in post 1989 Prague helps explain its relatively smooth (and rapid) transition from industrial to post-industrial or service center city. The specifics of this case address shed light upon some of the lacunae in the discussion of transition from industrialization. First, much of the ?de-industrialization? literature refers primarily to industrial cities. Many cities however, are mixed. Second, there is little or no discussion of the role of tourism in the transition. Third, where tourism is discussed, it is usually, as an urban development stratagem. Fourth, by taking a developmental perspective, we hope to provide a more analytic account of tourism's impact on social and spatial structure--both regulatory and representational aspects.

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Ethnic Enclave or Global City?: Boston's St. Patrick's Day Parade and the Role of Culture in Mediating Globalization

Research on globalization struggles to make sense of how macro level forces of global political and economic relationships shape cities at a local level. Research on transnational migration begins to bridge the global and local scales, but its emphasis on migration networks limits its ability to comment on changes within particular localities. Neither literature has satisfactorily addressed the effect of globalization, as either cultural idea or economic reality, on post-industrial cities, which vie for position in the global urban hierarchy. Historical analysis of cultural forms within these cities reveals how the pressures of globalization have shifted conflicts between local groups competing for power. Because these groups develop political and territorial identities through public cultural, analysis of these activities provides insight into local changes influenced by shifting macro level forces. An analysis of conflict and protest in the Saint Patrick's Day Parade in Boston, MA, illuminates the political shift in Boston away from a parochial urban identity defined by local ethnic and racial enclaves toward an identity as a cosmopolitan city cultivating a ?creative class? and a ?knowledge economy.? Using content analysis of newspapers and official city planning documents, as well as spatial analysis of neighborhood changes, the paper will analyze the parade's 1975 protest of busing students between a mostly black school in Roxbury and a mostly white school in South Boston and its 1994 protest of the participation of a gay and lesbian group in the parade. This paper will analyze these highly local cultural conflicts in terms of the city's broader political and economic development goals and rhetoric.

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68 From Main Street to City-Region

Metropolitanization is about mobility: The Construction of Metropolitanness

How can we understand the political process constructing metropolitan spaces defined by the uncertainty of boundaries and by increasing polarization? In this paper, we present the contours of a new research program with two objectives: 1) to propose a new epistemological standpoint in the study of metropolitanization by

rejecting the paradigm of stable, closed, and instituted political territories: the proposed standpoint is a view of city-regions based on the structuration processes created the mobility of people over time and space; and 2) to develop a multidimensional analytical tool that helps in defining the mobility axes constituting the metropolitan territory.

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Transportation, Land Use, and Preferences: A Case Study of Metropolitan NYC

It is clear that people living in different neighborhoods make different travel-related choices, with implications for both quality of life and the environment. One obvious divide is between urbanites and suburbanites. It has long been recognized that suburbanites make different transport choices ? and travel more ? than their urban counterparts. Suburbanites often own at least one car per driver in the household, while their urban counterparts might be zero- or one-car households. Suburbanites use private vehicles for most trips; urbanites mix car trips with more transit and walking trips. The cause of these observed choice differences is less clear. Are the basic travel preferences of suburbanites simply different from those of city-dwellers? Or are the underlying preferences of these groups similar, and it is the combination of differences in the physical and institutional environment that is responsible for the difference in choices? Understanding these behavioral mechanisms is critical for policymakers to craft effective land use and transport policies to reduce externalities in these areas. The main contribution of this paper is to identify differences in how people make travel mode and car ownership choices in different types of communities, focusing first on the urban/suburban split. Revealed preference data on travel and residential neighborhood choices from the New York metropolitan area are used to estimate preferences directly using a discrete choice methodology. The estimated model parameters and elasticities of urbanites and suburbanites are then compared, and policy implications of the differences are highlighted. Preliminary results indicate that residents of more dense areas do indeed have travel preferences that differ substantially from those in less dense areas. Specifically, it appears that travel preferences of suburbanites and urbanites are dominated by different variables within a traditional travel choice model.

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Does City-County Consolidation Play a Role in the Local Economy?: Evidence from Korean Consolidated Cities

The purpose of this study is to measure effects of city-county consolidation policy, which was driven by the Korean federal government, on the local economy. Previous studies of the United State about city-county consolidation have mainly used a case study to measure its impact because city-county consolidations have occurred in different cities over widely varying periods. That is the reason why they have failed in generalizing their results. This study tries to make causality with Korean city-county consolidated cities, and to generalize its economic effects. It is quite reasonable because the Korean federal government advanced consolidation policies at the almost same time in 1995. As a result, Korea has 40 city-county consolidated cities since 1995. In order to achieve a goal of the study, this study uses ?the One-Group Posttest-Only Design Using Multiple

Substantive Posttests? as a research design, uses ?basic sector employment,? ?ratio of financial independence,? ?newly built local road,? ?open space (urban park),? ?number of banks,? ?number of universities,? ?vacancies? as dependent variables, and uses ?population growth rate? as a control variable.

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69 New Regionalism: Issues and Perspectives I

The Quest for Regional Politics: A Comparative Perspective

Many scholars believe that economic globalization should be precipitating greater intergovernmental cooperation as cities and suburbs are being forced to compete as entire regions. Yet programs of extensive regional intergovernmental cooperation are uncommon. Further, we do not have theories to explain why some urban areas able to support more extensive intergovernmental collaboration than others. This paper examines theories to explain why this political 'deficit' exists and offers an alternative framework for analyzing politics in urban regions. It argues that dominant theories to explain regional political cooperation are often detached from the political economy of the particular region. Most important, the main object of study--political cooperation--constitutes only one of many alternative regulatory processes that enable regions to function to achieve social and economic goals. Systems of intergovernmental coordination, such as decentralized intergovernmental competition and sporadic state intervention, also enable governmental players to pursue common interests outside of formal structures of cooperation. The availability of different means of political coordination is closely associated with the economic, political and intergovernmental characteristics found in a particular region's political economy. Cooperation and coordination are closely linked because the use of coordination decisively influences the demand for intergovernmental cooperation in a particular region. This thesis is illustrated by selected cases from Western Europe and the USA. Comparative analysis of city regions helps explain variations in intergovernmental cooperation and the compensatory regulatory strategies that are pursued by governments within these regions.

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Metropolitan Government in the U.S.? Not Now. . .Not Likely?

Despite what many American scholars, practitioners, and observers believe to be strong theoretical and empirical evidence for adoption of metropolitan government in the U.S. there has been virtually no movement toward this over the past 50 years or more. Although much has been written about regional/metro government over the past 50 years. Recently the 'new regionalism' literature has enhanced this robust body of literature. The issue of regional/metro 'government' (i.e., formal political structure) and 'governance' (e.g., informal arrangements, agreements) is once again in the top set of issues related to U.S. urban structure. It is time to take stock of the realities of regional governance v. government. What is its present status? What is likely to transpire in the future? What does the literature and experience tell us about the organization and structure of metro areas? The answer may well be--not much. There are metro areas in which there exists limited metro structure, some consolidated governments that are not truly metro in scope and coverage, no truly area-wide metro governments, failed efforts that abound, and a myriad of voluntary governance cooperative arrangements. What does the future hold in store? Regardless of the new regionalists' contentions, the future will probably look much like the present. No meaningful regional governance (voluntary cooperation does not produce it); no city-first tier suburban coalitions developing; and no area wide structures as regional/metro governments; no real movements either for metro governments or metro governance. Why? This paper will examine and summarize the status of regional/ metro governance in the US, reflect on how and why we have

arrived at where we are, and speculate on what lies ahead.

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Moving Toward Regional Government Incrementally: The St. Louis Case

Over the past fifty-plus years, governmental consolidation efforts in metropolitan areas have ranged from relatively comprehensive proposals (e.g., establishing a multi-county metropolitan district with multiple functions) to extremely modest initiatives (e.g., forming a metropolitan taxi commission).During this period, the St. Louis region has run the consolidation gamut, with more than thirty reforms put forward. Using classic contributions to the public policy literature (e.g., Frank Baumgartner and Bryan Jones, "Agendas and Instability in American Politics"; John Kingdon, Agendas, "Alternatives, and Public Policies") as well as more recent work within urban politics (e.g., Richard Freilock, "Metropolitan Governance"), this paper will use these thirty-plus proposals to probe the following questions: What forces contribute to these proposals getting on the metropolitan agenda? What decision-making processes and institutions are used to formalize proposals? Which proposals are legitimated and why? Which proposals are implemented, why, and with what impact? Over time, how much learning occurs among reformers within a region? Do lessons learned from past attempts inform subsequent initiatives? The two bald-headed and grey-bearded authors have been observing--and occasionally participating--in these reform efforts since 1969. They have also delved into the written record and interviewed numerous participants. They will draw upon all these in this paper.

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Metropolitan Governance? Does Less Mean More?

The literature on metropolitan or regional governance suggests that political fragmentation is an important reason why it is difficult to achieve meaningful forms of governance in metropolitan areas in the U.S. A study of the Baltimore, Maryland, metropolitan area presents the opportunity to critically examine this proposition. This is because there are only six local governments that matter in the Baltimore area. We find that a considerable amount of governmental cooperation occurs in the region. However, nearly all of such cooperation occurs around ?systems maintenance? rather than ?lifestyle? issues and very little is multi-lateral. Hardly any cooperation occurs on the really tough issues facing the region such as reversing the decline of the central city, improving public education, diversifying housing, deconcentrating poverty, and addressing race. We found no evidence of the existence of meaningful governance of or for this region and no evidence to suggest that any such governance will occur in the foreseeable future. Contrary to the expectations of the literature, the simplified governmental structure of the Baltimore metropolitan area has produced regional governance results not unlike those produced in areas with great political fragmentation. One of the ironies is that although whatever the region's few governments agree upon can be accomplished, they need not agree on anything. And they often do not - at least on matters of critical importance to the region.

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What is so "Regional" about City Regions? Why the Fuss?

This paper sets out to explore the conceptual and practical diversity and vagueness of 'city-regions' and the implications of this for both conceptual explanations and practical applications. Drawing on experiences from examples of different approaches to city-regional governance in Europe and North America, the paper will highlight the importance of political policy-making culture and the organisation of the state for shaping the understanding implementation of city-regional development strategies, and their rationales, both from a practical and theoretical perspective.

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70 Promise and Pitfalls of Nonprofit, Voluntary, and Philanthropic Action in Cities

The Liberal Logic of Voluntarism: Turning to the Community to Address Homelessness in San Francisco

For planners and policymakers concerned with poverty and public space, the matter of homelessness in American cities has proven to be a vexing and difficult issue. Unable to solve the problem, many cities have historically enacted punitive measures to manage it in public space: laws against public sleeping, panhandling, loitering, etc. After years of such anti-homeless measures, San Francisco has recently embraced a 'kinder and gentler' model: converting cash assistance into housing and services, phasing out emergency shelters, and involving the non-homeless community in city-coordinated volunteer efforts. This last element, called 'Project Homeless Connect' (PHC), has been widely celebrated: since its inception in 2005, more than 18,000 homeless people received services and over 15,000 volunteers participated. The U.S. Interagency Council on Homelessness has since hailed PHC as a 'nationally replicable model of best practice' and similar events are now held in more than 130 cities around the world. A critical element of the event's popularity is the idea that, through civic participation, PHC simultaneously helps the homeless and builds community among all participants. In my paper, I explore the limits and possibilities of voluntarist programs like PHC, juxtaposing the logic of voluntarism with the urban imperatives of neoliberalism to shed light on the critical relationship between civil society and urban planning.

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Shadow State, Shady Economy: Crisis Displacement and the Nonprofit Sector

Transformations in urban economies are leading to the growth of jobs where labor and employment laws are routinely violated (Bernhardt et al. 2007). Sometimes called the ?informal economy,? workers in these jobs are subject to harsh conditions such as low wages, hazardous work sites, and retaliation for speaking up. Many of these workers are undocumented immigrants who are in a weak position to make demands on their employers or to request government assistance. Instead, workers often turn to nonprofit organizations, who play the role of the ?shadow state? (Wolch 1990), assisting workers with various issues. This paper draws on theories of crisis developed by Habermas (1975) and Claus Offe (1984) to explore the growing importance of nonprofit organizations in mitigating the crisis tendencies of the informal economy in cities, with particular reference to Chicago. According to Habermas the ?logic of crisis displacement? means that crises in the economic sphere become translated into political crises, where the state will attempt to intervene and mitigate various ill effects. Crisis-theoretic approaches tend to neglect the role of the shadow state and therefore this paper extends these arguments to analyze the importance of civil society. In the US a highly developed nonprofit sector both

compliments and contests the work of governments. I argue that nonprofit organizations have become key sites of crisis displacement in the low-wage labor market, partially and temporarily resolving the conflicts that characterize the informal economy. This theoretical insight has implications for both the literature on the informal economy and on nonprofits. I illustrate the theoretical concepts with two in-depth case studies of nonprofit organizations in Chicago, where I conducted participant observation and semi-structured interviews with both clients and staff.

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Social Capital and Philanthropic Contributions to Community Development Organizations: A Case of Florida's NAP

The Neighborhood Assistance Program (NAP) is a program designed to motivate private corporations to contribute resources to assist community development projects performed by Community Development Organizations (CDOs). In order to stimulate private corporations' participation, state governments provide tax credit incentives to the private participants. Florida's Neighborhood Assistance Program, which is officially named as "the Community Contribution Tax Credit Program (CCTCP)", has operated since 1980. Currently, the program grants 50 percent of tax credits to private partners who made a contribution to eligible CDOs. The main purpose of this study is to explore the influences of social capital on the ability of CDOs to attract philanthropic contributions. Moreover, this research reviews what and how organizational characteristics determine the success of NAP-initiated partnerships. Thus, this study asks the following research questions. 1)What and how do organizational characteristics determine the success of NAP-initiated partnerships?2)How does social capital, especially bridging social capital, influence the ability of CDOs to attract philanthropic contributions? The initial data for the study comes from the Governor's Office of Tourism, Trade, and Economic Development in Florida. The office provides information of tax credit granted to private participants, and project sponsors (CDOs). More detailed data will be collected by conducting a survey of CDOs which have been designated as eligible sponsors for tax credit. This study analyzes the success of Florida's NAP in terms of its ability to meet its specified goals. It will also detail how the social capital of CDOs has created partnerships. Finally, it will provide references for generating future Public-Private Partnership policy frameworks for assisting low-income communities. The implication of this study can be extended to other states to introduce flexible Public-Private Partnership program.

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A New Model for Collaborative Economic Development: Philanthropy, Government, and Business Working Together

Cleveland and Northeast Ohio, like many older industrial regions, is at an important juncture. Much has changed in the past 40 years. There is a crisis of confidence in leadership, both political and civic. Local governments are grappling with the worst fiscal conditions in decades. The businesses that traditionally generated the region's wealth no longer drive the economy. Geographically, wealth has shifted from the region's center to its periphery. A number of civic leaders saw this crisis as an opportunity to get the entire region energized and engaged in a collaborative process to envision and plan for its future, particularly its economic future. In 2004, the region's foundations came together as the Fund for our Economic Future (Fund) to undertake an integrative, inter-jurisdictional process (16+ counties) aimed at creating a new set of collaborative regional economic development initiatives. This paper presents a case study of the Fund, applying current theories of collaboration and collaborative public management to better understand the role, structure, and function of such collaborative mechanisms for economic development in a community seeking economic revitalization. The Fund is unique, in that it brings together organized philanthropy and other private and public entities in Northeast Ohio, and commits both financial resources and other expertise to economic development

in the region. The Fund demonstrates the ability of and practice associated with public and private actors working together to change policy and practice in local jurisdictions. Drawing on interviews with Fund members and other stakeholders and analysis of archival documents, this paper contributes lessons learned to both the practice of regional economic development and the research knowledge base on collaborative public management.

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Neighborhood Dynamics and the Spatial Organization of Churches and Nonprofits in Chicago

A growing social science literature considers the varied roles that nonprofit organizations perform in urban neighborhoods. In addition to their well-known function as service providers, nonprofit organizations offer an opportunity for recreation, religious observation, political representation, or the pursuit of social change. Previous research on the size and scope of the nonprofit sector in urban areas has delineated supply and demand factors to explain variation in nonprofit distribution and type. However, little research has examined the co-distribution of religious nonprofits and service-providing nonprofits. This paper uses data from the National Center for Charitable Statistics and a new dataset on churches and other religious organizations in the City of Chicago to examine the distribution of nonprofit organizations across neighborhoods in the City of Chicago. Using spatial analytic techniques, we examine both the overall distribution of these organizations, as well as whether or not the spatial arrangement of these organizations aligns with supply and demand factors such as level of poverty, population size and population age. In addition, we investigate the joint distribution of secular and religious nonprofits to determine whether they complement each other at the neighborhood level and how the spatial configuration of these nonprofit organizations varies by neighborhood racial composition.

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15:45-17:10

71 Casey Track Session--Early Childhood Care and Education in Low-Income Neighborhoods: Fitting Supports to Caregivers' Interests and Needs

The proposed colloquy will highlight the findings of a study of the early care and education patterns of children in ten Making Connections Neighborhoods and describe studies of three models for supporting providers of what Casey calls Family, Friend and Neighbor (FFN) Care, a form of home-based, regulated and unregulated, non-parental care. Commonly used for infants and toddlers as well as children of immigrant families and children of color, especially children from low-income families, FFN caregivers represent about two-thirds of all caregivers, serve the poorest and youngest children and tend to have lower levels of education and training in child care or child development. The colloquy will reflect on the findings of these studies and suggest directions for future inquiry into FFN from complementary perspectives: the needs of children and families living in low income circumstances and variations in the types of families making use of home-based child care arrangements.

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72 Community Attachment

From Census Tracts to Local Environments: An Egocentric Approach to Neighborhood Change

Most studies of neighborhood change employ census tracts as the spatial units of analysis. Yet the way that tracts are delineated by the Census Bureau frequently bears little correspondence to the "real" neighborhoods that metropolitan dwellers recognize or to the series of nested domains in which households carry out their daily activities. In the present paper, we leave census tracts behind and place residents at the center of their own neighborhoods. Conceptually, our approach involves creating a standardized local environment--a circular territory defined by a particular radius--around each inhabitant of a metropolis and measuring the composition of all such environments. Comparisons across multiple time points are then undertaken to monitor changes in the average composition of these individually-based or egocentric neighborhoods. The local environment approach trumps tract-oriented studies in terms of spatial sophistication; neighborhoods can be constructed at any relevant geographic scale, and residents always constitute the focal point (i.e., they are never near the edge of an arbitrarily bounded unit). To illustrate the value of the new approach, we examine patterns of neighborhood racial change between 1990 and 2000 in the 100 largest U.S. metropolitan areas. Reconfiguring census block data into 50-meter-square cells with GIS methods, we compute a summary measure of racial/ethnic diversity (the entropy index) and specific racial group percentages for local environments ranging in size from a 500-meter to a 4,000-meter radius. This procedure allows us to document any shifts that have occurred by geographic scale or metro area in the mean racial composition of whites', blacks', Hispanics', and Asians' egocentric environments over the last decade.

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Community Attachment in the Era of Sustainable Communities

Around 20 years ago, Robert Sampson used data from the British Crime Survey to investigate the relationships between the characteristics of residential places and the social functioning of the communities therein, testing systemic models of communities and theories of community disorganisation (Sampson 1988; Sampson & Groves 1989). In the light of the recent focus on neighbourhood renewal and the rapidly developing policy interest in the notion of creating ?sustainable communities? in the UK (ODPM 2003), we take the opportunity

to revisit some of the issues examined in this earlier work, using more recent data-sets and a smaller spatial scale. To do this, we use the data from the Citizenship Survey 2005 for England and Wales, which has a nationally representative sample of nearly 10,000 people. At a spatial scale of around 1,500 people (a quarter the size of a ward and less than half the size of a US census tract), we then attach community contextual variables for each respondent derived from the census and other sources in order to investigate whether people's perceptions of community are associated with residential context as well as personal characteristics. We investigate whether certain dimensions of residential social mix have more influence upon community sentiments than other aspects, for example comparing the effects of social class mix with the influence of ethnic mix. We also consider whether some qualities of community are more susceptible to the influence of context than others through constructing composite measures of place attachment, sense of community, safety, collective efficacy and community engagement.

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Elderly Women: Economic Well-Being, Housing Satisfaction,

Housing, a key determinant of quality of life, is unique among consumer goods in its pervasive economic, social, psychological, and symbolic significance. This investigation focuses on the housing and neighborhood situations of elderly, single, female householders. Socio demographic characteristics, economic well-being, receipt of housing and public assistance as well as housing and neighborhood characteristics were examined for a group of individuals often at-risk for housing problems. Data from the national samples of the American Housing Survey measured socio demographic, economic, housing, and neighborhood characteristics. Female householders, without a spouse, aged 65 years and older were selected for analysis. Descriptive statistics compared economic well being and objective as well as subjective measures of housing and neighborhood between elderly female homeowners and elderly female renters. Multiple regression tested models of housing satisfaction. An estimated 1,643,000 elderly, female householders, 28% of owners and 52% of renters, paid 35% or more of income on housing. Neighborhood satisfaction, more rooms, structural adequacy, and metropolitan neighborhoods were powerful predictors of housing satisfaction. Further more, receipt of housing assistance and the interaction of housing and public assistance predicted housing satisfaction. Single, elderly, female homeowners and renters prefer structurally- sound housing in metropolitan neighborhoods. Perhaps elderly women migrating to or aging-in-place outside the urban context lack the neighborhood services that support independent living. Home ownership continues to be related to several indicators of economic well-being. Financial resources in the form of housing and public assistance improved quality of life through housing.

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Engaging Urban Youth through Technology: The Youth Neighborhood Mapping Initiative

Cities now place great emphasis on attracting creative, educated 25-34 year old individuals for the sake of urban revitalization and economic growth. The success of such efforts may not be sustainable if these individuals become couples that later flee to the suburbs because they don't feel comfortable raising a family in city neighborhoods. Maintaining healthy cities will require a focus on making neighborhoods more ?kid-friendly? and more appealing to healthy families. Understanding youth perspectives and finding ways to engage youth in their communities are important first steps. City and Regional Planning faculty and students at the University of Memphis spent the summer of 2007 working with teens in two Memphis neighborhoods through the Youth Neighborhood Mapping Initiative (YNMI). The initiative sought to instill a sense of community pride

and foster civic engagement among participants, in addition to providing training and exposure to careers in city planning and geographic information systems (GIS).Participants worked with the U of M team to identify assets and liabilities in their neighborhoods from a youth perspective. The program incorporated technology to heighten interest among the young participants and help the teens communicate their stories in new ways to influence community change. The participants created representations of the life in their neighborhoods through digital photo-maps, kept track of their progress and shared stories with weblogs, collected data with handheld computers, and used their newly acquired GIS skills to create interactive asset maps that they shared online. This paper will describe the process (training modules and activities) and outcomes (final products, student learning) of the Youth Neighborhood Mapping Initiative and explore some broadly applicable lessons about using technology to capture youth perspectives and foster civic engagement.

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73 Public Housing Relocation and Hope VI

Forced Relocation of Public Housing Residents: Results from a Five-Year Study

In October 2001, a public housing development in Fort Worth, Texas, was sold and residents were given one year to relocate. As part of the relocation agreement, the University of Texas at Arlington was contracted to monitor the economic, social, and psychological well-being of the residents for five years. The five-year study began in March 2002, and in July 2007 the final interviews were completed. Over the course of the study, all available residents completed annual surveys and biennial in-person interviews, and selected residents participated in focus groups. This paper will present findings from the study, focusing on changes in residents' employment and financial security, housing arrangements, satisfaction with life, and other measures of personal well-being. In contrast to Hope VI relocations, residents of the development had not been living in sub-quality housing and the development had not been demolished in order to rebuild improved housing on the same site. Instead, the development was located on prime downtown real estate, and the housing authority had sold in order to leverage the money for additional units elsewhere. Residents were given no opportunity to return to this (or any other) downtown location. Some relocated to neighborhoods relatively centrally located, but many who stayed in the housing authority moved to newly constructed or renovated mixed-income developments on the outer ring of the city. Transportation, employment opportunities, and affordable daycare became significant issues. This paper will discuss the successes and less fortunate results of the forced relocation.

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Clarksdale HOPE VI: A hope for Louisville's residents?

Through the federal HOPE VI program, Louisville Metro Housing Authority (LMHA) is replacing the distressed housing of Clarksdale area, located in downtown Louisville, Kentucky, by creating a mixed-income neighborhood on its existing footprint and by developing public housing units scattered throughout the city. As part of the redevelopment efforts, former Clarksdale residents have the opportunity to participate in the Community and Supportive Services (CSS) case management program. The focus of this study is to 1) provide a baseline profile, a description of the physical and socioeconomic situation of Clarksdale and its surrounding areas and a quality-of-life profile for the Clarksdale residents prior to relocation; and 2) to propose a hybrid analytical model, where structural equation modeling and multilevel analysis are combined to assess the impact of the neighborhood socioeconomic context on the individual wellbeing. Data utilized for this study are: Clarksdale baseline survey data (N=343 households), LMHA administrative data, which includes CSS participation information (N=695 households), and neighborhood (census block group) level information for Jefferson County, such as socio-demographic, economic, crime, and school attendance. We report on

Clarksdale's former residents? health and wellbeing, employment and education, CSS participation, perception of crime and safety, perception of built environment, sense of community, and interpersonal support, perception of relocation, and on the association of these indicators with the neighborhood level indicators. Results are compared with data on other HOPE VI national sites. Finally, we show that although the community quality-of-life indicators have a significant impact on the individual's quality-of-life, this relationship is significantly mediated or moderated by several individual level characteristics.

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From Public Housing to Regulated Public Environments: The Redevelopment of San Francisco's Public Housing

Despite dwindling federal funding and an uncertain future, the HOPE VI program has become emblematic for a better approach to public housing. In San Francisco, HOPE VI has given way to ?HOPE SF,? a mayoral initiative to rebuild the city's most distressed public housing sites, increase affordable housing and homeownership opportunities, and improve the quality of life for existing public housing residents and the surrounding communities. The centerpiece is a funding model where density on a given site is increased to allow for the construction of new market-rate units and a percentage of the profits are used to cross-subsidize the redevelopment of existing public housing units. At stake in these redevelopment projects are large parcels of land, hundreds of units of public housing and the futures of the families that live there, as well as millions of public and philanthropic dollars. Many also see in these efforts the last hope for creating affordable housing in the city. This paper examines the institutional and spatial changes embedded within these redevelopment efforts. I consider the role of key players, decision-making processes, funding sources, and the context of San Francisco itself in shaping these outcomes. In the end, I argue that despite San Francisco's progressive approach to HOPE VI and the carefully crafted principles of HOPE SF, the transformation of public housing achieved through redevelopment is not the transformation of a severely distressed property to a functional one or the transformation of an area characterized by concentrated poverty to one with a wider range of incomes. Rather, it is the transformation of the city's only housing for very low-income families into a much more contingent and market-responsive institution, what I call a regulated public environment.

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74 Challenging Orthodoxies: New Directions in Critical Urban Studies II
What Kind of Mixed-Income Housing and for What Reasons?

Creating mixed income housing and neighborhoods has become an almost paradigmatic goal for housing policy makers and advocates. We share the interest in this goal, and yet we also ourselves concerned with many of the policies, and their outcomes, designed to achieve it. The question for us here, therefore, is why we find mixed-income housing appealing in theory, but problematic in practice. This paper explores this dilemma by examining the theoretical bases upon which the goal of mixed-income housing and neighborhoods rests. There are a set of different, and politically distinct, reasons why mixed-income housing and neighborhoods might be a desired goal. And the particular policies that are implemented in pursuit of that goal reflect the particular theoretical reasons why the goal is deemed desirable. Thus, our critique of the policies enacted to created mixed-income housing and neighborhoods rests upon a critique of the theories informing those policies. This paper examines the theories that inform mixed-income housing policies and the policies themselves. It then critiques the policies, and, accordingly their theoretical bases. The paper ends with a discussion of what reconceptualized mixed income housing policies would look like.

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| James | Fraser | *Vanderbilt University* | |

Challenging Orthodoxies: The Case of Diversity and Segregation

The orthodox view held by most urban specialists and normative political theorists is that diversity is to be celebrated. Yet to the distress of these scholars many people flee diversity in the city. A related orthodoxy in urban studies is that the effects of residential segregation ? both by income and race -- are anti-democratic, since it has such negative effects. Advocates of residential integration often focus on the state ? either as the primary agent of segregation or as an agent of change. In contrast to these orthodox views, I argue that 1)the effects of diversity are frequently overstated, though diversity has some benefits, and, even more important, 2) residential segregation is a result of democratic politics that reflects the preferences of the majority of citizens. Because these scholars overlook the preferences of citizens about where they want to live, their solutions to residential segregation are bound to fail.

| Jeff | Spinner-Halev | *University of North Carolina* | spinner@email.unc.edu |

Complexity, Contradiction, Opportunity, and the 21st-Century City

This paper's starting point is the examination of two recent and widely discussed analyses of American cities, Richard Florida's "The Rise of the Creative Class" and Douglas Rae's "City: Urbanism and Its End," whose respective points of view reflect prevalent optimistic and pessimistic interpretations of the urban future. In fact, Florida's optimistic perspective makes no effort to come to terms with the negative consequences of the economic, technological, and "taste" transformations fueling the emergence of his urban creative class. As for Rae, his prediction of an "end" to urbanism removes human agency from urban change analysis, while wholly neglecting the stubborn urbanism manifest in some North American and many European cities. The main body of the paper, in light of the Florida and Rae discussions, presents a more plausible assessment of the emergent American city, by emphasizing four critical features of early 21st century American cities: (1) demographic and geographical transformation, (2) entrepreneurial governance, (3) political quiescence, and (4) regional consciousness among business and civic elites. The paper concludes by identifying some crucial opportunities and challenges for urban scholars and progressive policy advocates: (1) to articulate and promote central city redevelopment as an environmental measure, particularly in light of global climate change and associated energy constraints, (2) to critically examine contemporary policy innovations such as charter schooling and public housing transformation, employing criteria grounded in a commitment to social inclusivity, and (3) to debate the most efficacious means of promoting progressive social action and policy, by way of a looser networking/innovation osmosis model, or through a re-assertion of national norms and policy commitments?

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Evaluating Sprawl: Orthodoxy and Counter-Orthodoxy

The notion that suburban sprawl is "bad" and undesirable has been along-standing orthodoxy in urban studies. But there also has been a persistent libertarian challenge to this orthodoxy, reflected in the work of authors like Peter Gordon and Harry Richardson, and more recently Robert Brueggman. This counter-orthodoxy depicts sprawl as a product of consumer choice and stresses the benefits it provides to suburban residents. This paper critically evaluates the arguments of the libertarian discourse on sprawl, while at the same time subjecting "traditional" anti-sprawl orthodoxy to critical scrutiny. I argue that the debate over sprawl rests only partly on disputes about empirical evidence (though these are significant); of more fundamental importance are disputes about the normative criteria by which sprawl should be evaluated. A more fruitful debate about sprawl needs to bring these (often unstated) values out into the open so that they, too, can be critically examined.

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Do Multicultural Cities Help Equality?

The Civil Rights struggle provided new hope for racial equality, not just in the USA but also around the world. However, subsequent decades have seen a refocusing from issues to race and racial equality to those of ethnicity and recognition of ethnic difference. Broadly speaking this has translated into desire for recognition of cultural difference, manifested through the political orthodoxy of multiculturalism. Theorists, including Sandercock and IM Young have been encouraged by the opportunities this allows for recognition of difference particularly within the city. The city opens up the opportunity to experience the ?Other? and it is suggested that these experiences can facilitate a more democratic imagining of our urban spaces. It has prioritised the participation of minority ethnic groups in policy-making processes as a means of increasing equality. This paper challenges this multiculturalist orthodoxy within urban planning theory, with its fetishization of a purely cultural expression of ethnicity, particularly within participation, arguing that it has lost sight of broader claims for racial equality. The paper draws on the work of Benhabib and Harvey to explore how the prioritisation of ethnic cultural difference has become a trap for urban theory. As Harvey has argued the recognition of difference should not be the end state but rather the start of an emancipatory politics (Harvey, 1996: 363).

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75 The Comparative Study of Urban Neighborhood Regeneration

Baltimore: Crosscurrents in a Policy Transition

This paper is part of a panel titled "The Comparative Study of Urban Neighborhood Regeneration." The paper is about a transition from community building to the harnessing of market forces as a neighborhood policy in Baltimore, MD. Among the cities that make up a cross-national study of urban neighborhood revitaization, Baltimore is a "weak market" city. Policy is shaped significantly by the erratic but important flow of intergovernmental forces and by the workings of the city's civic and philanthropic sector. City government is not the dominant actor. This paper will explore what Baltimore's experience adds to a wider examination of urban neighborhood policy.

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Regeneration of Urban Neighborhoods in Los Angeles

This paper is proposed as part of a panel entitled ?The Comparative Study of Urban Neighborhood Regeneration." It examines the politics of neighborhood regeneration in Los Angeles, as part of a larger comparative study of urban regeneration in large cities. It will investigate how neighborhood politics are expressed given the economic growth imperative that characterizes Los Angeles city politics. While Los Angeles political elites are too de-centered and its civic arena too weak for politics to be characterized as a ?typical? growth regime, the combination of fragmented political institutions, population instability, and large immigrant populations particularly strongly advantage organized and moneyed interests such as chambers of commerce, developers, and labor. Challenges to neighborhood coalitional politics in Los Angeles include weak institutional arenas, an individualistic local political culture and the tremendous (and increasing) ethnic diversity of the city. We will analyze how neighborhood improvement policies have been negotiated in several distressed communities, including Pacoima (in the San Fernando Valley), central Los Angeles, and Boyle Heights. We will direct particular attention to the nested character of local government institutions in Los Angeles, and consider the influence of neighborhood councils, which were created by charter in 1999, with the intent to diversify participation and increase neighborhood engagement in city governance. The research will employ a

comparative case analysis using multiple data sources, including published literature, analysis of demographic data, document review, and semi-structured interviews with city officials and neighborhood actors.

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Jefferey	Sellers	University of Southern California	
Ellen	Shiau	University of Southern California	

How Do Poor Neighborhoods Fare? Public and Civic Attention to Neighborhood Revitalization in Chicago

This study is part of a proposed panel on the ?Comparative Study of Urban Neighborhood Regeneration.? It will examine the prioritization of low-income neighborhood regeneration on city-wide agendas in Chicago, including both city government perspectives and the role of foundations in agenda-setting and problem definition. What factors influence the political and civic will to support revitalization, and the resulting policies? The particular status and content of neighborhood issues on the overall agenda may be explained by a variety of elements. These may include party politics (particularly ward politics in Chicago, as well as mayoral priorities), professional norms in city agencies (including ties with neighborhood organizations), the role of civic organizations and foundations, the organization of neighborhood groups, institutional interests of universities and other major employers, market forces such as development, and demographic trends such as immigration, gentrification, and the deconcentration of poverty with the demolition of high-rise public housing. This study will also consider intergovernmental influences such as state policy and regional trends. Chicago has been the site of nationally-significant experiments in urban revitalization, such as the federally-funded Empowerment Zone Program and the current New Communities Program, which is a partnership between the MacArthur Foundation, the LISC, and local foundations. This study will examine neighborhood participation within areas involved in these two recent projects, as well as city-wide perspectives on neighborhood revitalization. A series of semi-structured interviews will be conducted with key city administration and foundation officials, as well as neighborhood leaders, and snowball sampling will be used to locate other respondents in a range of public and private institutions. Census data and other data on neighborhood conditions will also inform the study.

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Douglas	Gills	University of Illinois at Chicago	
John	Betancur	University of Illinois at Chicago	

77 Reviving Significant Features of Fiscal Federalism: Filling the Gap in Data and Knowledge about the Property Tax

Public Support for the Property Tax: Exploring Tax Limitation Overrides

Proposed for the "Reviving Significant Features of Fiscal Federalism: Filling the Gap in Data and Knowledge about the Property Tax" panel organized by Hal Wolman. The paper will identify states that impose specific property tax limitations or more general tax and expenditure limitations on local governments and the provisions, if any, under which they permit local governments to override these limitations (e.g., vote by council or referendum, majority or super-majority, etc.). It will then identify local governments during the past ten years that have attempted to override the limitations, the extent to which they have successfully done so, and whether success varies with the override decision rules (e.g., council vs. referendum, majority vs. super-majority). Using multivariate analysis, it will then examine factors that explain override success or failure.

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| Meghan | Salas | *George Washington University* | |

Tax and Expenditure Limitations and Their Effects on Local Finances and Urban Areas

The objective of this paper is to summarize the state of knowledge about local tax and expenditure limitations, also known as TELs, with special emphasis on the effects of TELs on urban public finance. The paper discusses the history of TELs, and presents a typology of the variants of TELs that are presently in existence. This discussion is followed by a survey of the rather extensive empirical literature on TELs in which we examine research both on taxpayer motivations for supporting (or opposing) TELs, and on the various effects of TELs on urban public finances. The paper concludes with a summary of the main findings of the empirical research on TELs and a discussion of research remaining to be done. This paper is proposed as part of the panel, "Reviving Significant Features of Fiscal Federalism: Filling the Gap in Data and Knowledge about the Property Tax."

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Joseph	Cordes	*George Washington University*	
David	Brunori	*George Washington University*	

Significant Features of the Property Tax in the U.S.

The property tax is a key source of revenue for local governments in the U.S. but little is known about the legal structures, practices, and governance arrangements established at the state level. In collaboration with the Lincoln Institute of Land Policy, the George Washington Institute of Public Policy has constructed a comprehensive data set that characterizes the property tax in all 50 states. The purpose of the session is to provide an overview of the data set and present some key findings. The availability of this rich, new data sources is expected to facilitate research into the use of the property tax as a means to raise local revenue. A web-based interface will allow users to look up quick facts on a wide range of property tax topics, and compare states on a wide range of characteristics. This paper is proposed as part of the panel, ?Reviving Significant Features of Fiscal Federalism: Filling the Gap in Data and Knowledge about the Property Tax.?

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78 New Approaches to Regionalism

Can We Contain Regions? The Inter Dynamics of Central Cities, Suburbs, and Exburbs

The paper examines migration into exurban counties from suburban and central counties (out-migration) as well as from exurban counties into suburban and central counties (in-migration). We investigate the effects of governmental scale and urban containment policies on this migration and inquire into the evolving spatial structure of what has come to be known as ?exurbia?. We are interested in how the combination of changes in government scale and the adoption of urban containment policies might influence patterns of migration. By extension we examine the impact of exurban migration on suburban and central (core) counties. More narrowly, we ask what are the rates of exurban out-migration and in-migration? who moves where? and, do those movements create identifiable social formations? We have selected for examination 51 of the largest Metropolitan Statistical Areas (MSAs) as of the year 2000. Our main data base consists of aggregate income tax

returns from the Statistical Income Division of the Internal Revenue Service (IRS). The use of returns allows us to gauge household movement and adjusted gross income for central, suburban and exurban counties across the United States. Multivariate, least-square linear regression analysis is used to explore correlations for the period 1984 ? 2005. This study enables both theoretical and policy researchers to understand the demographic/fiscal interaction between urban, suburban and exurban counties.

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Ismaila	Odogba	*University of Louisville*	
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The Need for and Development of a New Approach to Estimating the Economic Impact an Airport has on it's Regional Economy

Paper Title: The Need for and Development of a New Approach to Estimating the Economic Impact an Airport has on it's Regional Economy: In a time when airports across the country are expanding as a result of increased customer demand, airport officials find themselves trying to justify increased expenditure requests from their funding source(s). This is typically accomplished by performing an economic impact assessment. An economic impact assessment captures the effect an airport has on its regional economy. Though there are competing methodologies for capturing economic impact, there is a need for the development of a consistent methodology that stands up to the cannons of academic research--specifically, a methodology that is used in order to compare one airport to another for economic development purposes. Grounded in regionalist theory, this paper addresses the need for a uniform assessment process by reviewing the different types of airport economic impact studies, and introduces a new model for estimating an airport's influence on its regional economy.

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Consolidation vs. Fragmentation: What's Really Going On in terms of Regional Cooperation?

To explore the issue of the role of form (consolidated governments v. fragmented governments) and substance (cooperative relationships) this paper looks at the experience of four regions - Charlotte, Cleveland, Indianapolis, and Kansas City, KS - and their experiences with regional service delivery activities. Charlotte has functionally consolidated government services but has left structures and small cities intact. Cleveland has neither a structural or functional consolidation. Indianapolis consolidated its city and county governments, but for decades left most service delivery systems intact and therefore fractionated. Kansas City, Kansas has a consolidated government (excluding three minor municipalities) and service delivery units. Does it follow then that Cleveland has the least number of cooperative elements and Kansas City, KS the most? This paper explores this issue against the backdrop of the four case studies.

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| Mark | Rosentraub | *Cleveland State University* | |

Regional Government and the Limits of Democracy

Decisions on regional governing proposals are usually voted down by the electorate. A number of scholars including Smallwood, Langrod, and Lightbody argue that the electorate may not make decisions in the public's best interests on issues of regional governance. The appropriate regional government level for delivery of

services and other regional governance issues may be too complex to be decided by a largely uninformed and uninvolved electorate. They suggest that perhaps there is too much reliance on the voters to make decisions on systems of governance at the local and regional level. Perhaps local government in the United States is too concerned with citizen decision making and local control and not enough oriented to efficient provision of services. This leads to a question as to the purpose of local government. Is its main purpose to provide services in the most efficient and effective manner? Or, is its purpose to maximize citizen participation, involvement in the political process and foster local democracy? This paper considers these questions through comparative research of local government in other countries.

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The New Regionalism: Collaboration or Competition in Greater Boston?

Neil Brenner argues that contemporary regionalists too often neglect the changing contexts of urban political economies and thus they overstate the importance of cooperation among regional actors to bolstering regional economic performance. In the face of economic restructuring and neoliberal federal policies, efforts to win in the global marketplace, he suggests, are more likely to be characterized by intra-regional competition than by intra-regional cooperation. This paper assesses Brenner's argument by examining the politics of regionalism in Greater Boston from 1980 to 2007. Recurrent economic and fiscal crises have made enhancing competitive advantage a top policy priority and collaborative strategies figure in those responses. Since the Commonwealth of Massachusetts is, in effect, Greater Boston's regional government, the paper will examine how the state government's efforts to enhance competitive advantage through public sector reorganization have complicated its efforts to achieve collaborative policymaking among local governments, among private actors and between private actors and governments. Is there a tradeoff between promoting interregional competition and achieving intra-regional cooperation? Who wins and who loses from various policy choices? What kinds of regionalism is achieved? Greater Boston offers an interesting case for understanding regionalism. The country's seventh largest CSMA in population, Greater Boston ranks as one of the most fragmented and racially segregated metropolises. Its highly cyclical economy allows consideration of how economic change might influence politics and vice versa. Finally, studying reforms here requires examination of the state government role, an overlooked topic in most studies. A qualitative investigation, this paper will draw on a range of studies including policy papers on numerous policy issues by important regional actors, state government statistical and other reports, budget documents, newspaper

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79 Doing Good Better: Adaptation and Innovation by Urban Nonprofit Organizations

Using Intergenerational Strategies to Meet Human Service Needs in Aging Urban Communities: The Philadelphia Experience

According to the U.S. Census, over the last several decades the United States has experienced a significant increase in the population ages sixty-five and older, reaching more than 37 million in 2006. Considering that more than three-fourths of older adults live in metropolitan areas (He et al., 2005), this population trend has been especially concerning for American cities, which many times struggle to meet the increasing service demands of the elderly. To address this issue, a new perspective of human service provision has emerged that incorporates older adults and children into service delivery. This intergenerational approach has proved successful, and has proliferated in many human service fields such as child care, adult care, education, and substance abuse. Philadelphia, where some neighborhoods experience elderly populations in excess of 20 percent, has been on the forefront of intergenerational human service delivery, with numerous intergenerational programs and services operating across the city. These programs vary in scope and direction

of service (children providing services for the elderly, elderly providing services for children, both children and elderly receiving services at the same time) (Lyons, 1992). This paper presents a case study of Philadelphia's experience with aging neighborhoods and the intergenerational programs and services currently operating throughout the city. It will then discuss the implications of this emerging human service perspective, considering issues such as funding, management, benefits, and challenges. Finally, recommendations for future research on intergenerational human service organizations will be provided.

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Social Service Agencies and Program Change: Implications for Public Policy in Urban Areas

Although the implementation of social welfare policies in the United States are predicated on the ability of nonprofits to innovate, adapt and respond to changing government and community service priorities, there is little empirical information on the number and types of social service providers that actually alter their programming over time. This exploratory paper begins to fill that information gap by using data from the National Center for Charitable Statistics and descriptive and inferential statistics to analyze the proportion, types and conditions under which nonprofits changed their programming during a recent period of social service devolution. More specifically, the study examines human service nonprofits in four metropolitan areas-- Lansing, Michigan; Jackson, Mississippi; Spokane, Washington; and Trenton, New Jersey. These regions were included in the study because, while each of these metropolitan areas contains the state capital and the nonprofit sectors in these areas are roughly comparable on a per capita basis, they offer a range of socioeconomic factors such as levels of poverty and racial/ethnic diversity that affect the social service providers that operate there. The results show that programmatic shifts among social service agencies are not common, although they are substantially more likely for multiservice organizations and nonprofits with greater financial capacity. The paper concludes with policy recommendations for the allocations of financial resources for nonprofit social service organizations in urban areas.

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Can Maps Promote Regional Equity? One Nonprofit's Attempt to Harness the Power of Maps to Promote Equity

Recent scholarship suggests that, increasingly, where you live determines the access you will have to quality education, jobs, healthcare, food choices, affordable housing, nature, and transportation options. Given the spatial nature of the problem, applying geographic methods, particularly mapping and maps, to reveal these inequities would appear to be advantageous to advocacy efforts, developing effective solutions, and shaping policy. This paper describes the use of Actor-Network Theory (ANT) to reveal how the Coalition for a Livable Future's "Portland Regional Equity Atlas" process and products, that employ maps, have shaped understandings, dialogue, and policy relating to regional equity.

Meg   Merrick   *Portland State University*   merrickm@pdx.edu

Social Capital Resources for Community Development in the Aging Baby Boomer Population

Baby boomers are more numerous, better-educated, healthier and more individualistic with higher personal demands than previous generations. They desire new personal development opportunities while continuing to utilize skills acquired in careers. The urban voluntary sector has many unmet service needs for community development that could benefit from the sophistication of these citizens. In many urban communities, nonprofit organizations are not well-positioned to capitalize on the potential human and social capital these seniors represent either for development or as leaders who can help communities address collective action problems. This paper describes the Legacy Projects in several US cities. Legacy Corps as well as Legacy

Leadership Institutes have been awarded national recognition for excellence by the Archstone Foundation and the National Council on Aging. The models address developing volunteer programs that attract highly skilled volunteers while modifying organizational structures to attract and maintain the capacity they represent. Longitudinal panel studies of more than 1,400 multigenerational volunteers track changes in health, civic loyalties, volunteer commitments, service satisfaction and organizational change as a result of the Legacy projects. Legacy Corps, a stipended, direct-service model, and Legacy Leadership Institutes, an unstipended, indirect service model, report significantly increased involvement and attachment to the community as a result of the lifelong learning and meaningful volunteer activities that comprise the program. The improvements continue beyond the life of the volunteer activity and beyond the offering of stipends for participation. The data indicate that combining lifelong learning opportunities with meaningful roles in the voluntary sector attracts a talented and responsive group of volunteers who represent social capital for nonprofits addressing a wide variety of community needs.

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Karen	Harlow-Rosentraub	*Case Western Reserve University*	
Laura	Wilson	*University of Maryland*	

Myth or Reality? The Paradoxes of Social Service Contracting

With the devolution of the welfare state, nonprofits are becoming increasingly responsible for providing social services to our most vulnerable populations through contracts with local and state government agencies. Recent research on the subject of contracting for social services provides evidence that collaboration, partnership and stability are at the heart of effective management of public management networks for social services. This is despite the fact that contracting out, or privatization, is mainly founded on market-driven models highlighting competition. Recent studies are illuminating the fact that networks used to provide these services are most effective when a collaborative model is used, one that is based on trust, reciprocity and stability between public managers and private social service providers. This inevitably creates an interesting paradox between the basic theoretical framework of privatization which ultimately values market-based tendencies, like competition, against a more collaborative and stable model that has been recently identified in practice to achieve more effective results. This purpose of this paper is to provide an analysis of the paradoxes that have originated from the system of contracting for social services and provide a theoretical review of their origination within the new governance model of public management. In addition to the above, the following research questions will be addressed: How did collaboration and stability develop within highly functioning social service delivery networks? What does an effective public management network of social service delivery look like?

| Lauren | Miltenberger | *University of Delaware* | lmiltenb@udel.edu |

80 The Role of Research and Collaboration in Creating a Civic Infrastructure: The Case of Chester, PA

The colloquy will discuss a collaborative project between Temple University and the Chester Youth Collaborative, a neighborhood-based network connecting 16 youth serving organizations, community residents, city government/officials, youth between the ages of 12-22, educational and anchor institutions in the city of Chester, Pennsylvania. The process involves the interaction of academia and the community for the purposes of research, community organizing and community capacity building specifically related to its impact on youth.

The colloquy will allow practitioners from Chester and researchers from Temple to establish a framework for adult engagement, identify barriers to engagement, and address factors needed for engagement.

Janet   Riley Ford   *CKHS Wellness Center*   janet ford@crozer.org

This colloquy will discuss a collaborative project between the Chester Youth Collaborative, a collaborative of sixteen youth serving organizations in the city of Chester, Pennsylvania, and Temple University. The ultimate goal of the project is to increase parent and adult engagement in the community in ways that create a supportive and positive environment for youth. The Chester Youth Collaborative has worked over the past three years to engagement parents, youth and community stake holders in an effort to sustain our mission which is to build a strong Chester community in which all youth reach their full potential and transition successfully into adulthood. The colloquy will allow the opportunity to visit the systemic impact of the Chester Youth Collaborative, their role in promoting positive youth outcomes within their partner organizations and throughout the city of Chester, and overall community buy-in.

Leasa   Nichols   *Crozer Keystone Health Center*   ieasa.nichols@crozer.org

The colloquy is based on a collaborative project between the Chester Youth Collaborative, a collaborative of sixteen youth serving organizations in the city of Chester, Pennsylvania, and Temple University. As a speaker, I will provide an overview of the project, setting the stage for the other presenters/speakers. Overview: The ultimate goal of the project is to increase parent and adult engagement in the community in ways that create a supportive and positive environment for youth. The process involves a synergistic relationship between research and organizing to achieve that goal. Surveys that measure levels of trust, social capital, and organizational involvement are being administered to adults by community residents. The data from those surveys will be used to formulate focus groups questions with the ultimate goal of stimulating larger community interest and dialogue around the issues of adult engagement. The survey and focus group phases of the project will be completed before the conference date. The colloquy brings together practitioners from Chester and researchers from Temple to discuss the project and their complementary roles in it. The themes to be addressed include: definitional components (e.g. what do we mean by ?engagement??); goal identification (e.g. what we will do with more engagement?); collaborative approaches to the research process; the role of research in identifying goals and definitions as well as existing community resources; research as a tool for community organizing and capacity building.

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Social Capital in a Low Income Urban Community: What Does It Look Like? and How Can It Be Used to Benefit Children and Youth? The concept of social capital has become widely used in a variety of fields in recent years. Theorists and researchers have found it useful as a way to capture the value of relationships among actors in communities. However, research has typically focused on socioeconomic contexts where resources are plentiful, such as middle class neighborhoods, as they have explored the nature and utility of social capital. The degree to which social capital, thought of as networks and levels of trust among individuals in networks, can be useful in contexts where resources are less plentiful has gone relatively unexplored. Through the collaborative research project between the Chester Youth Collaborative and Temple University we will be able to describe the networks and resources community residents identify and explore how these resources and social capital enable them to support children and youth. This portion of the colloquy will discuss the findings of our study addressing: What is the nature of social capital in this urban community? What do community residents say about the value of the social capital found in Chester to assist them in supporting children and youth? How might social capital that currently exist in this urban community be harnessed to effectively support children and youth? Lastly I hope to explore what our findings about the nature of social capital in Chester can tell us

about social capital theory and its value across varying socioeconomic contexts.

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Saturday, April 26, 2008

- -

09:00-10:25

81 Eminent Domain

Post-Kelo Redevelopment Strategies: The Case of Camden, New Jersey

This case study explores challenges faced by historically low-capacity municipalities in the wake of backlash against redevelopment takings. It is based on MDRC's research, funded by the Ford Foundation, into redevelopment efforts in Camden New Jersey. In 2002, the State of New Jersey placed Camden into receivership and gave its Redevelopment Agency heightened powers. Early in receivership, the City proposed sweeping redevelopment plans that involved significant residential takings. After protest and law suits derailed these proposals, the Agency was forced to modify its approach and tried to build greater consensus around proposals, often scaling back potential projects in the process. While the impact of scaled-down projects on the City's fiscal capacity may not be as initially hoped, HMDA analysis suggests that more traditional community development initiatives may be contributing to greater investment activity within Camden neighborhoods. By examining variation in development processes and outcomes within Camden, this study illustrates how tensions between participation, scale, and feasibility may be heightened in the post-Kelo era, strengthening the need for coalition-building and effective civic engagement around urban revitalization.

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David	Seith	*MDRC*	
Nandita	Verma	*MDRC*	

"We Shall Not Be Moved": Urban Communities, Eminent Domain and the Socioeconomics of Just Compensation

If eminent domain redevelopment is to be a viable tool of, as opposed to an infamous alternative to, true community development, legal reforms must limit its propensity to abuse while still preserving its effectiveness. This article argues for and articulates two specific reforms that protect residents from unjustified, irreparable harm without depriving urban redevelopment of eminent domain's essential efficacy. The article's theoretical exploration shows that, while genuine public need for unique land generally trumps condemnees? own attachments to the land, reforms should protect residents from incompensable loss from other condemnation takings. Specifically, homeowners should not be subject to eminent domain pursuant to a required redevelopment plan until the majority of them have approved the plan. To further solidify resident ownership of redevelopment, the right to continued residency in the community should be protected by amending relocation laws to guarantee an alienable entitlement to be offered replacement housing in the redeveloped district area. Together, these two legislative reforms express a more nuanced balance of property and liability rules that will facilitate a more productive interface between community residents and redevelopment officials. This law review article published within the last year will soon be followed by the author's forthcoming article in Shelterforce which will reference a recently enacted Utah statute that subjects economic development eminent domain to a condemnee referendum.

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Towards Just Socio-Economic Outcomes: The Case of State Highway 288

The development of highway infrastructure in urban America has for the most part facilitated significant economic growth. The urban growth machine and theories of elitism as the primary moderator in shaping the growth (Harding, 1998), often ignores social and economic decay in the wake of major highway projects. Since the 1970?s and 1980?s planners have entered an arena promoting collaborative planning and inclusion of those affected by public decisions and choices. The decision to build or not is often made on economic lines while the principle of collaboration (Schorr, 1997), inclusion and just outcomes (Young, 2000) are non-existent or perchance. The emphasis on expanding transportation routes facilitating connecting to the CBD core has come at a significant cost to the businesses and residents of the Third Ward Community, Houston, Texas. The exercise of eminent domain resulted in displaced community nodes, and overall disenfranchisement. The disruption and taking of private property may fall into the equity and economy conflict conundrum as described by Godschalk (2004). In this paper, we will address the problem by using a mixed methods approach in data collection and analysis. The qualitative data analysis will demonstrate the area of concern before, during, and after the completion of State Highway 288. The study will also utilize census socio demographic information over the same period and project an economic status if the highway never intruded. The study will show that a lack of deliberative democracy in favor of the economic goals of the elite allowed a variety of unjust outcomes. Additionally, opportunities for further research addressing a framework for stakeholders to consider in the analysis and mitigation of possible long term negative impacts of public choices on urban communities.

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82 ACORN and Community Organizing: Education, Housing, and Current Trends
Education as a Field for Community Organizing: A Comparative Perspective

Increasingly, community organizing groups are turning to education as an issue for their attention. Several studies have documented their efforts and accomplishments, but researchers have not paid sufficient attention to how the different community organizing traditions--institution-based and neighborhood-based--play out in addressing the challenges of urban education reform. For this paper, we draw on our study of community organizing for education reform conducted between 1999-2002 that included both a broad national survey and in-depth case studies of five urban groups representing the range organizing networks and traditions. This paper details the unique challenges of education as an issue for organizing - insularity, embeddedness in multiple contexts, and, in the current era, diffusion of accountability. We compare the different organizing groups in the face of these challenges, using a framework that gauges the levels of power they achieve. We found that groups representing both institution-based and neighborhood-based organizing traditions were effective as catalysts for equitable education reform that is sensitive to minority and low-income students by introducing new ideas and getting past barriers to change. Because sustaining these reforms requires a shift in educators' fundamental assumptions about the role of parents and community-based groups in education, strong leadership development, cross-sector relationships, and long term programmatic efforts were needed. These strategies were intrinsic to the practices of institution based groups, while neighborhood based groups had to adapt their practices and work in coalitions in order to have an impact in education. We conclude that community organizing is uniquely suited to move a broader public to understand critical education issues and to restore community members' confidence that it is possible and worthwhile to engage in.

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The Battle of Brooklyn: ACORN's Modus Operandi

In 2004, the New York chapter of ACORN decided to support one of the largest and most controversial building projects proposed in New York City in decades. The builder and his partners--who include rapper Jay-Z--planned to move the New Jersey Nets to Brooklyn to play in a new 20,000-seat arena, part of a $2.5 billion development that would include 4,500 rental units. ACORN agreed to support this project after forcing the developer to agree to make half the units non-market affordable housing. The proposed arena and 16 skyscrapers would radically alter the Brooklyn skyline and increase the population. Many area residents, advocates and elected officials opposed the plan citing environmental concerns, traffic gridlock, displacement, wasteful government spending and the abuse of eminent domain. It would displace over 800 households. ACORN signed a 57-page "community benefits agreement" where the developer pledged to compensate any displaced person, to give minority and women-owned businesses a slice of the construction contracts and give public housing residents and low-income people from the immediate area priority for any jobs. If successful, ACORN believes the poor and working class will have more affordable housing, cultural activities and jobs. And ACORN will have triumphed over community opposition and reaffirmed itself as a serious political force in the city. For over 35 years, ACORN has tried to mix political pragmatism and radical ideas--or what author Michael Harrington, called 'the left wing of the possible.' ACORN practices the art of community organizing by compromising, but only after pushing the limits by mobilizing its base through a variety to tactics that include running candidates for office, signing up dues paying members, leadership development confrontation and protest as well as voter turnout. This case study will examine ACORN's strategy, tactics and credo to merge principle and pragmatism.

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ACORN: Running Counter to Dominant Trends in Community Organizing

ACORN has a history of running counter to dominant trends in community organizing. This is even more true in the past decade. Dominant trends emphasize cultural approaches over political economy, consensus over conflict organizing, local-focused rather than national organizing, and a community rather than social movement emphasis. This paper, part of a much larger study of ACORN and contemporary organizing, reveals that ACORN's iconoclastic approach has resulted in a "second wind" for the organization, nearly doubling its size since 2002. It also reveals an alternative model of social change to that offered by the dominant trends, one more akin to organizing models popular forty years ago.

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83 Debt and Financial Institutions: Household and Community Impacts

Stepping Stone or Stumbling Block? Debt in the Lives of American Owners and Renters

This paper provides a descriptive analysis of the indebtedness of American owners and renters over the course of three decades, the 1980s, 1990s, and 2000s. The analysis focuses on two types of household-level debt: "productive debt" (e.g. student loans and most mortgage debt) that can help build wealth by allowing one to invest in one's future and "counterproductive debt" (e.g. high-interest credit card debt) that can allow one to meet immediate needs but that may have the disastrous effect of pulling one into a debt spiral. Rather than examine the ramifications of the use of debt at a household level, we consider debt from an instrument perspective, and we do so using data from the Survey of Consumer Finances 1989, 1995, and 2004. We examine how the use of both productive and counterproductive debt has shifted over these years, looking in particular for evidence of a shifting reliance on different types of debt by American owners and renters in different income and racial/ethnic groups.

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Interorganizational Networks and Mortgage Outcomes

The Community Reinvestment Act (CRA) of 1977 has played an important role in stimulating reinvestment in urban communities. Empirically, CRA has been found to increase home mortgage lending in low-income communities. Furthermore, CRA mortgage products have been found to be either more profitable or, at least, no less profitable than mainstream products. A main strength of CRA is that it has extended power to community-based groups to challenge the behavior of lenders and to influence decision-making. Through the enactment of CRA agreements, lenders and locally-based community groups form interorganizational networks to collectively identify equitable community reinvestment solutions. Despite the evidence that suggests these networks play an important role in community reinvestment, the broad reaching effects of these institutional forms are still unclear. The purpose of this paper is to address the question: Do locally-based interorganizational networks influence lenders? behavior beyond the immediate community? Using a quasi-experimental design with a pre-test, two control groups, and a matched sample of lenders and low-income, urban communities (selected from Chicago, Cleveland, Indianapolis, and St. Louis), I compare the mean mortgage originations and high-priced loan originations of a subset of lenders in localities with an agreement (treatment) to the same subset in localities without an agreement (control). In addition, the mean mortgage originations and high-priced loan originations are calculated for a subset of CRA-regulated lenders without agreements to serve as an additional control. The extent to which locally based interorganizational networks influence broader organizational behavior has significant ramifications for reinvestment policy for two reasons. First, the data will provide additional information regarding the effectiveness of CRA and secondly, the data provide insight as to how interorganizational networks may influence broader change.

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Balancing Risk and Sustainability: The Originating Lender and Mortgage Default

Due to changes in mortgage lending over the past few decades, the truly underserved homebuyer today is a highly targeted individual with substantial credit and income needs. While mortgage financing is often available to such borrowers, the critical issue becomes who provides the mortgage credit and at what cost (Shlay 2006; Kivell 2006; Williams et al 2005; Carasso 2005; Carliner 1998). Questions arise about the link between loans originated to underserved populations and sustainability of the mortgages over time, and the influences (if any) of the originating lender on this link. Mortgage Revenue Bond (MRB) programs, currently administered by state housing agencies of 49 states in the U.S. including Puerto Rico, D.C., and the US Virgin islands, are a tax subsidy initiative to facilitate low income homeownership. While there are other direct homebuyer assistance programs, tax subsidy initiatives represent by far the largest expenditure of the federal government towards low income homeownership (Carliner 1998). Using a unique longitudinal data set including borrower characteristics and loan payment performance of more than 5,000 borrowers from the Indiana MRB program from 2002-2006, as well as HMDA TIS and LAR data for lenders originating loans in the program, this analysis employs a nested research design to analyze the effects of lender characteristics on loan performance of borrowers over time. We find that not only do lender characteristics provide additional explanatory utility in predicting mortgage default (beyond traditional borrower measures of risk default), but that there is a nonlinear interaction between borrower risk and lender characteristics on mortgage default.

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The Timing of Welfare Payments and Grocery Prices in Montréal

The relationship between the behaviours of poorer households and the pricing of grocery stores has often been studied in urban settings (For example, Macdonald and Nelson, Journal of Urban Economics, 1991; Holy and Wheeler, Urban Studies, 1972). In the Canadian province of Quebec all payments to social welfare recipients are distributed once a month. This concentration of payments in time is important if one considers there is evidence that the consumption of social welfare recipients is relatively high in the days following the receipt of assistance, and then declines until new assistance is received (see Wilde and Ranney 2000). Because spending responds sharply to the receipt of resources, some economic agents may take advantage of the timing of assistance received by the needy. For example, when social welfare recipients all receive resources at the same date, there is a sudden increase in the demand for food and grocery stores might ?exploit? this temporary boom by adjusting their prices, thereby possibly adversely affecting the real income of needy individuals. In this paper we analyze this hypothesis by using weekly data of prices of 12 products sold in 10 stores located in 4 different Montreal neighbourhoods.

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Impacts of Hurricane Katrina on Single Family Housing Finance and Homebuying Patterns in New Orleans

This study will address two critical aspects of the effects of Hurricane Katrina on housing markets and. especially, the housing of lower-income households and households of color in the New Orleans metropolitan area:1) Impacts on the structure of residential mortgage markets, including changes in the availability and pricing of mortgage credit. We will identify the extent to which conventional ?prime? mortgage lenders have maintained their presence in mortgage markets or, conversely, have curtailed activities in the region or in certain submarkets. At the same time, we will be examining any changes in the activities of higher-cost, or subprime, mortgage lenders in the region and the demographic and spatial distribution of such changes. 2) Changes in the composition of homebuyers in the region at the neighborhood level. We will examine home mortgage data for changes in the composition of new homebuyers before and after Hurricane Katrina. The mortgage data allow us to identify the race, ethnicity and income of individual homebuyers (and would be home-buyers, i.e. mortgage applicants) at the level of census tract. The focus of part 1) will be on potential changes in the fundamental, underlying financial structure that is a fundamental determinant of housing production and consumption. The focus of part 2) will be on whether those purchasing homes in the area have similar racial and economic characteristics as residents and buyers before the disaster. Do new homebuyers share similar economic and racial characteristics to residents and homeowners prior to Katrina?

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84 Work, Wages, and Wealth in the Metropolis

Where the (Part-Time) Jobs Are

Part-time work constitutes a significant portion of both total employment and recent employment growth in the United States. Much literature has been written on the growth, demographics, and consequences of part-time employment. However, two questions remain: how much cities differ in their rates of part-time employment and what causes this variation in part-time work across cities. This project examines these questions using Census data for 1990-2005 for the 100 largest cities. The research begins by identifying the cities with the most part-time employment in 2005 and those with the largest increase in part-time employment for 1990-2005. To explain the variation in part-time employment across cities for the year 2005, the research uses a multivariate linear regression model to test two theories. The first theory comes from the

well-known demographic differences in part-time employment. This idea proposes that a city's reliance on part-time employment is influenced by the kind of human capital to which it has access. The research tests whether the variation in part-time employment across cities is affected by the 2000 population percentages of each group: Black and Hispanic residents, foreign-born residents, and high school dropouts. The second theory considers the effect of differences in the local industrial context on the variation of part-time work across cities. To test the effect of industrial composition, the project considers city differences in employment levels for the major industries and the government sector for 2005. Previous research shows that companies? use of part-time labor is influenced by cost pressures and the presence of restrictions on companies? employment practices. The project tests these aspects of industrial context by including the wage differential for part-time versus full-time workers in 2005 and the percentage of unionized workers in the city in 2005.

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Workforce Investment Board Composition and Regime Theory

The Workforce Investment Act (WIA) of 1998, which supplanted the Job Training Partnership Act (JTPA) of 1984, formally established the creation of regional Workforce Investment Boards (WIBs) to act as policy advisory councils to monitor and implement the flow of federal formula dollars dedicated to workforce development and training programs. Further, the WIBs also conduct studies on labor market studies and the regional economy to assess the effectiveness of these funds on addressing the needs of unemployed workers and businesses. A significant feature of the WIBs is that a minimum of 51 percent of Board membership must come from private businesses, while additional seats are held by labor unions, educational institutions and community-based organizations. Accordingly, WIB composition, at least in theory, appears to align itself with Stone's definition of a ?regime? (1989) who, in this instance, acts in private and civic interest to address the needs of a community to have a competitive workforce. This paper tests whether WIB board membership fits ?regime? theory, particularly among private sector members. Specifically, the study here examines a set of 10 cities: (1) to determine whether the business members on these WIBs correspond with the key economic sectors of those cities, (2) to test whether attendance and participation of WIB business members correlate with levels of business/customer satisfaction performance measures, and (3) to assess by interviews and case studies the level of business participation in the development of WIB strategic plans in these cities. As a result of this analysis, the paper will conclude with the determination of whether WIBs meet the definition of a workforce development regime and will posit recommendations on alternative coalition structures to build an effective regime for local workforce development.

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Studying Institutional Change in Place: Employers and Workforce Development in Chicago since the 1980s

In the past two decades, public programs for employment and job training, or workforce development, in the United States have become increasingly oriented toward the needs of employers. This system has evolved from a social service toward a business service orientation, reflected in a growing involvement of employers and industry groups in policy formulation, and more employer-driven models of service delivery. The literature on the workforce development field has tended to focus on broader federal and state policy changes (e.g., welfare reform, Workforce Investment Act) and the adoption of new strategies, such as sectoral partnerships and intermediary-led models. By contrast, less has been said about how these policies and strategies intersect with localized institutional configurations and economic contexts. The result has been a failure of scholarly observers to fully understand this shift for what it is, namely a long-term, locally-contingent process of institutional change. Drawing on archival material, key informant interviews, and available quantitative data, this paper examines the long-term shift toward greater employer involvement and orientation in public workforce development programs in the city of Chicago from the early 1980s to the current period. In particular, this

paper examines key inflection points where policy discourses shifted in support of more employer-led approaches, and where external factors (such as federal legislative changes and emergent 'best practices' in the field) intersected with local economic and political factors in ways that shaped how this broader policy trend 'hit the ground' in Chicago. I argue that this local context likely matters in the way in which public officials view the potential for employer-driven workforce policies to pursue progressive outcomes.

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A Case Study Approach to Defining Viable Occupational Clusters for Low-Skill Workers

In the U.S. domestic economy today, there are fewer career paths left for low-skill workers, who lack the education and training to compete against a growing pool of highly-skilled yet under-employed and non-employed citizens and immigrants. Manufacturing jobs and increasingly skilled occupations have moved overseas where labor costs are dramatically lower, while some service occupations have become obsolete due to technological advancements and automation. The jobs that are left and within reach often do not provide fringe benefits, living wages, or career pathways. Recent research has attempted to define nationally-relevant job clusters for these low-skilled workers. Optimal Solutions Group (Optimal) engaged in a study that attempted to define locally-relevant clusters in select U.S. cities. At each site, an analysis of quantitative and qualitative data was performed, in an attempt to identify viable job clusters which are specific to the locale and its socio-economic conditions. This work was completed using a case study approach, and the results include discussions of the potential policy implications associated with employing low-skilled workers in these professions. Some of these occupations derived from the study thus far are the same as those found in nationally-based work, while some were unique to each metropolitan area. Often, Optimal researchers found these employment clusters were directly tied to the distinctive features of the metropolitan area's industrial comparative advantage, history, and environment.

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Wage Inequality within U.S. Metropolitan Regions: Measuring its Growth and Analyzing its Effects

There is an extensive research literature documenting that income inequality nationally in the United States has steadily grown since the early 1970s. Based on data from its annual Current Population Survey (CPS), the U.S. Census Bureau has found that household income inequality, based on the Gini coefficient, rose by about 19 percent over the years 1970 to 2006. (U.S. Census Bureau, 2005 and 2007) However, while a great deal of research has been done at the national level, less work has been done examining income inequality at the sub-national level in the U.S., i.e., analyzing its spatial dynamics. The spatial dimensions of inequality are important; as (Chakravorty 1996) has argued: ?There is little doubt that the spatial concepts of proximity, contiguity, and distribution impact everyday concerns from rents to the quality of services.? Given the importance of the spatial aspects of income inequality in the U.S., the research proposed here for the Urban Affairs 2008 Conference will involve measuring and examining the evolution of wage inequality annually within metropolitan regions in the nation for the years 1990 to 2005. Among other things, this research will allow for the comparison of the levels and growth of wage inequality within metropolitan regions, thus allowing us to observe where it is highest and where it has grown the most. The research findings will allow local governments to better understand the relevance of the wage inequality issue to their specific regions, and assess the extent of its impact on the quality of life of its citizens.

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85 Urban Growth and Change in Baltimore: Past and Future

This colloquy will discuss major issues and events in the growth and development of Baltimore and its region over the past 40 years, with an emphasis on those that significantly shape opportunities and constraints for the future. This will include a review of some of the major battles around issues of highway construction and urban renewal that took place here and influenced those programs nationwide, while leaving a legacy of both neighborhood change and opportunity for renewal. It will also include a discussion of Columbia, Maryland, an exurb of Baltimore and one the nation's most significant "new towns" which celebrates its 40th anniversary this year. Columbia has succeeded in many ways as a residential community, but has not met its goals as an integrated live-work community, nor as an example for the nation. Third, there will be a discussion of the role of higher education, community, government, and business as competing sectors affecting planning and development in the region. Finally, Baltimore has been a very aggressive user of eminent domain, and has recently lost significant legal battles, greatly diminishing its ability to act in the development arena.

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Following the U.S. Supreme Court's Kelo v. New London decision, the controversy over eminent domain has moved for the time being to the states. How have state courts and legislatures chosen to address the complex, fundamental disagreements between market and community about development? Have the states done any better in assuring public accountability and fairness in the development process?

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I will review the major planning and development approaches that Baltimore has explored in the 40 years since the riots. I will discuss the strengths and shortcomings of several strategies, the significant battles that have been fought and the partnerships that were forged. I will look at how public and private developers responded to changes in the local economy away from manufacturing and toward suburban concentration of new industries. Finally, I will report on recent nongovernmental efforts to forge a more regional approach to the concentration of the poor and other urban issues; and the development agenda going forward.

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I am the elected chairman of Town Center (Downtown) Columbia, Maryland. Columbia is a planned community built on 14, 000 rural acres that celebrated its 40th anniversary in 2007 with several weeks of community events for its nearly 100,000 population. I will discuss the development of the community, its unique governance processes and proposals of the county and the Columbia developer for an urban downtown in the future. A first plan for downtown was put forth in 2005 with origins in a community charrette, but stalled after vigorous debate. A second long term plan under consideration now could boost downtown population several fold as well as expand commercial activity and office employment I will review the unresolved issues of the development plan and processes that will be used for incremental development projects.

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86 Urban Economic Development Strategies--What Works?

All Developmental Venture Capital Is Not Created Equal: Countering the Rhetoric of Emerging Domestic Markets

Developmental venture capital refers to the use of equity and near-equity investments in businesses for reasons of both social and financial returns. The social returns include overall economic development of specific urban and rural geographies; creation of high quality jobs and wealth for low- and moderate-income populations; creation of wealth for women and people of color; and the production of products that benefit society, such as technologies that contribute to a cleaner environment. Recently, both literature and practice

has conflated various forms of developmental venture capital under the broad umbrella of ?emerging domestic markets.? While handy for marketing purposes, this conflation ignores important differences between the different forms of venture capital in terms of the underlying economic problems each is trying to address; the models they utilize to do so; and the social benefits that each produces. The conflating also has enabled institutional investors to categorize many profit-maximizing venture capital investments as developmental, greatly increasing the volume of economically targeted investing that they appear to be doing. This has forced developmental venture capital funds to compete with the more financially-oriented venture capital funds on the basis of financial returns, while undermining their social competitive advantage by measuring social returns at the aggregate portfolio level. This paper examines the economic and theoretical justifications for different forms of developmental venture capital, highlighting the differences between solution-based venture capital -- designed to correct various forms of market-failure, and additive venture capital -- designed to produce incremental social benefits. The paper argues that the distinctions between different forms of developmental venture capital are important and should be maintained, both in evaluating the financial and social performance of individual funds and in fo

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An Interim Report on the Empirical Evaluation of the Economic Development Impact of Chicago's West Side Wal-Mart

Wal-Mart has more employees than any other private US firm and is the largest retailer in the country. Wal-Mart has had a significant effect on productivity in the retail sector which has seen a rapid decline in small stores. We study some of the economic impacts of a new Wal-Mart store that opened in a lower income neighborhood on Chicago's west side in September 2006. This is the first Wal-Mart in Chicago and one of the few in a dense urban area anywhere in the US. While the impact of Wal-Mart on the local business community has been documented in rural areas, there is little empirical evidence about the impact an urban Wal-Mart will have on surrounding businesses. We conducted a first round of phone surveys of approximately 200 retail businesses within a three mile radius of the new Wal-Mart store prior to its opening and conducted a second round of phone surveys of the same business approximately one year after the store opened. A third round of surveys will be done after the store has been open approximately two years. We supplement our survey data with information about state sales tax collections, demographic information etc. We geocode all of our data and measure the effect of the Wal-Mart store on the employment, wages, and prices of competing local stores. We will estimate the extent to which the Wal-Mart store has caused competitors to go out-of-business or altered their level of employment, wages, and prices.

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Small Businesses and the Vitality of Main Street

Empirical research in urban design has identified many physical characteristics that make public spaces attractive for public life. At the same time, literature in the social sciences has emphasized the role of social qualities in place attachment and place-making. Learning from the social sciences, recent research in urban design has expanded the province of design and has begun to engage both the physical and social aspects of the environment. Findings of such holistic research suggest that people are equally concerned with the spatial and social qualities of the public realm. Small businesses are known to be the largest job providers in most economies. They are also known for their adaptability to the rapidly changing marketplace. However, there is

little research that examines the role of small businesses in adding to the vitality of the Main Street - a public space where small businesses are commonly located. Besides their economic advantages, do small businesses possess other social and spatial qualities that add to the vitality of the Main Street? This paper presents the results of research conducted on three main streets in two cities and one town in the Boston metropolitan area in Massachusetts. Extensive observations and interviews were conducted over a period of eight months. Vitality of the Main Street was measured by the number of people in groups engaging in various social activities and the length of their stay. The findings reveal that when all the neighborhood-level aspects of the environment, such as location, accessibility, socioeconomics, and density were similar, small businesses substantially added to the vitality of the neighborhood's Main Streets. As compared to larger chain stores, small businesses possessed social and spatial qualities that made the Main Street environment more user-friendly, interesting, attractive and conducive for social interaction.

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Professionalism, Municipal Services Priorities, and Small Town Revitalization of Main street:20 Year Retrospective

The literature of professionalism and fiscal performance measures suggests that certain innovative techniques are crucial for the revitalization of small city Mainstreets. This is a twenty year retrospective study of key professional management/fiscal tools adopted for such a task. It is a study of 77 small Midwestern county seat communities. It is an quantitative analysis of their performance efforts to revitalize their Mainstreets by examining certain fiscal managerial and socio-economic indicators.

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Examining the Human Capital-Entrepreneurship Connection

Urban economies are benefiting from entrepreneurs as internal sources of growth, with self-employment increasing by more than 12 percent in the last decade. While the importance of entrepreneurship to urban and regional growth is apparent, it is less clear where entrepreneurs come from and what their human capital endowment is, and consequently, how cities and region can help shape entrepreneurial dynamics. This paper follows emerging research explaining the link between entrepreneurship and human capital, which is posited to be essential to the futures of regional economies (Florida, 2002; Lee et al., 2004). We present an innovative definition of human capital that incorporates occupational skills and entrepreneurial skills, as well as traditional measures of educational attainment. We explore the trends in human capital acquisition, focusing on a distinction between general and specific human capital. Using data from the Current Population Survey for the period between 1994 and 2006, we analyze human capital characteristics of various self-employed populations (men, women, Whites, and minorities) to non-self-employed populations. In doing so, we provide a detailed definition of human capital and present a differentiated perspective on the link between human capital advancement and self-employment. This paper provides a unique way to understand the evolution of self-employment through the lens of human capital. Our large-scale, multi-year analysis demonstrates how education, experience, and entrepreneurial preparedness are important components of both general and specific human capital. The analysis also shows how human capital acquisition varies for entrepreneurs and describes the human capital factors that are the most important for business creation and entrepreneurship. With this, the findings suggest where public policymakers seeking to facilitate the entrepreneur's contribution to the economy can concentrate their resources.

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87 Social Capital and Urban Development

The Role of Leadership and Social Capital in Community Revitalization

This manuscript explores the events that led to the revitalization of Claymont, a long declining area in northeastern Delaware. The experience of Claymont and its revitalization efforts provides an opportunity to examine the processes and attributes of social relationships ? the growth of social capital ? and the key role leadership played in making these efforts possible. While the community, the county, and the state observed this effort, no one has studied the ingredients that led to the successful revitalization. In order to gain a better understanding, the research questions for this study include: How did leadership contribute to the process? Was social capital created and what impact did it have on the process and final decisions that were made? How did community members and existing community groups contribute to the process? What lasting effects have the partnerships and social capital had on the community? A qualitative study using personal interviews of the key participants, coding for common language, and historical documentation were used as data collection methods to answer these questions. Answers will be helpful to others wanting to empower communities and contributes to the community development literature.

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Social Capital through Local Ties: Social Networks in Three Neighbourhoods in Rotterdam, the Netherlands

This paper examines the local ties of low and middle class residents of a mixed, partly gentrified neighbourhood, and compares these networks with, respectively, low class residents in a poverty concentration neighbourhood and middle class residents in a homogeneous middle class neighbourhood. The study is based on original data from face-to-face interviews on relationships and various forms of support, conducted in Rotterdam, the Netherlands. Previous studies on mixed neighbourhoods are generally based on two bodies of literature. Studies on the effects of spatial mix for low class groups hypothesise that spatial proximity promotes ties with middle class residents, which results in access to resources necessary for social integration and mobility. These studies show, in general, that different social groups hardly interact. These findings are not surprising, given the second body of literature focusing on middle classes in gentrification areas. While middle classes may choose for a mixed neighbourhood, this often does not translate into ties with other residential groups because place of residence is an expression of their life style rather than a place where people actually live their life. This study aims to address this tension through examining the local networks of both groups living in a diverse neighbourhood, and comparing their local networks to the local networks of their counterparts in homogeneously composed neighbourhoods. We focus on durable relationships with people that have actually offered support in the past (job, house, children, political activities, personal matters). First analyses show that the local networks of residents of the three differently composed neighbourhoods are equally heterogeneous (or rather: equally homogeneous) for ethnicity and level of education. Further analyses will focus on the variety of resources in directly measuring various forms of support from network ties.

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How Civic Organizations Contribute to Community Capacity: Evidence from Eight Dutch Neighborhoods

Urban scholars have put great faith in the possible contribution of local civil society organizations to community

capacity because of their potential to tackle neighborhood problems while at the same time connecting to the local citizenry in a variety of ways. There are serious indications however that there is a tension between the two requirements and that effectiveness goes at the expense of responsiveness and the other way around. This paper examines this tension through an analysis of the problem-solving activities of 409 local civil society organizations that were surveyed in eight Dutch neighborhoods in the spring of 2007, by addressing the following questions1) Which types of civil society organizations are involved in problem-solving activities at the neighborhood level and to what are they involved in processes of co-production? 2) To what extent and in which roles (members, volunteers, co-producers) do these organizations engage citizens in these activities? Results show that there is a remarkable high level of problem-solving activities and that organizations without professional staff are only a little less involved in tackling problems than those with professional staff, suggesting ample involvement of ordinary citizens in problem-solving. A further examination of problem-solving strategies shows that organizations in more than half of the cases engage residents as co-producers in trying to tackle a problem that they have mentioned. The results suggest a far higher level of civic involvement in tackling urban problems than previous studies have found.

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Social Networking Choices and Massachusetts Community Development Corporations

In the past few years, we have seen the emergence of technology that supports social networking and the creation of user generated content. This technology has emerged as a major force in political circles and promises to revolutionize on-line advocacy. Often called Web 2.0, it includes blogs, Wikis, social networking sites and so forth (Germany, 2006). In many ways, this is technology that should support the community organization component of CDC programs. Older technology uses more of a mass media approach that may hinder community organization (McNutt & Boland, 1999).We would expect, therefore, that CDCs would embrace Web 2.0 Technology. We would also expect that organizational variables would be a factor (see Rogers, 2003) in predicting acceptance and adoption. This foundation allows us to generate the following research questions:1) Do CDC make more use of traditional technology than web 2.0 technology? 2) Is this effect moderated by organizational factors? Research Methodology: This is an explanatory study of technology adoption and organizational strategy in a group of CDCs. The sample is composed of sixty nonprofit CDCs and was drawn using the membership list of a state CDC association.. Data collection used content analysis of the organization's website. Data analysis used a combination of multivariate GLM approaches. Contribution: This research will contribute to our understanding of the role of technology in CDC. It will also help us to understand emergence forces in nonprofit technology.

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88 Univerisities and Communities

University Town Wave--An Innovative Urbanization Path for China

University town is an emerging term in China. Since 1999, there are over 50 university towns under construction all over 21 cities or provinces. Most University towns are built rely on a developed metropolitan area, functioning as a satellite town with university as core function and other city function as well. The university town is necessary and important for Chinese urban economic development. It is the avant-garde, the core, and driven force for urban academic economy; it promotes innovative function and industry structure transformation. It is not only a new form of university but also a new form of urbanization in China. The driving forces behind the construction of these towns include the need for increasing numbers of college students, the

national loan policy for university construction, the local economic engines for government, economic benefit for the knowledge industry. The purpose of this paper is to:1 address the necessity and the importance of these booming university towns for both university and city 2 examine the ongoing operation process under different models and find key factors for the successful operation of a university town 3 identify a new relationship between university and city, and its strategic role in the city's sustainable development. The paper will use qualitative and quantitative method through interviews, documents, publications to explain the four motivations for building university towns and their different approach and results. Further more, a success case in Yangpu district, Shanghai will be examined. Key finding:1) The new model of the University town is not a self sufficient community; the plan of university town must be integrated as important part of city planning. A good relationship among industry, university, and the city is the necessary base for a success operating2) The necessary support for university town is developed urban facilities, and a good living environment. 3) A innovate hybrid operating system is needed.

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Higher Education and Urban Revitalization: The Role of Liberal Arts Colleges in Fostering Connections to Place

Colleges in the U.S. have often had adversarial relationships with the cities in which they reside. For some, higher education institutions are viewed as ivory towers, isolated and unconcerned about the real issues that cities face. This has been compounded by the fact that many colleges abandoned the city decades ago and established themselves in suburban settings. A movement has emerged within higher education to re-engage with place, particularly urban places, as staging grounds for teaching and learning, reflection and action. A growing body of literature argues for place-based education and a critical pedagogy of place--that is, learning to dwell in a place that has been damaged and disrupted through past exploitation of people and land. This presentation will explore the findings from a study undertaken by Calvin College with funding from the Teagle Foundation on the relationship between liberal arts education and place. Calvin College has had an interesting trajectory--its first location was in center city and then forty years ago it moved to its current suburban location. In the years since this move, the college has fluctuated between being disconnected from the city and thus having a 'we-they' perspective, viewing the city as needy. In the past few years the conversation has shifted in significant ways, in part because of a growing concern in the city for the so-called triple bottom line--environmental sustainability, social equity and economic vitality. More recently, the college is identifying with the city, not seeing itself as separate but more as having an important role to play in fostering social change. This study explored the perspectives of faculty, students, alumni, and city leaders to deepen our understanding of the contributions a liberal arts college can make to its place and argues that the education of citizens must have some direct bearing on the well-being of the social, political, and ecological places people actually inhabit.

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Campus-Community Relations: University Stakeholders in Urban Communities

This paper will examine the concept of ?institutional citizenship? as manifested in the ongoing relationship between Temple University and the surrounding neighborhoods in Philadelphia. The research will depart from the following claim: Colleges and Universities inhabit special positions in their local communities by virtue of their role as agents of social reproduction in society, and as such, are the bearers of particular rights and responsibilities to society. The first part of the paper will make an argument to justify the special status of the University as an institutional stakeholder in society, and delineate the normative obligations this entails. This research examines one facet of Temple University's involvement in the Philadelphia community: Project SHINE. Project SHINE (Students Helping In the Naturalization of Elders) is a national organization that partners colleges and universities with local community based organizations (CBOs) to aid the process of naturalizing elderly immigrants. This research is a critical examination of the University's involvement in Philadelphia communities

through Project SHINE. Central to this examination is an understanding of the measures of success for the various stakeholders involved in the study: the CBOs, CBO clients, Project SHINE, Temple University, Temple University students, and the wider community as a whole. Where do the interests of these various groups intersect, if at all? How does the University choose its organizational partners, and how does it negotiate what it will deliver to local partners? Finally, how do the partner organizations benefit from the University's involvement in the community? Ultimately, this research will be used to assess the ongoing relationships that Temple University has with its surrounding communities in order to inform future consideration of how the University can be a productive stakeholder in North Philadelphia and beyond.

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Analysis of Urban Planning Syllabi: Are They Inclusive?

Four years prior to 1968, the Civil Rights Act was passed. This marked a period when schools were encouraged to become more inclusive in their curriculum. Our study seeks to answer the question: How was inclusiveness implemented in the urban planning curriculum specifically? Toward that end, our purpose is to analyze syllabi used in urban planning courses, as a way to determine their inclusiveness of race, class, gender, and sexual orientation issues. These issues pertain to diverse populations that were often left out of decisions about federal Urban Renewal, Model Cities, and Empowerment Zones programs. This first-ever analysis of urban planning syllabi focuses on the inclusion of underrepresented populations in courses within the curriculum. To complete the project in a timely manner, the research was telescoped down to a narrow set of planning courses, e.g., land use, urban history, and housing. If inclusive, these courses should contain literature about underrepresented populations. We confined our search for syllabi to those posted on the internet. Project staff is completing the analytical portion of the project and the paper/presentation for the UAA Baltimore conference. The research will impact on the advancement of planning as it deals with the academic knowledge taught in urban planning courses. Our urban communities represent networks of diverse populations with a diverse set of needs. This diversity must be acknowledged and incorporated into urban courses/curriculum. While the research products will also be important to the goals of urban planning, they will be useful to all academic disciplines and professional fields associated with urban life. The methodology and other procedures used for this research will be documented and made available to others who might be interested in replicating and expanding upon this research project. A description of these research processes will be included in the project report and PowerPoint slideshow.

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89 Development Policy and Planning in Pacific Asia
"Growth Machine" in Chinese Mega-Cities: The Cases of Beijing 2008 Olympics and Shanghai 2010 World Expo

This paper attempts to revise Logan and Moloch's ?growth machine? theory to fit the development of Chinese mega-cities. With the market transition and power decentralization in recent decades, urban development in China has become increasingly dominated by the concerted actions of growth coalitions between local governments and corporate actors. However, when it comes to major international events loaded with national interest, the Chinese central government continues to play a decisive role in prescribing local development. In this sense, the development in Chinese mega-cities at times goes beyond internalism. Drawing on the evidences from the bidding and planning for Beijing 2008 Olympics and Shanghai 2010 World Expo, this paper elaborates on the power structure of Chinese mega-cities? growth coalitions. To account for Chinese urban development, therefore, the ?growth machine? theory need to be updated with an additional focus on the role of the state.

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National Support for R&D: Issues and Strategic Directions for Urban Regeneration in Korea

Since 1960s, urban policies in Korea have focused on a housing provision to accommodate a massive population influx into large cities, particularly in and around the Seoul Metropolitan Region. Urban sprawl has spread rapidly throughout the nation and led to a deterioration of the existing urban structure and residential environments. With changes in technologies and economy, the movement of capital and labor becomes globalized and to enhance national and urban competitiveness becomes very important. To improve a quality of life and strengthen national competitiveness, urban policy needs to consider a broader vision for urban problems rather than a previously fragmented, short-term, and project-based approach. Therefore, this paper aims to explore urban regeneration as a long-term urban strategy in Korea. Urban regeneration, recently introduced in Korea, implies a comprehensive and integrated approach to address urban problems. First, the paper presents urban problems and a literature-based discussion of the past and current urban policies in Korea. The literature review points to a need for a strategic framework at the national and regional levels to deal with urban issues. In this respect urban policies in Korea lack the capability to devise strategies to create new economic bases for inner city areas and to implement these strategies in response to changing industrial structures. Thus, urban regeneration approach is needed to solve a disparity between old and new urban centers and to achieve sustainable development. Then it discusses recent efforts by the Korean Ministry of Construction and Transportation (MCOT) to initiate a research and development program for urban regeneration to address the interconnected problems facing many urban areas in Korea. Finally, the paper suggests strategic directions for urban regeneration as a sustainable urban policy in Korea.

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Urban Sustainability in Asian World Cities: Urban Energy and Environmental Management in Taipei, Hong Kong and Shanghai

Modern cities create extensive stresses on the natural environment and are responsible for approximately 80% (UNEP and UN-HABITAT, 2005) of global greenhouse gas emissions. Urban society also manifests persistent social inequities despite increases in total energy consumption and material throughput. Cities are the major users of nature's scarce resources and the major causes of environmental decay, especially world cities. In order to compete in the world economy attracting transnational corporations, many city managers create an urban policy framework encouraging development at the cost of environmental quality. They seek economic security improved status in the world city hierarchy without concern for long-term sustainability. According to the report of the World Bank, urban regions that cannot successfully sustain their environments may be abandoned because of failing to attract foreign direct investment. Therefore, economically competitive world cities should adopt urban sustainability indicators socially and environmentally. Moreover, sustainable world cities can become role models for other urban centers. World cities should not only be economic nodes but also ecological nods, possessing major resources for new energy technology and environmental initiatives. World cities should lead other cities in creating sustainable and more livable conditions for our future cities. The paper attempts to investigate the growing environmental problems in Asian world cities and to explore how economic globalization is influencing the sustainability of the urban environment in these Asian world cities, including three case studies in Great China area: Taipei, Hong Kong and Shanghai. The paper attempts to compare and analyze their urban energy and environment management policy, strategies and initiatives.

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The Agglomeration of the Real Estate Industry and the Housing Bubble in Seoul: A Space-Time Clustering

Analysis

Previous studies including Glaeser, Gyourko & Saks (2005) shed light on the relationship of regulation and the house price rise in cities such as New York and Boston. Similar phenomena are observed in Tokyo and Seoul. This paper addresses the efficacy of a recent policy of expanding the period of permissible reconstruction in Seoul, the third largest populated region with high-density housing in the world, to soft-land the housing bubble catalyzed by the agglomeration of the real estate industry. The government's solutions were two-fold: regulation and supply. The government regulated the speculative reconstruction within a twenty-year period after the initial construction. Hence, the profit life-cycle of supplied apartments is renewed around the end of the twenty-year product cycle of housing to be demolished for reconstruction. This paper addresses apartment complexes as an 'agglomeration' of the real estate industry since recently they yield one of the most increasing returns of scale with increased path-dependent speculation and housing branded by market innovation over their unique profit life-cycle. The paper postulates that the housing bubble of Seoul was caused by the ascending equilibrium point between the large-scale supply by chaebol or major construction corporations and the speculative demand since the growing real estate information linkages through the networks of speculators, agents, banks, and firms distorted the housing market. The impact of changing agglomeration processes of chaebol-supplied apartment complexes with increasing returns over their profit life-cycle on the price bubble is detected by space-time clustering analyses. In order to discuss the policy efficacy, it attempts to interpret the results by applying the multiplier effect of income, savings, and increasing returns of the investment in apartments by real estate information flow linkages in a simultaneous framework.

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10:45-12:10

90 Housing Foreclosures

Spatial Analysis of Vacant, Abandoned, and Foreclosed Properties

Policy interest and research focusing on vacant and abandoned properties and foreclosure is certainly gaining momentum. Much has been done at both the national level (for example, the National Vacant Properties Campaign) and the state level (for example Rebuild Ohio, and Policy Matters Ohio), to document the incidence of these related housing crises. Similarly, the academic literature has begun to address the impact of vacant, abandoned, and foreclosed properties, particularly in the area of hedonic modeling. Hedonic modeling is widely used to measure housing market impacts, and has recently been applied independently to both vacant and abandoned properties and foreclosures, each finding substantial, negative local level impacts. If we are to believe that each of these externalities influences local housing markets, than we have to believe that any model not considering both simultaneously is underspecified. The research presented here thus addresses both vacant and abandoned properties and foreclosures in a single spatial hedonic model of the housing market in Columbus, OH. By explicitly modeling each market influence in a single model, the influence of each can be independently estimated.

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The Re-Emergence of Land Contracts and Their Link to Mortgage Foreclosures in a Stagnant Housing Market

Land contracts are a particularly usurious mechanism for home purchase that were a common way for lower income and minority families to buy houses for the 100 years following the U.S. Civil War. Housing reforms enacted since the 1960s were meant to eliminate the use of land contracts and other similar instruments and replace them with main stream mortgages. Yet, land contracts once again have become a feature of some housing markets. I use the example of Toledo, Ohio to discuss the use of land contracts, and focus on a pyramid

investment scheme that eventually involved funds from national political figures and diverted money from the State of Ohio coffers. It also extracted significant amounts of capital from people in some of the city's poorest neighborhoods. I suggest, however, that the existence of such a scheme is not accidental and is linked to a decade of serious problems in the local housing market. Toledo was an early center of mortgage foreclosures and while other areas have now surpassed it, the city is still struggling to manage the impact of extraordinary foreclosure rates (1 in 30 houses were in foreclosure in 2006). The results indicate that while the short-term direct impacts of foreclosures are moderately well-understood, we have only begun to understand the longer term indirect impacts upon individuals and neighborhoods.

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Beyond Dreams and Nightmares: Reflecting on the Foreclosure Crisis

The Fair Housing Act (FHA) of 1968 began a series of legislative efforts to reduce discrimination and increase access to credit and homeownership for people of color, women, and residents of poor neighborhoods. Homeownership rates have climbed in large part because of relaxed underwriting standards, risk-based pricing of loans, and a resultant flow of subprime loans to poor and minority neighborhoods, all hallmarks of neoliberal economic policy since 1968. Our research built on 2004 surveys of 759 low and moderate income households in 15 locations that documented both the benefits gained from homeownership and the continuing financial problems faced. In 2006, fourteen focus groups in five cities with low and moderate income homeowners threatened with foreclosure showed them to be very directly confronting the dark side of neoliberal rationality. The focus groups served as forums for collective analysis of the factors that led to mortgage delinquency and its consequences. Eighteen focus group participants went on to videotaped messages about the lessons they learned to share with the public, other homebuyers, and with the housing and finance industry. Focus groups with nonprofit foreclosure prevention counselors were conducted to understand the challenges to organizations once grounded in fighting redlining that have become an ameliorative component of the housing finance system. Collectively these different perspectives provide a critique of our neoliberal moment, the erosion of social assurances, and the consumer culture it propagates. The disastrous experiences the foreclosure crisis has provoked for some homeowners, prospective buyers, and some members of the leading community present an opportunity for reflection and dialogue and suggest directions for new collective actions and policies that reclaim the goals of the 1968 passage of FHA.

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Homeownership and Residential Foreclosure in Lower-Income and Minority Households

Residential foreclosures over the past few years have been increased dramatically regardless of local and regional housing markets in the U.S. Of various factors, many researchers have been interested in the relationship between sub-prime mortgage market and residential foreclosures. The growth in sub-prime lending has been beneficial to lower-income and minority households' homeownership under the strong housing markets. The federal government has also boosted commercial sub-prime mortgage markets to increase homeownership opportunities for lower-income and minority populations. Despite the benefit of promoting homeownership, especially for lower income and minority households, sub-prime mortgages have also increased mortgage default risk for those same households. This research aims to examine homeownership and residential foreclosure in lower-income and minority households in Cuyahoga County, Ohio. Cuyahoga County with slow regional economy and housing market has had one of the highest foreclosure rates in the country.

This study examines the spatial concentration of mortgage default by mortgage types and borrowers' characteristics using three different sources of data-Sheriff's sales deed transfer records, Home Mortgage Disclosure Act (HMDA) data, and U.S. Census data. HMDA data, in particular, includes specific information on mortgage types and borrowers' characteristics such as age, income, race, and credit score. The study makes a significant contribution to the body of knowledge on residential foreclosures in lower-income and minority neighborhoods. This research discusses policy implications in terms of federal housing policies to increase lower-income and minority homeownership.

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Cheap Properties and Hot Markets: Did a Residential Foreclosure-Based Submarket Develop in Chicago in the early 1990's?

There has been a trend in the foreclosure research to depict neighborhoods as being victimized my predatory lenders and sky-rocketing foreclosure. But, why are some communities more vulnerable than others? A cursory internet search will reveal that residential foreclosure notices doubled in August 2007. We offer an analysis that begins during the early 1990s, an era in which subprime lending began to explode in American cities. We examine the social and economic antecedents in the housing market that helped developed there current housing market instability. Our study focuses on the city of Chicago which is comprised of 77 community areas. These community areas tend to all connote different housing market positions. We conduct both appropriate multivariate analysis and GIS modeling to answer important policy related questions and provide a nuanced understanding of foreclosure and subprime lending market factors.

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| Nancy | Hudspeth | *University of illinois at Chicago* | |

91 A Look Back at Cities in the Sixties from the Present

This colloquy will look at the current state of several major cities that experienced civil unrest and riots during the 1960s. Participants will compare key social and economic indicators today, in comparison to the situation in the 1960s era. In my case, I will discuss Cleveland, Ohio, which had race-related riots in two neighborhoods: Hough (1966) and Glenville (1968). In 1967, the late Carl Stokes was elected as the first African-American mayor of a major American city. He attempted to address such issues as poverty, unemployment, substandard housing, and police-community conflicts, especially as they affected the African-American community. Currently, Frank Jackson serves as the city's third African-American mayor. Four decades later, he faces many of the same issues in a city that since the Stokes era has lost much of its population (including middle-class blacks), has suffered major job losses, has seen its public school system in several crises, has been rated recently as one of the poorest U.S. cities, and is dealing with such problems as vacant housing in part due to predatory lending and public safety in the wake of some recent murders. I will look at the city's efforts at revitalization, both of its downtown and its neighborhoods, comparing these two different eras.

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The 1967 riots in Detroit and public actions to quell them were among the most violent in the nation, and are vividly remembered as such by long-time residents--both those who remain in the city and those long gone to

the suburbs. The legacy of those events continues to be profound. The resentments and fears generated by events at the time laid the foundation for a political climate that continues to serve Detroit poorly at all levels: within the City, in the metropolitan region, and in the state legislature. On the economic front, urban analysts can, and do, point to the many forces poised in the 1960s to erode the urban core in cities throughout the Northeast and Midwest, including Detroit--the familiar litany of the movement of jobs to greenfield locations, major public investment in roads and other suburban infrastructure, long-established political fragmentation leaving central cities no room to expand, and rising incomes fueling the demand for new, larger suburban homes. But in the popular mind and much public discourse, the riots are still implicitly blamed by many for the city's thousands of empty lots, emaciated retail sector (the last remaining major supermarket chain closed its doors in the city this year), troubled public schools, and decimated tax base. And seasoned analysts concur that the riots did fuel the exodus of white residents and the retail sector supported by the middle class. This presentation will mirror those of other speakers in highlighting the economic and political conditions at the time, the major factors shaping local events and the public response, and the aftermath. The discussion is intended to shed light on similarities and differences: shared elements of the urban condition then and now, and hypotheses about why some of the cities featured in the Report of the Kerner Commission have fared better than others.

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UAA Colloquium Proposal-2008-Baltimore(Colloquium Organizer: W. Dennis Keating)The Newark Riot of 1967 was arguably the most severe manifestation of urban unrest in America since the events that had occurred in the Watts section of Los Angeles in August 1965. After five days of unrest, a reported 26 people had been killed, 725 people injured, over 1500 people arrested and several millions of dollars of property damaged. It has been forty years since those five days in July, yet Newark still bears both the physical and psychological scars associated with the events of that long hot summer. Newark remains stigmatized in the popular imagination as a city beset by lawlessness and disorder. Despite notable improvements in public safety and the construction of new downtown commercial ventures, Newark remains a city marked by deep racial divisions and uneven economic development. As the 40th anniversary of the Kerner Commission report approaches, it appears that Newark and its surrounding suburbs increasingly reflect the notion of ?two societies: separate and unequal? forewarned in the preamble of that report. This presentation will examine how the legacy of the 1967 riots continues to impact on the present and future of Newark. It will focus on the ways that the city has sought to overcome the stigma associated with the riots and to address some of the structural problems that continue to affect the quality of life in the city. It will look critically at economic development proposals in light of city's desire to change its public perception and will investigate whether such proposals serve the need of the city's population at large. In conversation with the other panelists, this presentation will place the events that took place in Newark during the summer of 1967 in a larger context by way of comparison with other cities like Detroit and Los Angeles that also experienced urban unrest and which, like Newark, have struggled with their troubled pasts.

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92 Moving to Opportunity

Can Poor Black Families Escape Segregated Neighborhoods? Residential Mobility and Opportunity in Baltimore

Prior research shows that African-Americans tend to remain in poor and/or segregated neighborhoods, even after moving. This occurs despite potential intervening factors, such as housing choice vouchers or increases in individual education, income, or wealth. Explanations for this pattern vary from structural constraints, such as

discrimination in housing markets, to arguments about the preferences of low-income blacks to live with other low-income blacks. We explore these competing explanations for continued segregation using previously unexplored data from the partial remedy to the Thompson v. HUD desegregation case in Baltimore. We examine how public housing families respond to the receipt of vouchers designated for use in low-poverty, majority-white neighborhoods. We perform analyses using GIS software, which allows us to examine the mobility patterns of these families spatially. In addition to census measures of neighborhood context (such as tract-level racial composition or poverty rate), we employ community-level indicators (such as crime and job growth) to better gauge the opportunities encountered by these families after their voucher assisted mobility. Preliminary findings indicate that low income black families from public housing projects will move to more integrated neighborhoods if given the chance and assistance, and many will stay in these neighborhoods for years. Eventually, some families move to neighborhoods that are less white, but these areas are less poor than original communities. Our findings demonstrate that it is possible to help poor minority families relocate to better neighborhood conditions, in contrast to observational research, which demonstrates patterns of repeat mobility between poor neighborhoods. We also discuss current findings in light of past mobility studies, such as those based on Chicago's Gautreaux program and the federal Moving to Opportunity demonstration.

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Peter   Rosenblatt   *Johns Hopkins University*

When City Renters Buy Homes, Do They Buy in Better Neighborhoods?

Since the passage of the 1968 Fair Housing Act, homeownership opportunities for black households have increased. However, little is known about the quality of neighborhoods where these households buy homes. This paper examines whether city renters purchase homes in better neighborhoods than where they rented, with particular attention to the effect of race on neighborhood choice. The study finds significant differences between black and white households at the rental level that persist in ownership. An analysis of 549 home purchases between 1996 and 2004 by St. Louis, Missouri, city renters shows that regardless of race or income, households buy homes in better neighborhoods than where they rented. However, black households buy in neighborhoods that are not as high quality as the neighborhoods where white households buy homes. In fact, a review of neighborhood quality factors (racial concentration, percent of homeowners, abandoned buildings, housing values, household income, unemployment, poverty rates and welfare dependence) indicates that black households buy in neighborhoods that are worse than those where white households rented. Although black homeowners live in better neighborhoods than black renters, they still are not able to close the gap with white homeowners in terms of neighborhood quality. The study concludes that historic and current discrimination leads black households to buy homes in neighborhoods that are not as high quality as the neighborhoods where white households buy homes, thus limiting the potential for black households to capitalize on all the benefits associated with homeownership.

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Moving to Opportunity and Neighborhood Safety: Examining Differences Within Families by Gender and Age

Recent housing policies have drastically changed the neighborhoods of low-income families in cities across the U.S. Underlying these policy changes is the notion that living in concentrated poverty has negative effects on families. While several studies show that the violent crime in concentrated poverty inner-city neighborhoods is associated with negative outcomes for children, few control for family influences (i.e. how families select where they live). Experimental residential mobility programs such as Moving to Opportunity (MTO) offer public housing residents a chance to move to low-poverty neighborhoods, providing a test for the impact of neighborhood poverty. This paper uses MTO data to examine the impact of the program on neighborhood

safety, looking specifically at differences within families. Using fixed effects to control for exogenous characteristics common to the family, I find significant differences in reporting neighborhood dangers by gender and age. Using a subsample of brother-sisters sibling pairs (n=2,758), I find that experimental males are more likely to report seeing drugs in the neighborhood than their sisters. This pattern is reversed for the control group, indicating that the MTO program impact on this variable is positive for girls and negative for boys. Other results from my analysis include that older children report more neighborhood dangers than their younger siblings, and that while experimental mothers and children report similar rates of neighborhood danger, control group mothers report higher rates of neighborhood danger than their children. Currently, I am analyzing in-depth qualitative interviews to explore how different respondents define safety in the neighborhood, giving texture to the above findings. These results are important for understanding the impact of neighborhood poverty on families and will inform future housing policy for low-income urban families.

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Housing Choice Voucher Utilization and Spatial Deconcentration: Effects of Public Housing Authority Programs

The primary purpose of this paper is to examine the variation in housing deconcentration in the tenant-based Section 8 program across metropolitan areas, focusing primarily on the policy and programmatic choices made by the nation's 100 largest central city PHAs with the intent of discovering whether local PHA practices make a difference. Our primary hypothesis is that local PHAs that are more proactive in promoting housing deconcentration through a variety of programmatic initiatives and management practices will have higher rates of tenant lease-ups in suburban neighborhoods and low poverty areas. An alternative hypothesis is that local PHA practices are insufficient to overcome the formidable barriers to housing deconcentration posed by the uneven access to opportunities that result from the structure of metropolitan economies, local housing markets, and racial segregation. Our analysis is based on microdata (individual certificate and voucher recipients) obtained from the U.S. Department of Housing and Urban Development. These data include records for approximately 220,000 recipients, whose addresses have been geocoded to the census tract, and are available for three time points: 2001, 2004, and 2006. Information on local PHA practices was obtained from a content analysis of annual plans submitted by PHAs to HUD. Additional data on the characteristics of metropolitan areas were obtained from conventional sources, including the U.S. Bureau of the Census. Our analysis will consist of a three-level model, consisting of growth curves for the deconcentration of housing voucher recipients (level one), characteristics of PHA programs and practices (level two), and metropolitan areas (level three). The analysis should allow us to tease out the independent effects of PHA programs and practices on the deconcentration of housing voucher recipients.

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93 Urban Collaborative Governance in Large US Cities

Getting the Foundations Right: Empowering Collaboration in Urban Governance

The idea of collaboration is an important practical and theoretical approach to managing the many political actors and organizational imperatives involved in issues of regional urban governance. At its best, collaborative governance enables various stakeholders not only to pool resources and share responsibilities to address common problems, but also to learn from one another, develop more comprehensive understandings of public issues, and build resilient inter-organizational relationships. This paper considers the conditions under which local, multi-party collaborative initiatives are translated into the operative governance practices of the urban

institutional landscape. It draws on data collected in a comparative case study of riverfront renewal projects in four metropolitan areas. New watershed park projects have recently been constructed along flood-prone rivers in Denver, Colorado; Los Angeles, California; San Jose, California; and Tempe/Phoenix, Arizona. In each city, dozens of stakeholders were brought together to work out the site designs and operational responsibilities of these projects. This paper will show specific instances where this stakeholder collaboration succeeded - as well as where it failed. The central claim illustrated by this case data is that successful collaboration requires both the soft and hard infrastructures of urban governance (Healey 2006); that is, the horizontal interactions between political stakeholders must be supported in foundational ways by the vertical authority of formal government mechanisms.

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Using Collaborative Planning in Urban Development

Achieving the degree of dialogue and inclusion necessary for meaningful collaborative planning is difficult in urban settings where stakeholders often do not share the city's or the planners? vision of growth and development. Current expansion of light rail in Houston highlights difficulties associated with the collaborative planning model in an urban setting. In planning construction of the second phase of rail development in Houston, the transit authority (METRO) sought input from stakeholders through a series hearings and town meetings where parties discussed expansion options and ultimately developed a proposed plan. Because of this process, METRO believed it had city wide support for the proposed expansion route. However, citizen groups in opposition are evidence that a mismatch exists between the stakeholders who believe their voices are being ignored and METRO?s view of the process. This study analyzes this mismatch and provides recommendations that Metro can use to improve the planning process for the third and forth phases of rail expansion which begins next year. In addition, this analysis adds to the growing body of research which seeks to provide theoretical insight into collaborative planning and increase the level of participation from all community stakeholders in the collaborative process. This is a single case -study. To document the case, I review documents from both METRO's and the city's planning department concerning rail expansion. I also conduct interviews of stakeholders and planners involved in the process, observe public and neighborhood meetings, and review documents such as minutes of the public hearings and newspaper reports concerning this phase of the light rail plan. Both qualitative and quantitative methods will be used for data analysis. References: Fischer, Frank. 1993. Citizen participation and the democratization of policy expertise: From theoretic inquiry to practical cases. Policy Sciences 26: 165--88.

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Venue Shopping and Institutional Formation in Urban Governance

Key findings from the literature on policy venues illustrate that actors within political coalitions attempt to find decision settings that offer the best chance to accomplish desired policy goals. Policy players, discouraged by biases within institutional venues where key decisions about a policy are made, utilize the overlapping jurisdictions of the American federal system to shop alternative policy proposals to the venue of least resistance. As entrepreneurs and elites at the national level have shifted venues to gain more political leverage, so too have local political actors realized the limitations of municipal government and transferred development projects to state legislatures, special-purpose authorities, and public-private or quasi-governmental agencies. We argue that the venue shopping and institutional formation processes now common in urban development have restructured the governmental ecology of urban areas in ways unexplored to this point in the field or urban political research. We offer evidence from four prominent capital development cases to illuminate our theorizing: the 1995 and 1997 sports stadium debates in Seattle, the 1991 conflict surrounding the construction of a new baseball stadium in Chicago, and Chicago's Navy Pier redevelopment project in the mid-1990s. What

arises in the place of the traditional urban regime is a more malleable urban policy coalition of local governments and state institutions providing the fiscal resources and institutional infrastructure for local capital development. This paper makes key contributions to our understanding of the policymaking function of urban governance coalitions and the strategies employed by coalition actors to reach policy goals. We have already collected preliminary data for this study and are confident that a solid paper can be produced for the 2008 annual meeting.

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From Government to Governance: Chicago Political and Business Coalitions, 1968-2008

In the post-war period, Chicago's political and business elites cooperated in redeveloping Chicago's Loop. The master plan included new office buildings, a university, new medical facilities, and middle and upper income housing. Loop businessmen formed the Chicago Central Area Committee and worked with Mayor Richard J. Daley and the city's Department of Planning to achieve their goals. In the 1980s, the Commercial Club of Chicago, comprised of regional businessmen, began a program to maintain Chicago's economic vitality under the pressure of globalization. The business community and key political stakeholders formed region-wide coalitions to overcome the paralysis caused by extreme political fragmentation and the historic hostility between the city and its suburbs. Mayor Richard M. Daley established the Metropolitan Mayors Caucus and Chicago World Business. The business community supported a multiplicity of coalitions targeted at specific infrastructure projects. This paper will first analyze the difference between the traditional coalitions of the postwar period and the region-wide coalitions of the past two decades. Second, the paper will analyze why the new coalitions move beyond government to governance.

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94 Economic Development in Cities--What Works?

A New Approach to Economic Development: A Comparative Analysis of Urban Economic Development Strategies of Three Mid-siz...

Faced with challenges such as neoliberal restructuring, intensive global competition, rapid technological changes, knowledge-based global economy, and immigration flows, Canadian cities like others elsewhere are increasingly becoming proactive and innovative in the field of economic development. In this paper, we take an in-depth look at the economic development strategies and policies being pursued by three medium-sized cities located within the Waterloo Region of Canada, namely Kitchener, Cambridge, and Waterloo. Specifically, we look at the economic strategies that are being adopted, the outcomes, and the urban implications of these policies. The paper is based on extensive interviews with city officials, high ranking managers of regional economic development institutions, influential individuals involved in the promotion of economic development in the three cities. In addition to these interviews, annual reports, strategic economic growth documents, business directories, technical reports, budgets statements, and working papers were also extensively surveyed. Our findings indicate a complete shift from ?traditional? to ?new? economic development approaches, with a strong emphasis on knowledge generation, innovation, creativity and adaptation. The study of practical economic development strategies shows a strong convergence with the current beliefs and thinking of economic strategies in the urban and regional development literature, indicating that academic arguments are proving attractive to city and regional policy-makers. We discuss the implication of the new economic

development approaches to urban development.

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At-Risk and Developing Suburbs in the Chicago Metropolis:

Cities possessing limited potential for expansion through annexation and lacking undeveloped land must look towards redevelopment of existing built-space as a way to foster economic development. When property owners in areas targeted for redevelopment will not voluntarily surrender their land, local governments may choose to use eminent domain to seize the property. Since the Supreme Court decision in Kelo v. New London (2005), which declared takings for economic development a legitimate public purpose, legislation has passed in 28 states to limit local governments? ability to seize property for redevelopment (Nelson, 2006). Despite the public and political backlash against eminent domain, metropolitan leaders, particularly those in older suburban communities, view it as a critical tool for successful development. Through a survey of all municipalities in Chicago's metropolitan statistical area, this study will focus on the use of eminent domain and other redevelopment strategies (particularly regional partnerships) by suburban governments. Current literature on redevelopment pays scant attention to the differences between older suburbs and the newer suburbs found on the outer fringes of metropolitan areas. As the suburban population continues to move further away from the urban core, the inner suburbs are now facing many of the same problems, such as population decline and increasing poverty rates that once only affected central cities (Orfield, 2002). Losing the ability to use any redevelopment tool, particularly eminent domain, may substantially inhibit suburban leaders from instituting policies to ensure the fiscal stability of their communities.

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Building a Sustainable Development Model in Michigan

West Michigan is quickly emerging in Michigan as a leader in creating a sustainability network. The Region's Community Sustainability Partnership (CSP) founded in 2005 is leading those efforts and centers on the ?triple bottom line? (TBL) of environmental stewardship, economic prosperity and social equity. Within two years, the ?CSP? has grown to over 120 organizations in West Michigan with a reach of tens of thousands that have endorsed and supported sustainability guiding principles. This research will focus on a few new market tools that are leading sustainable development: Leadership in Energy and Environmental Design (LEED) building and construction and sustainable manufacturing practices. An incredible burst of LEED participation has occurred in region, which dwarf the rest of the State's activities in green building. As of September 2007, West Michigan has 35 of the total 51 LEED Certified buildings (69%) in Michigan. West Michigan has 93 out of the 161 LEED registered buildings in the State (58%) (USGBC Certified Project List 2007). The President of the USGBC on his visit to Grand Rapids stated that Grand Rapids has the most certified buildings per capita in the nation. Sustainable progress in Grand Rapids (and Ann Arbor) does not have to be an anomaly in Michigan. This research identifies activities and coalitions that are beginning to affect transformational change and the barriers that have limited such activity in Greater Detroit. USGBC Certified Project List 2007 [searchable online database]. Accessed on September 28, 2007 from http://www.usgbc.org/LEED/Project/CertifiedProjectList.aspx?CMSPageID=244

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Detroit: A Re-imagined City 40 Years Later

The 're-imagining' of cities has long been an important component of civic life in American city building. In recent years there has been a renewed political interest by big city mayors to present a positive image of their city in the wake of an ever changing economic and social landscape. Detroit is one city that has struggled for the past 40-years to shake an image as the nation's preeminent urban basket case depicted by urban observers as an American acropolis. Many of the issues surrounding Detroit's image have been the direct result of the physical wreck from the July 1967 riots. The damage still lingers in the collective ego and broader image of Detroit within the national urban landscape. Two generations later, racial isolation continues, population loss drains the city of life and vitality, and economic opportunity is very difficult to find. Now more than 40 years over due, Detroit is moving forward in a new direction pushing to improve its long standing negative imagery. This paper will spotlight the prevailing re-imagined templates that guide Detroit's reemergence: Detroit as a world-class city, Detroit as a tourist destination, and Detroit as a vital center for a prosperous metropolitan region. As Detroit's premier cheerleader, former mayor Dennis Archer promoted a world class tourist agenda adding to a ?trophy collection? that includes new office construction, luxury hotels, casinos, sports stadiums, and a redeveloped waterfront. The new branding for the Detroit Convention and Visitors Bureau supports this world class tourist imagery - the ?D? - cars, culture, gaming, music and sports. However, initiatives undertaken by current mayor Kwame Kilpatrick favor improving the vitality of Detroit through three ?S? ? safety, street lights and schools. This paper will offer insight into the continuing struggle to define Detroit's ?re-imagined? place in the 21st century urban landscape.

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Patterns of Tax Abatement Policy

Tax abatements and other forms of tax incentives have probably been the most studied of the arsenal of economic development tools available to states and cities. Research has focused on the determinants of different policy approaches, overall effectiveness in attracting and retaining capital investment, equity patterns among municipalities, impacts on inter-city competition, and the marginal and overall costs to communities using abatements (see for example, Peters and Fisher, 2005; Reese and Sands, 2006). Research questions and findings can be summarized in a relatively parsimonious fashion:· What kind of cities are most reliant on tax abatements? Most states with enabling legislation allow their use across a wide range of economic conditions. Abatements are used in sick cities trying everything to get better and in rich cities pursuing even greater growth. Abatements are often granted to all firms requesting them, driven by political concerns about appearing business "unfriendly."· How effective have abatements been? Abatements appear to have limited impact on business location decisions at the margins, in the second stages of location decisions, for a relatively short period of time, in focused geographic areas, and in tight labor markets. Long term studies have been unable to show consistent positive results and many studies indicate little effect on jobs or investment.· How have abatements impacted inter-municipal equity and competition? Both have been exacerbated. Abatements appear to stimulate new jobs and investment in growing exurban areas to the detriment of inner ring suburbs and central cities.· Are the benefits of abatements worth the inherent tax loss? For some municipalities, likely those already economically healthy, tax abatements do appear cost effective. However, in more stressed cities taxes forgone per job generated are excessive. Given what is known or at least suspected about tax abatements, what is left to study? What questions remain unanswered? Often unique cases can provide valuable insights on well studied issues. With so many cities using tax abatements, what is different about municipalities that eschew them? And, given that abatement use is highly path dependent—once a city starts granting them it is very difficult to stop—(Reese, 2006), why do some communities that used abatements early and often, precipitously cut off the flow? This research uses a unique database that includes all municipal tax abatements granted in the State of Michigan over the past two decades. The time series nature of the data

allow for identification of patterns in abatement use. Based on a statistical analysis of usage patterns, a sub-set of municipalities are identified for case studies. Overall, it is clear that the majority of municipalities using tax abatements in Michigan began the program in the early years and have used abatements at a steady or slightly increasing rate over time. Of particular interest, however, are the outliers. One group is composed of those municipalities that have gone through most of the time period forgoing abatements only to begin use in earnest within the last five years. What caused them to change their long term policy and to what effect? More interesting are those communities that began using abatements early and consistently but suddenly stopped. Was there a particular bad experience? Have they found other development policies to be more effective? The lessons learned from this last group of cities will be particularly instructive in identifying policies and strategies that might limit abatement use or at least allow it to be targeted to situations where they are most likely to be effective at the lowest cost in forgone revenue. Specifically, the following research and policy questions are addressed:· What have been the patterns of abatement use over the past 26 years among municipalities in Michigan?· What is the extent of deviation from past findings that abatement use is highly path dependent?· What types of communities are likely to be early as opposed to later starters?· How many municipalities are able to stop using abatements once they have begun?· What circumstances cause some cities to eschew abatements for years only to start use?· What circumstances cause cities to rely heavily on abatements over time and then suddenly stop?· What public policy lessons can be learned from these outlying cases?

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95 Economic Developement and the Local State

Governance of Community Economic Development : What Role for Elected Representatives in Montréal Since 1990?

The creation of the Local Development Centers in 1997 and municipal reform (2000-2004) are the highlights of a larger decentralization process taking place for the past 20 years within the local economic development sector in Quebec. In Montreal, besides the creation of new institutions at the regional level such as the Montreal Metropolitan Community and the Elected Representatives Regional Board (Conférence regionale des élus), some other institutions have seen their responsibilities increased at the local level. It is in such a context that Montréal's boroughs have become important players in community economic development. Consequently local elected representatives find themselves increasingly involved in community economic development initiatives along with elected representatives from the other two tiers of government already participating. Very little attention has been directed to the specific role those actors are playing in the local governance of this sector. Given these new responsibilities and the fact that the three tiers of government (municipal, provincial and federal) have been funding community economic development in Montreal for twenty years further study is useful. Are the elected representatives showing leadership among the other local actors? How do they get involved in partnerships between government and its most important partners at the local level, the Community Economic Development Corporations (CDEC)? This paper examines the evolution of the elected representatives? role in the last twenty years. Three case studies are developed that detail the relationship between various elected representatives and the CDECs at work in three boroughs of Montreal. The study findings show that despite their new responsibilities elected representatives are unequally involved in community economic development for the time being but evolution continues as the partnership between Montréal's CDECs and government is reconsidered.

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Community Benefits Agreements and Local Government: Four Instructive Cases

In cities experiencing increasing market activity in formerly disinvested neighborhoods, a variety of relationships, both conflictual and collaborative, have emerged between the local state and community or social movement organizations. This paper examines the evolution and outcomes of campaigns for "community benefits agreements" in Denver, Los Angeles, Milwaukee and New York City to shed light on the relationship of community-based non-profit actors to local government in the contemporary urban context and to draw conclusions about what factors condition the tendency of community benefits coalitions to deliver successfully on the promise of equitable distributed gains from subsidized development. The paper concludes that while CBAs do not tend to dampen development activity in strong markets, the outcomes of community benefits campaigns are widely divergent and depend crucially on the commitment and capacity of state actors.

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The Effect of Local Government on Urban Performance

The research question we wish to address in our paper is the effect of local government policy and activity on economic and social outcomes - changes in income, employment, and population - in urban areas in England . Since there are a large number of factors other than local government policy that are likely to have very major effects on these outcomes, we approach the problem by constructing a multivariate model that first attempts to predict these outcome measures over time using standard economic variables. Through this means we identify cities whose actual performance is considerably better (or worse) than our predictive model. We then consider whether this over- (or under-) performance might result, at least in part, from local government activity. We do this by adding to our model political and policy variables, including particularly the central government generated comprehensive performance assessment score, a measure designed to score local governments in terms of their efficiency of performance and operation. The fact that such data are available (along with standard policy data on public expenditure on various functions and political data on party control and turnover) in England but not in the US makes the English setting particularly relevant. Since one of the authors (Wolman) has been involved in a similar study in the US, efforts to come to comparative conclusions will be made when appropriate.

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Local Agency and Civic Capacity--Working around the States?

The logic of much of the literature on globalization's effect on cities (Friedmann 1986, Harvey 1989, Sassen 1991-2001, Brenner 2004) is that local places lie prostrate before capital when it comes time to bargain over economic development, regardless of the effects of local, state and national government. Even though this view has been contested in terms of local economic and institutional resources (Savitch & Kantor, 2002), local political choices arising from social change (Clark & Lipset 1991), and the stabilizing influence of higher-level institutions including state and national government (Thomas 2000), the debate has been confined mostly to larger cities. This is a particularly glaring omission given that if local places do indeed have little control over their fate, small towns should be the most vulnerable of all and the most likely to take whatever economic development comes their way in a race to expand their tax base. The sparse literature on smaller communities suggests that in reality even poor rural communities are motivated by factors other than economic gain (Ramsey 1996) and that medium size cities consistently show a conflict between subsidizing economic

development and pursuing broader civic improvements (Pagano & Bowman 1998). Unfortunately, the smallest communities have not been studied comparatively ? for example in different states with sharply differing approaches to supporting localities with intergovernmental aid. This paper aims to fill the gap with a study of economically similar small communities, two in Minnesota and two in Illinois, including a survey of 100 community leaders in these towns. By studying communities across two states, the survey measures both variations in economic and community development choices within these communities and the effect on those choices on the differing state level policies, the centralization of revenue and policy in Minnesota and the relatively decentralized state of affairs in Illinois.

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Local Economic Development Policies in Texas Cities: Which are Perceived as Effective?

Local economic development efforts are common with a growing number of policy tools being made available to cities from their respective state governments. Just as common is the debate of the effectiveness of the policies. This paper will report the results of a survey, the fifth since 1993, that asks cities, among other questions, which tools they use, are they effective, how, administratively, do they organize their economic development efforts and who benefits and who loses? The paper will close with a comparison of perceptions to secondary date. This paper will provide a historical perspective to what the state legislature has made available, what has been used, and what is perceived to have worked.

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96 Baltimore's Waterfront Redevelopment: Issues Then and Now

The revitalization of Baltimore's Inner Harbor successfully converted underutilized maritime industrial areas into a mix of land uses, including recreational and festival areas, cultural destinations, and retail, office and residential space. The success of the Inner Harbor redevelopment has served as a model for adjacent areas, including Inner Harbor East and Key Highway to the south. The greater diversity of land uses along Baltimore's waterfront has proven to be an important driver of economic development in the City and has even been a major element of the City's revenue surplus over the last two fiscal years. However, since 2000, development interest began to infiltrate sites actively being utilized for maritime shipping. The City was confronted with a policy decision regarding the relative importance of two critical City objectives: 1) expansion of the new business and residential uses made possible by waterfront redevelopment, and 2) preservation for maritime use of the deep water access essential to the Port of Baltimore. When several high profile deep water sites along the active maritime waterfront in Canton and South Baltimore were converted to mixed use, the City and industrial stakeholders came together to develop a policy to that essentially demarcated the Port of Baltimore into two distinct sections: one where mixed-use redevelopment would be allowed and one where port-related industries would be protected. Zoning was used as one of the few practical methods available for assuring the availability of deep water land for maritime shipping use. In 2004, the City passed legislation that created the Maritime Industrial Zoning Overlay District (MIZOD) and applied it to remaining industrial properties along waterfront with deep water access. The MIZOD disallowed office space, restaurants and taverns as a permitted or conditional use and the creation of Planned Unit Developments in the boundary

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This presentation will contribute the basic history of this colloquy, starting with the creation of the public-private partnership that conceived and sponsored the Charles Center Urban Renewal Project in the 1950s, leading up to the decision to revitalize the 240-acre Inner Harbor Area in the 1960s. I was involved in the management of the city's downtown renewal program as Chief Executive of Charles Center-Inner Harbor

Management, Inc., and I will present an illustrated talk describing the three main stages of that world-famous chapter in urban affairs: first, the surprising success of the pioneering Charles Center undertaking, which led the City to undertake the redevelopment of the entire Inner Harbor area in 1965; second, the creation of the headquarters office buildings and the playground for Baltimoreans on the shoreline of the Inner Harbor in the 1960s and '70s, and, finally, the building of a critical mass of urban attractions around the Inner Harbor and creation of a billion-dollar tourist industry in the 1980s and '90s. The Charles Center-Inner Harbor development has received upwards of 50 national or international awards for excellence, including an honor by the American Institute of Architects as "one of the supreme achievements of large-scale urban design and development in U.S. history". The principles and strategies that were adopted in the process will be explained, as well as the lessons learned--lessons that have influenced scores of other cities that have followed Baltimore's lead in revitalizing their depressed post-industrial waterfronts.

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Urban redevelopment has always meant the displacement of great numbers of the poor. From the Urban Renewal developments of the mid 20th century until now, when there are major redevelopment efforts along the waterfront of every major port city, the poor and moderate income residents of cities have seen their access to the water, both to live and for leisure, diminished. Baltimore's waterfront in almost every available community with waterfront property, has been redeveloped with high-rise luxury developments, now blocking access to those without waterfront ownership rights. 'Inner Harbor West' is the next project in this line of urban enterprises. Low and moderate income communities in South and Southwest Baltimore are organizing to affect both the plans and the implementation of these redevelopment efforts. Local government is facing difficult choices. Given the demands for services that no longer bring federal or state financial support, the need to find immediate tax revenues is ever present, and new property ownership that is at the high-end of the market maximizes those revenues. It might also be argued that attracting residents with greater wealth and education leverage opportunities for civic development in other arenas. However, the residents already occupying those spaces (sometimes for generations) are already citizens with deep roots in our city. They deserve and desire to remain important and respected members of our community. Their contributions will not maximize the tax revenues, but they are, in many cases, the history and heartbeat of our city. We will consider the competing values of using waterfronts to maximize revenues or as critical places of community history and context. We will look at the current choices the poor and moderate income residents of our city have, as well as the obligations of our government to create waterfront access and housing opportunities for all citizens.

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97 Contest Over "Rights to the City"--Social Justice and Political Participation
The Social Potential of GIS Applications

This paper investigates the social potential of Geographic Information System (GIS) applications from the perspective of GIS as a participatory technology grounded in specific places and times. GIS plays an increasingly central role in the planning and management of urban settings, involving both formal governance structures and groups striving to reshape them. Conventional interpretations of GIS within geography and urban planning literature tend to either celebrate it as an objective management tool, or recoil from it as positivist technology. The daily life of actual GIS application, however, is fraught with social, political, and economic complications that often stretch existing GIS theory to its limits. This paper seeks to reconceptualize the theory and practice of GIS as a potentially liberating discourse. By incorporating emerging perspectives such as GIS and Society (GISoc), Public Participation GIS (PPGIS), and Feminist GIS, a more nuanced framework can be developed. When seen as part of a longer trajectory of participatory technologies constructed and transformed through mass-mediated,

globalizing economies, GIS clearly embodies the social potentials and social perils of the contemporary machine. Three case studies are introduced to demonstrate the global experiences of diverse groups who all employ GIS in an attempt to gain control over their environment, often with contradictory agendas. Grasslands scientists in China hoping to reduce environmental degradation at the edge of urban settlement, Palestinians using GIS to monitor the land use impact of occupation, and an urban bicycling group using GIS to help promote green development can all help inform our understanding of GIS as a truly participatory technology.

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Assessing Technologies to Control Behavior in Urban Spaces: From Burglar Alarms to Red Light Cameras and CCTV

Multiple millions of public dollars are now spent on existing and developing new technologies to exercise control over specific urban spaces or events, such as airports or summit meetings of world leaders. The justification is the need for protection against terrorist and is accompanied by a rhetoric that reports/promises extensive success for the devices. There are also control technologies that have little to do with the war on terrorism per se. These include burglar alarms, red-light cameras, and CCTV installed to inhibit crime rather than terrorism. Although officials engage in a similar rhetoric of success, evidence indicates issues exist concerning the performance of the technologies and their impact on urban democracy. For example: over 90% of burglar alarm activations are false alarms; controversy exists over whether red-light cameras are used to generate revenue for cities and private contractors rather than reduce accidents; a CCTV system failed to prevent environmental advocates from entering and disrupting an energy plant in Australia; valuable art works are stolen from museums ?guarded? by alarms and video surveillance; and debate exists over whether CCTV systems in commercial centers spatially redistribute criminal activity rather than eliminate it. This paper examines the aggregate use in cities of well established and increasingly used control technologies. It will identify the benefits claimed for the three technologies noted above, examine the evidence on their performance, consider the nature of direct and collateral public and private costs and benefits they generate, and discuss the implications of the findings for democratic practice and social justice in a time when newer more complex technologies are being developed with the intent of giving states more extensive control over access to urban space and to the behavior of citizens within them.

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From Industrial to Residential: The Confused Setting of Social Injustice

The growth in residential units in many U. S. downtowns and the appeal of an urban lifestyle for many demographic groups suggests revitalization activity will continue beyond short term market downturns. In numerous cities, however, downtown redevelopment is introducing a middle and higher income demographic into redundant and derelict warehouse landscapes, many of which still maintain the patina of past industrial uses. The toxicity of these environments is acknowledged each time site remediation is required. Supplying new urban housing through adaptive reuse, new site specific infill, and brownfield development therefore presents urban researchers with a confused setting for the expression and study of social justice concerns since the trajectory of these new residents into this landscape is voluntary, and often expensive. In this paper I explore the process of, and potential for conflict in the formerly industrial landscapes of two U. S. downtowns. I demonstrate how the concept of social injustice is being expressed by new higher income urban residents in terms similar to those used in the past by disempowered members of low income neighborhoods, despite the very different circumstances of living in proximity to noxious uses or toxicity. Ultimately, I seek to understand the expectations of the new urbanites, as well as the responsibility downtown redevelopment planners and developers have in mitigating such past effects and future conflicts.

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98 Linking Policy Responsiveness to Citizen Participation

Citizenship Participation in Urban Revitalization, From Public Administration Perspective

This paper explores one of the most debatable issues in the field of the political science and public administration which is the citizenship participation in urban governance particularly and in other public affairs generally. It discusses what roles do citizens play in neighborhood revitalization? It cites specific theorists from the field of public administration and their applications which contribute to this description. Moreover, it sheds light on how does the citizenship participation facilitate and enhance the successful implementation of urban planning and revitalization? And what are alternative roles for facilitating active citizenship?

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Neighborhood Association Involvement and Perceptions of Service Delivery: Does a Linkage Exist?

The establishment of citizen groups, in particular neighborhood associations, is not a recent trend as evidenced in Alexis de Tocqueville?s pilgrimage to America at the beginning of the nineteenth century. However, it is only since the mid-1960s, under Lyndon Johnson's ?Great Society? programs, that participation in such groups has become a national policy goal. Neighborhood associations are established for myriad reasons. In part, some neighborhood associations are formed to combat economic developers and the urban growth machine phenomenon while others are created to address issues such as the provision of public services. Although much has already been written about the importance of neighborhood associations and service satisfaction, there still remains a surprising dearth of research with respect to how involvement in these associations might influence citizen perceptions of service delivery. In an attempt to fill the existing research void, this paper examines the link between neighborhood association involvement and five measures of service satisfaction in two urban-oriented Nebraska counties and five corresponding cities that lie within these boundaries: Omaha, Ralston, Papillion, LaVista, and Bellevue. This study, in addition to neighborhood association involvement, also examines citizen perceptions of service satisfaction in light of urban growth and development, government consolidation efforts, and area-specific determinants. Data are acquired through a series of telephone interviews conducted in accordance with a 2004 area conditions survey and analyzed via ordinary least-squares (OLS) regression. It is subsequently hypothesized that, together, individual-level (neighborhood association involvement), jurisdiction-level (urban growth and development and government consolidation efforts), and area-specific determinants (the neighborhood itself) influence citizen perceptions of service delivery.

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Public Opinion, Residential Engagement, and the City of Baltimore

In 2005, the Gallup Organization conducted a national study of residents across 21 large metropolitan cities, including an over-sample of Baltimore city residents (N=312). The goal of the study was to identify a city's strengths and weaknesses through the eyes of its residents. The topics under investigation included basic service offerings, community leadership, local economy, safety, lifestyle offerings, tolerance, and many other factors. In our analysis we will examine the correlates of residential engagement. We examine which factors lead residents to be active in the betterment of their communities through social and political engagement. If successful urban renewal necessitates significant bottom up residential participation, then which factors motivate individuals to be active in their communities? We theorize that overall satisfaction, loyalty, and future outlook are key factors to residential engagement. We specifically examine the conference's host city of

Baltimore in order to understand the context of a city in transition. When public officials know what factors connect residents to the city they are better able to develop social and economic programs and policies to improve the lives of inhabitants.

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City 311 Systems: Improving Public Performance and Meeting Citizens' Needs

Initially, 311 systems were developed to shed the load from 911 systems that were being overused for non-emergency purposes. Over time, 311 systems have evolved and been transformed to provide access to government by citizens and as a management tool to measure performance and to enhance the delivery of public services. These systems are increasingly viewed as a tool to enhance citizen access to and accountability of government services, expanding its original police non-emergency role. This public service approach for 311 systems reflects the nation's move towards community-oriented government. While 311 systems have been developed in different cities, there is variation in the capabilities of these systems. Some of the 311 systems provide information to citizens and enable users to make requests for services. The information function is the most frequent use of the systems, while the service request function requires more sophisticated technology and the integration of the 311 systems with the operations of city agencies. Some cities have also used information from 311 systems to create indicators to evaluate performance. In addition, in these cities citizens can track the status of a service request through the use of tracking numbers.311 systems are more useful to citizens when this tracking capability is present. This paper reviews the performance of and services offered by current 311 systems nationwide. The paper addresses the following issues: what are the origins of the 311 system?, what are the components of 311 systems?, how have 311 systems been used to enhance the efficiency of government through the use of 311 generated performance indicators?, how do 311 systems differ throughout the country?, and what are the important criteria for cities to use in developing a 311 system? The paper draws on data from a survey of existing 311 systems, an in-depth examination of New York City's 311 system, the results of a national conference on 311 systems, and the 311 literature.

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99 Governing Cities in a Global Era--Crosscutting Challenges Facing Cities in the North and South

Globalization and urbanization are the twin drivers of social, political and economic change in the 21st Century and they are changing people's lives for both good and ill. New opportunities are opening up for many people in cities, transnational migrants continue to refresh the culture, economic vitality and politics of increasingly lively urban areas in many parts of the world. But globalization is also creating new class divisions in society, with

fabulous wealth at the top and grinding poverty at the bottom. New ethnic and religious tensions now present themselves in many cities with the risk that the social city--the polis-- could fragment into a balkanized world of antagonistic enclaves working against each other to the detriment of the quality of life for all who live in the city. Key questions that will be addressed in this colloquy: What are the implications of globalization for urban governance? How are cities in the north and south responding to these unprecedented economic, political and social changes? What are the implications for those who must lead and manage increasingly complex multi-cultural cities? By drawing on experiences in six different continents, participants in this colloquy will explore the interplay between global forces driving homogenization and urban innovation. They will consider whether the tensions that characterize cities in Europe, Africa, Latin American and Pacific Asia are being adequately addressed by governments, whether governance models can adequately respond to new kinds of urban balkanization, or if the future portends new fissures and a revisiting of the city as a cauldron of tension and unrest. Will 2008 mirror the experiences that cities faced in 1968?

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In line with the general theme of the colloquy, my contribution will focus on the comparative analysis of institutional arrangements in big city government. Drawing from empirical evidence from a sample of European cities, I will raise the question how the relative strength of forces such as national or local traditions and global mega-trends have shaped the institutional design of big city government. While big cities seem to have tended to enhance their institutional capacity for economic competitiveness and to render public services in a more managerial fashion, the emerging systems of local government and local governance appear to be less prepared to cope with the challenges of growing social, cultural, and political tensions.

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Putting aside the Johannesburgs, the Cape Towns, the Dakars and the Nairobis, the vast majority of African cities have been further marginalized by globalization trends over the last decade. Foreign investment and the effects of international assistance have hardly touched them ? or their rural hinterlands ? while the size of their informal sectors has been growing ever larger. So-called ?slums? are growing, and secure employment is almost non-existent outside of the thinning public sector. Thus, the essential, and increasingly most prominent characteristic of most sub-Saharan African cities is, and continues to be, their informality. In the face of this extreme involution (a term first used by Clifford Geertz for Indonesia in the 1960s) under what conditions can African governments ? both local and national ? manage the provision of infrastructure and services for the public? Does governance in the understood sense as it is used in the north, need to be understood as supporting local community initiatives and NGO efforts, thus producing fragmented local polities, or is there another, more hopeful, pattern taking shape? Can local research help us out here? What about research in Latin America and Asia? And if we can discern a clear pattern, what kinds of policies can assist in supporting its positive evolution?

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