Sustainable Affordable Housing Neighborhood (SAHN): Analysis of Architectural and Planning Strategies towards Framing Comprehensive Guidelines

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Energy usage, raw materials exhaustion, potable water consumption, and pollution have been serious topics for scholars, economists, and politians. Therefore, a growing demand has been observed for sustainable technology in general, and building industry in particular, with the emphasis on buildings for less environmental impact and higher occupant's wellbeing. As a result, more attention should be directed toward housing development since it consumes the largest amount of urban land, and it's consideration as an important factor for family stability and income growth. This fact can be clearly observed, especially, for middle and low-income households. Currently, sustainability is moving from a theoretical concept into a practice through several techniques which have been developed to satisfy its principles and goals. Meanwhile, many constraints facing this implementation, especially, in the affordable housing field. Therefore, this research intends to identify effective strategies for developing SAHN that can match the target population's needs. This can be achieved through the following: Research the distribution of existing SAHN in the USA to recognize which regions are moving towards sustainability. Identify the current architectural and planning strategies that are being used in designing SAHN. Assess for a significant difference between common architectural and planning strategies that are used in designing SAHN, strengths of used strategies over others, challenges, and opportunities for future improvement from supply-side stakeholder's perspective. Establish significant strategy to improve SAHN that guarantee cost efficiency over time through savings in utility and transportation costs. A mixed method approach was used as a tool for a research project on designing guidelines for SAHN. This was achieved through the following steps: a) Delineate the spatial distribution of SAHN in U.S.A by using Geographic Information System (GIS). b) Undertake content analysis for (56) registered pilot Leadership in Energy & Environmental Design for Neighborhood (LEED ND) projects for affordable housing. This helped to identify the most frequently used strategies. c) Undertake analysis: Quantitative (descriptive and inferential) and qualitative analysis for (137) responses that were collected from supply-side stakeholders through on-line (email) survey along with phone interview to verify the most common used architectural/planning strategies, identify challenges, explicate strengths over others, and explore the opportunities for future improvement. Despite some of significant differences in preferred architectural/planning strategies and recommendations used to enhance SAHN, the research results show that all supply-stakeholders agreed to a serious need for comprehensive guidelines that involve residents. Hence the existing guidelines need further assessment to incorporate successful strategies and adjust for different contexts.

Charter Schools and Community Schools: Contradictory Reforms?

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Urban researchers have argued that successful schools are critical not only to educate children for the knowledge economy, but also to build social capital in neighborhoods. The movement to link community development to school improvement has strong advocates among researchers (like Mark Warner at Harvard) and policy makers (like Arne Duncan, U.S. Secretary of Education). The "community school" concept is to make schools into vital centers serving adults as well as children, delivering services, and fostering neighborhood social networks by opening their doors to community members in the evening and on weekends. While the history of this idea goes back 50 years, it has recently gained attention (and funding) from the U.S. Departments of Education and HUD, whose leaders now see schools as institutions that can contribute to community development. This paper asks whether policies promoting schools as community centers can be reconciled with the simultaneous policy trend favoring charter schools. Philadelphia has moved as far as any U.S. city in authorizing charter schools; a fifth of the city's public school students attend 78 charter schools (that is more than 35,000 students). How has this substantial shift of enrollments affected the role of neighborhood schools? Using data and maps from Philadelphia, I will show that the locations chosen by charter schools depart significantly from the geographic distribution of neighborhood schools. The effects of this shift are most significant in low-income neighborhoods, calling into question whether charter schools can play the role of community centers to build social capital in disadvantaged neighborhoods.

Why Did Maryland's Priority Funding Area Policy Fail to Contain Urban Growth?

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The State of Maryland has adopted the Smart Growth and Neighborhood Conservation-Smart Growth Areas Act since 1997. The act uses state funds as incentives to direct development into Priority Funding Areas (PFAs) by covering costs of public sewer, water, schools, and other urban services and facilities. PFAs include existing communities, areas designated for revitalization by the Department of Housing and Community Development, and enterprise zones identified by the state or the federal government. The State requires residential density in new development within the PFAs to be 3.5 or more units per acre. Despite state efforts urban growth has continued outside the PFAs. Many municipalities have annexed lands outside the PFAs, and most counties have allowed growth in non-PFA areas. Therefore, it is very important to investigate why the PFA policy has failed to contain urban growth within designated

growth areas in order to improve smart growth policies and reduce urban sprawl in Maryland. The proposed research paper addresses the question: why did Maryland's PFA policy fail to contain urban growth within designated growth areas? To examine that question, the researcher reviews traditional containment policies (e.g., urban growth boundaries, greenbelts, and service areas) and explains how Maryland's PFA policy is different from these policies. Then, she conducts multiple regression analyses of county and municipal data to explore major factors contributing to the PFA's failure to contain urban growth within designated growth areas. The dependent variable of the regression models is the total number of acres developed outside the PFAs, while the independent variables include: population, median household incomes, insufficiency of local revenues to support services and infrastructure costs, impact fees adopted by local governments, the voluntary approach of the state PFA policy, and land use policies adopted by counties and neighboring jurisdictions. The researcher surveys local planning agencies to identify causes of urban expansions outside the PFAs; and obtains secondary data from the US Census Bureau and the Maryland Department of Planning. GIS mapping is used to compare the locations and amounts of recent development inside and outside the PFAs. The research paper presents in-depth explanations of Maryland's PFA policy, and suggests major causes of development outside the PFAs. It proposes solutions to make the current PFA policy more effective in containing urban growth within existing communities. The research findings have important implications for other states seeking to apply smart growth policies and reduce urban sprawl.

Are Michael and Jennifer More Likely to Obtain a Mortgage Modification than Maurice and Jeneice? Analyzing Differentials in Loan Workouts

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The U.S. foreclosure crisis has had a disastrous effect on individuals, neighborhoods, municipalities, states, the United States, and the global economy. As of May 30, 2011, more than 10.5 million properties went into foreclosure, and up to 12 million more foreclosures are projected from the fourth quarter of 2008 until the end of 2012. While the foreclosure crisis has had vast consequences throughout the United States, it has, in particular, had a disproportionate impact on persons of color. It is estimated that among recent borrowers, nearly eight percent of both Blacks/African Americans and Hispanics/Latinos have been foreclosed upon, compared to 4.5 percent of non-Hispanic Whites, controlling for differences in incomes among the groups. These proportions are especially striking considering that the foreclosure rates of Black/African American and Hispanic/Latino homeowners are disproportionately high compared to their share of mortgage originations. Since the rapid increase of foreclosure rates nationwide in 2007, loan modifications have become the primary strategy to keep those homeowners who are behind on their mortgages in their homes. The goal of a loan modification is

to restructure loans in order to halt default and make future payments more affordable. Between 2007 and the first half of 2011, an estimated 4.6 million mortgages have received a permanent loan modification. Surprisingly, we do not know much about these loan modifications and who received them. Thus, I ask the following research question: What factors explain the outcome of loan workouts, differentiating between trial modifications and permanent modifications? In order to explain the outcome of loan workouts, this study utilizes the publicly available Home Affordable Modification Program data set and an Ordinary Least Squared (OLS) regression, differentiating between trial modifications and permanent modifications. I create several regression models, each with a different dependent variable, to answer the research question posed above. Very preliminary results indicate that Blacks/African American and Hispanic borrowers receive a disproportionate share of temporary and permanent mortgage modifications. Very preliminary results indicate contradicting factors that explain these temporary and permanent modifications. Based on non-preliminary results, public policy suggestions will be developed.

Allocation and Preservation of Affordable Housing: A Spatially Discriminated Supply-Demand Analysis Based on Parcel Level Employment Assignment

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Housing affordability has been evaluated based on the cost of housing and transportation relative to household income. The Center of Neighborhood Technology CNT(2007) were the first to create the H+T index which estimates affordability by calculating the cost of housing and transportation spatially. However, the location choice for places that are suitable for affordable housing depends on other neighborhood and socio economic characteristics that are not included in the CNT's H+T index. The Florida Affordable Housing Suitability (AHS) model is intended to help communities in Florida allocate or preserve suitable land for affordable housing (AHS, 2009). AHS is a deterministic location choice approach that is based on the Land Use Conflict Identification Strategies (LUCIS) (Carr & Zwick, 2007) and incorporates travel cost, accessibility, socio-economic characteristics and housing cost in addition to the physical characteristics of parcels in the conflict and allocation process. The AHS model has also been updated to incorporate extra constraints and conditions that might be added beyond the suitability structure. This post processing step is called the LUCIS Criteria Evaluation Matrix (CEM) (Zwick et al., 2011). However, the new CEM post processor does not yet incorporate any supply and demand analysis to the allocation process. The output of the process can be seen as a ranking or scoring of suitable land for affordable housing. This paper will update the CEM allocation methodology by incorporating spatially discriminated multilevel supply demand analysis. To estimate the demand for

affordable housing, the new method will use a drive time shed around each residential parcel to capture the parcel-level employment. The parcel-level employment data is generated by matching the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) and data from other sources to land use categories and parcels. The supply will be estimated using geo-spatial modeling based on the current locations of assisted and affordable housing. The comparison of supply and demand will allow a spatial analysis of the localized needs for housing providing valuable information for the prioritization and allocation of public resources for housing policy.

Black Immigrants? Locational Attainment Outcomes and Returns to Socioeconomic Resources in a Multi-Racial and Ethnic Context

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Using data from the 5% Public Use Microdata Sample (PUMS) of the 2000 Census and the 2005-2009 American Community Survey (5-year sample) extracted from the Integrated Public Use Microdata Series (IPUMS), the present study will examine nativity-status and place-of-birth-differences in locational outcomes among black ethnic groups in a multi-racial/ethnic context. Specifically, I will investigate the degree to which native-born black Americans, black Caribbeans, and black Africans are able to translate their individual-level socioeconomic status attainments, such as education and income levels, into residence in suburban versus central-city neighborhoods. I will also test to see if black immigrants' locational returns to their socioeconomic attainments differ from those of native-born blacks, Asian, and Latino immigrants. The main objective of the study is to evaluate the degree to which the spatial assimilation model can describe the locational outcomes of black immigrant ethnic groups. The spatial assimilation model posits that immigrants will initially reside in lower income central-city neighborhoods with other co-ethnic members, due to their relatively low SES and acculturation levels. Over time, as SES rises and acculturation occurs, immigrants should eventually be able to move to better neighborhoods, including those with higher income levels and those in the suburbs. Thus, in the traditional version of the model, spatial assimilation is linked with upward mobility. In traditional applications of the model, the majority group is either whites (when the spatial assimilation of minority groups is examined) or the native born (when the spatial assimilation of immigrants is examined). In this study, we apply the spatial assimilation differently by examining the process among blacks, using residence in a suburban housing unit as our locational outcome. This study will contribute to the literature on immigrant socioeconomic and locational attainment in three ways. First, it will revisit traditional residential assimilation theories, and attempt to identify the factors that enable black immigrants to reside in qualitatively different neighborhoods compared to those in which native-born black Americans reside, as well as other racial/ethnic groups. Second, it will examine intra-ethnic black locational outcomes by place-of-

birth/national origin status. Finally, up-to-date census data will provide an updated snapshot of black immigrants' socioeconomic and residential status attainments, an important endeavor given the large increase in size and diversity for this population.

Work Force Housing in a Booming Semi-Rural Province

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"2011 is shaping up to be a golden age for Saskatchewan's economy [and] is expected [to] . . . lead other provinces in Canada with GDP growth of 4.3% in 2012" (Provincial Economic Outlook, RBC Economics, Sept 12, 2011).

This paper examines challenges local governments and the Government of Saskatchewan face in regard to workforce housing pressures due to rapid economic and population growth and investment in resource-based industries. It also assesses recent strategies and policies adopted by the provincial government in addressing housing needs and affordability. The methodology followed in this study includes both primary and secondary research. In addition to a secondary literature review of workforce housing initiatives that have been implemented elsewhere in Canada and the United States, an online survey was disseminated to 140 local governments within the province to assess the current and future workforce housing needs of communities experiencing growth. The findings reveal that small urban and semi-rural local governments located in Central and Southern Saskatchewan, are experiencing growth in multiple sectors and at varying rates. Local communities have land to develop and may have infrastructure to support a measure of growth but do not have the market sector players or skilled trades to meet demand. Overall, short term and long term planning needs are significant and development expertise is needed throughout the province. These results also indicate the recognition that responsibility for workforce housing issues requires input from a number of actors, pointing directly to the importance of a partnership approach in dealing with workforce housing issues. The authors expect this preliminary research to be used to inform and assess possible and innovative strategies, policies and directions Saskatchewan could take to address its unique and relatively dispersed needs.

Rust Belt Rightsizing: Smart Decline in Youngstown, Ohio

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Though located just roughly an hour northwest of the Three Rivers, Youngstown, Ohio, provides a dramatic contrast to Pittsburgh's ongoing rebirth. A major steel provider in the first half of the 20th century, Youngstown too was hit hard by deindustrialization. Unlike Pittsburgh however, Youngstown has yet to see any form of turnaround. Between 1960 and 2010, the city lost more than sixty percent of its residents, shrinking from over 165,000 to a meager 67,000 people. For several decades, Youngstown has experienced substantial economic and population decline, leaving many vacant and abandoned properties, heightened crime and a shrinking tax base. Of course, Youngstown is not the only city to see such trends - this pattern of post-industrial decline has been felt throughout the American Midwest and Great Lakes region from Detroit to Buffalo. The Youngstown 2010 comprehensive plan, put in motion in 2002, was designed around the concept of "smart decline" and a healthy shrinking city. Rather than relying on schemes to bring back long-gone industry or commercial development, the smart decline model calls for the city to accept and adopt a smaller, more trimmed physique. Youngstown's footprint and its infrastructure were put in place for a city twice its current size, leading to inefficient spending on services and facilities. Efforts under the 2010 plan seek to address this problem by focusing on strategic investment, regular demolition of blighted structures and the conversion of unoccupied space into open land assets. My project concentrates specifically on Youngstown's efforts to "right-size" through the demolition of abandoned buildings and the creation of usable open space in the city. Using media and interview sources, my work focuses on the demolition and land use issues that have surfaced since the inception of the 2010 plan. One particular area of investigation includes coverage of land banking and other efforts like those put forth by Youngstown Neighborhood Development Corporation (YNDC) designed to help the city cope with the issue of vacant parcels. In my analysis, I outline a few of the key land use strategies selected in Youngstown's redevelopment so far, including those used by YNDC in the neighborhood of Idora on the city's south side. My research on the Youngstown 2010 plan will provide a close look at a "right-sizing" strategy in action, and will therefore have meaningful implications for other shrinking urban centers. The mayor of Detroit and several other cities have met with Youngstown officials to look over the plan and take notes. As the Youngstown 2010 plan has received national attention, my evaluation of a key part of the strategy - demolition and land reuse - will fit well into ongoing discussions of the plan's success. While other broader works may too address the "smart decline" model, this project is a focused analysis of "smart decline" at work in one of its pioneering cities.

Growth Management and Affordable Housing in Florida: Is Housing for Low-income Households Included in the Plan?

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For the past twenty-five years, Florida's Growth Management Act (GMA) has required comprehensive planning of all counties and local jurisdictions throughout the state. The influence of Florida's GMA on general housing affordability has been the subject of previous research (Anthony 2003; Carruthers 2002; Meck and MacKinnon 2009), but little attention has been given to its impact on affordable housing for low-income households. Some scholars and proponents argue growth management does not necessarily produce negative consequences for affordable housing, because municipalities are required or encouraged to adopt affordable housing policies (Nelson et al. 2004; Nelson, Dawkins, and Sanchez 2007). Despite these claims, surprisingly few studies exist assessing whether current comprehensive plans adequately address housing in general and affordable housing for low-income households, specifically. Previous research of Florida's early comprehensive plans indicates poor initial planning with regard to affordable housing (Connerly and Muller 1993). This study explores the extent to which comprehensive planning in Florida currently addresses affordable housing for low-income households. The initial and current comprehensive plans of a random selection of jurisdictions throughout Florida are reviewed. A content analysis of these plans is used to determine the extent to which current comprehensive plans provide objectives and policies that clearly address the needs of affordable housing for low-income households and the extent to which plans have changed over time.

CONNECTing the Food Cycle in the Urban Core

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The food cycle—production, distribution, consumption, and waste—is an intricate system affecting regions in different and important ways. How food is grown, where it comes from, what people choose to eat, and what happens to food waste have implications for the environment, health, the economy, neighborhood vitality, equality, and much more. The previous tendency to think of food as a rural issue has resulted in many urban areas taking a piecemeal approach when addressing problems within the food cycle. Governments use planning agencies to address urban systems like housing, air, and water in comprehensive ways. Yet food, which is so essential to life, is often missing from the urban dialogue. The food cycle crosses both geographic and political borders and thus should be addressed through a mechanism that breaks down these artificial boundaries. The Congress of Neighboring Communities

(CONNECT) was created in 2009 as a forum for collaborative leadership in Pittsburgh's urban core (the City of Pittsburgh and the 37 surrounding municipalities). The University of Pittsburgh's Center for Metropolitan Studies (CMS), which houses CONNECT, has helped hone a framework that advocates for and voices the collective interests of the urban core. This poster presents an overview of food problems and uses the CONNECT framework to justify why the food cycle should be considered an integral part of discourse within the urban core. It also discusses two overarching strategies for addressing problems within the food cycle. Macro-level strategies provide options for addressing the food cycle in holistic ways. Micro-level strategies are more tailored to specific problems or phases of the food cycle. The poster illustrates that macro-level strategies are a necessary component for food reform that is comprehensive and sustainable, but micro-level strategies are needed to build momentum and address urgent food problems. The final recommendation is for both strategies to be used in tandem to achieve food reform that is both holistic and driven.

Granting Heritage after the Destruction: Resilience or Resignation?

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In the wake of catastrophic events such as natural disaster or conflicts, many urban domains are confronted to the enormous task of rebuilding, restructuring and rethinking the city in way to return to normal life, but also to improve the resilient capacity of this city. Although many could argue that attention and efforts should mostly be turned toward emergency and safety, the resilience process is also one of long-term and sustainability. In that context, the domain of cultural heritage is also concerned by such event and its participation to reconstruction is one of importance. Indeed, if, as Vincent Veschambre puts it, cultural heritage supports the construction of collective memories and allows the inscription of identity values within space and time, therefore surpassing ruptures, crises and mutations, we can argue that it consequently will help the resilience of a people and a space. We can actually observe that cultural heritage participates to reconstruction in three different way: on one end, Heritage authorities often try to save cultural monuments and sites that were greatly affected by the catastrophe; at another level, some also decide on building new monuments for the commemoration of this same event; finally, such events sometimes pushes towards the granting of new heritage status to some endangered buildings and sites. In the context of this presentation, I will mostly consider this last trend in order to question the process of granting heritage status to tragic remains in post-conflict context, and to examine its true impact on resilience. For that purpose, I will mainly focus on the case of Belgrade's Military Headquarter, also referring to comparative examples elsewhere in the world.

Developing a Civic Culture through the ARTS at Mark's Garage

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The placemaking occurring at the "ARTS at Marks Garage", a community based organization located in downtown Honolulu, Hawaii, is the first step toward a collective civic culture and, ultimately, more inclusive governance. Since 2001, Marks Garage has supported artists and others in its Chinatown neighborhood with a physical venue, political connections, and communal activities. In reviewing the workings of this art space over the span of a decade, the objectives of this paper are threefold. First, the paper documents the ARTS at Marks Garage's past and ongoing challenges in successful neighborhood programming. Then, it discusses how the space is inserted in a wider socio-economic and political landscape and participates in the larger network of arts production in Hawaii. Stepping away from the literature that links community based arts production centers to economic prosperity, we look at how one organization develops more civic-minded people. Finally, this paper demonstrates how places like Marks Garage do not simply host creative events, but become catalysts for community engagement, multicultural understanding, and social change.

The Right to the City and the Casino Dispute: The Framing of Neighborhood Legitimacy and Value Over Casino Development in Philadelphia.

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This paper examines the dispute between members of the Fishtown community in Philadelphia over the development of the SugarHouse Casino. In 2006 the Pennsylvania Gaming Control Board designated Fishtown as one of fourteen locations across Pennsylvania to locate a casino. Following this decision a wave of community backlash occurred and Fishtown became divided between anti-casino activists fighting to prevent the development of the SugarHouse Casino and pro-casino advocates who actively supported and promoted the development. Pulling from a case study exploring casino development in Philadelphia this paper utilizes 25 one-on-one, semi-structured interviews with anti-casino activists, pro-casino advocates, local level and state level political representatives, developmental strategists, community development corporation representatives and a Sugarhouse Casino representative all of whom were involved in the dispute in Fishtown over the now built Casino. Fishtown has and continues to be a section of Philadelphia undergoing gentrification. The changes in neighborhood composition associated with gentrification provide the reference point from which opposing factions articulated their Right to the City. To establish this competing right to the city framework casino opponents utilized

framing strategies which articulated their divergent perspectives on the value brought by the casino, the social justice of locating a business of vice within the community , and the legitimacy of longtime and more recent members of the community to speak on behalf of Fishtown. The findings suggest that class characteristics and the temporal connection individuals had to Fishtown contributed to the differentiation between value, social justice and community legitimacy frames. The research also highlights the ways in which latent tension between newcomers and longtime residents can manifest as a result of controversial developmental projects like casinos. Finally, the findings illuminate the difficulties in framing and affirming the right to the city when the interests of competing community groups are rooted in different patterns of community connection and divergent place based histories. In this way, the research furthers current discussions over what the right to the city is, who can claim it and how it is legitimized.

Urban Sprawl: A Review of Progress in Definition, Data, Methods of Measurement, and Environmental Consequences

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Like sprawl itself, writing about sprawl is scattered in a vast multidisciplinary literature. In this paper we provide a review of what is increasing known about urban sprawl in an emerging literature. A review of progress includes four main categories--from definition, data to methods of measurement, and environmental consequences of urban sprawl. Finally, we show how this progress review informs an approach to a case study of the environmental consequences of urban sprawl in a mid-sized city in the southeastern region of the United States. Key Words: Urban Sprawl, Definition, Data, Methods of Measurement, Environmental Consequences

The Needs of the Elderly in Public Housing: Policy Considerations in the Era of Mixed-income Redevelopment

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For the past 18 years, the HUD-sponsored Hope VI program has led to the relocation of thousands of households. Among those relocated were many elderly individuals and couples. In this paper, I will explore the unique issues faced by the elderly when they are forced to leave their homes and settle - whether temporarily or permanently - into a new environment. The paper will use a 5-year case study to

highlight what appears to work well and not so well for seniors and the special needs of the elderly in terms of facilities as well as community and services. The paper will also draw attention to what we do not yet know about the impacts of relocation on the elderly. In informing the discussion, the paper will draw from US and international research and program evaluations and will discuss how other countries are addressing affordable housing for the aging poor. The paper will conclude with a discussion of policy implications and ideas for future study.

Housing Recovery in New Orleans: Assessing Vulnerability and Resilience using the American Housing Survey

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Hurricane Katrina wrought major damage to housing across the New Orleans area. Five years later, recovery remains spotty--over one hundred forty thousand residents have not returned to the city and in some neighborhoods, physical reconstruction is very much incomplete, despite significant resources having been dedicated to recovery. Based on past natural disasters, it is not surprising that all households are not recovering at the same pace, with some continuing to move through temporary housing situations. The experience of many previous natural disasters also makes it clear that pre-existing social inequality is exacerbated by disaster events and recovery policies (Comerio 2004, Quarantelli 1982, Peacock, Morrow, and Gladwin 1997). Researchers, having examined the housing-related policies and outcomes after numerous U.S. natural disasters, describe different facets of vulnerability to and resilience after a natural disaster. While conceptually housing vulnerability includes all of these facets--the unit, the household, the neighborhood, and social and policy factors--in practice, data limitations make it difficult to analyze these dimensions together. The 2009 American Housing Survey special examination of post-Katrina New Orleans, combining data on housing units, households, and neighborhoods provides a significant opportunity to analyze vulnerability and recovery, providing new information to policymakers about how better to prepare for and respond to natural disasters. By joining the 2004 and 2009 AHS samples for metro New Orleans along with additional spatial data, we can create a dataset that combines pre-Hurricane Katrina conditions, disaster damage, and post-Katrina recovery. This analysis focuses on the repair and reoccupancy of housing units by their original inhabitants, households living in the same unit from 2004 to 2009. These questions address the multiple dimensions of vulnerability, considering how household and unit characteristics and neighborhood characteristics affect recovery. What are the critical factors influencing both the time to begin repair/construction (measured as Katrina to the start date) and the length of time to complete repair/construction (the start to the end date)? This research finds significant differences in the recovery trajectory based on race, pre-Katrina income, post-disaster temporary housing experiences, and reliance

on the Road Home grant program rather than homeowners' insurance to rebuild. We argue that future policy design must take into account how social inequality affects recovery for homeowners in order to avoid the substantial differences in housing recovery time for different social groups.

Urban Revitalization and Gentrification: From Affordance to Cultural Resilience

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In this paper I propose to explore the impacts of revitalization projects on community resilience using Gibson's concept of affordance and Van den Berg's concept of prestige-resilience. The underlying assumption is that the actors involved in the revitalization of public spaces work on their physical characteristics (physical affordance), and their programming (social affordance), to seduce specific groups of users. In other words, by changing the affordances of public spaces, revitalization projects participate in the social and cultural homogenization of users. By snowball effect, this revitalization would contribute to the regeneration of neighbourhoods. Urban (or community) resilience is defined here as the capacity of individuals and groups, who create the social environment of cities, to evaluate risks and options and make decisions. In this definition, culture is a factor that influences the level of vulnerability of populations to different challenges and the way they will anticipate and respond to events shock. Culture is also a factor that influences the way cities are and will be planned, shaped, managed, used, and appropriated. In sum, culture can contribute to urban resilience. My interest is not about the role of culture in urban resilience but rather about changing affordances of residential environments and their impacts on one specific dimension of resilience: the cultural resilience or what Van den Berg name prestige-resilience. In this project I propose to study the capacity of a Montreal working class neighbourhood's traditional population to cope with the social and physical transformations of its living environment. By "adapting" to the arrival of a new population with a different lifestyle without denying their own identity, working class neighbourhoods' traditional population shows their cultural resilience.

An Exploratory Analysis of the Efficacy of Community Gardens in Support of Sustainable Neighborhoods

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Community gardens offer planners an opportunity to address sustainability at the local level under the umbrella of sustainable development set forth by the Brundtland Commission. They simultaneously seek the three dimensions of Campbell's (1996) "planner's triangle". This project seeks to address the research question "Using Campbell's (1996) three dimensions of sustainable development as a framework, in what capacity have community gardens in Charlotte, NC contributed to the sustainability of the neighborhoods where they are located?" The goal of this research is to help grassroots organizations implement community garden schemes that have a direct contribution to the sustainability of their communities. This project employed qualitative methods of data collection and analysis. Community garden leaders participated in a ninety-minute focus group in October of 2010. A thematic framework was developed from the data and responses were grouped into four overarching themes. These themes were (1) impetus for the garden; (2) benefits of the garden; (3) management of the garden; and (4) attributes of the garden. This research concludes that the Charlotte area community gardens included in this study contribute primarily to the social pillar of sustainability but opportunity exists to expand the impact of the gardens to the economy and environment pillars as well.

Best Businesses for New Urbanism Communities

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While most people are familiar with the highly competitive nature and subsequent low survival rates of small businesses, little is known about what businesses are best suited for new urbanism communities. This study provides case studies of several inner city redevelopment communities, as well as suburban new urbanist communities, in the examination of business survival and failure rates. Implications include how city officials and developers alike can formulate better planning strategies for business sectors that serve traditionally planned neighborhoods.

Can We Talk About a North American Urban Politics?

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In comparison with most European cities where urban politics usually matters, local elections in North America are marginal political events. We can advance the hypothesis that this situation is related to the poor informational context that has generally characterized urban politics in Canada and the United States. Media coverage on urban issues is limited, local political parties are often nonexistent or poorly institutionalized, and citizens have very little knowledge of cities' responsibilities. In this context, it is very difficult for electors to obtain information, and there are few incentives for them to vote. The objective of this paper is to draw some parallels between different studies on local elections in Canada and the United States. Are there certain local political divisions? What are the various mayors' political styles? What effects is the poor local informational context having on local participation and incumbent politics? In sum, how comparable are all these local phenomena in Canada and the United States?

Housing Affordability with Local Wage and Price Variation

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When defining housing affordability, policymakers have long relied on the standard rule of thumb that households should not spend more than 30 percent of their income on housing expenditures. This threshold determines the appropriate level of housing subsidies for federal programs such as the Housing Choice Voucher program. Economists usually raise two related concerns about this traditional notion of housing affordability. First, major federal tax and welfare programs should not be tied to local price levels as this implicitly subsidizes recipients to live in expensive locations with above average quality of life (e.g. Kaplow, 1996; Glaeser, 1998). Second, any affordability metric that combines both income and housing costs potentially conflates issues of income inequality with problems in the housing market and households' consumption choices of non-market goods, such as amenities or local public goods (Glaeser and Gyourko, 2008). Given that significant inter-metropolitan differences in the ratio of income to housing cost are consistent with the basic notion of locational equilibrium, the national 30 percent affordability threshold seems particularly problematic as differences in non-market goods are capitalized into both housing prices and wages. Seminal work by Rosen (1979) and Roback (1982, 1988) demonstrates that households are willing to pay more for housing and accept lower wages in metropolitan areas which provide a higher quality of life because of local amenity differences (e.g. Blomquist, Berger, and Hoehn, 1988; Gyourko and Tracy, 1991; Albouy, 2009). Yet, federal public

housing and rental vouchers programs are explicitly indexed to local prices by relying on local metropolitan-area median incomes to determine eligibility and local FMRs to determine the level of benefits. In their current form, the affordability objectives of federal housing policy are thus introducing both locational and housing consumption inefficiencies. This paper makes several contributions: (i) We propose a new quality-of-life adjusted metric of metro-level housing affordability that is consistent with cost-of-living indices that take into account environmental and other nonmarket factors (Banzhaf, 2005). (ii) If federal housing subsidies merely offset differences in local amenity packages, households living in low-amenity areas might be receiving lower quality housing bundles than those residing in high-amenity areas. We provide national estimates of the dollar value of the subsidy that households would have to receive to maintain a constant level of utility. (iii) Our preliminary estimates suggest that annual inter-metro FMR differentials are comparable to the quality of life premium across all metro areas, growing in importance for some of the larger metro areas. Using unadjusted FMRs as a basis for allocating housing assistance is therefore most problematic for larger MSAs where amenity-driven compensating differentials play a particularly important role.

Rethinking How We Teach Future Urban Managers for a Post-Industrial Era

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Most urban observers would agree that the economic base of cities in North America and Europe are moving away from a manufacturing, assembly line-oriented (Fordism), and industrial-based structure toward one that is "post-industrial" in nature. Many urbanists would include information, services, and creativity in their characterization of the post-Fordist, post-industrial urban economic environment. Clearly, the roles, values, and expectations of citizens in this new economic environment differ from an industrial urban society. For instance, rather than speeding up the assembly line, the post industrial society calls for skills of creativity--moving things forward, with rewards given to creators since many tasks can be formulated from templates, computers, and rules (Gardner, 2008; Gladwell, 2008). Considering this steady movement towards a post-industrial society in the United States, and elsewhere, what does this mean for the current and future professional urban manager who works within this changing context? What new skills are needed for urban managers to function in a post-industrial city? Which current skills are still relevant? In a post-industrial city, urban managers work more and more with community agencies and nonprofit organizations, and managing resources, partnerships, and networks are critical skills. Should educators be teaching future urban managers how to administer their government agencies while collaborating with other organizations and agencies, ideally in a symbiotic relationship (Dougherty & Miller, 2010)? In other words, are public administration education programs providing the right skills for managers in a post-industrial urban world? Drawing on their work with the

National Association of Schools of Public Affairs and Administration, and the International City/County Management Association, and examining research and commentary on the nature of the post-industrial city and public administration education processes and trends, the authors discuss how current educational programs in public administration often fail to take a post-industrial perspective. The authors then offer suggestions on how educators can prepare future urban managers to be successful in a post-industrial era, describing the roles and skills needed to address changing values and expectations in a post-industrial city. References Dougherty, Jr. G.W., Miller, D. Y. (2010) Municipal managers: Regional champions or agents of parochialism? Journal of Public Affairs Education, 16 (3), 451-474. Gardner, H. (2008) 5 Minds for the future. Boston, MA: Harvard Business Press. Gladwell, M. (2008). Outliers: The story of success. New York: Little, Brown and Company.

Why Properties are Leaving the Subsidized Housing Stock? Modeling the Dynamics of Assisted Housing and Affordability

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Assisted housing, privately owned rental properties that receive public subsidies for complying with affordability restrictions, is at risk as owners opt out from contracts, pre pay subsidized mortgages, or fail to maintain the property adequately. In the case of Florida where the current assisted stock is composed by 2,250 assisted properties with more than 250,000 affordable units (Ray et al, 2009), approximately 400 multifamily rental properties with 55,877 units that were previously subsidized by HUD, USDA Rural Development, or Florida Housing Finance Corporation are not longer required to comply with affordability restrictions (Shimberg Center, 2010). Research has shown that the probability of leaving the assisted stock is related to characteristics of the property such as age, size, the ratio of assisted units, the target demand, and the primary goal and mission of the owner. In addition, characteristics at the level of the neighborhood and regional markets such as location, average incomes, and rents are also relevant (Finkel et al, 2006; Shimberg Center, 2008). However, the particular dynamics in which these factors operate are not entirely clear since most of them present non-linear relationships with the probability to remain in the assisted housing stock. For instance, new properties in vibrant markets will tend to leave the assisted housing inventory as owners opt out from contracts to convert to condos or increase rents to market levels, but old properties in underperforming markets will also have an incentive to leave as operation costs increase and demand decrease. The objective of this paper is to analyze the nature of these interactions and trade-offs using simulation modeling. The models will be based on System Dynamics, a method that allows the introduction of multiple interactions between internal and external elements, nonlinear relations, feedback, path dependence,

and adaptive agents (Forrester, 1994; Sterman, 2000). Model calibration and validation will be done using the results from previous studies and new cross-sectional econometric analyses of the assisted housing stock in Florida. In addition, projections and future scenarios will be built and different policy regimes will be tested.

A Case of Moral Hazard? State aid, Interlocal Cooperation and the Race for Economic Development

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An increasing literature studying interlocal cooperation and interaction among local governments has included stakeholder analysis, answers to the question of efficiency of service provision, and even reviews of democratic accountability in situations where peer-to-peer agreements are weighed against regional government or directives from state government. An additional burgeoning literature covers the "flypaper effect" in which local government spending is driven upward by intergovernmental aid. Nonetheless, analysis of cooperation and interaction's impact on public policy in economic development remains thin. We know relatively little about the difference between centralized approaches in which the state leads policy to localized ones in which local governments allocate benefits many of which are funded by the state. Additionally, a concern for any approach that studies expenditure is that the flypaper effect is poorly unpackaged between states that use need-based aid and states that allocate according to population or geographical formulae. My paper applies these literatures to economic development, helping to answer the question of whether differences in the level of peer-to-peer cooperation and state-level direction result in differences in the quantity and type of economic development policy pursued by local government. Using the Chicago, Illinois and Minneapolis/St. Paul, Minnesota metropolitan areas as points of comparison the paper reviews institutional structures, stakeholders and economic development spending in both locations, and suggests that devolution of state finance and decision-making and deviation from need-based formulae drives local spending on economic development and public facilities upward. The key dynamic in this relationship proves to be not state aid to local communities but rather the way in which such aid is structured, with communities in a more competitive situation with regard to development spending more heavily on it.

Sustainable Urban Form .. Compact City or Sprawl?

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Sustainable development is one of the greatest challenges to urban planning in the 21st century. Current patterns of urban development, called byspecially sprawl, and human activity have led to environmental degradation and created a serious threat to continued human existence and sustainability of life on earth. The United States, concerns over consequences of urban sprawl have led to increased advocacy for more compact and traditional urban development. The compact city is now widely accepted as the most effective solution to sustainable urban form. The purpose of this study is to examine the relationship between sustainability and urban form. In order to achieve the aims of this study, 50 cities in the United States are analyzed and compared with the 2008 sustainable city rankings from the organization SustainLane, using four categories of urban form indicators: densities, mode of commute to work, mean travel time to work & traffic congestion cost, and planning & land use. This research is based on the hypothesis that a sustainable city has a compact city form. According to the SustainLane 2008 US sustainable city ranking, high ranked cities were considered more sustainable cities and low ranked cities were regarded as less sustainable cities. Using SPSS's correlation analysis tool, I studied the relationship between overall city ranking and four categories of urban form the indicators. The overall finding of the analysis of the relationship between each indicator and urban form yields mixed results. The result of this research found that that sustainable city and urban form has several correlations; densities, mode of commute to work, and planning and land use have a strong positive correlation with sustainable city; however, mean travel time to work and traffic congestion cost have a negative correlation with SustainLane's sustainable city ranking. These results mean that sustainable cities which were high ranked cities in the SustainLane 2008 US sustainable city ranking have a high density, sustainable mode of commute to work, and strong planning and land use. Particularly, when a mixed land use, centeredness, and street connectivity were combined, the planning and land use category of indicators shows stronger correlation with sustainability. According to this result, these findings suggest that when the planning and land use indicators are combined synergistically compact urban form can be an indicator of a more sustainable city.

Workplace Restructuring: The Informal Economy, Non-Standard Work and Low-Income Women

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Despite being fifty percent of the workforce, and somewhat improved gender equality in the U.S., women continue to have an ambivalent relationship to the workplace. This is especially true for women with children. Poor women are expected to work and are often demeaned if they receive welfare; middle-class women who want to work struggle with patriarchal beliefs that they should stay at home and care for their children. African-American women have always worked outside of the home but with little visibility and recognition. What happens when bad economic conditions coincide with ambivalent attitudes toward women with children working outside the home? We believe that as the economy falters, the workplace is generally less hospitable. Thus, as more women enter the workplace in response to economic need, they have experienced little security and few protections. In fact, they are likely to experience broken rules, exploitation, and economic and family hardship. This paper deals with the relationship of poor women with children to the workplace and focuses specifically on two aspects of the workplace that are particularly problematic for poor women: the informal economy and non-standard work. Both of these workplace characteristics are growing and may represent normative and permanent restructuring in the work environment. In this paper, the informal economy refers to working conditions generally outside of employment arrangements that are governed by rules, policies, and expectations that are explicit and which generally define the legal dimensions of work. Non-standard work, on the other hand, is generally an accepted part of the formal economy and refers to part-time work, temporary work, contract work and other contingent work generally without benefits and job security. Both conditions may exist side-by-side in the workplace, with increasing overlap between the informal economy and non-standard work and entrenchment of insecure working conditions. From the point of view of poor women with children impacted by these conditions, this paper discusses negative attitudes toward this population and the inadequacy of child care and other safety net programs to help with economic security, economic upward mobility and economic self-sufficiency. The paper also describes how gender issues affect unequal pay and lack of paid sick days and paid family leave. This includes work-home balance issues and work arrangements that meet employer needs and not those of employees. And finally, the paper describes grass-roots efforts to reverse current trends in the workplace that negatively impact poor women and societal well-being.

Shrinking Cities in the Netherlands: Past, Present and Future

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The paper develops a long-term perspective on urban growth and decline in the Netherlands, looking back on urban shrinkage in the past. For instance, even large cities like Amsterdam that are now growing, faced shrinkage in the 1960s to mid-1980s. Currently it is the former industrial and mining cities facing shrinkage. The paper further looks ahead and explores which cities will probably face shrinkage in the near future. The focus here is probably rather on small and medium-sized cities than large cities.

Framing Responses to Post-earthquake Haiti: How Rendering Disasters Legible Shapes Reconstruction and Resilience

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This paper explores how representations of disasters, reconstruction and human settlements shape emerging plans and programs, and thereby ultimately influence resilience. We draw on James Scott's notion of "legibility" to ask how disaster response plans and programs represent and simplify complex realities and how those representations affect the conditions for future resilience. We first outline the various broad analytic lens used to portray post-disaster reconstruction, drawing on international literature and policies. We then focus on post-earthquake Haiti and (a) analyze eight reconstruction plans and (b) review design proposals submitted for the Building Back Better Communities program to explore how different stakeholders portrayed the disaster, identified the reconstruction challenges and proposed to address human settlements. We find that the various views of the crises entail different formulations of problems, settlement and resilience objectives, appropriate responses and key actors to be involved. Though preliminary, such findings are interesting to disaster specialists, development practitioners and social/policy analysts at several levels: problem-framing and representational narratives affect policy; plans and proposals reflect struggles over the definition of state-civil society relations in a moment of political transition; and, crucially, the process of disaster planning defines new roles and relations for the State, international actors, local residents, NGOs, and businesses that are likely to proved critical to future community resilience.

Race, Place, and Subprime Lending: A Story of Two Brooklyn Neighborhoods

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This paper explores the history and impact of subprime lending on owner-occupied properties in the Brooklyn neighborhoods of Bedford-Stuyvesant and Bensonhurst. With the exception of race, the demographics of these communities, seven miles from each other, are quite similar, and yet their experiences of the housing bubble and the foreclosure crisis have been very different. The paper uses historical data on deed transfers, loans, loan assignments, foreclosures, and assessed property values, as well as interviews with property owners, to construct and analyze real estate histories for properties in the two neighborhoods, beginning in the 1970s and with particular focus on the rise of subprime lending in the 1990s and 2000s. Findings suggest that whereas Bensonhurst is no longer as racially homogenous as it once was and often is still perceived to be, the neighborhood's history as a predominantly white enclave meant that it weathered the subprime lending storm very differently than Bedford-Stuyvesant. Subprime lenders were substantially less active in Bensonhurst, and although property values peaked more dramatically in Bedford-Stuyvesant at the peak of the housing bubble, these increased values also attracted greater leveraging through subprime lenders. Owners in the two neighborhoods also tended to value their homes differently, with those in Bensonhurst focusing more on investment potential and those in Bedford-Stuyvesant emphasizing the importance of keeping properties within their families. This study illuminates the importance of historical context to both our understanding of subprime lending and our formulation of policies to address its consequences.

Residential Practices of Urban Middle Classes in the Field of Parenthood

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There is common understanding that gentrifiers and new middle classes more generally share an urban orientation and have a metropolitan habitus. The urban geography of western metropolises and the formation and reproduction of specific middle class groups are hence intrinsically connected to each other. The specific urban habitus of new middle classes, however, is challenged by events in the life course. When urban middle classes settle down and have children many of them suburbanize. Using two waves of longitudinal data of a representative sample of middle-class couples that expect their first child, this paper investigates the residential practices of middle classes that live in the central areas of Amsterdam when they become parents for the first time. Building on work on urban middle classes, inspired by the theoretical concepts of Bourdieu, this paper analyses through multi-level analysis how

various orientations of capital influence the decision whether to stay in the city or move out to suburban areas. Controlling for a range of individual and neighborhood variables, this paper shows that high couples with high economic capital and relatively low cultural capital have a higher propensity to move out of the central city, while couples with high cultural capital and low economic capital have a smaller chance to suburbanize. Furthermore, this paper confirms that the degree of social and economic connectedness through social networks and work in the city also play an important part for the propensity to move out. This paper suggests that apart from a range of classical residential mobility variables also the habitus differentiates the practices of middle classes when they enter the field of parenthood.

Innovation from the Grassroots: Measuring the innovative capacity of ecovillages in their local context

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This presentation will explore the adaptive strategies emerging from ecovillages: intentional communities that promote low-impact, ecologically-oriented lifestyles. Participant observation and semi-structured interviews conducted at Dancing Rabbit Ecovillage (Scotland County, Missouri), and Earthaven Ecovillage (Rutherford County, North Carolina) in the summers of 2010 and 2011 illustrate strategies that residents have developed to meet food, shelter, water, and sanitation needs while consuming a fraction of the energy and resources consumed in the mainstream. The poster then questions the extent to which these ecovillages are serving as a "niche" source of innovation in the theory of socio-technical systems (Geels, 2004; Kemp et al., 1998). While these communities have the potential to serve as models for more sustainable human settlement practices (as have some ecovillages in recent years) little evidence suggests that they have influenced urban or regional policy outside their own boundaries. Smith (2007) offers evidence that "green niches" confront a paradox as they attempt to translate their innovations into incumbent urban development regimes. This presentation will explore how Dancing Rabbit and Earthaven experience this paradox: On one hand, the rural context of these communities allows them to experiment with novel living practices that might otherwise confront regime elements in urban space. On the other hand, their geographic isolation prevents these innovative practices from translating into the mainstream. I recommend that planners and policy makers engage more strategically with ecovillages as centers of urban innovation by creating spaces in which innovative practices can emerge, and fostering locally tailored "actual existing sustainabilities" (Krueger and Agyeman, 2005). Finally, I will discuss next-steps in my dissertation research process which will use large-sample survey methods to test Smith's (2007) hypothesis that "intermediate" regimes are

best able to innovate and translate at the same time.

Inclusive Economic Development? Collaborative Governance in Canadian Cities

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Over the last two decades across OECD countries, a "place-based approach" to the national challenges of economic restructuring has gathered momentum. Focused on urban and regional settings, the place-based approach emphasizes the quality of the "innovative milieu" shaped by factors such as local leadership, horizontal and vertical governance relations, and knowledge flows. As globalization delivers an increasingly polarized economy and society, an important debate has emerged about the prospects for integrated urban development strategies that are "innovative in two ways: in social relations of governance; and in satisfaction of needs that are not satisfied by the market" (Mouleart and Sekia, 2003). Such urban collaborations have been variously labeled "integrated area development", "community-based regionalism", and "high road competitiveness strategies". Yet, the viability, even the desirability, of such collaborative arrangements is contested. Influential think tanks and research networks, most notably through the OECD and the EU, exhort cities to embrace integrated strategies tackling what the OECD terms the "urban paradox" of innovation and exclusion. And several national/regional governments have introduced spatial development frameworks directing local actors to balance -- rather than trade-off -- economic, social, and environmental priorities. However, the scholarly community remains divided: some analysts are highly skeptical of such urban join-ups (Brenner, 2004; Buck et al., 2005) while others describe the developmental benefits of linking community and economy at the city-region scale (Pasto et al., 2000; Stone, 2008). This paper joins the cross-national discussion of urban governance bridging economic and social divides, offering four contributions. First, it introduces the Canadian case into a debate thus far dominated by European and American cases, reporting on a large-scale comparative study of collaborative governance in 11 cities. Second, it captures variation in the scope, scale, and durability of collaboration across these cities, developing a three-fold typology (institutional collaboration; instrumental partnerships; independent networks) for sharper conceptualization of empirical complexity. Third, it identifies specific "integration pathways" (workforce development, immigrant settlement, brownfield revitalization) that have brought together economic and social actors for joint work. Finally, the paper situates these findings in broader theories of urban governance, exploring the prospects for "socio-economic development coalitions".

Balancing Economic Growth and Social Inclusion? Workforce Development in Three Ontario Cities

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Concern is rising about social polarization in Canadian cities requiring new responses to balancing the often competing exigencies of economic growth and social welfare. There is an emerging normative consensus that economic development strategies that ignore social inclusion dimensions are not only shortsighted but doomed to failure in the long run. Few policy areas offer the potential to straddle this divide as neatly as local workforce development. Collaborative workforce development networks seek to match the skills development activities of individuals with the labour requirements of local firms to improve access to high quality, stable, 'family-sustaining' jobs in local economies. A core assumption of this approach is that local workforce development initiatives are possible where stable and durable coalitions of state and non-state labour market actors exist at the local level. The patterns of interaction between economic development and social welfare interests in Canadian cities have as yet undergone relatively little empirical analysis. This study explores variation in cities' strategic responses to economic and social welfare pressures by examining workforce development networks in the three Ontario cities of Kitchener-Waterloo, Ottawa and Hamilton. It asks if local workforce development networks represent both economic development and social welfare interests, or if they are dominated by the interests of one over the other. The analysis engages with competing theoretical perspectives each of which provide insights into how the organization of local and non-local state and non-state actors shape the governance of local labour markets. While the urban governance literature predicts that variation in local workforce development networks will be shaped by different patterns of interaction between coalitions of local labour market actors, the critique of neo-liberalism literature predicts that in the absence of formally institutionalized social welfare interests, local workforce development activities will be dominated by economic development interests. The study finds evidence of self-organizing workforce development networks that varied according to the organization of local interests in each of the three cases. These results offer several important insights into the dynamics of urban governance and social inclusion in Canadian cities. The organization of local societal interests and the patterns of interaction between them do have an important impact on workforce development dynamics in Ontario, but building a common agenda around which coalitions mobilize is particularly challenging in the case of workforce development, especially with the uneven participation of local business, and successful workforce development networks require civic leaders or 'champions' to act as boundary spanners between economic development and social welfare interests.

The Local Level: First or Last Step in a Political Career?

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Hitherto, in political science, especially in Quebec, the analysis of local democracy has received less attention than other levels of government be them provincial or federal (Breux and Bherer, forthcoming). There is much to be explored, however. In this black box, the profiles of the mayors are one of the topics which need to come under scrutiny. Indeed, while Tardy (2003), Simard (2004, 2005) and Charette and Urgilès (2008) showed the distinctions between female and male mayors (e.g. in terms of age, education and participation), their political career and choices are still largely unknown. It is posited mayors tend to be active in their community before their entry into politics; yet, we do not know whether the local level is the beginning or the end of a political life. To explore this question, we have compiled biographic information for each mayor (N =1106) of the Province of Quebec elected in the 2005 general election. The aim of this paper is twofold: (1) to capture how many mayors have (had) a political experience at other levels of government; (2) to shed light on their political choices and their underlying reasons. Such dataset shall help us to apprehend political careers as well as the relations between the different levels of government and, if possible, between the political parties of these different levels.

Urbanism and Urban Studies: Students' Representations of Two Distinct Fields

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In their article on the notions of urban studies, Bowen et al. (2010) emphasize that urban studies distinguishes itself from conventional disciplines in that it engages directly in the complex realities that shape and determine the urban context. Although valid, this distinction fails to address how urban studies differs from urbanism—a discipline confronted with similar trials and tribulation as urban studies, as it too has blurred boundaries and is not considered to qualify as a traditional academic discipline (Pinson, 2003). Moreover, Bowen et al. (2010) draw their conclusions from interviews realized with nine pioneers from the field, 95 surveys realized with members of the American Association of Urban Affairs, and from a literature review. Their study thus reflects the point of view of already established academics, which raises the question of how students who are currently enrolled in a urban studies program perceive and define their fields of study. In our study, we conducted a survey with some hundred students enrolled in urban studies and urbanism programs from different universities in Quebec. This allowed to capture the meanings which students from these programs attribute to these

disciplines and to identify how this group locates the differences between them. We begin our examination of this issue with a review and comparison of the definitions given to the two disciplines within the literature. In a second step, we present our methodological approach. And in a last step, after having presented our results, we return to the definitions and differences between urbanism and urban studies in Quebec.

Remaking Place, Shaping Struggle: Urban Planning and Economic Justice in Civil Rights Era East St. Louis, Illinois

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The greatest challenge facing industrialized places is to overcome the challenges of urban planning in a post-industrial age. But the problems of post-industrial urban planning are not only recent. They have a history. This inquiry into the planning efforts of East St. Louis, Illinois in the 1960's places the spatial problematic in the foreground of an analysis of the economic, social, and political challenges of planning a city's post-industrial future. Structural economic change in the post-World War II era was only one of a number of variables that city planners confronted. Planners also wrestled with the changing spatial practices associated with rapid suburban development, the dramatic alterations of the built environment that occurred because of highway construction, and the tense political climate associated with urban planning at the height of the civil rights movement. This paper demonstrates the difficulty that local political actors had in their attempts to "reimagine" an industrialized city's economy area in an era of social change and political tension, which should be instructive for those involved in contemporary planning efforts. When faced with the economic effects of deindustrialization and suburbanization (decline of tax revenues), East St. Louis leaders turned to urban planners. East St. Louis hired a firm that imagined the city's reinvention in accordance with the Jefferson National Expansion Memorial (the Gateway Arch) in St. Louis. However, none of the proposals for cultural institutions, educational museums, or commercial complexes occurred. This planning vision shaped the city's political environment from the mid-1960's to the early 1970's, but planners and politicians had neglected to account for the needs and desires of the people living in the area. Across the U.S. deindustrialization most directly impacted the lives of the African American working class and even as nearly a quarter of East St. Louis African Americans became mired in unemployment and poverty, the city maintained its focus on urban planning. In many cities, large-scale urban planning efforts ignored the demands coming from the city's underemployed black population for jobs and economic justice. The history of post-industrial urban planning needs further scholarly attention. Though the success stories of post-industrial planning are widely known in academic and professional circles, the past failures remain obscure. The story of planning's shortcomings in a time when economic change and political struggle

coincided can offer valuable lessons for those involved in contemporary efforts to reimagine a future for industrial places in this age of economic uncertainty and sociopolitical tension.

Imagistic Gateways in a Transnational City: "How Philly Moves" and Hyperlocal Media Strategies

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Muralism is a form of mass communication that has a long history globally and nationally. Playing an important role in urban civil rights movements in the United States, the Black Arts movement in Chicago and the Chicano movement in Los Angeles, in particular, in our contemporary moment there are debates over the relative viability of muralism as a medium, given that it has to operate in complex multimedia environments. The Philadelphia Mural Arts Program (MAP) has paired mural production with neighborhood revitalization and collective communication strategies for several years rebutting the hypothesis that murals are a retrograde medium, and suggesting that muralism is a crucial mechanism to turn urban spaces into urban places. This paper analyzes a particularly ambitious MAP project, "How Philly Moves," a several hundred square foot mural project installed on in the Philadelphia International Airport Parking Center. Using photographs of local dancers, the mural mixes photography with painting, and uses a non-traditional site—the airport, rather than neighborhood walls. This paper analyzes how the mural project, labeled a "Gateway Project" by the Department of Transportation uses muralism (the entire production process) as media tactic to join the local and the non-local, demonstrating the layered character of many urban spaces. By using a combination of ethnographic practice (interviews and participant observation of photo shoots), and textual analysis the paper maps the ways in which the project works within and between the hyperlocal, local, and transnational, and argues that mural production reveals the multiple scales and networks at work in canonical urban spaces. Key Findings: "How Philly Moves" is part of a media environment that links different kinds of populations through the photo shoots themselves, the HPM website announcements, follow-up events, and the Group Painting Days for the mural. It demonstrates that photography is a form of public art and mass communication that can work with and is not opposed to muralism. The mural and the gallery established at the Airport demonstrate that all urban space is a mix of abstract and local space, informed by the experiences and meaning making of inhabitants, even if they are transitory. The endeavor to create a "Gateway" to Philadelphia for tourists creates a communication circuit that also allows internal community bonds to be strengthened.

Closing and Opening Schools: The Association between Neighborhood Characteristics and the Location of New Educational Opportunities in a Large Urban District

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New charter schools can potentially provide disenfranchised students with enhanced academic opportunities while simultaneously serving as neighborhood anchors that reinforce neighborhood socioeconomic growth. However, for both of these arguments to be true charter schools would have to locate themselves in currently disadvantaged but revitalizing neighborhoods. Using data from the Chicago Public Schools, the Common Core, and the Census, we examine the neighborhood and school level factors that account for where elementary schools closed and opened in Chicago during the late 1990s and 2000s. We find that schools in disadvantaged neighborhoods were more likely to close, but only because these were also under-performing and under-enrolled schools. After controlling for educational demand, new schools were more likely to open in neighborhoods that showed signs of socio-economic revitalization and declining proportions of white residents.

Policing Post-Katrina New Orleans

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Most studies of disaster recovery focus upon population recovery or the ways in which a catastrophe affects disaster-related policies, such as hazard mitigation or emergency. They don't pay much attention to ways in which a place's governance and basic policies change after disaster. This paper examines how and why policing policies changed or stayed the same after Hurricane Katrina. It describes the actors who set the pre-Katrina agenda for policing, those who supported that agenda, and those opposed to the agenda. The paper then describes how Katrina affected the New Orleans Police Department (NOPD) and the ways in which that instituted responded to these effects. The bulk of the paper focuses upon the actors who set the post-Katrina agenda for policing, those who supported that agenda, and those opposed to the agenda. It ends with a comparison of pre- and post-Katrina trends in policing policies. Our preliminary analysis finds that the insulated organizational structure of the NOPD led to low levels of cooperation with the community and the state and that this policy changed little from the pre-Katrina

days.

Discourses of the [Active] City: Urban Governance and Public Recreation in Baltimore City, 1980-2011

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Informed by the methodological underpinnings of critical discourse analysis, this study examines Baltimore City urban public policy with regard to its system of recreation centers covering the years 1980-2011. The assumption of this study is that local governmental policy discourse is framed through political ideologies and rhetoric, even though some of these ideas are submerged, while others may be highly contradictory. This study focuses on discourses related to Baltimore's recreation centers coming from local government policy and decision makers, both in the form of policy statements pertaining to the structure, function, and development of recreation centers, and those linked to the official statements explaining, and at times justifying, budgetary decisions related to recreation centers. As one part of a larger shift which Harvey terms "a reorientation in attitudes to urban governance" (1989), between 1980 and 2011 the budget for Baltimore's recreation centers declined from $38 million to $31 million, as the number of centers declined from over 80 to 55 - and this number is tenuous at best (Sharpner, 2011). However, and crucially, these politicized discourses have shaped and continue shaping understandings of Baltimore's populace and the role and function of recreation centers, meaning these understandings are likely to be fraught within tensions and contradictions. This project seeks to both locate the implications for urban recreation policy within the broader context of neoliberalization and urban governance, as well as to analyze the context of Baltimore as a particular example of the post-industrial "urban."

Implementing Urban Development in Ger Districts in Ulaanbaatar, Mongolia: Process and Barriers

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Gers (tents) are tailored to the unique living conditions of nomadic Mongolians and represent an important symbol of national identity. Ulaanbaatar, the capital city of Mongolia, is characterised by large areas known as 'ger districts' where gers are the dominant dwelling form. Many ger districts lack basic infrastructure such as communal heating and sewage. After the transition to a free market economy,

the new Constitution of Mongolia (1992) introduced a privatisation process which initiated reforms in all sectors of social and economic development and, since 2003, targeted land reform in ger districts. The land reform process has attempted to privatise the ownership of land formerly owned by the state. In addition, a series of urban land use planning schemes has been introduced to frame the development of Ulaanbaatar. Although master plans for urban development have been established since the 1950s, urban land use planning is a new concept in this emerging market economy. The aim of this paper is to trace the rationale underpinning urban development in central ger districts close to the centre of Ulaanbaatar, and to outline some of the challenges faced in transferring the gers to a built-up area called District 7. Several projects are currently under discussion for removing ger districts for urban environment and health reasons. Drawing on interviews with city, national and local government officials and data obtained from 300 household questionnaires administered in 2010, the paper focuses on the implications of these reforms for both the government and the residents of ger districts. Key words: ger district, landowners, urban development, Ulaanbaatar, Mongolia

Telecommunications: A Stranger to the Planning Field

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The fields of Urbanism and Planning are concerned with shared community systems, the spatially and socially equitable distribution of resources, and the form of an urban future as it takes shape worldwide. As that future becomes to a greater extent determined by emergent technologies, urbanists are focusing on open data and civic participation, social media, mobile technologies, and data visualization as technologies that shape cities. Yet the disciplines of urban studies seem to have a blind spot when it comes to planning for communications, an essential system whose design has real impact on the economic and social health of other urban ecosystems. This study performs a systematic survey of leading journals in the fields of urbanism and planning, along with inventories of the curricula leading planning programs, and the areas of expertise of relevant city and regional planning agencies. The survey shows that planners and urbanists have abdicated a leading role in planning for equitable, open, and efficient telecommunications systems, leaving the process to private companies with no mandate to serve the public interest. Following this evaluation, the paper analyzes the role of communications systems in communities to determine their proper treatment in the field of urban planning. This study follows the work of Kami Pothukuchi and Jerome L. Kaufman, who in their 2000 article "The Food System: a Stranger to the Planning Field" argued that planners and urbanists had a responsibility to give greater attention to food systems. In recent years, food networks have become a major concern in the planning field; in order to create the same impetus behind communications systems, we offer recommendations for ways in which planners and urbanists could become involved in community

communications planning.

Who Is Satisfied with the Neighborhood: Neighborhood Satisfaction and Community Governance in Seoul Metropolitan City

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A highly influential but often underemphasized of residential satisfaction is how residents perceive and feel about their neighborhoods. According to the previous study, research measuring residents' satisfaction with their housing has typically more focused primarily on the housing unit itself than the emphasis on the surrounding environments (K.Gruber & G. Shelton, 1986). But recently the effect of physical and social characteristics of neighborhood on the residents' satisfaction has been widely recognized, so the number of researches of neighborhood satisfaction focusing either on its functionality as a measure of quality of life or its power to predict residential mobility has been rapidly increased. According to these researches, there are three influential factors that impact on the neighborhood satisfaction: (a) individual social and demographic features, (b) subjective evaluation of the neighborhood, and (c) objective neighborhood conditions (Grinstein-Weiss et al., 2011). Based on this research trends, this paper addressed two major questions First, what are the major factors causing the increase in the residents' rate of neighborhood satisfaction? In this paper, we explore the main factors from a socioeconomic and cultural perspective, particularly focusing on Seoul's urban development context. It is believed that through the process of urban modification and housing redevelopment, the residential environment has been forced to be fragmented in the case of Seoul. It is directly related to our second question: how do residents' satisfactions depend on neighborhood characters and other neighborhood policy or community governance? This paper reports several indicators or factors that impact on the rates of residents' neighborhood satisfactions and identify physical neighborhood figures and sociodemographic and administrative characters including social activity and community policy. Accurate diagnosis of the relationship between neighborhood characteristics and residents' neighborhood satisfaction is particularly important because they are closely related to the community development policy choices of Seoul Metropolitan Government. Thus, in order to improve the rate of residents' neighborhood satisfaction and to formulate appropriate urban redevelopment policies, we have to take into account the changing profile of neighborhood. We will also argue with evidences that the residents' satisfaction could be harnessed to improve levels of neighborhood amenity if policy can respond appropriately.

There is Nothing Natural, but There is Much to Celebrate, about Naturally Occurring Retirement Communities (NORCs)

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Popular and academic interest is mounting around the notion that most individuals in the United States want to "age in place" (as opposed to being relocated to a specialized facility for older adults), but that for most, this is a struggle. Cities would seem to support aging in place by making a wide range of social and health services, and public transportation, easily accessible. However, urban processes of gentrification and the privatization of public space, on top of decades of state disinvestment in the social wage, make aging in cities difficult, especially for low and moderate income individuals. As such, the emergence in U.S. cities of "Naturally Occurring Retirement Communities (NORCs)," in which unusually high proportions of low to moderate income residents are aging in place, is rather interesting. In these neighborhoods and housing developments programs are being developed, with public and private funding, to further support older residents. Seen as opportunities to deliver services at economies of scale, these programs are being applauded and replication attempts are underway in various other contexts. What goes under-emphasized in the literature and press on NORC programs is that they were first developed, and still predominately exist, in Limited Equity Cooperatives (LECs) in New York City. This paper explores the importance of this connection, drawing from a case study of one of the original NORC programs. I suggest that NORCs are not, in fact, naturally occurring, and that they should be understood in terms of their historical production. Conditions that appear to have encouraged the aging in place of so many residents and the development of a supportive service program in this case include: the permanent affordability and cooperative governance principles of LECs, the use-value orientation of residents, and architectural features which are common to many LECs and to public housing developments across U.S. cities. Based on these findings I argue that LECs and other shared equity homeownership programs should be considered and promoted for their social, as well as economic, value. Although not well known or supported, they are an especially interesting housing model to consider in the context of the foreclosure crisis, a widespread lack of affordable housing in cities, and an aging population. In addition, I suggest that NORC-like programs might also be fostered in communities besides those with an LEC structure, if conditions such as permanent affordability and a democratic governance structure are put into place.

From Scale to Mode to Scale and Mode

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How to revitalize the left toward a social justice agenda is an enduring question among contemporary urban theorists. In recent years, scholars of community organizing have advanced "scaling up" organizing campaigns to include local, national, and sometimes even transnational dimensions as the most promising way of affecting meaningful change. This paper is a critical examination of this argument, perhaps most fully articulated by DeFilippis, Fisher, and Shragge in their 2010 book Contesting Community: The Limits and Potential of Local Organizing. The first part of the paper explores scholarly arguments for "scaling" up and is centered on three claims particularly. First is a general claim that community problems stem from outside of the community and, for change to occur, actors and institutions outside the community must be targeted. A second and related claim shared by scholars of "scaling up" is that the (national) state- with its regulatory and resdistributionist powers- is the most appropriate agent of social change. And, finally, I examine DeFillipis, Fisher, and Shragge's idea that community adoption of market strategies actually undermines the community and confounds social or economic justice. The second part of the paper evaluates these claims and considers their strengths and shortcomings as recommendations for the progressive left. Certainly, the first claim- that the broader neoliberal/ capitalist context shapes the issues facing communities- is uncontroversial. However, as I elaborate, the second and third claims are more arguable. While the national state enjoys multitudes more policy tools than local communities, the U.S. state has never been willing to use those tools in ways that promote "deep" equality and wealth sharing. While I can agree that vigorous campaigns to enlist the state in regulation and redistribution remain important projects for the left, I question the idea that the national state is a stronger mechanism of social change than the community. In addition to multiple scales, scholars of community organizing should consider the potential in alternative modes of social change, namely continued experimentation with socially-embedded markets. Taken to scale, the pairing of worker ownership and import substitution in local markets is but one example of an alternative mode for helping disenfranchised communities create and distribute wealth in ways quite sensitive to equality, democracy, and justice. Instead of scale alone, I contend the concern among social change theorists should be scale and mode, as government intervention is unlikely to be sufficient for producing the sort of transformational change seemingly at the heart of the literature.

Chicago's Urban Core: Transforming the Meaning of Neighborhoods and Community

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This study is a preliminary investigation of the demise of public housing, through urban renewal, in Chicago, Illinois, from the period l990-2010, utilizing Chicago's Plan of Transformation as a key point of departure. In particular, this research seeks to examine the dislocation of the public housing residents in the largest public housing experiment in Chicago and in the country, the Robert Taylor projects. The Robert Taylor Projects consisted of twenty-eight high rise buildings built in l962 between 39th Street, on the northern boundary and 57th Street on the southern boundary, stretching for two miles. Utilizing the multi-layered theoretical framework of Hyra (2008), Popkin (2005), Freeman (2006), Gordon (2008), Bradford (2009), and Koval et.al.(2006), the study is guided by the intersect of local (community),city, state, federal and international policies which impact the decisions and non-decisions that cities make to ensure their ability to not just survive, but to thrive in a competitive global economy. This research investigation is designed to answer the generic question, what have been the residential and relocation housing patterns for residents from the Robert Taylor Housing Projects in Chicago? What have been the neighborhood impacts of urban renewal and gentrification on former residents of the Robert Taylor Housing Projects? Preliminary findings suggest disturbing trends. The first trend observed, from preliminary data analysis, suggests that neighborhood poverty may have as strong an impact on future social mobility of children as parents' education, employment status or marital status. A second disturbing trend is the suburbanization of poverty, a geographic re-clustering based on race and class leading to dramatic increases in re-segregation, neighborhood deterioration, crime, poor schools and a host of urban ills formerly associated with public housing projects.

City of the Mind: The Cognitive Topography of Downtown Omaha

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From infants who understand the proximity of objects to adults who travel error-free in complex urban environments, it is undeniable that humans are spatial animals. A core aspect of humans' spatial ability is, what Walter Benjamin elaborated as, the appropriating of the built environment - a dynamic process that is illuminated by Ulrich Beck's reflexive modernity. Employing Kevin Lynch's conception of "imageability" and Stanley Milgram's mental maps schema, the "sense of place" cognitively constructed and attributed to downtown Omaha, Nebraska was examined and interrogated. Utilizing a

phenomenological methodology akin to that made famous by Lynch and qualitative data gathering techniques (in-depth interviews with residents and a related "hands-on" image recollection drawing exercise), insights were generated regarding how residents perceive Omaha's city center. Research results indicate that there was a degree of consensus and stability among and between interview participants, which is in keeping with the sociopsychological dynamics of modernity, but also offers a localized perspective on Pierre Bourdieu's concept of habitus and the "complicitous silence" of the built environment. As the central corridors of cities persist as magnets for investment and migration, it is of great importance to understand what influences and how people forge their perceptions of downtown areas, as well as the impact of existence in the current phase of modernity. A more robust understanding of people's cognitive cartography has the potential to liberate them from their typical role as mere consumers of city space, and empower them to be genuine collaborators in the construction of the built environment.

Sports, Redevelopment, and a Recession: An Assessment of the Performance of Über Planning, the Ballpark District, and San Diego

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In the late 1990s, San Diego entered into a controversial public/private partnership to build a ballpark with the Padres. A key component of the partnership was an unprecedented guarantee for more than $400 million in private sector investments to build a new downtown neighborhood and more than 1,000 hotel rooms to support the city's Convention Center. The public sector committed several hundred million dollars to the partnership too in an effort to ensure the success of the Ballpark District neighborhood in the East Village area. While development levels were quite lethargic there was a level of transformation occurring that prompted debate regarding the wisdom of a large-scale initiative supported with public funds (Chapin, 2002; Erie, et. al., 2010). This large-scale public/private partnership clearly cast aside planning and development perspectives championed by Jane Jacobs and others and also placed renewed emphasis on regeneration activities that catered to the welfare of higher income residents (the housing built included some below-market rate units) and tourists. Critics argued this policy orientation was not only not in the best interests of San Diego and its residents, but in the long-run, when real estate markets cooled, would lead to abandoned units and a substantial loss of property values for those who bought into the Ballpark District in the euphoria of over-heated real estate markets. When the inevitable abandonments would take place some feared San Diego would be far worse off for having abandoned Jacobs' policy recommendations regarding regeneration, job creation, and urban revitalization. The recent recession affords an opportunity to test whether or not the Ballpark District helped protect property values in San Diego (thereby offering some degree of fiscal stability) or

if property values there plummeted in the face of sharply reduced demand resulting from a hyperinflation in property values, then indeed the wisdom of the original public sector investment in the partnership needs to be re-visited. If through a multivariate analysis of the San Diego real estate market the Ballpark District was able to sustain its value and continue to attract and retain the human capital needed to create new jobs and attract companies, then the public sector investment could be seen as quite valuable. Using data on property values and employment this paper looks at the performance of Ballpark District relative to all other neighborhoods in the San Diego regional market to understand the longer-term effects and value of the partnership to build a new neighborhood and the ballpark in downtown San Diego. References Chapin, T. (2002). Beyond the entrepreneurial city: Municipal capitalism in San Diego. Journal of Urban Affairs 24(5): 565-581 Erie, S., Kogan, V., & MacKenzie, S. (2010). Redevelopment, San Diego Style: The Limits of Public-Private Partnerships. Urban Affairs Review. May 2010 45: 644-678

Confronting Wicked Problems in the Metropolis: Knowledge-Based Networks and the New Regionalism

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For decades, governance within the highly fragmented American metropolis has been mostly explained through community power theories, economic constraint models, political theories, and urban political economy. All of these theories are founded on some combination of political, economic and community power structures, yet none has captured the important role that knowledge and knowledge elites play in urban governance. Knowledge-based networks have been shown to be important in the creation of collective interpretation and choice in national and international settings (e.g., Haas, 1992; Adler, 1992), yet their potential for explaining the governance of highly fragmented urban environments has not been recognized. With this paper, we adapt the epistemic communities (Haas, 1992) approach to questions of metropolitan governance by explaining how this framework developed in the context of international policy coordination can be used to understand the prospects for metropolitan policy development and coordination. The growing complexity of public problems has made policy coordination increasingly difficult, and nowhere is this difficulty more prevalent than in our heavily fragmented urban areas. Policy coordination the face of significant obstacles is a essential feature of metropolitan governance. An epistemic communities approach has the potential to provide insights about several important questions. These include: When policy makers are unfamiliar with the technical aspects of a problem, how do they arrive at policy choices that affect multiple jurisdictions? Whom do they consult to understand these aspects? Does this consultation stop with translation of technical jargon or does it lead to interpretation of issues and issue-contexts? Does this interpretation involve diffusion of policy

ideas favored by the actors who interpret these issues? Are policy makers affected by this diffusion of ideas? If so, does this mean that interpretation gradually develops into policy innovation and subsequently into policy selection? Under conditions of policy complexity and technical uncertainty, how can we understand the emergence of order and coordination within the highly fragmented metropolitan areas? This paper considers these questions and set outs a research agenda for examining the potential of a translocal epistemic communities approach to metropolitan governance.

Polycentrism within Cities: Good for Political and Civic Engagement?

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The level of fragmentation of local governmental authority within regions is increasingly seen an important part of the explanation for variations in the levels of political and civic participation (Kelleher and Lowery, 2004; Oliver, 2001; Tavares and Carr, 2011) taking place in the municipalities comprising the region. The basic argument is that regions with large numbers of governments are unable to effectively confront a wide range of problems because so many issues are beyond the scope of any one unit and this impotence reduces political participation. A second explanation is that the sorting of population typical in highly fragmented regions depresses political involvement in poorer cities for the efficacy issues already mentioned and due to apathy from the low conflict in the region's wealthier cities. This literature is still evolving, but municipal fragmentation is most often described as a force that works to depress political, and perhaps civic, engagement of people in their cities. In this paper, we seek to examine the effects of governmental fragmentation on civic and political participation in a different setting by shifting from a focus on polycentric regions to polycentric structures with cities. It is likely that creating multiple decision-making centers within municipalities carries different consequences for public engagement than does regional fragmentation. Works from several literatures suggest that higher political and civic engagement will result when municipalities utilize subcity institutions to make decisions for the residents living within these districts, yet the potential benefit of this form of municipal fragmentation for civic and political participation has not been considered in previous research. We examine the effects of subcity fragmentation through an analysis of civic and political participation in 278 Portuguese local governments. Portugal provides an excellent setting to examine this question. Portuguese local governments are divided in parishes (aka freguesias) that function as autonomous democratically elected institutions (parish council and parish executive) empowered to determine levels of selected services for the residents living with the parish. The number of parishes in these municipalities varies widely, ranging from 1 to 89. Our preliminary findings indicate that municipalities with more parishes have higher voter turnout and greater level of civic engagement within the

municipality measured by the number of not-for-profit organizations, local development associations, and volunteer fire brigades. These relationships are seen while controlling for differences in other important factors, such as city population size and density, regional structure, and the demographic and economic composition of the municipality.

A Socioeconomic Analysis of Habitat Protection Planning in the United States

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As the environmental movement has grown from its original focus on pesticides, attention has shifted to a focus on all elements of the natural environment as well as the interaction between human activity and the quality of the natural environment (Duerksen and Snyder 2005). A review of the relevant literature reveals that many of the environmental ills cities experience today are linked to land development trends and other human activity (Beatley 2000). To address this issue some urban planning scholars are promoting a approach labeled Habitat Protection Planning (HPP). Habitat Protection Planning is a proactive method of planning which promotes sustainable use of natural resources. For several reasons though, crafting policies which direct the public to adhere to these policies is not an easy task. First, stakeholders often have diverse interests which conflict one with the other. Secondly, the issue of how society uses its natural resources is one involving societal and cultural values (Randolph and Bauer 1999). For this reason, Randolph maintains that these policies should be developed democratically with diverse stakeholders coming together and working collaboratively toward consensus on the policies they adopt. This research is part of a larger project examining the state of Habitat Protection Planning in urban America. The research presented here creates a picture of the places engaged in HPP in the United States by collecting and analyzing data on several socioeconomic and political variables. Central Theme/Hypothesis: This research addresses the following research question: What are the characteristics of cities engaged in Habitat Protection Planning in the United States? Approach and Methodology/ Key Data Sources: This research consists of a quantitative analysis of the data collected on the variables identified above. Both univariate and multivariate statistics are used in answering the research question. Relevance of work to planning educations, practice, or scholarship: A review of the literature reveal that while we know cities are practicing Habitat Protection Planning, not much is known about the places where it is being practiced or how it is being practiced. The portion of the research presented here informs environmental planning scholars on the first question in terms of the characteristics of places engaged in Habitat Protection Planning in the United States.(Berke and Conroy 2000) Major References: Beatley, T. (2000). "Preserving Biodiversity." Journal of the American Planning Association 66(1): 5-20. Berke, P. R. and M. M. Conroy (2000). "Are We Planning for Sustainable Development?" Journal of the American Planning Association 66(1): 21-33.

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What Does Sustainability Look Like in a Post-Industrial City? A Case Study of St. Louis Metro

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Sustainability is a term plagued by many meanings. The ambiguous nature of the term is a challenge as a region undertakes serious efforts to plan for and implement sustainability. This process requires that there be at least one operational definition in use. How decisions, even provisional or implicit decisions, are made about the definition is dependent on the process and the context of multiple competing interests and priorities at the regional level. Post-industrial cities face unique challenges in planning for sustainability. They have many assets in the form of infrastructure. However, they face declining economic power, population loss, high unemployment, and tight finances in addition to contaminated and abandoned industrial properties. The three-legged stool model of community: environment, economics, and society, is particularly important to these cities as they struggle on all fronts. They often face investment and development decisions that are constructed as a competition between two goals, jobs or the environment, rather than synergistic, jobs and the environment. They have substantial constraints on their ability to opt for long-term sustainability in the face of near-term economic considerations. St. Louis is a prime example of a post-industrial city. In the Spring of 2011 it undertook a three-year regional sustainability planning process funded by the U.S. Department of Housing and Urban Development. The plan is to include the independent City of St. Louis and seven counties spread across two states. It is designed to be an inclusive process with a large public engagement component in addition to a technical component contributed to by 36 local entities including multiple local government agencies and universities in the region. The plan is guided by a citizen steering committee, which is developing the vision and values for planning. This raises questions about how the citizen steering committee develops their definition of sustainability, what implicit and provisional aspects are there to the definition, and what does this mean in the context of a post-industrial city. This paper is a case study of the citizen steering committee process of arriving at a definition of sustainability as related to the post-industrial challenges the St. Louis region faces.

Identifying Social and Neighborhood Outcomes of CLT Homeowners

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The collapse of the housing market has been particularly destabilizing for lower income families, calling into question U.S. housing policy that has promoted homeownership among low-income households (Mallach, 2011). Housing policy experts have called for an expansion of affordable, alternative tenure options that fall between rental and homeownership (Apgar, 2004; Davis, 2006). Alternative tenure forms, such as shared equity homeownership models, tend to offer more rights than renting and yet more restrictions than conventional homeownership (Davis, 2006). Community land trusts (CLT) offer one form of shared equity homeownership. While there is limited research on the impact of community land trust ownership, the research that exists suggests that the model provides a successful path to homeownership for lower income families. Studies of CLT housing in Minnesota and Vermont found that the organizations were able to serve low- and moderate-income homeowners and preserve affordability over time, with very few units lost to the private market (Tempkin, Theodos & Price, 2010; Davis & Stokes, 2009). Previous research on CLT models has focused primarily on their ability to achieve long-term, permanent affordability. This is a key rationale for the CLT housing and an important area of exploration. However, this research focus may be overlooking other benefits of the model, such as outcomes related to residential and school stability, employment and neighborhood stabilization. Research on low-income households suggests that they move more frequently than those with higher incomes. When paired with a change of schools, frequent moves can negatively affect children's educational attainment (Cohen & Wardrip, 2011). However, the limited-equity provision has led to a research emphasis on CLT homeowners' ability to move, rather than the effect of CLT ownership on residential stability (Tempkin et al., 2010). This research explores household and neighborhood outcomes of 30 CLT homeowners living in Athens, Georgia prior to and after moving into CLT owner-occupied housing. The study uses a mixed-method approach, which includes a household survey and in-depth interviews. The survey, which will be administered in-person, will gather data on previous housing experiences, residential satisfaction, children's school attainment and mobility, income and employment, perceptions of neighborhood safety, housing and transportation costs. The purpose of this study is to explore the social and neighborhood outcomes for CLT homeowners. The goal of this research is to inform local government policymakers and non-profit community developers, who are increasingly looking at the community land trust model as a source of permanent affordable housing.

The Future of the Post-Industrial City

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This paper will present an optimistic future for the post-industrial cities of the "rust belt," focusing on the Midwest. The transformation of the "steel city" of Pittsburgh into a technology and financial center and a magnet for young people will be featured as a case study. Although "shrinking cities," as they are labeled, have indeed bled jobs and people for decades in the Midwest, they remain national treasures not to be tossed aside. They have the best attributes of "smart growth," including walkable neighborhoods, historic downtowns and main streets, strong universities and hospitals, cultural amenities, parks, unused infrastructure capacity, development density sufficient to support public transit, and abundant water. The regional cities of the Midwest may even have regained a competitive advantage. They have space to grow internally on vacant and under-utilized land. They have adaptable buildings and neighborhoods. They have roads and utilities in place. They have strong institutional resources. They are places of authenticity and heritage. They have the persistence, strength, and resiliency of the people who did not leave. They have water. There is every reason to believe they can, with proper planning and investment, repopulate and prosper as the expanding U.S. population migrates to sustainable cities with high quality of life, affordability, amenities, and economic opportunity. This can be the future of the post-industrial cities of the Midwest and can be a replicable model for post-industrial cities internationally.

Cents and Sensibility: Local Currencies and Alternative Economics in the 21st Century

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In 2011, a small group of local merchants and community activists in the Hampden neighborhood in Baltimore, Maryland, announced the "BNote," a currency for shopping at local businesses. The goal of the BNote is not only to keep wealth circulating within their local neighborhood, but also to encourage participants to think about their spending habits and how they engage with larger scales of wealth and capital flows in the "neoliberal city" (DeFilippis 2004; Hackworth 2007). The project, like other Local Economic Alternative Development Strategies (LEADS—see Imbroscio 2010), thus has a dual purpose: one that is qualitative and educative about the goals and nature of the strategy, and another that is quantiative and transactive, involving the implementation of the strategy to have a measurable impact on the local political economy. As with other LEADS such as producer/consumer cooperatives or

community land trusts, the BNote has received substantial and favorable media coverage based on its promise and potential to bulid community wealth. These ventures, however, are not always effectively executed, or when they are, exert little economic or political influence or impact. The fact that the BNote is new shields it temporarily from charges of ineffectiveness since it has not yet had time to prove itself, but this newness also creates an opportunity to engage with its proponents' conceptualization of the meaning of "scaling up" their operations and impact in the foreseeable future. Are some proponents of these strategies ideologically averse to "going big"? And if so, what does "going big" mean to them and what are the tradeoffs that they perceive? At some point do "Small is Beautiful" (Schumacher 1973) logics hinder the progress of these tools for economic democracy and justice? These issues of scale demand thorough discussion from those on the frontlines of the social economy if it is both to grow and retain its transformative potential at larger scales.

A Multilevel Analysis of Residential Foreclosure among Florida's Urban Minority Neighborhoods

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Foreclosure rates among U.S. metropolitan neighborhoods have soared to near-record levels at the close of the first decade of the 21st century. As the status of homeownership has long been embraced as a path to greater status and social mobility, foreclosure actions stand to sever families from their primary source of wealth and intergenerational economic mobility. Previous research reveals strong links between the local concentration of minority households and the likelihood of foreclosure - producing a new pitfall for the spatial assimilation of America's minority households. This threat is especially intense in the state of Florida, where a legacy of residential stratification, diverse waves of urban migration, rapid suburbanization, and home value speculation have placed thousands of first-time black and Latino homeowners in the path of a destructive "market correction". Already strong evidence links minority households and foreclosure, but these measures are often drawn from large (statewide or national-level) aggregates. Because these aggregates accumulate neighborhood and metropolitan-level statistics, the resulting foreclosure models presume that predictive variables function universally across all metropolitan areas. To more closely investigate the precision of these predictive variables, this study conducts a multilevel model of residential foreclosures within Florida's nineteen (U.S. Census delineated) metropolitan statistical areas (MSAs). To produce a multilevel analysis, I first gather demographic and housing variables from publicly available datasets offered by the U.S. Department of the Census and the Department of Housing and Urban Development. These variables are spatially identified and organized into a nested data structure so that neighborhood and metropolitan-level characteristics may be simultaneously modeled by hierarchical linear modeling (HLM) software. I then

conduct a multilevel analysis of previously identified foreclosure predictor variables to determine if these maintain their statistical significance across MSAs. The resulting models indicate if the statistical significance of previously identified variables maintain their predictive power across MSAs. Initial explorations via this method indicate that previously cited predictive variables such as the city's unemployment rate and concentrations of minority homeowners do vary significantly across metropolitan areas. Further, some predictive variables appear to only retain their statistical significance for neighborhoods with concentrations of black homeowners and lose their predictive power relative to neighborhoods with concentrations of Latino/a homeowners. Finally, previously undetected interactions between neighborhood and metropolitan-level characteristics exist that complement our capacity to estimate foreclosure rates in Florida's cities.

The Effects of Zoning on Housing Foreclosures: Exploring a New Link to the Subprime Mortgage Crisis

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Land use regulations, especially zoning practices, have been shown to affect housing supply and housing prices and, in turn, affordability, social equity and community resiliency. However, little systematic analysis has been done on the question of whether zoning and other land use regulations affect foreclosures. In this research project, we conduct an empirical analysis of the effect of zoning restrictiveness on the risk of foreclosure in six metropolitan areas of varying regulatory frameworks across the United States. We measure zoning restrictiveness using the diversity of housing units allowed by right under different density types and by the proportion of low- and very low-density housing units allowed. We measure the risk of foreclosure as the percentage of total households in a geographic area that entered the foreclosure process during the main period of the housing crisis (2004-2008). Using local zoning maps, geographic information data, and multiple other sources, we develop two separate datasets – one at the municipal level and the other at the ZIP code level. Using ordinary least squares method and controlling for other factors, we find that at the municipal level zoning restrictiveness is strongly related to higher risk of foreclosure. We conclude that one strategy for municipalities to reduce the risk of foreclosure is to promote a diverse housing stock through zoning where all income groups can find affordable options.

From Prison to the Community: Parolees, Neighborhoods, and the Moderating Effects of Social Capital

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There are more than 800,000 inmates released onto parole each year who need to reintegrate back into society. Consequently, parolees and the communities to which they return must navigate through the many challenges associated with offender reintegration. This study will examine the impact that returning parolees have on the neighborhoods to which they return. More specifically, this analysis will concentrate on whether and to what extent returning parolees trigger changes in the social characteristics within a neighborhood, including changes in social disorganization, crime and disorder. This study uses a unique data set that combines annual neighborhood information on parolees, crime rates, and measures of disorder and disadvantage in the city of Cleveland, OH between 2000 and 2009. Using longitudinal structural equation models with lagged dependent variables, I tease apart the direct effect that parolees have on neighborhood conditions and crime over time. Furthermore, I explore whether the presence of parolees has a differential effect on neighborhood crime and social disorganization depending on the characteristics of the neighborhoods themselves. Finally, I examine whether neighborhood resources, such as social capital, moderate the potential effect of parolees on neighborhoods. The results show that the presence of parolees in neighborhoods results in an increase in both neighborhood property and violent crime, however this effect is much larger for violent crime compared to property crime. The results also show that the presence of social capital in neighborhoods can moderate the effects of parolees on neighborhood crime. That is, as levels of social capital increase, both violent and property crime decrease. The results also show that parolees have both a direct and indirect effect on neighborhood measures of turnover, disadvantage and disorganization. Understanding how the presence of parolees might operate as an ecological factor contributing to both neighborhood crime and changes in neighborhood processes will broaden our understanding of the effects that parolees have on neighborhoods, bringing to light additional areas for intervention and enhancement of local community resources (e.g. social capital) that can combat these potential negative effects.

Industrial Land Retention - An Effective Strategy for Post-Industrial Cities?

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In a post-industrial world, how effective are industrial land retention policies? North America's manufacturing sector has been in decline for decades, and this trend has been most pronounced in large former industrial epicenters like New York and Montreal. Even so, there are still manufacturing firms that may find it to their advantage to be located in urban neighbourhoods in these cities. These firms are important to local economic diversity but must contend with market pressures where industrial land is frequently being converted for other uses, especially residential. This paper examines the strategies and policies being pursued by municipal agencies to retain land for manufacturing in traditionally industrial urban neighbourhoods. Included in the study are an analysis of the key city-level policies on industrial retention in New York and Montreal, as well as two location-specific case studies in each city: Sunset Park and the Brooklyn Navy Yard in New York, and the South West and LaSalle Boroughs in Montreal. The main findings show that industrial land retention is indeed on municipal policy agendas as a means of job creation, supporting employment diversity and in some cases promoting growth sectors. However, there are diverse strategies and planning mechanisms employed in each case study, reflecting not only differing priorities but also local economic conditions.

Constructing Urban Space Through New Media: The Impact of Local Blogging

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Specifically looking at the urban environment, new media holds the potential to foster communal notions of attachment for local residents offline. Further, narrative construction of the urban space, exemplified in the storytelling nature of blogs, provides a unique opportunity to understand the construction of the urban environment through the lens of a local-author resident. Blog authorship, and further readership, that mediates public domain through a virtual means contributes to the social construction of the physical space, providing a means in which to contribute, shape, or impact how local-resident readers identify and interact with the urban space. Focusing on the mechanisms utilized by local bloggers to construct public space, this study analyzed local blog postings on a relatively new urban space constructed within a metropolitan downtown. The attraction of a diverse range of voices about the urban space allowed this study to gain deeper understanding of the tools used by new media bloggers to narratively construct a common urban place. Analyzing resident depictions of Citygarden, a public sculpture park in downtown St. Louis, Missouri, this study aims to gain insight into the means in

which an urban space is social constructed as a virtually and physically shared environment.

Planning for Climate Change Adaptation in Surat, India: Integrative Practices, Collaborative Spaces, and the Remaking of Urban Governance

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This paper provides a case study of Surat, India's climate change adaptation planning process to illustrate how a city in the Global South integrates climate adaptation needs with the existing urban development agenda. I use interview data gathered from the field to disaggregate and substantiate the idea of "mainstreaming," which refers to the integration of emerging adaptation needs into existing urban planning and policymaking. Contrary to the conclusions from both the climate adaptation and urban governance literatures, my results from Surat illustrate that these climate and development integrative practices are not dictated by top-down (from the nation-state) or bottom-up (from the civic sphere) governing processes; instead, they are driven through designing collaborative spaces that both create and appropriate emergent local forms of adaptation innovations and, at the same time, blur the boundaries between urban state, civic, and private spheres. This empirical study shows that cities are no longer politically weak entities that simply receive directives or co-optations from state- and civic-level actors. Rather, cities are actively increasing their governing legitimacy and resource support through building allies and collaborative relationships across all municipal actors. My results highlight how a dichotomous state- versus civic-centric view of urban adaptation planning is deficient. Instead, cities in the Global South, in the face of climate change, are characterized by a state-civic-private governance dialectic that challenges how we have traditionally understood urban governance regimes.

Residential Choice in Miami metropolitan, Florida: Trade Off between Congestion and Accessibility?

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Accessibility and congestion are recognized as two of the most important factors of residential location in the academic literature. Accessibility in a metropolitan scale has been the key variable in location models since Alonso (1964) introduced bid rent theories in the analysis of the urban space. These models represent the location decision as a trade-off between accessibility to the urban center and

maximizing the amount of space consumed. In addition, at the neighborhood scale, accessibility to local amenities such as retail shops, schools, or transit stops coupled with travel preferences will also affect location decisions. On the other hand, congestion also affects residential location choice in terms of transportation cost and negative externalities. From a metropolitan perspective, congestion increase transportation cost including time and money. Since congestion increases commuting time and cost, people would try to avoid travel in congested routes and locations connected by congested routes. At the neighborhood scale, congestion affects residential choice directly because it generates negative externalities such as noise, barrier effects, pollution, and high risk of accidents (Malpezzi, 1996). In this context, the objective of this research is to study the relationship between accessibility and congestion and the effects of these two variables on residential location choice. To this end, five concepts (locational preference, metropolitan accessibility, neighborhood accessibility, metropolitan congestion, and neighborhood congestion) will be operationalized for every census block groups in Miami metropolitan area, Florida. This will be done using geospatial modeling tools and combining information from different sources such as Census, American Community Survey, Local Employment Dynamics, Property Tax Rolls, and congestion metrics. The effect of these factors in location choice will be estimated through econometric models in which locational preference will be operationalized using housing prices and defined as a function of accessibility and congestion at the metropolitan and neighborhood scales as well as of a selected set of variables representing different social and physical conditions. It is anticipated that this research will provide empirical evidence indicating that accessibility and congestion represent a trade-off for housing location with places with high accessibility experiencing higher degrees of congestion. In addition, this study will show how this trade-off is related to housing values and the nature of the interactions among accessibility, congestion, and location choice. Reference Alonso, William. (1964). Location and land use, toward a general theory of land rent. Harvard University Press. Third Printing, 1968. Malpezzi, S. (1996). Housing prices, externalities, and regulation in US metropolitan areas. Journal of Housing Research, 7(2), 209-241.

Urban School Reform in New Jersey and the National Urban School Reform Movement

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The dropout crisis is acute in urban districts across the nation. One out of every two high school students in cities will not graduate. Lacking a high school diploma, individuals will have fewer job opportunities and lower potential earnings throughout their lives. School reform has become a movement across the nation and in districts from San Francisco, to Chicago, to Springfield, MA, one can

find laboratories of innovation. The key to most of the best-practices is data-driven policymaking. Newark, NJ has recently been in the spotlight as a result of massive administrative/political changes at the state and local level, ushered in with Governor Chris Christie, which have led to an overhaul of school district personnel. This has occurred in conjunction with an influx of hundreds of millions of dollars from the philanthropic and corporate communities to support school reform in Newark. All parties involved in this initiative are demanding accountability linking cost of programs and student outcomes. In addition to Newark, educational reform is being pushed in Trenton, Camden, and Paterson with the Christie administration leading the charge in Newark, Camden and Paterson. Since 2008 we have been working with Newark Public Schools and other Newark organizations on a multiple pathways analysis of the district public school population. The purpose of the multiple pathways analysis is to analyze all educational programs in Newark Public Schools that lead to a high school diploma including comprehensive, magnet, vocational and adult education programs. The mandate has been expanded to establish a holistic graduation planner and early at-risk warning system so that students who are either off-track or at-risk to drop out will be given the necessary interventions to help them succeed. This is happening in conjunction with evaluations of student satisfaction, teacher performance, new school models, and cost-benefit analysis of school programs. This move toward data-driven policymaking is not unique to Newark, but is becoming foundational to the school reform movements in other districts in NJ and the nation. Our paper will present national best-practices in the area of urban school reform, a segmentation analysis of three high school cohorts in Newark Public Schools, and an overview of the electronic graduation planner and at-risk monitoring system that is being designed in Newark and Trenton.

Ten Years of Urban Studies in Quebec: Current Status and Future Outlook

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A straight-forward translation of the English term urban studies, "études urbaines" today refers to, in Quebec, a dynamic field of research in which different disciplines successfully intermingle. Over the last decade, an impressive volume of research, scientific publications, master and PhD dissertations dealing with the city and its evolution, communities, and policies have been published. These studies and publications stand out for their interdisciplinarity and their critical distance to public action. In this paper, we assess the state of affairs of this last decade and, based thereon, put Quebec research trends in perspective and identify priorities for future research. Who are the leading actors in Quebec urban studies? How are the main contemporary urban stakes examined? What are the tools developed by researchers to analyze these?

Protecting Cities from the Rising Tide: Lessons Learned from the Great Flood of 2011

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The Mississippi River flood in April and May 2011 was among the largest and most damaging recorded along the U.S. waterway in the past century, comparable in extent to the great flood of 1927. This paper analyzes the successes and failures of flood control policies put in place during the past several decades in protecting cities from the great flood of 2011. Although failures did occur upriver, historically vulnerable low-lying urban areas such as the City of New Orleans were protected during this flood by diverting the water into spillway structures. This paper concludes by exploring how these spillway structures can potentially be used to divert sediment, counteract coastal erosion, and decrease the vulnerability of low-lying cities to flood events.

Community Based Organizations and Casino Location in Philadelphia

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Casino gaming as become an increasing used source of economic development in the United States. However, casinos bring both economic and social consequences to a neighborhood. In Pennsylvania gaming was legalized at the state level, but the location of casinos were decided at the local level. In the city of Philadelphia various community based organizations have impacted the decisions of the one current casino location in Philadelphia and a second potential casino location. Several locations were chosen and then dismissed due to community involvement, before the two current locations were selected. This paper examines the role of community based organizations and their impact on casino location in Philadelphia, the largest city in the Unites States with an open casino.

The Next Generation of Low-Income Home Owners in Struggling Urban Neighborhoods

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This paper explores how the financial crisis has affected experiences and ideas about community among aspiring low-income home owners. It looks at how different levels of neighborhood decline impact social networks and neighborhood confidence. Utilizing survey data collected from participants of low-income home buyer education workshops, and secondary neighborhood data, the paper examines the relative influence of neighborhood and psycho-social variables on future purchase aspirations. It seeks to explore how urban neighborhood decline might be transforming future geographies of low-income home ownership. The focus on aspiring home owners provides new insight into the future viability of home ownership and community in struggling neighborhoods, and tells a more complex story of vulnerable housing niches in declining urban areas.

Trends of Fiscal Centralization: Portuguese Local Government Reform

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The crisis of the sovereign debt forced Portuguese government to reach out for joint financial help form the IMF (International Monetary Fund), EU (European Union) and ECB (European Central Bank). In the financial agreement terms, IMF/EU/ECB stressed the need of a major redefinition of the local government organization. Nowadays, Portuguese local government is structured in 308 municipalities and 4259 parishes both with elected officials and administrative, financial and patrimonial autonomy. So, Portuguese government was asked to deliver a consolidation plan to reorganize local entities enhancing service delivery, improve efficiency and reduce cost. The main argument used is that excessive territorial and fiscal fragmentation undermines efficiency. This research seeks to measure the impact of territorial and fiscal fragmentation in local government spending. We begin by looking into Tiebout's (1956) argument that an optimal level of local expenditures can be defined based on a consumer-voter preference towards public goods and taxation. Than we balance with the opposite argument, used by international agencies, that, bought territorial and fiscal, centralization can produce economies of scale, reduce overlaps, control free riders and promote better accountability (Hendrick et al. 2011). The main objective of the paper is to test the competitive hypothesis that fragmentation/centralization induces higher spending in local government. To test this hypothesis we

use a quantitative approach collecting primary financial data assembled from all Portuguese local government. We defined as a dependent variable, the level of expenditures per capita in each local government. Then, we use the size of the local government, the number of parishes within each local government, the standard deviation of revenues, as indicators to measure territorial and fiscal fragmentation.

Capital Cities and Anchor Institutions: Anchoring a Federal Agency in the Local Community

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Anchor institutions have long been touted for their potential to catalyze and create opportunities for spin-off development in surrounding communities (Fulbright-Anderson, Auspos, and Anderson, 2001; Initiative for a Competitive Inner City, 2010; Rodin, 2007). Several scholars have examined the ways in which military installations, government agencies, and other federal entities have contributed to the emergence of innovative regional economies (Accordino, 2000; Markusen, Hall, Campbell, & Deitrick, 1991). Little is known, however, about the unique role that anchor institutions play in capital cities. Capital cities play an important role in shaping a nation's cultural, social and political identity and the literature has extensively examined their role as centers of political power. Most studies of capital cities focus on their historical evolution, urban morphology and representation of power, and their position in the national urban system (Gordon, 2006). There is, however, a lack of understanding of capital cities as economic systems and particularly the ways in which the federal and the local communities interact and how federal agencies may or may not play a role in anchoring community economies. This paper draws on recent work related to an emerging opportunity surrounding a new Department of Homeland Security facility on Washington, DC's St. Elizabeths campus, one of the most underserved communities in the region. As part of a larger study of the innovation cluster potential in southeastern DC, we explore how local and federal leaders may better incorporate the surrounding community in the development process and foster sustained and mutually beneficial relationships thereafter.

Local Governmental Cooperation in Akron, Ohio

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Similar to other industrial areas, Akron, the county seat in Summit County, experienced steady population losses over the past several decades. Despite population losses, Akron fared better than many rust-belt regions. Twelve (12) municipalities, with a combined population of176,300 share a common border with the City. Considering those contiguous municipalities in the expanded core framework leads to interesting insights. Together they form a contiguous urban core of 393,400. Thinking of those 13 municipalities as an urban core helps to focus on, not what separates city from suburb, but what unites those that live in the most urban of our metropolitan regions. This paper explores local governmental cooperation between the City of Akron and its contiguous communities. The paper builds upon the notion of the urban core to discuss a practical application of building alliances between the central city and the areas that share a common border.

The Trials and Tribulations of Urban Citizen Journalism – an Analysis of the Pushouts Documentary Project

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A recent report by the Knight Foundation determined that working-class communities of color remain in danger of not having their information needs met despite advances in information technology. While these advances in technology have opened opportunities for information exchange, many endeavors evolving within these are not focused on producing quality, informative, professional journalism. This is an even bigger issue as a result of the economics of economics of the mainstream news industry. The mainstream press, desirous of profit sustainability, has directed less attention to marginalized communities, since they do not represent attractive audiences to advertisers. Without new sources of professionally-oriented journalism, issues impacting working-class communities may become buried within the digital public sphere.

Many organizations in cities throughout the nation have been developed to fill this void – in theory. These efforts, collectively referred to as "citizen journalism projects," attempt to cover various communities by empowering citizens to produce their own news content. Aside from providing coverage to neglected communities and issues, defenders of community journalism argue that logic

belief that citizens can produce better, more representative pieces about their own communities devoid of the stereotyping that creeps into mainstream press stories.

Nevertheless, little research, either qualitative or quantitative in nature, has truly assessed the effectiveness of these organizationally-guided projects. Do they really articulate the voices of marginalized populations, or do they truly represent the voice of the organizers through working –class bodies? Are they organized in a manner that is accessible to the average citizen, and creates sustainable knowledge in the creation of journalism? Are they guided in the best practices of professional journalism, or merely efforts that 'hand flip-cams to students?'

Voices of Philadelphia, a nonprofit organization founded by Lincoln University professors Letrell Crittenden and Murali Balaji, is an example of a citizen journalism project. In 2010, with the assistance of Youth Empowerment Services Philadelphia and Philadelphia Access Media, VoP coached six GED-to-college students throughout the production of a documentary entitled Pushouts. The documentary, which focused on educational issues within the city of Philadelphia, was in many ways a success. Nevertheless, battles over content, proper training techniques and work responsibilities were major issues throughout the effort. This piece, which will review the project via interviews, textual analysis and reflexive analysis, will assess the strengths and weaknesses of this project.

Where Do They Go? Foreclosure and Residential Mobility Patterns in the Twin Cities

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In 2010 there were over 25,000 foreclosures in the state of Minnesota. Moreover, the number of foreclosures has continued to increase. Bringing the five-year total to over 100,000. This is approximately one foreclosure for every sixty housing units in the state.

At the neighborhood level some of the impacts of foreclosure are self-evident. Abandoned and boarded structures abound in highly impacted neighborhoods such as North Minneapolis and maps of foreclosure have given us an understanding of the spatial distribution of foreclosures in the Twin Cities Metropolitan Region. Yet, the individuals and households caught up in foreclosure remain nearly invisible and very little is known about the mobility patterns of those who have lost their shelter due to foreclosure.

The purpose of this project is to determine the mobility patterns of households who have gone through foreclosure. In particular, the study will examine and analyze, at the census tract level, patterns of residential mobility that are linked to the foreclosure process.

Using a specially compiled data set, we were able to track 3,000 foreclosees to their new location. The initial results indicate that when residents of the inner-city relocate, their new setting may actually have lower poverty. However, for those losing their homes in more affluent suburban locations, it is evident that subsequent moves are evidence of downward mobility.

Innovations in Economic Development: Collaboration and Networking in Developing People and Place

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Economic development practices have shifted in the last ten years as globalization and other factors weakened the ability of localities to maintain economies that generate well-paying jobs and tax revenue. In particular, post industrial cities and their regions continue to face population loss, an under skilled workforce, and decreasing resources to address social services. Strategies such as corporate attraction and workforce development are not obsolete, but local policy makers and practitioners are constructing innovative ways of improving the impact of these and other development strategies. Our main question is: how are local governments breaking down traditional economic development practices and using collaborative and networking techniques to address people and place development. This paper examines the use of collaboration and networking in local economic development through a mixed-method quantitative and qualitative analysis. We base our study off of existing academic literature on networking and emerging economic development paradigm while adding to the current gap in knowledge on empirical examples of this shift. A survey was sent to over 1,000 economic development professionals in government and non-profit organizations across the country in to gauge the landscape of local economic development over the past five years. The results of the survey will allow us to see the breadth of the techniques and variations in scope and methods. We expect to find that local government is playing a different role in community and economic development through collaborative techniques, breaking down traditional government silos and increasing the use of networking within and between government offices. For this paper, three case studies will focus on how several post-industrial regions are exploring new types of regionalism that promotes collaboration as opposed to competing against each other for business. While past decades saw inner cities competing with surrounding suburbs, in recent years local governments are seeing the need come together to address regional issues. Some localities are foregoing the traditional economic development paradigm of offering tax

breaks at the expense of benefits to residents. Case studies will examine the New York State Economic Development Regional Councils, efforts in Northeast Ohio to support new types of manufacturing clusters and Minneapolis/St Paul's entrepreneurial regional initiative. The latter two cases are part of the Brookings Institute's Regional Business Plans. The case studies will examine: how recent regionalism efforts differ from past regionalism through annexation techniques; the process by which decisions about shared responsibilities were made; and the potential impact for local community and economic benefits.

Network Governance Theory: A Gramscian Critique

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Influential governance theories argue that we live increasingly in a world of networks, either relegating hierarchy to the shadows or dismissing it altogether. This paper develops a Gramscian critique of these currents, advancing two key arguments. First, drawing on Gramsci's concepts of hegemony and passive revolution, it reinterprets the cultivation of networks as a prominent element in the hegemonic strategies of Western neoliberalism, exemplified by UK public policy. Second, however, governing networks struggle to cultivate trust, relying instead on hierarchy and closure. The paper argues that network governance can therefore be understood as a form of Gramsci's integral state, a concept which highlights both the continuing centrality of coercion in the governance system and the limits of the networks project. It concludes that conceiving of urban governing networks as micro-configurations of the integral state offers a distinctive way of overcoming the 'government to governance' dualism.

Understanding the Multiple Aspects of Older Inner Ring Suburb Success and Decline

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Older inner ring suburbs face a myriad of challenges as they strive to remain viable amidst the changing post-industrial metropolitan mosaic. The dynamics and conditions of these places often mirror those in the urban areas with which they frequently share a border, yet older inner ring suburbs are generally afforded less attention by scholars and policymakers alike. This research considers differences among older inner ring suburbs in an attempt to understand more fully their disparate patterns of success and decline. Scholars often point to outdated housing stock as a key determinant of decline in inner ring

suburbs. Yet if suburban decay were attributable mainly to age of housing stock, then older inner ring suburbs as a group should be overwhelmingly declining. They are not. Scholars, such as Hanlon (2010) and Lucy and Phillips (2000), tell us that older suburbs present varied patterns of success and decline that do not necessarily reflect the quality and type of their housing stock. Some are showing marked signs of success, others are in steep decline, and yet others are on a more stable course. In order to effectively tackle problems confronting older inner ring suburbs, it is important to explore fully the range of influences on these trajectories. This presentation offers an analysis of current research on possible factors beyond housing stock that may be contributing to the complex pattern of older inner ring suburb success and decline.

Revising School Feeder Patterns in a Downsizing Urban District Using G.I.S. Technology

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Confronted by declining enrollment and decreased revenues, the Pittsburgh Public Schools has proposed to close seven buildings, effective in the 2012-13 term. In addition to adjusting attendance boundaries to take the closings into account, the School District sought to address inefficiencies in the existing system which assigned students to a school based on the location of their residence. Decades of assigning students to schools based on street ranges (and not maps) resulted in irregular and unwieldy attendance boundary geographies. Using data and expertise from the Pittsburgh Neighborhood and Community Information System (PNCIS), school attendance boundaries were redrawn in the fall of 2011. The poster will describe how public, private, and charter school student enrollment and neighborhood demographic data was used to inform the redistricting process. As a result of this collaborative project between the School District and the University Center for Social and Urban Resarch (UCSUR), new boundaries have been proposed that are more compact and consistent across grade levels, are more closely aligned with arterial roads and neighborhood boundaries and will help to balance enrollment among schools.

Immigration and Community Development in New York City

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Immigration has long played a central role in the processes of urban change in American communities, and this has been particularly true in the last three decades. Accordingly, there is an enormous literature that examines the myriad impacts of immigrants and immigration on urban places. One of the ways in which immigrants have been transforming urban communities is through the creation of immigrant community based organizations (CBOs). These have long been a staple in immigrant communities, and are rightly increasingly understood as a central part of the immigration process. There is, however, a bit of a gap in the literature on impact of immigration on urban communities. There is relatively little written on the impact of immigration on pre-existing community organizations; and almost nothing about pre-existing community development corporations (CDCs). Similarly, the literature on community development has very little to say about immigration and immigrants. This paper attempts to fill both gaps. It does so through interviews and discussions with older CDCs in New York City to determine if, and how, immigration changes: what they do; why they do it; and how they do it.

Contest Urbanism: Urban Design Responses to Land Use Conflict in Community Gardens

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Struggles for space and meaning are manifested and continually revised in the built environment. This poster explores how conflict affects the morphology of space to better understand how contest urbanism shapes post-industrial "rust-belt"cities. Focused on community gardens located on vacant land in the City of Buffalo, NY, this poster presents a typology of community gardens that reflects community site selection processes, garden development and its relationship to a spectrum of conflicts over space in the context of shrinking cities. The resulting typology is not prescriptive nor taxonomical, rather descriptive. The objective of this typology is to increase awareness of how space evolves with the user under contested conditions and to reflect on the ways in which planning practice is related to the evolution that space.

Participatory Networked Art and the Media City: Rethinking our Social Experience of Public Spaces

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"The convergence of media which is increasingly mobile, instantaneous and pervasive with urban space has become a constitutive frame for a distinctive mode of social experience." (McQuire, 2008: vii)

Since the nineties, our everyday experience of public spaces has been reshaped by the impact of mobile networked technologies; initially through phone calls and text messaging, and more recently through 'smart' phones, adding the capabilities of location awareness, Internet access and always-on social media networking to our networked urban experience. While this has sparked many debates about both their affordances (increased connectivity, ad-hoc social communities, instant access to the 'cloud') and pitfalls (information overload, cyber-bullying, social media addiction, surveillance), it is still unclear how they impact on our contemporary social experience of public spaces.

Rather than seeing these technologies as an augmented layer that empowers our social experience of public spaces, this paper argues that we must critically reflect on them by analysing closely the assemblages of mobile networked technologies, urban public space and the individual that constitute our everyday experience of networked urban space. This allows us to better understand their potential to empower individual and collective social experiences in public spaces without resorting to utopian assumptions and empty claims.

In recent years, many artists have experimented with mobile networked technologies in public spaces—sometimes ahead of their commercial implementation—generating embodied participatory experiences that enable emergent forms of social interaction while at the same time providing opportunities for reflection. Blast Theory is an art collective renowned internationally for their innovative participatory performances in public spaces that, in their own words, attempt to "ask questions about the ideologies present in the information that envelops us" (Blast Theory, 2012).

Blast Theory's A Machine To See With is a participatory art performance where participants use their own mobile phones to take part in a narrative guided by an automated phone system. During the performance they engage with other participants and bystanders and are encouraged to reflect on the social experiences enacted by the narrative. Through field research conducted on Blast Theory's A Machine To See With during September 2011 in Brighton in the United Kingdom, this paper attempts to initiate a discussion on the importance of rethinking our social experience of the increasingly mediated public spaces of our everyday lives.

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"We're Appalachia, But We Don't Need To Be": Economy and Environment in Post-Industrial Pittsburgh

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Pittsburgh's business and political elite have long sought to reinvent the city, first as a center of corporate administration and later as a "post-industrial" hub of the high-tech and service sectors. These efforts have increasingly located the metropolis within a larger region of "natural" amenities such as skiing, state parks, and river recreation. "Look around," declared one 1972 advertisement. "You'll find parks that were once strip mines. New colleges, lakes, ski slopes and skating rinks [as well as] the big city amenities of ... a rebuilt downtown Pittsburgh with its bustling new nightlife." This paper explores the multiple and complex relationships between urban, suburban and rural communities in the Pittsburgh region as boosters sought to refashion the image of the "Smoky City" into a form more suitable for their vision of a post-industrial landscape. Key to this transformation were the activities of local environmentalist groups as well as political leaders desperate to create a future for the community after the collapse of steel in the 1980s. Their vision of a "Green Pittsburgh," however, has not gone unchallenged both by workers concerned about finding a place for themselves in the region's new economy and by some environmentalists, including historian Samuel P. Hays, who recently questioned "the limited level of its environmental culture." Indeed, even as the city was chosen to host the recent G20 summit in part for its "commitment to employing new and green technology," an increased focus on the Marcellus Shale suggests more complicated regional interactions just below the surface.

Understanding Conflict Between Landlords and Tenants: Implications for Energy Sensing and Feedback

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Energy use in the home is a topic of increasing interest and concern, and one on which technology can have a significant impact. However, existing work typically focuses on moderately affluent homeowners who have relative autonomy with respect to their home, or does not address socio-economic status, class, and other related issues. For the 30% of the U.S. population who rent their homes, many key decisions regarding energy use must be negotiated with a landlord. Because energy use impacts the bottom line of both landlords and tenants, this can be a source of conflict in the landlord/tenant relationship. Ubicomp technologies for reducing energy use in rental units must engage with landlord/tenant conflicts to be successful. Unfortunately, little detailed knowledge is available about the impact of landlord/tenant conflicts on energy use. We present an analysis of a series of qualitative studies with landlords and tenants. We argue that a consideration of multiple stakeholders, and the power imbalances among them, will drive important new research questions and lead to more widely applicable solutions. The main contribution of our work is a set of open research questions and design recommendations for technologies that may affect and be affected by the conflict between stakeholders around energy use.

Cities and Urbanization in American Political Development

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In this paper, I compare three separate though interrelated developmental trajectories in US history: (1) The changing role of the federal government, as its structure and purpose was redefined by critical junctures such as the Civil War, the Great Depression, World War II, and electoral realignments; (2) the more steady and gradual process of urbanization; and (3) the changing nature and status of large cities. I explore the relationships between these separate trajectories in two ways. First, I examine these trajectories as the causes and effects of one another, using Pierson's framework of long-term causal processes. Second, relying on Orren and Skowronek's notion of intercurrence in political development, I examine the trajectories in terms of their disjointedness in relation to one another.

Mortgage Underwriting, Access to Credit, and Loan Performance

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As policy-makers develop underwriting guidelines for qualified residential mortgages (QRM) under Dodd-Frank, concerns have been raised about the disproportionate impact that restrictive QRM guidelines may have on low-income, low-wealth, minority, and other households traditionally underserved by the mainstream mortgage market. In this study, we examine the way different underwriting guidelines may impact access to mortgage credit and loan performance for historically underserved households. Preliminary findings indicate applying a less stringent debt-to-income standard; while holding all other standards constant, provide greater benefits to borrowers. In contrast, a relaxation of FICO standards leads to a greater increase in default rate while the adjustment of downpayment requirement is in between. Our research suggests that higher downpayment and FICO requirements may have a greater negative impact on African-Americans and Latino borrowers and changes to allowable debt-to-income ratios requirement may have a greater negative impact on low-income borrowers The results suggest that regulators need to carefully balance the costs and benefits of proposed QRM guidelines and not unduly restrict credit to underserved.

Successful Community Planning in Fractious Communities

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The Borough of Wilkinsburg is one of the oldest suburban communities in Western Pennsylvania, and like its counterparts in the region, the community has undergone significant transformation. However, notwithstanding prior efforts in 1988 and 2005, to address some of the social and economic problems resulting from this transformation, the community has struggled to develop a comprehensive vision for revitalizing the community. This changed in 2006 with the completion a highly successful community planning process. How Wilkinsburg was able to overcome the various internal constraints which had, in the past, hindered the development of a unified voice and achieve a general agreement on a broad range of goals raised some important questions about the 2005-2006 planning process itself, and about the process of how successful community mobilization occurs. We define a successful planning process as bringing together the disparate interests, community systems, and people together for concerted action. More specifically, the Wilkinsburg planning process raises the question of what factors,

circumstances, internal and external events enabled this community to become more unified in its vision. Using qualitative results of over 45 interviews with participants in the 2005-2006 process, we explore which variables were most important in bringing about community planning success in a traditionally fractious environment.

Spatial Concentration of Immigrant Youth in the U.S., U.K. and France

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We examine spatial concentration of immigrant youth in urban areas in the United States, Great Britain and France. The issue of concentration factors into both the socio-political integration of immigrants and sentiments towards immigrants, which in turn motivate policy initiatives seeking to reduce concentration levels. The age of immigrants naturally affects their visibility, demands on services, levels of delinquency, and threat as perceived by others. Differences in patterns of immigration, national policy (family unification versus other forms), and characteristics of host neighborhoods create considerable variation across urban areas in terms of the age breakdown of "non-native" populations and therefore the dynamics of interaction. We consider segregation levels in 33 urban areas in the United States, England, and France. To address problems of neighborhood size and recording units differing by city and country, we create scale-sensitive segregation profiles using techniques developed by Reardon and O'Sullivan (2004). Our results show that while concentration levels are lower in France compared to England or the United States, young French immigrants are more segregated than older cohorts, a pattern which is not replicated in England or the U.S. We consider a number of hypotheses for these differences and consider implications for social integration and immigration politics generally.

Country Mouse, City Mouse: Exploring the Differences in Rural and Urban Economic Recovery Post-Disaster

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To date, much of the scholarship on Hurricane Katrina has focused on failures of emergency disaster planning, namely FEMA's lack of response (Eikenberry, Arroyave, and Cooper 2007; Gerber 2007; Petak 1985; Schneider 2005), the race and class divide after the storm (Elliott and Pais 2006; Lavelle and Feagin 2006; Stivers 2007; Tynes et al. 2006), and the difficulties that local and state governments face

when attempting to rebuild after a natural disaster (Eckdish- Knack 2006; Lewis 2005; Liu 2006a; Olshansky 2006). This paper looks specifically at the effect economic recovery post-disaster and compares two cities affected by the storm that have different patterns of racial diversity, New Orleans and Gulfport, Mississippi, to uncover systematic variation in the way both cities recovered after the hurricane season of 2005 even in the face of targeted federal and state involvement. This paper is concerned with the longer run, non-crisis period that follows disaster to speak to how changes in the recovery stage of disaster planning to better prepare for future disasters. In short, the research tests whether racially heterogeneous areas are slower to recover after disaster. The research also explores the relative contributions race and poverty make to differential recovery outcomes.

The Changing Geography and Demography of Poverty: The Rise of Foreign-Born Poverty Rates in the Suburbs, 2000-2009

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The purpose of this paper is to understand some of the more theoretical underpinnings of the rise of foreign-born poverty rates in suburban areas. In 2009, foreign-born residents in suburbs experienced significantly higher poverty rates than their native born counterparts (at 14.1 percent and 9.8 percent, respectively). Of the 13.5 million suburban poor in 2009, 20 percent were foreign-born. Using theories of urban change, impacts of immigration on cities, and global effects on the urban are useful, but clearly limited as the "place" of poverty shifts from the urban to the suburban. The challenges that lie ahead for planners and policymakers entail the new geography of poverty, which lacks the infrastructure and social networks of the old geography. In understanding the shifting geography of poverty and its changing demographics, I recommend planners and policymakers focus on areas in the US hit hardest by the housing crisis, as these areas will suffer disproportionately from growing suburban poverty rates.

Caregiving and Educational Involvement in Low Income Neighborhoods: An Examination of Complex Household Structures Including Single Parents, Extended

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The relationship between household composition and child wellbeing is a primary concern among child advocates and policy makers. Most often the emphasis is on comparisons between single, cohabiting, and two-parent families. However, du Toit, Bachtell, and Haggerty (2011) show that current research often fails to recognize the complex household structures within which disadvantaged children actually live. Our findings show that 45 percent of low-income households with children include adults who are not the parents of the children. These other adults include grandparents, extended family members, and non-related adults (roomers, boarders). Also, ten percent are 'non-parent' households, wherein neither the primary caregiver nor any other adult living in the household is the parent of the child. Moreover, we find that these households vary greatly in economic measures of child wellbeing (income ratio, public assistance usage, economic hardship, and home ownership) and, on average, half experience household instability (i.e. adults moving in or out) when these other adults are considered. This paper builds on those findings by exploring non-economic components of child wellbeing, focusing specifically on single parent, extended, and non-parent households. Using data from the Making Connections Survey, a study of ten low-income urban communities, we explore the propensity for these types of families to engage in nurturing, caregiving, and educational activities that are important ingredients to healthy, productive lives among children. The data allow us to distinguish between households in which the primary caregiver is a parent and those in which another adult or relative is the primary caregiver. In addition, the availability of longitudinal data enables us to model their trajectories over time and examine the consequence of changes in household composition on child wellbeing within each group. After observing in our earlier work that compositional changes yield mixed economic effects, we test the general hypothesis that the addition of household members will bring increases in non-financial resources. This research advances other empirical studies in a few ways. First, we demonstrate differences among these types of households in terms of their non-economic characteristics (nurturing, caregiving, and educational activities). Second, we draw on the tradition established by Stack (1974), Small (2004), Edin and Kefalas (2005) and others by approaching household composition as a window into families' active responses to living in poverty. This approach may contribute to the development of family support initiatives that better fit the material and social realities that surround children in low-income communities.

Social Policy, the State and the Poor: An Ethnographic Examination of Policy Intersections in an Impoverished Neighborhood

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Based on ethnographic data collected over a five-year period, this study explores the interaction of several social policies that disproportionately affect poor minorities (i.e. policing, mass incarceration,

zero-tolerance, welfare reform, and housing reform) in a poor urban neighborhood in the northeastern United States. Having trouble paying bills is nothing new for poor families. Yet compounding those troubles today is a range of more severe issues. Evictions, arrest, and pressure on fewer, and overextended, friendship and family networks are leaving poor families in a precarious situation.

Charting the Future of a Post-Industrial Urban County: Governance and Interlocal Relationships

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Montgomery County, Ohio is a post-industrial county and the location of the City of Dayton. The county, the city, and other local governments within the county now confront a decade of economic decline and population losses. This paper describes how Montgomery County is developing new approaches to these problems which include changing the structure of county government and interlocal relationships. The paper describes 1) the logic and method for charting a new future; 2) a method for identifying "winning" counties; 3) what was learned from "winning counties;" and 4) how residents view local government and what change in governance and services are acceptable to them.

Neighborhood Effects on the Use of Mental Health Services by Latino and African American Children

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Informed by ecological systems theory, social disorganization theory and social capital theory, this study investigates the neighborhood contexts associated with the use of mental health services by low-income, Latino and African American children between the ages of 8 and 18 who resided in subsidized housing for a substantial period of time during their childhood. Specifically, we examine the extent to which such utilization is statistically related to various conditions in the neighborhoods in which these children were raised. The purpose of this study is to (1) identify the threshold levels at which these neighborhood conditions become meaningful; and (2) estimate how these effects may vary according to the timing and duration of neighborhood exposure. The data utilized in this paper come from the Denver Child Study, a large-scale, mixed-methods study of current and former residents of the Denver

(CO) Housing Authority (DHA). Quasi-random assignment to neighborhoods offers a natural experiment for overcoming selection bias in the measurement of neighborhood effects. Data sources include (1) survey data from parent/caregivers; (2) administrative data from the U.S.Census Bureau and the Piton Foundation Neighborhood Facts database; and (3) 82 in-depth interviews with caregivers and their young adult children. Data gathered from parent/caregivers were geocoded for each year of their child(ren)'s life thereby providing a rare opportunity to comprehensively examine neighborhood exposure. The study sample (N=1,349) is approximately half Latino and half African American, and approximately 26% of the children and youth in the study had utilized psychological services for treatment of mental health issues such as depression, PTSD, and anxiety. Using logistic regression with a clustered robust error adjustment to account for clustering at the family level, our findings suggest a significant association between residence in more disadvantaged neighborhoods and psychological service utilizationfor both Latino and African American youth. Youth who resided for substantial periods of their childhood in neighborhoods which exceeded the average threshold for concentrated disadvantage were more likely to be treated for mental health issues.Further, these effects varied by developmental stage, gender and ethnicity. Study findings are discussed in terms of their contributions to the literature regarding the magnitude of cumulative neighborhood effects and the existence of lagged and/or developmental stage specific effects on mental health outcomes for low-income Latino and African American youth. Study findings also are discussed in the context of expanding current intervention efforts for improving the mental health among youth from focusing only on the individual to focusing on changeable aspects of neighborhood.

Grounded: Airport Configuration and the Restructuring of the Los Angeles Urban Region

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In a 1997 article for Blueprint Magazine, the popular science-fiction author J.G. Ballard observed that "airports have become a new kind of discontinuous city, whose vast populations...are entirely transient, purposeful and, for the most part, happy." Though they are only single nodes within globe-spanning aerial networks, individual airports also occupy positions within the sociospatial context of their surrounding urban regions. This paper examines historical changes in the distribution and development of airports within urban regions. New modes and institutions of aerial governance, coupled with postwar innovations in aviation technology, have enabled the intensified occupation and production of atmospheric space by a wide range of aircraft engaged in functions related to urban social process, including aerial surveillance, police and military operations, firefighting, and commercial cargo or passenger transportation. The major economic functions performed by individual airports within an

urban-regional economy develop according to the particular sociospatial situation of each relative to the others within the region. Some airports within a region may have larger capacities for runway or terminal expansion relative to the others, for instance, while some may be located closer to surface-based transportation hubs or dense residential cores. Thus, I interpret the processes by which individual airports acquire certain social functions, and occupy certain spatial positions, as part of broader processes of global capitalist restructuring. First, I introduce the model of aeropole development as an adaptation of the technopole concept of spatiotemporal urban development, whereby state-managed clusters of privately-held, innovation-based industries develop in a series of stages (first within the urban center and subsequently throughout expanding urban peripheries). Second, I apply the aeropole model with reference to the development and configuration of airports within the Los Angeles and Atlanta urban-regional economies. Finally, I argue that this aeropole framework contributes to an improved understanding of how urban terrestrial space is produced and reproduced through a related production and reproduction of urban aerial space.

Challenges for African Cities in the 21st Century.

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Planning, restructuration and rehabilitation of popular quarters had been the main characteristics of most African countries urban policy during the first decade of independence. But the creation of whole Ministry department in charge of urban affairs and housing in country like Cameroon is an indication that problems posed by town become more serious. If governance appear to be solution for sustainable city, things are not so obvious. Too much factors may be taken in consideration that make it complex. Because of economical constraints African city grow by consuming space with delocalization of infrastructures and equipments and subsequent consequences on environment .In this contest build an metropolitan areas need negotiation between may actors. Thank for decentralisation the fragmentation of urban space, the development of international cooperation, the designation of Delegate to control elected mayors by some governments increase powers competitions and conflicts in the city. Although, urban agriculture are supposed to present some advantages its management is still ambiguous. Those are challenges who may be analyzed and understand to build sustainable cities in African during this 21 century

The Post-Industrial City and Resource Extraction: New Orleans and Deepwater Oil Drilling

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The move from manufacturing goods to services characteristic of post-industrial societies did not lead to a move away from consumption of those goods. In part because imported manufactured goods became cheaper, consumerism in the United States has increased with post-industrialism (Leicht and Fitzgerald, 2006). While the items may be made in China, the resources that transform organic and inorganic materials into the things we buy often continue to be extracted from areas neighboring post-industrial cities. Using New Orleans as a case study, I will illustrate why we need to consider the role of natural resource extraction in our analyses of the post-industrial city. With its focus on tourism and its role as the port city at the mouth of one of our most industrial rivers, New Orleans embodies the tense relationship between the post-industrial city and nearby resource extraction. The 2010 Deepwater Horizon oil spill exemplifies the consequences of our ignorance and collective unpreparedness for catastrophic events resulting from resource extraction. Better understanding the relationship between the post-industrial city and resource extraction is crucial because revitalizing urban industrial areas into warehouse districts of boutiques and lofts is not sustainable as long as it continues to hide or displace the environmental, health, and economic impacts of post-industrial consumption. This paper contributes to my work on a policy history of catastrophic oil spills.

Constructing an Ecology of the City: An Interdisciplinary Inquiry into the Future of the City

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This paper argues that cities are the part of nature for which we are most responsible and that cities will be a crucial factor shaping the biosphere in the foreseeable future. Drawing on biology, economics, philosophy, planning, and history, this paper constructs an ecological interpretation of the city in order to stimulate thinking about the role of cities in addressing our environmental challenges. An ecological understanding of the city challenges our tendency to treat humanity as something distinct from nature. Ironically, the more we have manipulated non-human nature, intertwining human and natural history, the more we have defined nature as wilderness, the place where humanity does not exist. Although it is being challenged from several directions, the separation of humanity from nature has made it difficult to

think clearly about the environmental implications of urbanism. Thus economists have failed to conduct a full accounting of the costs and benefits of urbanism, treating automobile production, for example, as a benefit without considering the environmental costs of damaged landscapes and changing climates. Meanwhile, ecologists have too often looked to non-human nature for the principles to guide social reconstruction while neglecting an ecological analysis of the environments and relationships for which we are most responsible. Scholars and practitioners from a variety of fields are challenging the separation of humanity and nature and exploring the possibilities of a greener urbanism. In particular, environmental historians have analyzed cities as both far-reaching modes of production that transform non-human nature and as settlements that exist within natural limits. Meanwhile, ecologists have become more skeptical about finding socially-applicable principles of harmony or stability or balance in non-human nature; disturbance, chaos, instability, and uncertainty appear to be the most salient characteristics in non-human nature. Whatever values we choose to pursue in our social experimentation are more likely to come from our own minds and experiences which, as the philosophical pragmatists tell us, are as much a part of nature as anything else. Planners, philosophers, ecological economists, urban ecologists, and urban environmental historians are all providing evidence of cities as the wellspring of our environmental challenges. Growing populations and high levels of material consumption in cities intensify resource depletion and climate change, pollution and toxic waste, loss of agricultural land and destruction of habitat. But these scholars and practitioners are also providing evidence that cities can be compact and resource-efficient settlements that offer alternative visions of the good life centered on democracy and diversity rather than insatiable consumption. Our future cities might not only ease the stresses we place on the environment but help us build a civilization that reflects our best values.

Public-Private Partnerships in Urban Revitalization: Governance Structure, Legitimacy, and Accountability

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Fiscal challenges have meant that cross-sectoral governance partnerships remain one of the few practical options resource-challenged cities can resort to in realizing urban revitalization schemes. Given the range of activities partnerships are involved and the variety of their governance structures, this paper asks the following question: what are the determinants that insure the accountability of these initiatives, and that the urban revitalization and design visions and plans they produce respect civic goals and reflect the aspirations of the communities and heritage of the localities involved? This paper examines this question though qualitative analysis of data and information from interviews with municipal planners, directors of business improvement districts, development firms, and analysis of

public documents (e.g. planning reports and minutes) and research reports (e.g. community surveys). The study is developed around three partnerships in Buffalo, NY that have defined the Queen City's millennial revitalization agenda: the Canal Side waterfront redevelopment, the Larkin District project, and the Main Street transit and design initiative. Key findings point to important factors that have shaped the nature of physical development plans and their local reception and professional assessment, as manifest in the considerably more favorable assessment of the Larkin District initiative. These are the civic inclinations of the private partners, the nature of the commitments of the various stakeholders, and the early stewardship of a non-partisan policy institute. The civic inclinations of the private partners insured that policy objectives, in this case being local community participation, the sensitive celebration of cultural heritage, and the enhancement of the public realm, are adequately addressed even if the fluid nature of partnership governance diminishes the ability to define precise mechanisms to address these issues. Investment, as defined by a long term commitment to a city or community, creates a strong incentive for sensitive and sustainable planning and the honest and judicious use of subsidies and incentives. The most important contribution of this study is to highlight the benefits of entrusting plan making to a non-partisan policy institute, which our findings reveal makes for a neutral arbiter that refines and rationalizes the development discourse, helps define policy objectives acceptable to the community, and results in proposals that enhance the public realm and creates a meaningful dialogue with the context. Future research can build on these findings to understand the political conditions that challenge the implemention of these best practices in partnerships around revitalization.

CBOs as Political Conduits to Facilitate Neighborhood Gentrification: The Case of Wynwood, Miami's Puerto Rican Barrio

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This paper is about the political function of Community Based Organizations (CBOs) in neighborhood gentrification and the historical development of this function in the Wynwood neighborhood of Miami, FL. Specifically, I focus on the role of Wynwood CBOs in the political approval processes of the Midtown shopping and residential complex, one of the City of Miami's "flagship" development projects that has spurred inner city gentrification. Studies of the political function of CBOs have focused on large CBOs with constituencies of active voters (e.g., Marwell 2007), on the way CBOs relieve the state of social welfare responsibilities (Lake and Newman 2002; Leitner, Peck and Sheppard 2007), or how community-based economic development (e.g., CDCs) may revitalize neighborhoods for newcomers instead of for existing and long-time residents (Kirkpatrick 2007; Thibault 2007). This paper focuses on how a set of small CBOs with little influence in local politics and limited development capacity, nevertheless functioned to facilitate gentrification and unequal redevelopment processes in the neighborhood where

they provide services. The historical context of the neighborhood's politics and the structural conditions of CBO practice in Miami led to internal political fragmentation and the "neoliberal communitarianism" (DeFilippis 2004) that characterizes much contemporary community development practice nationally.

Beyond the Bricks & Mortar of Senior Housing: Aging in Place, Place Attachment, and the Bridging of Housing & Services

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Older adults (age 65 and older) represent a significant and growing portion of the American population. When surveyed, the vast majority of older Americans – upwards of 90 percent - consistently express a desire to age in place. However, aging often brings functional and cognitive decline, leaving many older adults increasingly vulnerable to environmental influences that may restrict or prevent them from remaining in their long-time homes and communities as they age. Eventually, many are left with few options that will allow them to age in place and may face the difficult choice of leaving their long-time homes or communities, becoming increasingly dependent on informal family and social support, or remaining in their homes at the risk of physical decline and social isolation.

To understand aging in place and what is required from policies and programs designed to allow older adults to do so requires a deeper, more holistic understanding of why people prefer to remain in their homes and communities and, further, how housing and supportive services can be enhanced to achieve this goal. The desire to age in place stems in part from 'place attachment'- a psycho-social process defined as "a set of feelings about a geographic location that emotionally binds a person to that place as a function of its role as a setting for experience" (Rubinstein & Parmelee 1992: 139). Through my dissertation research project, I seek to gain a deeper understanding of how place attachment drives the desire to age in place and how supportive affordable senior housing can sustain or facilitate place attachment for independent and semi-independent elderly residents. To this end, I attempt to address the following research questions:

1. How is place attachment experienced differently among different residents (with respect to the physical, social, and personal/autobiographical elements of place attachment)?

2. How is 'community' defined by the elderly residents (i.e. how do they experience it in their daily lives)?

3. What role does spatial proximity to and interaction with social & familial contacts play for these older residents?

Through a multiple case study approach, I apply a blended research design, combining surveys, observation, semi-structured interviews, and spatial and social network analysis to explore in-depth a sample of affordable, service-enriched housing for independent and semi-independent elderly. The cases are located in and around Chicago, one of the most diverse, segregated, and neighborhood-centric cities in the United States. This paper will present a brief review of the literature and research proposal, drafts of the survey and interviews instruments, the initial background of cases (including a self-constructed GIS-based maps of affordable senior residences in Chicago, by community area, neighborhood and Census tract) and set the stage for a discussion of the best way forward for the proposed research.

Economic Development Policy Making Networks in the Cleveland and Detroit Regions

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Both the Cleveland and Detroit regions have faced the decline of their manufacturing sectors. While neither has undergone a successful transformation, the Cleveland region has, by all accounts, been more active over a longer period of time in putting in place institutions, strategies, and policies to bring about regional economic development than has the Detroit region. This difference is often attributed to the presence of networks and partnerships among various public and private actors in the Cleveland region, while Detroit's continued struggles have been attributed to, in part, the lack of an effective network for collaboration. While the value of cooperation and networks is an acknowledged attribute of policy making, there have been few investigations into the composition and characteristics of networks for regional economic development, especially within the Rust Belt. This paper will help advance that literature by comparing the reputational networks among important economic development policy makers in the Detroit and Cleveland regions. These individuals will be surveyed with regard to their participation in the regional economic development policy making network, and a formal network analysis will be conducted. The properties of the resulting two networks will provide information on the shape and scope of economic development policy making networks and identify the central sectoral actors in each region. Further, the results will also show if anecdotal and previous research findings still hold that Cleveland's economic development policy making network today is more robust than that in

Detroit.

Financialization as a Context for Action: Community-Based organizations and the Struggle to Preserve Affordable Rental Housing in New York City

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Housing assets now play a large role in the economy, especially due to the ability to accumulate capital through securitizing and investing in mortgage debt. This financialization increases the potential for housing to perpetuate existing social, spatial and economic inequalities experienced by urban, low- and moderate-income, and minority communities. For community-based organizations (CBOs) engaged in affordable housing work, financialization also represents a shift in the context in which they carry out efforts to preserve affordable housing and improve urban communities. Recent scholarly discourse often critiques the professionalization and depoliticization of CBOS since the urban social movements of the 1960s and 1970s. How might we reimagine the political possibilities of affordable housing and community development practice amidst the turn to financialization? In this paper I draw on interviews with veteran, mid-career and emerging affordable housing and community development professionals in New York City to trace this shift and begin to describe its significance in their work. I ground this analysis in the landlord abandonment crisis of the 1970s and "predatory equity" investments designed to release untapped equity in rent-regulated buildings during the mid-2000s real estate boom. By purchasing large portfolios of buildings with leveraged capital, private equity actors subjected this housing stock to the logics and imperatives of financial markets and integrated it into global capital flows. I find that this changed the context for action by CBOs through introducing new actors and scales of capital investment to the affordable rental sector, requiring affordable housing and community development practitioners to cultivate new capacities. Moreover for-profit affordable housing developers necessarily play a broader role vis-à-vis CBOs. Compared to their integral role in rebuilding the city's neighborhoods following the landlord abandonment crisis, the role of CBOs in producing and controlling space is circumscribed in a financialized context. Nevertheless, they continue working to advance progressive regulatory and policy solutions, utilizing professional techniques and technological competencies alongside more traditional directly confrontational tactics. This allows CBOs to shape the discourse around threats to affordable rental housing while also engaging communities in fighting back against these threats.

The Impact of School Board Gender Representation on K-12 Fiscal and Academic Outcomes

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School boards are the democratic bodies tasked with delivering K-12 education to local communities, yet their connection with academic achievement and fiscal health remains understudied. This paper will add to the existing literature on school boards by examining the role of gender politics in determining school board governance outcomes. Quantitative methods will be utilized to test whether gender, both the overall gender demographics of school boards and the sex of individual school board officers, is substantively related to school district academic outcomes and indicators of fiscal health. Data from the National Center for Education Statistics and the Wisconsin Department of Public Instruction on school district demographics, academic performance, and fiscal health will be utilized. In addition, original data on gender representation assembled by the author from a representative sample of Wisconsin school boards will be used. The final paper will first propose an objective framework by which to gauge school board performance, and then explore the relationship between gender representation and that objective standard.

Urban Politics and Historical Institutionalism: Towards a New Research Agenda

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As the study of urban politics waned, historical institutionalism began to captivate a significant segment of the discipline. Within the study of American politics, historical institutionalists offered fresh insight into enduring questions about the exceptional development of the American state and created new avenues of research in the study of Congress, political behavior, and racial and ethnic politics. This essay shines new light into the urban space by delineating the implications of historical institutionalism for the study of city politics. Of course, several practitioners of this approach have dramatically expanded our understanding of urban political systems and American politics. This essay builds upon their contributions by explicitly situating historical institutionalism within the power debate that defined the field for decades and applying historical institutional insights formulated in the exploration of "big, slow-moving processes" to the urban political space. Ultimately, this essay attempts to break remaining logjams within the field by outlining a series of theoretical propositions that scholars can employ in the study of urban politics and that will reconnect urban politics to major theoretical debates within political

science.

Finding Exclusion in the Search for Inclusion: Theological Irony in the Structure and Location of Churches in Post-War Metropolitan North America

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In recent years, scholars have identified and addressed liabilities associated with the courses of development that have come to define metropolitan regions in North America in the post-war era, particularly through the centrifugal and dispersive patterns of suburban migration and the physical and socio-political structures that have attended and sustained these patterns. Unfortunately, few, if any, have focused attention on these problems through any examination of concomitant trends in the structural design and location of churches, as these factors may be understood both as reflections and effective components of larger and more disturbing developmental trends. This paper seeks to begin to correct this oversight, and in so doing, to contribute something significant to our multidimensional understanding of the disintegrative and unsustainable courses and consequences of North American metropolitan development. Here, as the structure and design of churches are understood to relate to the complex of ways in which the physical configuration of any church building or complex corresponds to the developmental environment that surrounds it, these factors may contribute significantly to our understanding because 1) churches are numerous and well distributed throughout North America; 2) they are typically designed to express the members' self-understanding in relation both to that which they take to be the divine and to the world as they understand it; and 3) because such structures are taken to be expressive of the members' collective self-understanding, they are designed with a special degree of intentionality. Thus there is, explicitly or implicitly, a rich symbolic language to these structures. This symbolic language may be spoken of as the 'embodied theology' of the congregation, expressed through the material arrangements of their structures. In order to relate these structures to the larger courses and consequences of patterns of metropolitan development in North America, this study applies a typology of church design with a particular view towards the way in which the church buildings inhabit space within the larger urban order. By means of this scheme, I show the irony of the 'embodied theology' that is explicitly manifest in postwar church architecture - particularly seen in the embrace of non-church vernacular style - in which congregations sought to express the immanence (closeness, accessibility) of God in worship, yet did so in structures which effected segregation and exclusion, in isolation from the metropolitan context. This irony is manifest in a counter-symbolism present in these churches' 1) distance from housing settlements; 2) location in either large parking lots, private green space, or both; and 3) distance from symbolic urban centers. What I show specifically with

church design is not inconsistent with patterns of suburban metropolitan development generally.

Encountering Community Development

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One of the defining features of community development is the enormous amount of effort devoted to creating reliably knowable subjects who can then be engaged by professional. Typically, this involves academically-trained specialists identifying and comparing characteristics of neighborhoods in order to legitimate programmatic interventions. And, while a great deal of literature has focused on how this form of place-making has been a site of contestation, few studies have focused on the production of community. Using three case studies of neighborhood-based initiatives to address housing and food accessibility in Nashville, Tennessee, I explore the spatial-temporal conditions that shape whether or not organization are characterized as being community-based. Rather than being a fixed identity, the construction of community and the ways in which it articulates with state and market actors shifts throughout different phases of development.

Rapid and Stable Residential Integration in a Small City

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Small cities can be different. After 1965, housing in Elyria, a small industrial city in Ohio, rapidly integrated, and neighborhoods have remained integrated. Elyria's west side always had scattered black families. Its South End initially housed Polish and Italian immigrants, native whites, and blacks. The East Side was white, except for a few blacks in older houses. Thus even east-side elementary schools had a few black students. Post-war subdivisions meant new all-white neighborhoods. [Elyria had no suburbs, as it annexed frequently.] Through the 1940s, 1950s, and 1960s, Blacks organized to get more housing, and quality housing. Second generation Poles and Italians moved to newer areas after 1950, expanding South End housing for blacks. Blacks moved to new streets on the west side. A developer publicized an integrated west-side subdivision in the late 1950s, but only white families moved in. As the NAACP was organized a housing campaign in the early1960s, a local company lost a skilled black worker who could not find "quality" housing. The resulting publicity for steering and "controlled" areas helped the Fair Housing effort. More important, Elyria now had a few FHA foreclosures. A Cleveland broker worked with black ministers to find black buyers. Mortgages were not an issue, as Cleveland banks would provide

them. Beyond the foreclosures, several white neighborhoods had residents anxious to sell. Second and third generation Hungarians were buying outside the Hungarian neighborhood. Prosperous families in a west-side post-war subdivision wanted to move to new east-side subdivisions. Black families moved into both neighborhoods. The first became largely black, while the second reached about 40 percent black. White families also moved in, however, and the percent black in each neighborhood declined. By 1970, Black families were moving into numerous west-side neighborhoods, moving further north on the numbered streets above the South End, and moving into new east-side neighborhoods. A black lawyer built on the most prestigious street. Today, I am told, blacks can live anywhere in the city. White families are moving into the original South End. Housing integration was neither straightforward nor conflict-free. The small geographical area helped, as did the access to mortgages and the good incomes that blacks earned in places like GM and Ford assembly plants. The total black population was small, and blacks moved into many parts of the city over a short period of time. This could reduce white fears. Further, population growth was slowing, so there was ample housing overall. Other factors mentioned in discussions of integration were not involved; Elyria did not, for example, have a second minority group.

'Instead We Get Racecars': The Baltimore Grand Prix and the Politics of Economic Redevelopment

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On September 4, 2011, just nine days before the Democratic Mayoral primary election, the city of Baltimore hosted the inaugural Baltimore Grand Prix (BGP) auto race. Mayor Stephanie Rawlings-Blake described the Indy Racing League event as a "game changer," as an economic impact study claimed an economic impact of $70 million and that it would provide Baltimore with positive exposure to global media audiences. To facilitate the BGP, the city invested almost $8 million in federal highway funds, devoted substantial public resources, and inconvenienced downtown residents and workers throughout the spring and summer of 2011 as roads were repaved, city workers focused their attention on race logistics, and travel routes through the city were disrupted during race week. In this way, the BGP is the continuation a visitor-oriented development strategy, in which Baltimore has invested more than $2 billion over 50 years to build an infrastructure for tourism in the Inner Harbor and to host a variety of entertainment, recreation and sports events. However, to some challengers to Rawlings-Blake, community activists, and many city residents, the BGP illustrates what they perceived as Baltimore's misguided development priorities, which have favored projects primarily benefiting businesses and visitors over policies that would have greater direct impact on resident welfare. In this paper, we

examine the politics surrounding the BGP and visitor-oriented redevelopment more generally as they were featured within Baltimore's mayoral primary. To do so, we utilize a variety of qualitative sources, including interviews, ethnographic observation, media reports, and public documents.

How Art Spaces Matter: Impacts for Artists, Arts Enterprises, Neighborhoods and Regions

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Many post-industrial cities turn to art spaces as a neighborhood revitalization strategy. Although few prior efforts have tested outcomes, proponents presume art spaces spur area physical upgrades, expand public access to arts events, provide boosts to artists' careers, and generate other benefits. To test such claims, we analyze how and why art artist live/work and studio buildings and arts mixed-use projects benefit artists, arts enterprises, neighborhoods, and regions. Our five case studies from four cities (St. Paul, Minneapolis, Seattle, and Reno) reflect a range of ages, sizes, tenant mixes, and distinctly different neighborhood contexts. Our mixed methods approach included: interviews with over 90 artists, residents, business owners, government officials and others; an arts tenant survey; analysis of tenant income records and historical trends in socio-economic data (Census, County and Zip Code Business Patterns); and property value impact modeling (hedonic analysis). Key Findings: The art spaces strengthen artists' careers through time and productivity gains, enhanced professional reputations, increased networking, collaboration, and skill and equipment sharing. Some artists experience increased income, and greater numbers increased the percentage of income they earn from their artwork. Arts businesses and organizations report similar benefits, and artists and arts groups value the cross-fertilization that occurs by co-housing artists and arts businesses. The broader community also benefits. Each of our case studies rehabilitated an underutilized historic building and many were credited with spurring physical investment in the vicinity and attracting new residents. Model results estimate boosts to area property values. We found scant evidence to suggest that these art spaces triggered population displacement, and some preserved art space in once artist-rich neighborhoods. To varying degrees, these spaces also delivered social benefits, infusing downtrodden areas with civically active artist residents. The larger community also valued expanded opportunities to participate in arts events and interact with artists. The art spaces support, attract, and retain artists and other arts entrepreneurs, which can enhance a region's competitiveness. Through increased demand from visitors and artist residents, the case studies also modestly bolster local non-arts businesses. A few key themes cut across all case studies as factors that influence successful outcomes: affordable, stable, and physically appropriate space for artists and arts groups; effective internal governance and deepening artists investment; active, dynamic and artistically rigorous internal communities; opportunities for public

access and engagement; geographic connectivity, arts density, and complementary community development initiatives. These findings enable communities to make savvier investment choices for these brick and mortar cultural facilities.

Re-Evaluating Assumptions about Behavior and Choice in Response to Public Assistance: A Behavioral Decision Analysis

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Public "safety net" programs intended to help low-income households are based on a series of assumptions about human preferences and decision-making. Despite their importance to social service design and implementation, these assumptions are rarely stated explicitly or empirically tested. In some instances, key assumptions may reflect theoretical constructs carried over from an earlier era of social service delivery, or decision models for higher-income populations that do not hold in a low-income context. Shifts in the demography of US poverty since the 1970s and the increasing stigmatization of the poor may exacerbate the disconnects between assumptions and actual behavior--which may have important implications for program take-up and outcomes. Using three federal programs as case studies, this paper will examine the implicit and explicit assumptions about how households make decisions in response to public assistance, and identify whether empirical research regarding decision-making and choice supports these foundational assumptions. Despite the potential insights that a behavioral perspective can bring to policy design, the field has remained largely silent and no comprehensive review of the evidence on decisions in context of poverty has been conducted. We employ a behavioral decision-making framework to discuss decisions in the context of poverty, through a nuanced analysis of factors low-income households may consider when engaging in judgment and choice. This approach emphasizes the role of contextual factors in decision-making for individuals of any income, and argues that an applied behavioral view offers novel tools to help policymakers serve low-income populations. This perspective provides a unique and under-utilized framework useful to explain some behavioral puzzles, examine and predict the actions of individuals living poverty, and understand disappointing program outcomes. For example, why are take-up rates for public assistance programs often strikingly low? Why do low-income Housing Choice Voucher (HCV) recipients tend to remain in high poverty neighborhoods, even when "better" options should be available? Which approaches may encourage low-income households to save, or participate in formal banking? Our case studies include the HCV program, which provides rent subsidies for close to 2 million households in primarily urban areas nationwide, the Supplemental Nutrition Assistance Program, which provides food to roughly 40 million individuals each month, and Temporary Assistance for Needy Families, which provides cash assistance to needy families with children. We argue that a striking disconnect exists between

assumptions and evidence, potentially resulting in less effective policy design and implementation, at a substantial financial and social cost.

Rescaling the Meanings of Migration: The Politics of Citizenship in the Transformation of the City of Brotherly Love

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Plagued by decades of population decline that have contributed to Philadelphia's predicaments, over the past ten years the city has created institutions and initiatives to welcome immigrants to the city as a solution to its demographic and economic woes. In 2010 immigration created Philadelphia's first population increase in sixty years, an achievement widely celebrated in the local media and by local government. Yet even as immigration is championed as a panacea for Philadelphia's decline, this conceptualization chafes against characterizations of migration as threatening and continues to justify the agreement between the Philadelphia Police Department and Immigration and Customs Enforcement to share information about the legal status of arrestees. These contradictions shape the ways migrants claim rights in the city as Philadelphia seeks to transform itself into a more globally competitive entity. In the absence of comprehensive federal immigration reform, local governments are increasingly producing their own immigration policies, which then shapes immigrant incorporation processes. In this context, I explore how Philadelphia's efforts implicitly rely on attracting middle-class and professional migrants and how its institutions emphasize immigrant entrepreneurship in order to illuminate the disjuncture between the rhetorical meanings of migration and what kinds of migrants are deemed particularly valuable in practice. This paper engages the local government strategies for rescaling Philadelphia by analyzing the ways it discursively positions immigrants as entrepreneurial, global cosmopolitans in the attempts to improve the city's urban scale. Envisioned as the means by which Philadelphia will increase its competitiveness in the global urban hierarchy, immigrants themselves come to embody the rescaling struggles of Philadelphia as they are positioned as the resources for the city's transformation. Through discourse analysis, I explore testimonies and debates from 2011 City Council meetings regarding the passage of Pennsylvania Compact, a local ordinance developed with the hopes of guiding state-level immigration discussions and policy-making. I then examine the implications of locating immigrants as the resource for the rescaling efforts of the city by focusing on fieldwork with a Colombian community organization in North Philadelphia whose efforts revolve around immigrants' rights and leadership development for Latinos in the city. Predominantly middle-class and professional, Colombians in Philadelphia are often leaders of Latino cultural institutions, celebrations and community organizations. Examining immigrant social relations in the context of transformations of local policies and institutions, this paper analyzes how Colombians navigate their positionalities in the city as they

create new meanings and definitions of citizenship specific to Philadelphia.

Between Two Flags: Paseo Boricua, Humboldt Park, and the Puerto Rican Experience in Chicago

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More than sixty years have passed since the Puerto Rican diaspora began immigrating to the Chicago Metro Area. The first section of this study will explore the spatial allocation and socioeconomic characteristics of Puerto Ricans living in Chicago's Humboldt Park community, the nation's second largest Puerto Rican enclave. Demographic information such as household income, housing tenure, educational levels, etc., from the Decennial Census and the American Community Survey will be used to aid in creating a narrative on the state of the Humboldt Park community. The second section of this study draws from focus groups, one-on-one interviews, participant observation and surveys conducted at community gatherings to understand the role of Humboldt Park as a collective third space and to illustrate the neighborhood's role in maintaining Puerto Rican identity, as well as providing a site for the formation of contestation against broader political and economic interests. The third section outlines some of the dilemmas confronted by community leaders who have formed The Puerto Rican Agenda (or, The Agenda), a non-incorporated organization which seeks to facilitate the socio-economic advancement and maintenance of Puerto Rican culture through institutions within Humboldt Park. The Agenda struggles to reconcile the need for development with the looming threat of gentrification--a concept which holds a special significance for the diaspora of a colonized country. This section utilizes a Critical Discourse Analysis to illustrate power dynamics between community stakeholders and the broader interests and ideologies of urban restructuring under neoliberalism. The paper concludes by posing questions which attempt to outline some potential paths for community action within the Humboldt Park community.

Public Participation in the Creation of 'Coherence' through the Complex Multi-Tiered Land Use Planning Process in the Metropolitan Montreal Region

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Criticism of the notion of coherence was instrumental in the emergence of the collaborative approach as an alternative to rational planning. And, rather than top-down standardisation, the differentiation of local public action through territorial implementation is nowadays recognised as a key feature, among many political scientists. Nonetheless coherence still remains at the heart of planning, if only through operational surrogates such as cohesion, conformity, consistency, conformance, let alone efficiency. Governance of the Montreal Metropolitan Region has grown extremely complex over the past decade. In addition to the creation of the Metropolitan Montreal Community, a global overhaul of the municipal government structure took place, with the initial fusion of all municipalities on the Island of Montreal into one major City of Montreal and the subsequent defusion of some municipalities from that mega Montreal, on the one hand, with the new Montreal trying to assert its planning powers over its boroughs, on the other. In this context, coherence undoubtedly constitutes a requirement for linking together, even minimally, the various tiers of land use planning. Public participation is also a structural component of all planning processes involved, with various procedures for allowing public input having been set up at each level. But if these procedures share some common characteristics - a textbook case in "path dependency" - they nevertheless evidence some differences not without substantial impact on resulting urban politics. Our paper aims to explore the use and meaning of « coherence » for public participants in this complex multi-tiered land use planning approach. Earlier work by our team had pointed to coherence as being a central issue in the public debate which surrounded the Montreal master plan and some complementary documents, in the early 2000: for instance, concerns were raised about the necessity for explicit implementation and follow up measures for the content of the plan to be carried out, about contradictions between a specific development plan with central objectives of the master plan. And as a particular outcome of participation, we found that some networks of actors were set up with some participants for working out subsequent documents. We examine a series of questions in relation to different public participation processes that took place about planning documents since. How does coherence between the various tiers constitute a concern for public participants and impinge on their legitimacy? Is public participation turning into a coherence forcing mechanism between the tiers of government in the Montreal Region? How do public participants and groups that were turned into partners following earlier processes cope with adaptation and differentiation of public action taking place through implementation?

Refugees, Immigrants, and Public Housing Redevelopment

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Most original residents who experience public housing redevelopment in the U.S. and its attendant relocation are white, black or Hispanic and native-born. Yet, in some regions, such as the Pacific

Northwest of the U.S., many public housing residents are refugees. In particular, the Seattle area is a hub for refugee resettlement, and a correspondingly diverse array of nationalities is reflected in the public housing population there. These diverse residents experience redevelopment, relocation, and life in newly created mixed-income developments through from the prism of experiences as refugees who lived through political unrest, war, and economic tumult. Understanding the social benefits and costs of redevelopment depends on the socio-cultural experiences of these people. This research uses qualitative data from 3 different HOPE VI sites in the Seattle area that were home to refugees from Vietnam, Cambodia, Somalia, and Ethiopia. Each site offers a glimpse into the experience of redevelopment at a different point in the process, from a time of impending relocation, to just after relocation, to living in the new mixed-income community. In each site, refugees and immigrants together comprised significant portion of the population. In the pre-redevelopment site, 77% of household heads were not born in the US; the same was true for 61% of household heads from the population studied just after relocation. Among public housing residents in the new mixed-income community, 70% of household heads spoke a native language other than English. This sort of ethnic diversity is not common throughout the rest of the U.S., but is in common with the experience of with the restructuring of large social housing estates in Europe. This research pools data across the three sites, a total of 14 focus groups, along with administrative records. Through this analysis, this paper describes the tightrope refugees walk between worldviews that policy makers must take into account when designing and assessing public housing redevelopment.

Training a New Era of Leaders Through "The Wire"

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Many universities in the US are looking for and are using new ways to enrich their courses beyond the basic structure of articles, books, and lectures. Professors and administrators design programs to incorporate not only a diverse array of subjects but also attempt to expose students to the challenges, issues, and realities of communities. Harvard University, Duke University, University of California - Berkeley, Syracuse University, (Bennett, 2010) among others are offering courses that are using TV to teach disciplines ranging from social science to media to anthropology. Historically, curricula within the social sciences attempted to bridge theoretical concepts with practical depictions of real-world situations; attempting to provide students with an understanding of how organizations, people, and society are intertwined. By expanding instructional methods to include those that depict real-world life, student learning may be encouraged and their grasp of course material may be strengthened. The proposed presentation is aimed at investigating innovative methods for training future leaders of urban America. Specifically, I present a unique avenue that expands traditional instruction methods to include

a range of views and perspectives within an atmosphere of mutual respect and diversity. "The Wire", a fictional drama that initially aired in 2002, gives viewers an uncensored glimpse into the lives of elected officials, public administrators, and the constituents they work to serve. Although a fictional television program, "The Wire" accurately depicts the challenges often faced in urban communities- from those of the drug dealer on the corner to the corrupt politician in the state house. Harvard professor, William Julius Wilson suggests that "The Wire" "forces us to confront social realities more effectively than any other media production in the era of so called reality TV." (2010) Through an examination of course syllabi, relevant literature, interviews, and personal experience, I argue that "The Wire" is a tool that exposes students to concepts in a format unlike any other. The show is distinctively different from academic research as it portrays the intersection of urban life and public organizations, making connections that "are very difficult to illustrate in academic works." (Williams and Chaddha, 2010) I posit that through these compelling story lines, students become more interested in academic research (Wilson and Chaddha, 2010) and learning, and gain a solid understanding of course content. It is expected that findings will demonstrate the usability and effectiveness of "The Wire" as a tool inside the classroom, and the importance and necessity of supplementing traditional instructional methods with innovative practices of the 21st century.

Predictors of Material Hardship among People in Chicago's Residential Homeless System

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Eradicating homelessness and housing those currently or at risk of becoming homeless is a policy priority shared broadly in the U.S. by entities including HUD and the National Alliance to End Homelessness. 10-Year Plans to End Homelessness have been established in over 300 municipalities throughout the U.S. In the city of Chicago, a 10-Year Plan to End Homelessness (PTEH or Chicago Plan) was initiated in 2003. The Chicago Plan, as well as others, adheres to a Housing First approach to end homelessness, representing a shift in the city's homeless system from a shelter-based to a housing-based model. A comprehensive evaluation of the Chicago Plan was initiated in 2007 by request of the non-profit sector, city government, and funders to assess progress with the Plan's goals. The evaluation represents a partnership between researchers from Loyola University Chicago and the University of Chicago, the Chicago Alliance to End Homelessness, and the City of Chicago. As part of this evaluation, a longitudinal client survey was conducted with a representative sample of clients of Chicago's residential homeless system (Wave 1 N=554; Wave 2 N=419; and Wave 3 N=398). The survey was developed through a two-stage stratified random sample of clients residing in overnight shelters, interim programs,

and permanent/permanent supportive housing programs. Both family heads and single adults were interviewed face-to-face three times over the course of approximately one year between 2009 and 2011. This paper will explore elements of material hardship among the PTEH sample. A selection of client survey items document how well individuals were able to have their basic needs met. Specifically, these items include: an 8-item housing hardship scale; utility shut-off; access to proper clothing; access to medical and dental visits, as needed; and access to adequate amount of food. We will conduct regression analyses to examine predictors of the material hardship items described above. The predictor variables we will explore include: housing type (both baseline and final); family status; crime/victimization status; education status; receipt of TANF or other forms of public assistance; and receipt of SSDI/SSI or other income types. These findings will help us understand the factors related to material hardship among Chicago's current and formerly homeless population. Such findings can inform policy and programmatic recommendations aimed to improve the basic living conditions of this economically vulnerable population.

Ecological Landscapes as Urban Community Amenity: Planning towards a Sustainable Future in Stapleton, Denver, Colorado

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Conceived on the premise of responsibility, Stapleton, CO is one of the largest urban infill projects in the US to date. Proximate to a traditionally industrial section of the city, this ~4,700 acre community is being erected on the site of Denver's former Stapleton Airport. Embracing principles of environmental, social, and economic sustainability, the new community consists of a town center, multiple housing typologies, a school, and an extensive network of parks, which includes four distinct typologies in order to accommodate a full range of activities while capitalizing on the area's local ecology. Traditional parks and open spaces are recognized as valuable community assets, providing both aesthetic appeal and recreational amenity (Crompton, 2004). However, driven in part by concerns over environmental and human health, the role and function of urban landscapes is changing (Ahern, 2007). Thus, communities such as Stapleton are focusing greater attention towards the implementation of responsible design. However, because ecological park design necessitates consideration for systems such as energy, stormwater, and biodiversity, the resulting aesthetic outcomes are often a sharp contrast to those of traditional community parks. Though the environmental and sociocultural benefits of ecologically designed landscapes are far reaching and well documented, the effects of their naturalized aesthetic is considerably less understood (Mozingo, 1997; Spirn, 1998). To assess and compare attitudes towards naturalized park typologies, as compared to traditional park typologies, within the development, a mail survey was sent to approximately 1/4 (1000) of all Stapleton households in May 2011. Using GIS a

stratified sample was employed to ensure residents of all distinct dwelling types and development phases were proportionally represented. The survey was designed to evaluate lifestyle, reasons for community choice, and perception of scenic qualities, safety, and usability of each of Stapleton's significant parks. 264 completed surveys were returned. Responses were evaluated and correlated with an inventory of each of the parks' attributes. Average preference was strongest for the hybrid park typology, yet a traditional park typology rated highest in all three evaluation categories. What these statistics do not explain alone however, are the reasons behind the stated preferences. Therefore, the survey also included open-ended questions asking: "Why?" This paper employs content analysis to those responses, a method of interpreting the occurrence of vocabulary and/or concepts within communication to explore reasons behind the statistics (Babbie, 2009). It is important to fully understand the nuances of park preference in order to better plan for, and design future community park and open space systems which aim to integrate a full range of recreation and community amenity alongside ecological design.

All New and Shiny? Social Inequality in the Albina District

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Portland's traditional African American urban settlement, known as the Albina District has been almost completely transformed by gentrification and racial succession in the last twenty years. At one point the only location where African Americans could live in Portland, today just 14 percent of Black Portlanders reside there. Decades of disinvestment that kept property values low gave way to reinvestment and housing speculation in the 90s and 00s. Whites returned to this centrally located area after a fifty-year absence. Today, inequality is stark. CDC-led housing preservation has enabled low-income African Americans to remain in the District, where they live amidst high end consumption spaces. This paper explores the meaning and significance of racial change in Portland's central city.

How Toxic Waste Sites in Cities Kill Places and People

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This study argues that the presence of EPA Superfund sites in a neighborhood have a negative impact on foreclosures, property values and premature deaths. This paper challenges previous research that has

argued that EPA waste sites have no negative impact on property or on community health. This study looks at 170 neighborhoods in Louisville, Kentucky as a proxy. Louisville is considered to be a superb representative example of the average city in the United States compared to say New York or Los Angeles. Louisville is a monocentric city with one downtown and 100 miles away from other medium size cities such as Indianapolis, Nashville, and Cincinnati. Furthermore, the authors employ an analysis of variables previously unexamined in Superfund studies. These variables illuminate a more complete depiction of the social and monetary costs of Superfund practices in predominantly African American neighborhoods. In particular, it examines contemporary neighborhood and health dynamics in greater detail than ever before with the inclusion of a range of independent variables. This study helps advance our knowledge of the impacts of toxic waste sites in U.S. cities and prepares neighborhoods leaders on to respond to the effects of these waste sites.

Early Lessons Learned from Salisbury, North Carolina's Choice Neighborhoods Transformation Plan: Small Town Ideals and Big City Aspirations

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As the federal project-based public housing program HOPE VI has matured since its 1992 inception, myriad lessons have been learned about the program's successes and opportunities. The U.S. Department of Housing and Urban Development (HUD) has worked to re-envision project-based public housing as HOPE VI nears retirement, resulting in the Choice Neighborhoods program. Choice Neighborhoods hopes to build upon HOPE VI in promoting viable mixed-income neighborhoods by expanding the scope outward from public housing developments themselves and into the surrounding communities. Choice Neighborhoods is billed as a holistic community-focused redevelopment approach with three core goals: Housing, People, and Neighborhood. Still in its infancy, Choice Neighborhoods awarded 17 Planning Grants in fiscal year 2010 and 5 Implementation Grants in fiscal year 2010/2011. Salisbury, North Carolina, approximately 40 miles northeast of Charlotte and with a population just under 34,000, is one of 17 cities nationwide to be awarded a Choice Neighborhoods Planning Grant. A non-metropolitan designated area, Salisbury is the smallest city to receive Choice Neighborhoods funding. Salisbury's award speaks to some as a testament to lessons learned from HOPE VI: small cities face problems similar to those experienced by larger metropolitan areas, and project-based public housing programs can be administered similarly at both scales. As Salisbury works to complete its Choice Neighborhoods Transformation Plan, the process encourages commentary on major differences and improvements made from HOPE VI to Choice Neighborhoods. The case of Salisbury also provides insights into how smaller cities can be competitive for federal funding opportunities, and how the city's size can have both positive and negative implications for carrying out a federal grant of this magnitude.

Choice Neighborhoods will receive a great deal of national attention as Planning and Implementation Grant monies are disbursed and feedback is generated from policymakers, local officials, housing authorities, and residents of the targeted neighborhoods. Salisbury's small size may prove to be advantageous as the city works to ensure competing voices not only have a seat at the table but also meaningfully contribute to the final outcome: the transformation of the city's Civic Park Apartments and West End neighborhood.

The HOPE VI Credibility Gap: Redevelopment Promises and Resident Outcomes

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The HOPE VI model of public housing redevelopment promises better things to the residents of targeted public housing communities. At one level there are the general promises that the program will lead to a better living environment for residents. At another level, the process of resident participation in the planning of HOPE VI redevelopments suggests additional promises related to relocation assistance, the expectations of residents to return to the redeveloped site, and to the improved living environment for those displaced by the redevelopment. In this paper I examine the record of HOPE VI on these dimensions and suggest that the program suffers from a credibility gap. The record to date strongly suggests that HOPE VI has operated first and foremost as a place-based redevelopment program whose greatest impact have been in effecting significant land-use changes in low-income urban neighborhoods. The objectives related to improving the lives of original residents have been repeatedly and routinely subordinated to those place-based goals. The paper offers policy recommendations for altering our approach to upgrading public housing communities - recommendations that focus on producing real benefits for the residents of public housing.

A Sustainable Urban Design Approach to Climate Change in American Cities of the Arid Southwest

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This paper demonstrates the use of a vernacular form-based zoning code that is capable of responding to the hot arid climate in the southwest region of the United States. A vernacular form based code is developed as a case study for Albuquerque, New Mexico for the purpose of improving urban density as well as reducing the reliance on energy intensive mechanical systems for the heating and cooling of

buildings. The framework for the form based code regulation is based on design principles from historic settlements of the Southwest and northern Mexico which provide a vernacular precedent study in which Spanish/Mexican towns and the Pueblo Indians villages designed "oasis settlements" that utilized court yards, walls, buildings, plazas, and terraces as a way to provide both defensible space and a suitable built environment for an arid climate. The paper argues that form based code, based in vernacular architecture is a viable urban design strategy that can increase density, improve walk ability, provide for mixed use development, as well as provide more energy efficient solutions to remedy the impact of climate change in Southwestern cities. According to the 2010 census, the major urban cities of the arid Southwest are listed within the top 100 most populated Metropolitan Statistical Areas. Since World War II, cities in the Southwest have also experienced warmer and dryer climate conditions. Rapid population growth, increased dependence on surface water for municipal use, and low the density sprawling urban foot print threatens the overall sustainability of Southwestern cities. The annual precipitation of cities in the Southwest ranges from the approximately four inches per year in Las Vegas, Nevada to approximately fifteen inches a year in Denver, Colorado. In addition, a continual increase of average temperatures due to climate change poses severe challenges for Southwestern cities due to the reliance on existing energy technology for heating and cooling systems. To mitigate the impact of global climate change in the arid west, the fields of Urban Design, Architecture and Planning and will need to develop design and regulatory responses to the potential impacts of climate change.

From Public Housing to Private Homeownership: Social and Economic Outcomes for Participants in a HOPE VI Homeownership Grant Program

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Up until the Great Recession of 2008-2010, many people associated the transition to home ownership in the United States with economic, social and geographic mobility. In fact, home ownership was ideologically central to the HUD's public housing reform strategy, Home Ownership for People Everywhere (HOPE VI), which envisioned creating 20,000 units for home ownership for public housing residents. While there is a large literature on many aspects of HOPE VI, there has been little to no research about the social or economic outcomes for renters who transitioned to home ownership with HOPE VI assistance. Moreover, there is little rigorous research on the impact of homeownership on low-income participants' social and economic mobility. This project fills that gap by analyzing outcomes for two cohorts totaling 108 low-income renters in Boston who transitioned to home ownership in 2005 and 2010 using HOPE VI grants. We compare outcomes of program participants to a group of would-be participants who missed the application deadline. Employing a mixed methods approach, we

quantitatively evaluate economic outcomes such as asset gains and losses and social outcomes such as changes in neighborhood socio-economic status and occupational status. We use qualitative data from interviews with participants to reveal more about how homeownership impacted the social ties for participants and their children, as well as attitudinal and other social changes. In all, the research suggests mixed experiences for program participants. Just one homeowner went into foreclosure, indicating that the program provided housing stability. However, participants' experiences varied by location decision, timing of purchase and place in the lifecycle. The paper concludes with recommendations which may improve program efficacy for low-income homeownership and socio-economic mobility policies.

An Empirical Look at Regional Economic Development Practice: The Use of Cluster-Based Approaches by Regional Economic Development Organizations

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Recent years have seen increased interest in tackling economic development challenges at the regional scale. One result of this in the US, which lacks general purpose regional government, is that regional economic development policy is implemented by a heterogeneous set of relatively independent organizations such as regional development partnerships and chambers of commerce. Thus an understanding of economic development policy implementation at the regional scale requires an empirical examination of these organizations. One approach to regional economic development popular for the last twenty years has been based on industry clusters. The approach has been criticized in nearly every respect including lacking sufficient specificity in its policy implications to even be called a "single approach." Much of the discussion about clusters has focused on the underlying economic theory. Another set of literature addresses the merits of how the concept ought to be applied in practice. Neither discussion is grounded in much empirical research, and that which does consists primarily of case studies that do not lend themselves to generalization. This paper presents the results of a study designed to gather insight into the functioning of regional economic development organizations through the lens of cluster-base approaches. The study explores two working hypotheses. The first is that the adoption of cluster-based approaches by regional economic development organizations results from their concern for their own legitimacy and status as much as from a concern for economic development. The second is that the merit of cluster-based approaches is highly contingent upon the organizational context of their implementation. The study consists of a mail and web survey of several hundred regional economic development organizations and several case studies. At the commencement of the study, no comprehensive list of such organizations existed, and so the survey frame is the best of its type yet compiled. The survey instrument assesses motivations for the adoption of cluster-based

approaches including the need to adopt "established" practices, the need to satisfy funding organizations, and the belief that cluster-based approaches provide real value to the practice of economic development. It also gathers data on how the cluster-based approaches were implemented including the degree and type of analyses performed to identify clusters, the sorts of issues that arose during the analytical process, and how the outputs of the analysis did or did not inform more established economic development practices such as business attraction, small business development, and retention. The study's findings will allow for an evaluation of the cluster concept grounded in empirical research on how it has been employed. They will also present a more complete picture of how organizations are working to address economic development challenges at the regional scale.

Landlord Influence in the Housing Choice Voucher Program

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The Federal Housing Choice Voucher Program (HCVP) currently serves as one of the nation's predominant strategies for providing affordable rental housing for low-income households. The HCVP is designed around two goals: first, to uphold HUD's mission to provide "safe, decent, and affordable housing", and second, to facilitate household residential location choices with the idea that such choices can leverage other types of non-housing opportunities for assisted households. The program has arguably done relatively well at meeting the first goal, however, many questions remain about the dynamics of the choice-opportunity pathway described by the program's second goal. Evaluations of the HCVP and related demonstration programs (particularly the Moving to Opportunity demonstration and research stemming from the Gautreaux Consent Decree) have illustrated mixed results in terms of the ability of vouchers to leverage positive non-housing outcomes for voucher-assisted renters. This past research has focused almost exclusively on assisted households, but has not paid significant attention to the ways in which housing outcomes are influenced by other institutional actors such as housing authorities or landlords who rent to assisted households. In this research, I begin the process of understanding how landlords interact with housing authorities and assisted housing tenants in the HCVP. I expand upon prior mixed-methods work focused on forging connections between tenant outcomes and housing authority administrative practices, to explore landlord perspectives and practices in relation to HCVP tenant outcomes, particularly for tenants undertaking voucher portability. I utilize in-depth quantitative and qualitative methodologies to connect HUD administrative data on landlords and tenants participating in the HCVP with the on the ground experiences of landlords. I utilize quantitative data to identify those housing authorities in Illinois that have experienced high rates of voucher portability, and conduct 20 in-depth one-on-one qualitative interviews with landlords currently renting to households who have ported recently with their voucher. The findings of this research indicate that

landlords maintain a significant amount of influence over the success or failure of an assisted household's move. Furthermore, this research finds that spatial variation in the presence of landlords willing to participate in the program also influences voucher household residential location, and in turn, the outcomes experienced by voucher households. This research makes a significant contribution to the knowledge of program administrators, policymakers, and local government in their ongoing work to sustain high-quality, supportive communities for HCVP participants to call home.

New Approach on Urbanism, or: How the Affective Dimension of the Open-Culture Shapes a 'Transparencity'

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The urban planning project Stuttgart21 is deeply interwoven with emotions manifested in a protest movement against it. Emotions are constructed and performed by individuals, and are understood as being excerpts of affects (Massumi 2010). Affects are conceptualized as the totality of bodily potentials and are qualified by the dialectic of affecting/being-affected. Emotions, however, have a reciprocal relation to the social. They constitute sociality, and this leads to the occurrence of ‘emotional fields’ as structural phenomena of public spaces. Further, they are signified by the social in the context of their performances (‘doing emotions’).

The space of the emotional performances is the public urban space in its materiality which affords ‘stages’ and shapes and contextualizes emotional performances.

Sociality and materiality are mutually determined as urbanity. Urban planning processes which focus on integration as being subordinate must ultimately fail. Speaking with Massumi (2010:41) “politics of belonging instead of a politics of identity” are needed; “it’s a pragmatic politics of the in-between […] that has to operate on the level of affect.”

In the events of Stuttgart21, ‘anger’ was expressed, displayed and performed by the protesters (‘Wutbürger’). This ‘anger’ referred to the minor involvement of the public in the process of political-administrative decision-making. In the same way, the claims of the protesters express the principles of an Open-culture longing for more democratic participation, better access to information, transparency and new intensities of affective involvement. These principles give the protest movement moral legitimacy. They ante their ‘emotional capital’ through specific performances. This was observable on the ‘stages’ of post-industrial urbanity as well as on virtual stages in the media where various protest forms occurred.

Traditional media is unable to adhere the principles of the Open-culture due to the lack of flexibility compared to social media and the blogosphere. Thus, the newer media stage the articulation, reflection and publication of emotional performances. They transport and constitute the events and become an integrative part of participatory politics in urban planning. This involvement leads to a reconfiguration of urban situations and their affective dimensions, thus allowing new emotional performances to emerge.

The decision-making process of Stuttgart21 did not focus on the openness of urbanity, being the underlying reason causing the protest movement to occur. The open space between sociality and materiality was reclaimed by the public to build a 'transparencity'. Therefore, the protests can be understood as new participatory urban politics of affect.

The aim of the paper is to show the mechanisms and principles behind the new public assertiveness of the Open-culture and its affective dimension. In using the events of Stuttgart21 as a background, new options for shaping urbanity will be discussed.

Walking Upon Shifting Sands: Migrant Integration in Dublin City, Ireland

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There is no real controversy today, when one suggests that migration and urbanization are amongst the two most significant pressures felt in urban areas globally. While historically, migration was often the precursor to immigration, today, the pattern is far more varied. The increased capacity for mobility, particularly within the European Union means that cities are faced with new challenges. Today the ebb and flow of population movements occur in relationship to shifting economic opportunities, geopolitics, social supports, and cultural access. Dublin offers an interesting window into the phenomenon of migratory shifts and the policy challenges they pose. Up until the late 1990s, Ireland was a country of emigration, but the tides shifted as rapid economic growth coupled with labor deficits led to a series of policies designed first to lure the Irish diaspora back to the country. Later guest workers came from the EU, highly skilled third country nationals and asylum seekers joined the mix. Thus over the course of two decades the country moved from a country of emigration to one of mass immigration. But by 2010, the tides shifted again, and for the first time in a decade the country was yet again an emigration nation. In 2008, 15% of the Dublin City population were foreign born and some 100 nationalities resided in there. The make-up of Dublin's foreign born population has; however, been in flux -East European populations are leaving, African populations have grown, and South Asian populations are in transition. This paper will report on the impacts of the shifting sands of migration, and the implications for integration in Dublin City Ireland. Using a local migration policy index developed by the author. This index will be used to explore the impacts of divergent policy interventions and spatial dynamics on levels of political,

economic and social disparity for Dublin's migrants. Data for this paper comes from face-to-face interviews, neighborhood observations, reports and statistics gathered by the author. Note: This paper could also go into the "Immigration, Population and Demographic Trends" section however due to its international context I placed it in the globalization section

How Urban Shrinkage Impacts on Patterns of Socio-Spatial Segregation: The Cases of Leipzig/Germany, Ostrava/Czech Republic and Genova/Italy

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Leipzig/ Germany, Ostrava/ Czech Republic and Genova/ Italy are old industrial cities with far reaching deindustrialisation experience. Due to job-migration, suburbanisation and steep drops in fertility rates, the cities population numbers decreased. This impacted on urban structures in a variety of policy fields, socio-spatial segregation being one of them. Little is known in the scientific debate, how urban shrinkage influences the social make up of cities. We will show that in all case-studies, population decline acts as a catalyst to socio-spatial segregation leading to pockets of rapid change and decline, in the case of Ostrava to an increased exclusion of Roma-population, in the case of Genova to a concentration of new migrants in the historic city centre and in the case of Leipzig to a concentration of vacancies and unemployed/ethnic minorities in older working class neighbourhoods.

Sibbesborg - A New Town in a Post-Industrial World

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Our challenge as a post-industrial civilization is to redeem the Metropolitan landscape for a sustainable future. To meet this challenge, the people of Sipoo, Finland are undertaking an ambitious initiative: to build Sibbesborg, a new town 30 kilometers east of the capital of Helsinki. They have convened an open international design competition to envision a creative solution to this task. This paper will address the background for the competition and our team's proposal for this beautiful site. Sipoo is a largely rural district. In 2006, the Sipoo municipal council decided to triple the population to 100,000 over the next 25 years; this was a reaction to Helsinki's successful annexation of the district's most valuable territory along the coast. After extensive community participation, they established a shared purpose: to protect

the natural and cultural treasures of the site and accommodate this unprecedented growth. And they selected a strategic site at the intersection of two historic routes: by water, at the confluence of Sipoo Bay and River, between the coast and the city of Sipoo and by land, along the road between Helsinki and Porvoo. Sibbesborg are the ruins of the fort that commanded the site. We propose a compact city to protect the natural and cultural landscape and introduce the new growth slowly and gently. We start small, with a new heart next to the Sibbesborg ruins and a memorable square that will welcome people with an open heart. This new heart will fulfill the five themes established by the community. 1. Landscape: The heart is nestled between the twin islands that command the Sipoo Bay and River valley. In this unique striated landscape, wooden loft buildings will frame the civic square and houses rise up the hills. 2. Transportation: A destination by land and sea, it is will be served by a local commuter and a cross-country train along the old King's Road, a new pier and marina. 3. Lifestyle: It will be alive and vibrant all day long with mixed-use life-work lofts and all year long with outdoor play. 4. Ecology: A small footprint reduces forest clearance, commuting and energy use. The hills offer geothermal power and wind protection. 5. Jobs and services: there will be new markets for local farms and businesses, a future university and hospital. As the city grows, this new heart will be embraced by the future expansion along the surrounding hills. This ring will frame the valley and connect to the sparse settlements in the area. Our proposal creates a heart with soul. It engages place and memory to build public trust. With memory and mindfulness it overcomes the mindless consumption of the world.

A Pluralist World of Urban Shrinkages

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The topic of urban shrinkage has recently gained attention in Europe. For a long time, debates on cities affected by population losses have been mainly national debates, putting in focus the most apparent problems in the respective national contexts such as deindustrialization, aging, decay or housing vacancies etc. Since these phenomena do not appear in all such cities and the causes and consequences vary, a common debate was not developed and a systematic investigation of this pathway of urban development is still at the stage of pioneer projects. The paper draws on a comparative study of 10 European cities. It gives examples of different local trajectories and the various policy fields, shrinkage impacts on. It argues among others that shrinkage cannot be understood in a one-size fits all approach or theory. One grand explanatory heuristic is not likely to be found. Instead, we plead for approaches that combine common triggers with contextual specifics in order to understand the challenges shrinking

cities are faced with.

Community Sustainability through Economic Sustainability: Post-Recession Approaches to Economic Development

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As local and regional economies climb out of the great recession of 2008 and look to the future for growth opportunities, sustainability has become the mot du jour and a noteworthy goal of economic development strategies and plans. However, sustainability and economic sustainability are not one and the same, and the interdependent relationship creates much confusion. The paper examines the dynamics of this relationship in several communities with sustainability and economic sustainability efforts and categorizes approaches to community economic development that nurture growth of local areas through a lens of economic sustainability. The review offers a unique perspective on the dynamic and interdependent nature of the concepts and a synthesis that is missing from the economic development and sustainability policy literature. The analysis delves into the meaning and values that communities use to design plans, initiatives, and programs that pursue economic sustainability and community sustainability.

Contrasting Approaches to Education in Richmond

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A central dilemma facing many urban school systems is how to best utilize limited resources, including monetary resources and a limited pool of middle class students. Two key approaches emerge to improving urban school districts. The first approach seeks incremental gains across all of a district's schools. The second approach concentrates resources and middle class students into select schools to attract more middle class students into the school system. The tension between these two approaches is illustrated by Richmond City. Richmond City deals with the same issues that plague school districts across the country: concentrated poverty, low student achievement, and a wealth gap with the surrounding suburbs. Three themes further influence the two contrasting approaches in Richmond: the relationship between the school board and the rest of city government, corporate influence on Richmond's School Board, and race. Richmond has an elected school board with a relatively new and strong mayoral form of government. The boundaries between Richmond's city government, especially

between the mayor, city council, and the school board has been a source of constant tension. Corporate influence pervades Richmond's School Board--in 2006 a group of corporate leaders even wrote an open letter to the Richmond Times Dispatch urging that the elected school board be replaced with an appointed school board. More recently a major corporation sponsored a report on Richmond's School Board's effectiveness which attacked by name a School Board member who constantly challenged the school districts performance. Finally, racial tension presents itself frequently on the School Board. Richmond provides very valuable insights into the problems and approaches to solving these problems that face urban school districts across the country. The primary source for this paper is in depth interviews with over fifty leaders who represent the education, business, non-profit and public sectors in Richmond. Other sources include print media in Richmond, additional academic research, and statistical data from Richmond's schools. Finally, this paper will evaluate the Richmond case in light of assessments of urban school politics in other cities undertaken by Clarence Stone and other scholars.

Urban Leadership in a Globalising World

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This international paper will examine two themes relating to urban governance - leadership and place. The paper will discuss the evolution of leadership theories, provide the author's own definition of leadership, and explain how the different strands of leadership theory impact modern approaches to urban scholarship. The idea of place-based leadership offering a challenge to 'place-less' power will be explained. Reference will be made to the political science literature on urban governance and power in the city. In relation to the second theme, the paper will explain why 'place' matters. The theoretical literature underpinning the value of local government will be drawn on, and four main reasons for giving more attention to 'place' in public policy will be set out: 1) Political voice, representation and democratic legitimacy (including the idea of politically accountable politicians serving the public, and embracing the increased need to adapt to the variety of voices found in the modern multi-cultural city); 2) Service responsiveness and inventiveness (outlining the mainly managerial reasons why place-based service responsiveness is essential if services are to be cost-effective); 3) Community building (arguing that if the relationship between the state and society is to be reconfigured it is only at the local level that this can be achieved as new spaces for dialogue, exchange and collaboration need to be created); and 4) Identity and meaning (in a rapidly globalising world it is clear that people will have increasingly complex multiple identities - crossing cultures, territories, race and religion. It will be argued that 'place' needs to be nurtured by civic leaders partly because it can provide - for many people - a sense of emotional attachment, one that, arguably at least, may come to have increasing importance in the face of the disorientation arising from global changes. This is not to imply that multiple identities could or should be

replaced by place-based identities. Rather it is to recognise that a 'sense of place' has important psychological benefits). A new conceptual model - now being tried and tested in Europe - will be presented. It outlines how the three realms of civic leadership, which are found in most localities, can be drawn on to challenge 'place-less' power. The paper, which will draw on the author's current research involving cities in four continents, will identify themes for policy as well as topics for further cross-national urban research.

Measuring the Effectiveness of Regional Governing Systems

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The basic approaches to regional government are the one city or consolidation approach, which is usually achieved by extending the boundaries of the largest city over the urban area and eliminating the other governments; the tiered approach, which consists of granting an existing area-wide government authority or for the establishment of another tier or government over the existing municipalities to cover substantially the entire metropolitan area; the regional special district approach involves the establishment of regional special purpose districts to provide one or more regional services or to coordinate other regional districts; and the cooperative or collaborative approach, which involves cooperation among autonomous, general purpose governments and collaboration with the non-governmental (NGO) sector without changing government boundaries. These approaches will be discussed and analyzed through this research paper using examples of metropolitan areas where they have been applied. I propose that a regional governing system should provide the following basic functions. First, it should provide a framework whereby the policy issues of the region can be effectively addressed. This element would include a system of representation of citizens in the region, mechanisms for participation in decision making, a sense of regional community and allowing for local option. Second, it should enhance, or at least not detract from the quality of life. It should be effective in community development to improve living conditions. All residents should have reasonable access to the amenities and benefits offered in the region. There should be equity in the distribution of resources and equal access to jobs. The region as a whole should benefit from economic growth in any part of it. Third, it should provide services desired by the residents in an efficient and economical manner. Although services do not need to be the same throughout the region, there should be minimum standards that all residents should receive. Additional services and levels should be based on local option. Those who benefit should pay. These basic services can be viewed as a hierarchy with the first service, if properly functioning encapsulating the other two basic services or functions and the second one, if functioning properly, encapsulating the third function. The author in this paper will analyze each basic governing system on how well it achieves the three listed functions. The methodology used for this

paper includes research of the literature, empirical research of regions that have or are now using one of the approaches, studies and reports by civic organizations and government departments, and interviews as appropriate.

The Dynamics of Foreclosure in New York

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The Center for New York City Neighborhoods (CNYCN) coordinates foreclosure counseling and legal assistance organizations throughout New York City. For the last several years, they have required all of their partner organizations to gather information about clients that includes some detail about demographic characteristics, loan terms and the causes of mortgage difficulties. We have begun an analysis of these records, geocoded and aggregated to the census tract level. This paper has two foci. First we attempt to understand the variations in the causes of mortgage difficulties in the context of range of individual and neighborhood variables. We use several forms of logistic regression to understand the role of race and neighborhood context and discover subtle but important differences consistent across a range of conditions. In addition we have merged several other data sets to compare the level of households seeking mortgage or legal counseling to a general measure of neighborhood distress. While socio and demographic differences in the households play some role in many cases areas exhibiting a great deal of mortgage problems people do not appear to seek assistance as readily as in areas less affected by the crisis.

The Devolution and Expansion of Public Housing Redevelopment

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The impetus for public housing redevelopment in the United States has undergone a marked shift in recent years. Once the virtually exclusive domain of the U.S. Department of Housing and Urban Development's HOPE VI program, such endeavors are now far more commonly initiated at the local level, often without any expectation of substantial federal funding. Even with the creation of HUD's new Choice Neighborhoods Initiative, current funding for public housing redevelopment is much reduced from the amounts available in the 1990s and early 2000s. Yet redevelopment has proceeded apace, such that considerably more housing units have now been removed from HUD's inventory beyond the

purview of HOPE VI than under it. Furthermore, redevelopment efforts are no longer beholden to the HOPE VI model of creating mixed-income communities that incorporate a replacement public housing component. Local housing authorities are in turn pursing a wide range of redevelopment schemes that need not include affordable housing, or any housing whatsoever. In this paper, I investigate the overall extent of public housing redevelopment, its expansion beyond the scope of HOPE VI, and the devolutionary forces driving this expansion. Implications for affordable housing availability and for the future of public housing in the U.S. are also addressed.

Urban Journalism Street by Street

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philadelphianeighborhoods.com provides news coverage to about more than thirty underreported and underserved communities in Philadelphia. Affiliated with Temple University, the website and bimonthly printed editions focus on hyperlocal journalism, or journalism at the street-by-street level. The goals focus on many aspects of journalism, but this paper will address the successes and failures of this hyperlocal approach and whether the publications help to create reporters and editors with greater cultural awareness of communities not generally covered by the legacy media.

The Multimedia Urban Reporting Lab, the publisher of philadelphianeighborhoods.com, was created in 2004 at Temple University as a means to develop multimedia skills among undergraduate journalism students and to create greater cultural awareness of neighborhoods that had sporadic and generally unfavorable coverage of crime, drug use, and poverty.

From only a handful of students in 2004, the program has grown to nearly more than 160 students per year who take the course as the final capstone for the Department of Journalism. The journalists work in teams of two and are assigned to specific neighborhoods within the city. These areas include some of the following:

--Strawberry Mansion is a predominantly African-American neighborhood in North Philadelphia that suffers from high levels of crime, drug use, and poverty. The neighborhood also served as a cultural enclave for Jews before the 1960s and to such notable musicians as John Coltrane.

--Fairhill is a mixture of races, but Hispanics are the largest ethnic group in the North Philadelphia neighborhood. Often referred to as “The Badlands” and the subject of many stories about drugs in Philadelphia, Fairhill also includes a rich Hispanic heritage and important Hispanic organizations.

--Germantown is a large neighborhood in Northwest Philadelphia, which is predominantly African American. The neighborhood also includes some of the most important historical sites in the country, including the home of President George Washington and the locale of one of the most important battles of the Revolutionary War.

The program has earned numerous awards from the Pennsylvania Newspaper Association and the Society of Professional Journalists. One journalist was named the best reporter for the entire city in 2009 for her work concerning racism in the Philadelphia Police Department. The program also has been cited in The New York Times, The Chronicle of Higher Education, and the Columbia Journalism Review.

Assessing the Impact of ARRA and Workforce Development on Regional Unemployment

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As the U.S. attempts to recover from the worst economic recession since the great depression many individuals and families are in desperate economic conditions and in need of policy intervention. The President contends that the only way to recover is through the creation of jobs and enhancement of the workforce stating that "if we want to come out of this recession stronger than before, we need to make sure that our workforce is better prepared than ever before". The administration has underscored this message by investing nearly $4 billion in workforce development in the American Recovery and Reinvestment Act of 2009 (ARRA). The combination of the economic crisis and the recovery strategy have placed workforce development in the forefront of policy and planning discussions.

A contentious debate has erupted over who actually benefitted from the ARRA funds and the extent of their impact. While ARRA funds may have created an additional vehicle through which to either create or redefine a wide array of workforce initiatives and job opportunities, other factors may also influence the extent to which federal dollars and programs translate into lowered unemployment. Local and regional workforce systems are complex, each with a unique set of actors, institutions and partnerships which are embedded in the fabric of each place (Giloth 2004). Hence, policy decisions made at the local and regional level can have a tremendous impact on the effectiveness of federal investments.

The purpose of this study is to examine the impact of workforce programs, ARRA investments and local policy decisions on unemployment in five metropolitan regions (Chicago, Detroit, Philadelphia, Boston, and San Jose) and to assess to extent to which policy interventions are reaching the neediest populations. This research employs a multi-method research design. OLS regression analysis is used to estimate the influence of ARRA funding and number and type of workforce programs on change in

unemployment within each region controlling for regional economic structure and workforce characteristics. To address the question regarding distribution of benefits, GIS is used to map the location of ARRA investment and workforce programs relative to unemployment and demographic characteristics of the population.

Preliminary evidence suggests that the distribution of ARRA funds has not had a significant impact on change in unemployment especially for the most vulnerable populations. Further there appears to be a mismatch between the needs of the population and the types of workforce programs being implemented in each region. Employment is a critical element for minimizing the effects of recession on economic wellbeing. The workforce development system is the primary tool through which federal, state, and local governments try to connect people to employment. Understanding the outcomes of workforce development and other investment programs is essential for improving these efforts and ensuring the distribution process is fair and socially equitable.

Building Disaster Resilient Regions

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This research measures local and regional resiliency by assessing local public policies, hazard mitigation practices and emergency planning networks used by eleven counties in Central Florida. We argue that the success of communities and regions to become resilient requires the development of formal and informal networks. Network analysis provides one tool to identify and evaluate the social capital and exchange relations among individuals and among key government and nonprofit organizations that we suggest is an important component in creating resilient communities. Based on a survey of government and non-government organizations and archival data, including local comprehensive plans and emergency management documents, our empirical analysis provides evidence of the local linkages to resources that are critical in the development of resilient regions. Our results have implications for the role of intergovernmental relations and the importance of land use decisions and public policies in building resilient and prepared communities.

Race, Space, and the Urban South: Then and Now

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Nearly fifty years after the passage of the Civil Rights Act, the hotbed cities of the civil rights era have changed considerably - economically, socially, and spatially. This project investigates four cities that were centers and symbols of the Civil Rights Movement - Greensboro, Little Rock, Memphis, and Montgomery - to discover what changes have taken place and why. Specifically, we look at the economic history, demographics and segregation patterns, and media coverage of racial attitudes and events to determine the extent to which dramatic changes over the past 50 years have resulted in demonstrable improvements in equality and integration. Each city has a unique history, which has shaped how its residents live today. Our study seeks to determine why some of these cities have become symbols of a "new south" where technology, economic change, and racial equality have been pursued, while others have failed to break away from traditional industries and social mores, and thus continue to experience significant economic distress and racial discord. This project investigates the processes undertaken to attempt to close the gaps in achievement and opportunity between black and white populations in these cities. That each city was a center of activity during the Civil Rights movement makes them especially important as symbols of the potential for increased cultural understanding and racial equality. This project falls squarely in line with scholarship on urban economic and social history. The results of this research will be of interest to scholars of urban and planning history, economic history, and civil rights history. The specific research questions asked include 1. How have patterns of segregation changed? Has Black-White segregation lessened, or simply moved out of central cities to suburban and exurban areas? 2. How have changing economies affected poverty rates and patterns? Who are the winners? The losers? 3. How have racial attitudes changed over time? Discrimination? 4. What are the evident patterns of gentrification? Who is affected? The methods used in this study include analysis of demographic data over time, investigation of economic changes and challenges, and exploration of media and academic coverage of racial attitudes throughout the past 50 years. Specifically, we will analyze dissimilarity and contact indexes from 1960-2010 for Black-White, Black-Hispanic, and Hispanic-White populations to determine the extent to which spatial integration has been achieved. Using data from the Bureau of Labor Statistics, we will develop a summary of major economic trends over the past 50 years. We will also address how dramatic changes in the economy (for example, the movement from primarily manufacturing to a service-based economy) affect some demographic groups differently than others. Finally, we will review the academic literature, policy documentation, and media coverage relating to changes in racial policies and attitudes.

A Gateway For Everyone to Believe: The Restoration of Identity in New Orleans Through Professional Football

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The purpose of this research is to explore the city of New Orleans' public urban sports culture and its affect on the city's identity after Hurricane Katrina. It argues that the city's well-established public culture, the public policies, ideas, communication and behavior in society, dictated certain rituals based around a religion of "Saintsmania" helping New Orleans re-identify itself after the storm. In the media, residents and writers alike acknowledged that the New Orleans Saints, the city's professional football team, as playing a role in the city's recovering. Some residents articulate the team's success as a symbol of hope for the region. Through participant observation, interviews, and historical research, this study will evaluate the practices of those who New Orleanians call the "Who Dat Nation." It will also review the subgroup's rituals to determine if they played a part in restoring the city's collective sense of itself. Using New Orleans, LA as a case study, this research will also discuss the broader implications of professional sport, and its potential effects on the public culture in the U.S. cities.

Neighborhood Attachment, Social Capital and Political Participation: The Relationships Revisited

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This paper revisits the connections between neighborhood attachment, the building of social capital, and political participation that we explored in our case study of Waterloo, Iowa, published in the Journal of Urban Affairs in 2007. It utilizes the much broader national sample of neighborhood residents that is included in the "Making Connections" data set provided by the Annie E. Casey Foundation. The Foundation surveyed the residents of low income neighborhoods in the 12 cities where they conducted research and interventions related to improving the lives of families and children. In our previous research, we suggested that the relationship between neighborhood interdependence and political mobilization is more complex than has been portrayed in some of the literature on social capital, with the former not automatically producing the latter. In the proposed paper, we will examine these relationships among a larger and more diverse population, drawn from the 12 very different cities in which the Foundation gathered its data. The central questions that we will address are as follows: 1. In what kinds of informal social networks are the respondents embedded? 2. How important are

neighborhood relationships in those social networks and how do families utilize these networks to meet their needs? 3. Have respondents been involved in trying to address a problem in their neighborhood through collective action and to what extent does the intensity of their involvement in informal networks affect their political involvement?

Greening as a Tool for Revitalization: Evidence from Philadelphia

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Vacant land is a ubiquitous problem in US cities, and many have recently begun to explore greening programs as an interim management strategy, in the hopes that they will reduce the negative influence of vacancy and help to spur neighborhood redevelopment. In the early 2000s, Philadelphia pioneered the wide-spread, systematic use of a simple greening treatment - removal of debris coupled with planting grass and trees and installing a simple split-rail fence - as a means of improving blighted communities. Though similar programs are now being explored in several cities across the country, the actual impact of these programs on surrounding communities has not been thoroughly measured. Previous research on parks and other types of community greening programs suggest that they may be expected to increase the value of surrounding properties, but this research tends to focus on established parks and other ostensibly permanent initiatives rather than interventions designed to be temporary. This paper explores whether or not Philadelphia's vacant land greening program has shown measurable economic impacts on surrounding communities, as measured by changes in residential property values. It further questions whether the impacts differ from place to place and which neighborhood characteristics seem to influence the program's success as a revitalization tool.

Assessing the Impact of the CHA's Plan for Transformation on Crime in Chicago

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Since the Plan for Transformation was launched in 1999, the Chicago Housing Authority (CHA) has been striving to replace its high-rise developments with new mixed-income housing that reflects the current thinking on how to provide affordable housing without creating concentrations of poverty. As of the end of 2008, nearly all of the CHA's family high-rises had been demolished. Throughout the Plan for

Transformation, newspaper accounts and community groups have periodically alleged that relocated CHA residents were bringing crime and drug trafficking to their new communities. Using panel data including the move history of CHA voucher holders and quarterly crime reports from 1999 to 2008, this study builds on the methodology developed by Galster, et al (1999) used to investigate the impact of vouchers on property values. It moves beyond simple correlation-based analyses and controls for pre-existing trends and other causal factors, selection and endogeneity bias, and spatial autocorrelation in order to accurately estimate the effect of public housing residents who were relocated with vouchers and other voucher recipients on crime.

(Re)Developing Detroit: Communicating a Rhetoric of Revitalization

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The postwar deindustrialization of Rust Belt cities carried devastating effects on urban populations. Massive population losses were recorded in large urban areas as people and capital both decentralized and moved to suburban enclaves. Today the migration of the young creative class back into the abandoned cities has begun. In order to bring jobs and capital into these areas as well as to sell products from postindustrial cities, advertising campaigns create images and communicate slogans to make the cities more exotic, cultural, and desirable places to be. This paper will examine advertising campaigns regarding Detroit, Michigan from Chrysler Corporation and GalaxE Solutions. It is argued that these campaigns' messaging describing Detroit has a strikingly similar style as postcolonial development rhetoric. A discourse analysis of the campaigns is conducted through the lens of Arturo Escobar's development rhetoric revealing discursive changes in the context of boosterism rhetoric. These changes solidify power over marginalized populations within Detroit and create an arbitrary boundary that moves Detroit to an outsider status in relation to the rest of the nation. The conclusion calls for more analysis of texts that propose solutions to city development problems in regard to Escobar's professionalization of development.

Branding Midtown Detroit: A Place to Live, Work and Play in the D

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City branding is fast becoming a topic of significant interest among urban scholars as cities compete globally to attract new investment, talent and tourism. Adopted from commercial marketing concepts,

city branding is associated with the reimagining of urban places. The D is the branding that the Detroit Metro Convention and Visitors Bureau devised to promote the Detroit region. The branding is centered on the city's strengths being cars, culture, gaming, music and sports. Midtown Detroit is a case study on the success of city branding to rebuild a sense of place within a larger urban milieu. Midtown Detroit has evolved as a catalyst for urban redevelopment providing rebirth to a once great American city that continues its struggle to comeback. This paper will assess the impact of city branding spearheaded by grassroots community organization and an influx of innovation that has generated a sense vitality, vibrancy, and vigor in downtown Detroit. The discussion will place into context the historical significance of city banding in Midtown Detroit. The case analysis will also provide an account of the contemporary conditions as well as key marketing points that have given rebirth to Midtown Detroit as place to live, work and play.

Implementing a Dream: Coalitions, Money, and Skill

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The African American community in Omaha, Nebraska can no longer wait for just government sources to rebuild and refurbish the neighborhoods. Civil discord from 1967 - 1969 and the continuing issues of violence, substandard housing, and unemployment have pulverized the community. To plan for a different future, The North Omaha Village Zone was developed by a network of grassroots, private, and quasi-public individuals and organizations that were fed up with the city's promises. In hopes of rebuilding and redefining the African American community, the network developed an aggressive $1.43 billion plan that over a 30 year period will physically and socially change the community, combining elements of its past with hope for the future. The plan will substantially change the quality of life for many residents living in the area. The presentation will discuss the coalition building, community inputting, and financial leveraging that have gone into making the project more than a dream. Building upon the strengths of the primary organizations involved and the turnover of wealth in the Omaha community, the project has reached several critical milestones. The ambitious project has drawn criticism from within and outside of the African American community and that, too, will be discussed.

The Living Cities Local Integration Initiative in Cleveland: An Evaluation of the Greater University Circle Community Wealth Building Initiative

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The Living Cities Integration Initiative is a three-year effort in five cities that are working to change systems and reshape communities and policies to better meet the needs of low-income residents. The Cleveland effort kicked off in January 2011. Known as the Greater University Circle Community Wealth Building Initiative, it is an anchor based development initiative that builds on the Greater University Circle Initiative (GUCI) and the Evergreen Cooperative (Evergreen) model.

GUCI, which began in 2005 under the leadership of the Cleveland Foundation, is a unique partnership of philanthropy, the anchor institutions, the city of Cleveland, financial intermediaries, and local community groups located in University Circle. The coalition of partners has focused on an "action oriented" approach to deliver priority infrastructure projects and develop catalytic strategies for the revitalization of surrounding neighborhoods that include employer-assisted housing, the Evergreen Cooperatives, and community engagement. The GUCI neighborhoods are home to 85,000 people, 60% of whom earn less than $25,000 a year.

With the Evergreen, GUCI introduced a new model of economic and community development. Evergreen is an experiment in employee-ownership, green job creation and anchor-based community wealth building. The business model is based on leveraging procurement from anchor institutions; developing a network of community based, employee-owned, and profitable businesses linked to that procurement system; and ensuring that the businesses are as "green" and sustainable as possible in their own industries.

The first business, the Evergreen Cooperative Laundry opened in June 2009, followed by Evergreen Cooperative Solar and the Evergreen Cooperative Greenhouse.

This session will report on year one progress and indicators that system change is underway in Cleveland.

The Death and Life of New York's Neighborhoods: The Truly Disadvantaged and the Case of Manhattanville

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"Ford to City: Drop Dead" was the famous Daily News headline after president Gerald Ford had initially declined to bail out New York City when it faced bankruptcy in October 1975. New York City's near-death experience was symbolic for post-war urban America in general: Cities were no longer desirable places to live - especially for the white middle and upper classes - so they might as well drop dead. Of course, there were still people living in cities - many of them trapped in a vicious cycle of racism and poverty, famously called the "Truly Disadvantaged" by William Julius Wilson. Today, more than 35 years later, New York City is a desirable place to live once again, but conditions for some of the Truly Disadvantaged" have hardly changed. Today, it may not be the wrecking ball and "slum clearance" that forces the out of their homes, but rather rising property values and gentrification by those who have re-discovered the city as a "hip and happening" place to live. In September 2011, a New York Times op-ed highlighted the drastic demographic differences in the city between the very rich and the very poor. As the Newly Advantaged discover new "interesting" neighborhoods, the Truly Disadvantaged are confronted with unaffordable housing and the eventual conclusion that there is no more space for them in the city. In this paper, I ask who, in a revived urban environment, has a right to the city. Looking at the history and development of Manhattanville/Hamilton Heights in West Harlem, I use Giorgio Agamben's concept of homo sacer to explore the role that the truly disadvantaged play in the neighborhood's past and present. In detailing the history of the neighborhood's perpetual struggle with the powerful Columbia University to the South, and its most recent encounters with urban renewal and gentrification, I conceptualize the different players' tools and positions. I find a complex and messy story centered on the question of power. In my conclusion, I introduce the concept of "careful gentrification" as a strategy for the future.

Dining Out in Urban Places: A Spatial Analysis of New York City Restaurants using Social Media

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Contemporary urban cities have been largely affected by globalization and technological changes. Newer forms of competition now drive and sustain urban development. Cities are places with high level

of amenities and cultural industries that underpin many of these consumption activities. In addition, cities cultivate identity through distinction. Restaurants, like galleries, music venues and other cultural industries, are part of the recipe that creates this uniqueness. Similar to other localized cultural goods they are thought to add to the liveliness and character of a place. However, not all restaurants produce these developmental effects. While we eat at some restaurants because we are hungry, others act in the symbolic economy offering status, reputation effects and buzz much like a gallery opening or nightclub. Using social media data in a unique universe of 24,000 NYC eating establishments, I use GIS to study restaurant patterns in neighborhoods. This analysis allows us to draw larger inferences about the role of social media, buzz and cultural industry processes in the 21st century city. I argue that understanding these seemingly nebulous dynamics is important to competitiveness and urban development in the global city.

Collaborative Production Networks: Outsourcing the Potential for Industrial Transformation in Rust Belt Cities

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Why have some Rust Belt cities been able to change their economic trajectories while others have failed to recover from deindustrialization? This article offers an answer to this question by examining the divergent trajectories of four comparable Rust Belt cities over the course of economic restructuring from 1970 to the present. Using multiple employment datasets, including Dun & Bradstreet establishment-level data and Economic Census industry-level data, the author shows that the cases of Grand Rapids, MI, and Akron, OH, have been able to reorganize their manufacturing, moving away from production for more vulnerable, metals-based industries to post-industrial production for emerging, hi-tech markets. In these cities older companies have added new types of production, such as that for medical devices, to older production, such as auto manufacturing. In addition, many new business establishments serving new industries started up in these cities in the latter half of the 1980s. In contrast, the cases of Flint, MI, and Toledo, OH, have failed to change and continue to suffer. To explain these different trajectories, the author utilizes an in-depth case study approach. Relying on local newspaper reports, business journal reports, and personal interviews with manufacturers, community leaders and politicians, the author compares the economic histories of each city to evaluate their efforts at economic redevelopment. The author argues that many common strategies for redevelopment, such as business climate strategies, have not been successful. Instead, a key determinant of change is the ways in which major corporations have managed their supply chains. Drawing from the work of Whitford (2006), the author argues that within the successful cities larger employers, such as Steelcase and Goodyear, increasingly pushed production and design responsibilities down the local supply chain. Furthermore, the larger

establishments developed collaborative relationships with their local suppliers, similar to "pragmatic collaboration" identified by, Helper, MacDuffie, and Sabel (2000). The smaller suppliers were able to learn about new materials, hone their manufacturing skills, and update their technologies through these collaborative relationships. This enabled them to branch out into newer forms of manufacturing. In the struggling cities, larger employers, such as GM, Owens-Illinois, and Owens-Corning did not form collaborative relationships with local suppliers. Instead, they forced price competition upon local providers and/or delegated more sophisticated production responsibilities to non-local establishments. This killed off many suppliers and hindered the ability of survivors to acquire new technology and knowledge that could have initiated change. Based on these findings, the author calls for a more critical examination of "outsourcing" as a means for positive urban economic transformation.

An Examination of Directional Bias in the Movement of African American's in the Chicago Region from 2000 to 2010

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The need for affordable rental housing has not diminished since the establishment of U.S. federal housing policy. Further, housing stock deterioration and demolition, have created conditions to which affordable rental housing continues to be in limited supply in cities and suburban communities. Consequently, households are migrating to distant suburbs to locate affordable rental housing. Further, as a result of pervasive and persistent segregation in Chicago, preliminary analyses suggest that African American households, specifically, are securing housing outside of the central city. This paper examines the housing location decision-making process taken by African American households in Chicago to determine whether directional bias is evident in migratory patterns and whether patterns are related to available affordable housing in the region. This study analyzes decennial census data and Housing Choice Voucher relocation origination-destination pairs in Chicago and its neighboring suburbs for 2000 to 2007. Using multiple methods inclusive of standard deviational ellipses and linear directional means, this analysis intends to illuminate the locational choices made by African American households in the greater Chicago area.

Off the Beaten Path: Local Sustainable Policy in Small Cities and Rural Municipalities

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The growing research literature on sustainable cities chiefly focuses large urban areas, such as Boston, New York, and Chicago. While important, such a research agenda is incomplete. Just over half of the U.S. population lives in small cities and rural places of less than 25,000 people in 2010. In fact, only a quarter of Americans live in cities of more than 100,000 people, and that population is concentrated in 281 municipalities out of the tens of thousands of governing units in the country. Smaller municipalities and rural communities face different challenges than big cities based upon resource availability, staff capacity, government structure, and local citizen involvement. Yet the response of these places to environmental, economic, and social problems will have large cumulative impacts. This project examines the socio-economic and governance factors that influence sustainability planning policies. Our dependent variable is the adoption rate of sustainability policies across seven areas: greenhouse gas emissions, water, recycling, energy usage, transportation, land use, and social inclusion. Data comes from the ICMA 2010 Sustainability Survey of more than 1800 municipalities. (Other data comes from the U.S. Census of Population and Housing as well as the U.S. Census of Governments) We examine the dependent variable along three dimensions that form our research questions. (1) Do population and economic growth pressures increase the likelihood of a municipality adopting sustainability policies? Empirical research in isolated studies indicates this would occur because growth both builds local municipal capacity and makes the public and elected officials more aware of environmental issues. We can now broadly test this hypothesis. (2) Does increased capacity of local governments result in more sustainability policies? Capacity measures include the presence of professional municipal management, staff devoted to sustainability policies, and measures of local effort (a metric comprising local tax revenue divided by per capita income). (3) What is the role of citizen involvement in sustainability efforts? In some cases, especially in small rural communities, citizens can add capacity to local governance. However, citizens often default to NIMBY positions, which may or may not work in the best interests of sustainability. Citizen involvement is measured using data from the survey and as well as home ownership and median age, which have been correlated to local citizen involvement.

Welcome to Pittsburgh: Tales of One Neighborhood Neglected, Marginalized, and Unequal"

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Pittsburgh has ranked among the top 25-50 cities in the world in terms of stability, health care, culture, environment, education and infrastructure (Carpenter 2010). However, another revealing set of studies which provide indicators of quality of life by race and ethnicity in the Pittsburgh region, suggest that the city is one of the most racially segregated communities of its size in the country (Center on Race and Social Problems, 2007). How could this be, Pittsburgh as most livable but among the most racially segregated? To explain the extent to which Pittsburgh 's urban promise and neglect are portrayed, this paper will analyze a plethora of data points relevant to the changes in neighborhoods, income distribution, schooling populations, poverty, underachievement, crime, housing, joblessness, and other social, political and economic indicators over the last 20 years. Similarly, the paper will trace Pittsburgh's decline from a rust-belt city dependent on the steel industry, to its current image as a city with a new renown built on technology transfer and health care. How the political actors and local, state and federal interests and partnerships combined to transform the city's manufacturing base to today's diverse economy provides a telling portrait for other rust belt cities struggling to overcome America's decline in manufacturing. Building on the conceptual frameworks of urban inequality in major U.S. metropolises (O'Connor, Tilly & Bobo 2001; Orfield, 2002; Varady, 2005), the paper provides a poignant picture of the causes and consequences of urban promise and urban neglect in one neighborhood in Pittsburgh, Hazelwood, which has seen its share of decline in the last 40-50 years. Compelling vignettes and cases of residents from Hazelwood are presented, as well as vignettes from those for whom urban renewal provides and provided urban neglect, across generational lines.

The Role of the Urban Development Review Board: A Case Study of Miami City, FL, USA

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Last year, the City of Miami adopted the new urban development regulation, Miami 21 code, which is based on the form-based code by new urbanist, DPZ. The form-based code is different from the normal zoning code and includes land-use regulation, height limit and setback regulation, but the design aspects as well. Theoretically, the main advantages of Miami 21 code are, 1. Regulation of site integration and

height limit, newly adopted, which helps to avoid the building conflicts between high FAR zone and low FAR zone, 2. Simple development processes could save the cost and time for the developers and the staffs in the city office, 3. Prescribed design code makes the development review effective. Regarding the new urbanism, form based code and smart code were already discussed in the many papers. However, the implementation of development review system under the old ordinance 11000 before Miami 21 code wasn't analyzed, especially from the aspect of the discretionary development review system (all large development had to go through the board). So, in this study, the research purpose is set as the evaluation of the developments, which were gone trough and reviewed by urban development review board. This research is carried out by mapping the developments, which approved or permit-extended from 2003-2009, Site survey on the all developments (sites' conditions, surroundings and neighborhoods) and some case studies from the aspect of zoning designation (comparison old zoning with new zoning), facade design and residential environment. Data and document analysis is based on the documents related to planning decisions and meeting minutes published by the city of Miami and the interviews. Total almost 120 large developments were approved or permit-extended and categorized into 3 types, Bayside type, Riverside type and Main streets type. Taking the case studies from the Main street type, the development review could help the decreasing the volume of the new development, but just 1 story or 2 stories on the top. In the new zoning Miami 21, the transition is set in the certain zoning, but not all zones. How to solve the problem of the conflict? It still remains as an unsolved difficult problem because of the property development rights. Adopted Miami 21, internal design review process had become not necessary and cost-reduction has accomplished. The topics like massing height, setback, mostly discussed in the board are thrown into the zoning. The role of the "discretionary" development review board should be reconsidered from the Miami's practice. The balance of prescribed code and discretion is important.

Are We Punishing Our Poorest Neighborhoods? Evaluating the Consequences of No Child Left Behind

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School reforms in our country have historically been made with no consideration of the communities that are served by each given school. However, school reforms could have important implications for surrounding communities as households (particularly those with children) place great weight on school quality and take schools into account when making residential choices. How households respond to school reforms can therefore hold important implications for the future of the neighborhood. No Child Left Behind (NCLB), our current large scale school reform, is no exception. NCLB is motivated by the belief that when schools are held accountable for student performance (through the dissemination of

information to parents and the enforcement of severe consequences for failing to perform adequately) this accountability will provide the appropriate market pressure to encourage administrators and teachers to do the work necessary to improve their schools. Policy makers, however, have not considered how this reform could be affecting the neighborhoods serving these schools. Notifying parents that their local school is failing could lead the remaining households with resources in a poor neighborhood to leave, creating further decline in a neighborhood where many households are already disadvantaged. On the other hand, the additional resources that a school receives as a result of failing to meet adequate yearly progress could spark neighborhood revitalization. This paper will fill the gap in our knowledge of how school reforms shape neighborhoods, focusing specifically on the effects of NCLB. I begin by identifying all the schools across the country that failed to make adequate yearly progress and describing the communities surrounding these schools. Specifically I explore whether the majority of failing schools are located in poor urban neighborhoods, or if they are more widely dispersed across neighborhood types. I then proceed to identify how these reforms have shaped neighborhoods in eight diverse urban school districts: New York, Los Angeles, Chicago, Houston, Detroit, Philadelphia, Tucson and Fort Lauderdale. I explore whether failing to meet adequate yearly progress changes neighborhood vacancy rates, rents and house prices. I then examine whether neighborhood composition changes as a result of this failure; whether the neighborhood experiences a shift in the share of households with children living in the neighborhood, the tenure composition and the socioeconomic as well as racial composition of households in the neighborhood. I then follow the school zones that fail to meet AYP over time to determine if the subsequent school reforms lead to further declines or improve neighborhoods.

Preferences for Residential Socioeconomic Diversity in the United States: Who wants it? Who has it? Who's happy?

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In recent years, the possible benefits of socioeconomic diversity and mixed-income communities have been given a lot of attention by scholars, planners, and policy-makers alike. A wide range of theories, such as social control, social networks, culture and behavior, and the political economy of place, emphasize the potential of diversity to yield social and economic benefits, yet there is a lack of consensus on the feasibility and benefit of encouraging socioeconomic ally diverse communities. This study utilizes the Pew Research Center's 2008 survey on Social and Demographic Trends along with Census data to analyze Americans' socioeconomic diversity preferences, the socioeconomic diversity of their neighborhoods, and their community satisfaction. By examining who wants diversity, who lives in socioeconomically diverse areas, community satisfaction and the relationship between all three, this

study goes beyond past studies, using a spatial lens to explore the role of preferences in residential diversity and to better understand potential obstacles to achieving socioeconomic diversity. Specifically, I will answer the following questions: How do age, sex, race/ethnicity, education, income, nativity, religiosity, and political ideology correspond with preferences for socioeconomic diversity? How do respondents' preferences for socioeconomic diversity relate to the socioeconomic diversity of their current communities? How do age, sex, race/ethnicity, education, income, nativity, religiosity, political ideology and contextual neighborhood variables correspond with the alignment of preferences and actual diversity? In what ways do community socioeconomic diversity and the alignment of preferences and actual diversity relate to community satisfaction? Capitalizing on the inclusion of geocodes in the 2008 Pew dataset, this study goes beyond a simple account of preferences, analyzing the community context of individual respondents using a range of socioeconomic neighborhood variables, including income and educational attainment. While I expect to find significant disparities between residential preferences and neighborhood diversity, as previous studies on racial/ethnic diversity would suggest, my inclusion of contextual neighborhood variables will allow a more thorough and complex analysis of the relationship between place and preference than has been attempted in the past. In addition, while past studies have focused on specific mixed-income public housing developments or on a handful of "naturally" occurring diverse urban neighborhoods, this study includes residents from across the U.S., allowing for an analysis of socioeconomic diversity that covers a much wider scope than previous studies. By using unique data and a spatial perspective, this study aims to contribute to the current discussion on socioeconomic diversity, ultimately shedding light on factors that might be aiding or hindering the evolution of socioeconomically diverse communities.

Chocolate City Goes Condo City: The Back-to-the-City Movement in Washington, DC

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While certain U.S. cities are still depopulating, others, such as Chicago, New York and Washington, DC, have seen a reversal of aggregate out-migration patterns. This phenomenon has been termed the back-to-the-city movement and it has been associated with neighborhood redevelopment. Some urban scholars, political figures and real estate boosters celebrate this urban population influx, as it will likely increase property values and broaden municipal tax bases; however, we know little about the social costs associated with the back-to-the-city movement. This study investigates the consequences of the back-to-the-city movement through a two-year (2009-2011) ethnographic case study of the revitalization of Washington, DC's Shaw/U Street neighborhood. The redevelopment of this iconic African-American neighborhood is associated with the city's 5.2 percent population increase, which

occurred between 2000 and 2010, mainly among whites. While some residential displacement has occurred, certain affordable housing policies help to keep a sizable proportion of long-term, low-income residents in place as their neighborhood redevelops. Despite these efforts political and cultural displacement occur as upper-income newcomers flock into this historic African-American neighborhood. This article contributes to the back-to-the-city movement literature and the practice of mixed-income development by highlighting that neighborhood revitalization can have important political and cultural implications often overlooked by the urban planning field.

Legitimating Public Policy: How Fuzzy Theories Become Public Policy

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The problem highlighted here concerns how fuzzy theories catch on in public policy: specifically, it focuses on "derivative causal theories" that under-gird local strategies for generating greater economic growth in post-industrial cities. The issue is significant in policy and theoretical terms as it enables an examination of the emergence of policy ideas. The wholesale adoption of Richard Florida's creative class theory as an economic development strategy by many cities and regions is used as a case study. The theory of the creative class is buttressed by three main arguments: (1) the changing nature of work and society in the era of the knowledge economy, (2) that conventional economic development policies are obsolescent in an economy that relies on "innovation, creativity and entrepreneurship" to stimulate economic growth, and (3) with an abundant choice of places to live, "place attractiveness" is important in attracting "the creative class". From a public policy making perspective, the central concern of this paper is how creative class theory was so quickly adopted by cities and regions, managing to skirt the agenda setting and policy adoption phases of the policy making process. This necessitates careful attention to how discourse is framed and mobilized to shape perceptions and to legitimate policy ideas in the face of uncertain evidence. A discourse approach to policy analysis is adopted in an attempt to foreground the semantic, performative and rhetorical side of public policy making. Combining empirical application of discourse theory with an analysis of policy change in the policy making process, a framework is developed and applied to discourses of the creative class. The analysis is focused on Richard Florida's noteworthy book, The Rise of the Creative Class (2002). It is argued that the idea of "the creative class" relies on discourse and empty signifiers to ensconce in public policy a questionable theoretical framework that was not subjected to critical policy analysis or the objective assessment of evidence. The claim is that as an empty signifier, it makes possible a superficially significant strategy for successful urban regeneration and growth without providing a serious response to what are fundamental structural transformations in the economy resulting in low-wage jobs and its attendant economic and social marginalization. Finally, it is suggested that given a general recognition of the

complexity of the issues concerned and constraints faced by policymakers, what is needed are serious policies focused on the people who live in those parts of the post industrial city that are not immediately amenable to the "modish lifestyle" requirements of the creative class.

Too Little, Too Late, and Too Timid: The Federal Response to the Foreclosure Crisis at the 5-Year Mark

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The primary federal policy responses to the foreclosure crisis have included programs to reduce foreclosures as well as efforts to mitigate the impacts of foreclosures on neighborhoods and communities. This paper reviews policy responses since 2007 in both of these categories. While there is less information at this point on the outcomes of mitigation polices, the overall federal response is found to be lacking thus far. At least in comparison to the magnitude of the challenges, the programs have been modest in scale. They have also suffered from significant problems of design and implementation. Foreclosure prevention efforts, in particular, are faulted for being too reliant on marginal incentive payments, for failing to include a key policy (bankruptcy modification) that would have encouraged lenders to modify loans more aggressively, and for not sanctioning servicers more aggressively for poor performance or noncompliance. The federal response is also characterized as moving too slowly in some cases and being too captive to the structures and policy preferences of the mortgage and financial services industry.

Perfecting an Imperfect City: Utopias and Renaissance in Pittsburgh

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In 1939, Americans eager for distractions from a long, sapping depression flocked to a World's Fair that promised a future without toil. Utopian models of cities free of pollution, traffic, and blight occupied central locations within the fairgrounds. Even earlier, in 1932, architect Frank Lloyd Wright had outlined a design for "Broadacre City" that re-imagined existing urban paradigms.

Meanwhile, in Pittsburgh, Pennsylvania, a coalition of business and political elites sought to change the city from a soot-blackened mill town to a modern, efficient corporate capital. To accomplish this, they had to attract new investment in the city's industries, infrastructure and institutions. But first they had

to address the three biggest problems plaguing the city: smoke pollution, flooding, and traffic congestion.

Wright and the World's Fair designers drew their city plans on a blank slate—a geography that did not flood, had no physical obstacles, and never endangered the built environment—whereas "Pittsburgh Renaissance" planners had to contend with an uncooperative geography and an unpredictable political will. The popular urban plans of the 1930s promised easy solutions to the most pressing urban problems of the moment, but real life plans needed to secure financing, demonstrate value, and produce satisfactory results quickly.

Less smoke, clean buildings, and well-contained rivers proved effective lures in generating new investment in Pittsburgh when its industrial hegemony seemed precarious. Unfortunately, even the most visionary Renaissance projects of the 1940s failed to prepare the city for the economic and industrial crises of the 1970s and 1980s. Air quality, flood prevention and new bridges made the city more livable, but did nothing to address the challenges of a new global marketplace. By the end of the Pittsburgh Renaissance in the early 1970s, planners had dramatically changed the city formerly described as "hell with the lid off." But did the city change sufficiently to compete in the new world of mini-mills, high-tech systems, and a service economy?

Reinventing Pittsburgh demanded that planners work to make the city more livable at a higher standard, but doing so came at a cost that compromised conditions for existing residents. Directed by an elite coalition, Renaissance planning did not give residents a voice in determining the future of their city. The Pittsburgh Renaissance represented one of the nation's most ambitious urban redevelopment projects, promising to create a brand new city out of an outdated jumble of haphazard growth. Planners' utopian ideas overcame a number of fierce obstacles to bring change to Pittsburgh, but failed to consider the largest of the problems facing the city: economic stasis.

The Role of Teachers in Stabilizing Metropolitan Racial Transition

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The 2010 Census revealed the extent to which today's metropolitan areas are growing increasingly diverse. Immigrant groups are skipping central cities for inner-ring suburbs (Katz, et al., 2010), some major central cities have an increasing white population (Roberts, 2010), and formerly white inner-ring suburbs now hold more non-white residents than ever before. At the forefront of this change are schools. Many of today's schools, including in suburbia, have substantial shares of three or more racial groups (Orfield, 2009). Further, schools that appear to be "diverse" are actually in transition and will not

remain diverse for long (Frankenberg, 2010). One of the greatest barriers to stable, integrated neighborhoods is retaining families with children who often leave due to apprehension about school quality and diversity. Creating high-quality, stable, diverse schools may be the best way to revitalize metro areas yet teachers are often not prepared to take on this challenge (Morris, 2005). This paper focuses on how teachers and students make sense of and respond to these often-rapid changes. What are their perceptions of the change? How do teachers respond to perceived change? To answer these questions, this paper examines semi-structured interview data from students (n=104) and teachers (n=43) in seven high schools in metropolitan Detroit, selected for their diverse enrollments and differing rates of change over a decade: School1 Change in White -35 (Rapid Change); School2 Change in White -17 (Moderate Change); School3 Change in White -45 (Rapid Change); School4 Change in White -20 (Moderate Change); School5 Change in White -16 (Moderate Change); School6 Change in White -6 (Stable); School7 Change in White -12 (Stable) Detroit, which has had the largest increase in African-American students in suburban schools among large MSAs, offers an ideal metro to study this topic. We find perceptions are often extremely inaccurate. When compared to actual school enrollment data, preliminary analysis indicates that most students (55%) and 24% of teachers over-estimate the proportion of African-Americans that have entered the school. In response, many teachers expressed "colorblindness" and reported no change in their teaching practices because they "don't see these kids as any different". This meant teachers did nothing to help students of all backgrounds adjust to their new context further exacerbating racial tension, which contributed to perceptions of declining school quality. Teachers are critical to stabilizing rapidly changing neighborhoods by creating inclusive schools that retain diverse, middle-class families. Yet many are uncertain how to respond. Our data reveal that teachers need information to accurately understand the changes taking place. More work must be done to support teachers in these changing environments so that they are able to incorporate practices that build positive learning communities that recognize the new context.

The Pendulum Swings: Concentrated Poverty in the New Millennium

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Social scientists have long recognized the deleterious effects associated with living in neighborhoods of extreme poverty. These neighborhoods are characterized by high crime, failing schools, and inadequate public services. Children growing up in such neighborhoods have little contact with two pareent families or adults employed in the mainstream economy. The prevalence of such neighborhoods, as measured by the percent of the poor who reside in high-poverty neighborhoods, surged between 1970 and 1990. In the 1990s, however, poverty became substantially less concentrated the number of such neighborhoods decline by 25 percent. This paper examines concentration since the 2000 Census using

the American Communities Survey data. Preliminary findings indicate that concentrated poverty has surged since 2000, especially in second tier metropolitan areas and smaller urban areas. Surprisingly, concentration of poverty increased most among non-Hispanic whites. The paper also examines issues of comparability between the Census long form data and the ACS, and shows that there is a downward bias in the latter. Finally, the paper develops a model to explain variation among metropolitan areas in the level and trends in concentrated poverty, examining the roles of regional economic performance, housing construction, and public policies.

Waiting to Rebuild: The Notion of Resilience After the 2010 and 2011 Christchurch Earthquakes

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In September 2010, a powerful 7.1 earthquake struck the city of Christchurch, New Zealand. Fortunately no one died and after assessing all buildings the authorities engaged the reconstruction process. Although most buildings only needed repairs, several had to be torn down. A few months later, in February 2011, a series of shallow earthquakes had far more impact. Over 180 people lost their lives. The shakings and the liquefaction phenomenon caused suburban areas to be temporarily abandoned and the city centre red-zoned for months. Since September 2010, over 7500 aftershocks have been recorded in the area. Many businesses have had to close down; People have fled the city sometimes of fear from another major quake. New initiatives arose as well, demonstrating how despite all, people are attached to their environment (Share-an-idea programme, the Gap Filler project , etc.). Earthquakes have been part of the history of New Zealand. They have influenced building codes, shaped many cityscapes. But most of all, they are part of urban histories, often slowly fading from the collective memory. The Canterbury earthquakes reminded the vulnerability of communities despite the presence of risk-managing tools and question the notion of resilience itself. How can a city fully recover if the ground is still shaking? Resilience refers to several temporalities: the rebuilding of physical structures, of economies, of social networks, of individual and collective histories, the process of adaptation to the new situation, etc. The communication offers a look to the first few months that followed the disasters as relayed in the local newspapers and in the Share-an-idea initiative in order to better understand the emergence of resilience.

The Emergence of the Knowledge Based Economy (KBE): New York, London and Sydney's Race to the Top

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The United States experience with the knowledge based economy (KBE) is contrasted with the roots and current practices of the British and Australian approaches. The investigation explores the complex interplay of federal, state and local legislation and action and the lexicon of economic development oriented tools to promote knowledge based economic development in the United States, United Kingdom and Australia. The research identifies the convergence and divergence of KBE policies in New York City, London and Sydney to better understand the theoretical underpinnings and future activities. Australia presents a compelling framework for emerging success and best practices in the knowledge economy and knowledge-based urban development (KBUD). The paper explicates the most important components of Australian cities' race to the top. Successful knowledge based economic development strategies are attributed to the commingling of policies - sound urban planning, coordinated state and local leadership and an overall commitment to sustainable development. After more than a half century of dominance in scientific discovery and innovation, in recent years a concern exists about the US losing its competitive edge in the knowledge economy. For the majority of U.S. cities to compete in the "Race to the Top," state, local and federal leaders must adopt new models and change existing patterns of development. The United States has steadily slipped on the KAM Knowledge Economy Index since 1995. In the UK, there has been a big bet on KBE as much of the manufacturing sector has been rapidly dismantled. The UK has a considerably higher proportion of its population working in the creative sectors than the U.S. or Australia. London's preeminence as a leader in knowledge intensive business development at more than 30% of the nation creates an urban primacy in KBE much more than New York. London through the coordination of the Greater London Authority has the most centralized approach towards advancing KBE strategies. The paper explicates the most important components, strengths and shortcomings of KBE approaches in the United States, England and Australia through a comparative framework. Explicit comparisons are made between KBE as it relates to the premier world cities of New York, London and Sydney.

Promoting Creative Industries for Urban Development: The Chinese Experience in Guangzhou Metropolitan Area

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Creative industries have recently become a major new consideration in urban economics and city politics in advanced industrial countries. The vague definition of creative industries renders localities the flexibility to make the notion more applicable, but no matter how various the forms of creative industries are across places, policies for developing creative industries or cities are similar. Within such a global framework, the article explores the utilization of creative industries for urban development in Guangzhou, the regional center of South China. The experiences of Guangzhou and the cities in developed economies for developing creative cities are compared. It reveals that the experience of Guangzhou generally reinforces that in wider context, but uniqueness still exist. Three critical issues, the conservativeness of the current policies, the size of the enterprises supported, and the agglomeration-inspired innovation, are also exposed for further debate and discussion.

Analysis of spatial Twitter messages during a special event: The case of the 2012 Super Bowl, Indianapolis, IN.

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Background: Mental maps have been used to understand people's perception of cities and neighborhoods (Lynch, 1960, Long et al., 2007). These maps are typically operationalized as hand-drawn sketches intended to guide a visitor. When cities host major special events (e.g., conventions and sports events), locals and visitors face the challenge of communicating their understanding of urban space. Visitors tend to have shared goals and agendas (to attend particular events at a particular time) which drive spikes in demand for local resources (e.g., lodging, food, transportation and parking). With the fast growth of social media (e.g. Facebook, Twitter), locals and visitors tend to share their knowledge about cities and neighborhoods through online postings. Successfully analyzing these online posting will allow researchers to understand people's perception of urban space.

Objectives: This study will analyze twitter messages posted during the 2012 Super Bowl in Indianapolis. The authors hope to understand how social media can support visitors' spatial navigation during a special event. We also hope to understand how locals and visitors perceive the urban space of the host city.

Data: Twitter traffic tagged with Super Bowl hashtags (e.g., #SB2012, #Super2012, #Indy, #SBXLVI) from January 23rd through February 5th will be recorded with Microsoft's The Archivist software. The estimated traffic is no more than a half million messages.

Methods: The researchers will filter out the non-host city related or non-spatial messages (likely to be 90% or more of postings). Then researchers will separate questions and comments from responses. The researchers will then classify messages into three categories of spatial reference: point, line, or arearelated messages. Within the point category, the researchers will classify information into "node," "landmark," or "other" sub-categories. "Line" messages will be classified into "path," "edge," or "other" sub-categories. Area messages will be classified as "district" or "other" sub-categories (Lynch, 1960). Statistical analysis will reveal the distribution of elements of Lynch's framework for the image of the city in the Twitter traffic. Use of spatial elements will be compared across questions and answers and examined for changes over time as the event nears and the influx of visitors grows.

Expected Impacts: This analysis will help us understand how locals and visitors convey spatial information through social media, which inform future use of social media to facilitate large special event hosting. Meanwhile, this study will allow us revisit and validate Lynch's city perception theory in digital age.

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Mixed-Income Development as a Neoliberal Policy Experiment: New Challenges for Cross-Sector Collaboration

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Starting in the 1980s, policy reforms reduced the direct role of the federal government in the financing, production and operation of public housing. Over time, federal housing policy trends increasingly divested public housing capital and operating subsidies, decentralized federal authority to local levels, and shifted the responsibility for financing and developing housing to market actors (Pierson, 1994). Beginning in the 1990s, mixed-income developments, the replacement of 100 percent public housing with a mix of new units for owners and renters paying market-rate and subsidized prices, became a central feature of public housing across the U.S. This model can be examined as a neoliberal project that quasi-privatizes public property and services in order to stimulate market actors to invest in urban neighborhoods that were previously undervalued (Brenner & Theodore, 2002; Hackworth, 2009). One of

the more intriguing and yet largely undocumented dimensions of the public housing transformation is the multi-sector, multi-organizational collaborations whose charge is to manage the local implementation of mixed-income developments. In Chicago, private real estate developers entered into partnerships with the Chicago Housing Authority to finance, design, build and manage new developments. This paper explores the working arrangements, dynamics and challenges in this model of collaborative governance. Through an analysis of in-depth interviews with a range of stakeholders involved in the process, observations of on-site meetings and activities, and review of primary documents, this paper explore some of the key issues that have emerged in the formation and management of cross-sector collaborations at three new mixed-income developments in Chicago. Key questions considered in this paper include the primary organizational actors involved at each development and their roles, the structures and processes of new organizational working relationships that have been established and how are they evolving over time, and the key contextual and operational challenges confronted in creating and sustaining these organizational interactions. We draw conclusions about the implications of the shifting state and private sector roles for effective organizational collaboration at mixed-income developments.

Relocating from Subsidized Housing in Florida: Are Residents Moving to Opportunity?

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Just as the HOPE VI program resulted in the loss of numerous public housing units, privately owned units of rental housing, subsidized as a part of HUD or USDA programs in the 1970s and 1980s, are now leaving the affordable housing inventory as a result of the expiration of the government subsidy. These units are being converted to market-rate rental housing or closed as a result of poor physical conditions. Residents of the lost properties are being relocated with Housing Choice Vouchers. This study seeks to explore the extent to which such moves have changed the opportunities available in local neighborhoods to the residents relocated from four subsidized housing communities in central Florida, including Glen Springs Manor, Seminary Lane, and Kennedy Homes in Alachua County and Rogall Apartments in Pinellas County. Geospatial analysis will be employed to evaluate the change in opportunity across a variety of neighborhood characteristics, including school quality, crime, access to transit and health care, housing quality, employment opportunity, and poverty rates. A significant literature addresses the effects of relocation policies on families living in public housing. These studies suggest that level of "relocation grief" experienced by relocated families will vary based on a number of factors, ranging from attachment to place to level of participation in decisions related to the move. Through resident surveys, this study also will evaluate the level of relocation grief experienced by

families forced to relocate due to market-rate conversion or demolition of subsidized housing units.

The Open Innovation System for Urban Economic Development

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Since Friedmann (1966) mentioned a question about urbanization in post-industrial era, one of indispensable conditions for local governments has been recognized the capacity to create innovation through economic development policies. Globalization has transformed urban contexts and "urban innovation project" that could be evaluated the efforts to encourage innovation by urban governments (Clark, 2000). Especially, as the decline of the existing manufacturing industry, the role of local governments has focused on designing the technology and industrial policy in global economy (Kipnis, 1998). Indeed, knowledge is considered the most important factor to reinforce ability for urban economic growth so urban governments need to perceive production of new knowledge as a major goal (Lambooy, 2002; Nelson, 1988, 1996). As one way for urban economic development, "open innovation system" has been recognized a policy to create innovative outcomes through the exchange of existing knowledge of the private sector (Mayer, 2010; Enkel et al, 2009; Chesbrough, 2003a, 2006). The open innovation system as a case of this research is an institutional framework that makes small and medium enterprises in urban area can make research abilities of the private sector more innovative and collaborative for achieving new outcomes through specific policy instruments. Woodward (2001) pointed out that policy instruments for business sector (firm-level) which are suitable local context help the economic development. In particular, when urban government lacks proper policy instruments for innovation of the business sector which leads to urban innovation via knowledge, it is feared that open innovation system will be likely to fail in achieving the desirable effect on economic development. there are many approaches about open innovation system (Mayer, 2010; Piller, 2009, Enkel et al, 2009; Chesbrough, 2003a, 2003b, 2006, 2007, 2008; Cristensen et al, 2005). In spite of that, few have explored a theoretical approach about the industrial policy based on open innovation system of urban government, and an empirical research on specific policy instruments for the effects of this system. The objects of this research are twofold. At first, we explore what policy instruments are utilized as tools for open innovation system by small and medium enterprises in urban area. A degree of the utilization of each policy instrument is the first step for understanding theoretical foundation of open innovation system. Second, we seek to explain how policy instruments has a marked effect on outcomes as a result of open innovation system for urban economic development. This research empirically analyses the research questions above by examining data obtained from a Seoul Open Innovation Survey conducted by Seoul Metropolitan Government and Seoul Development Institute in 2010.

Moving Towards a Sustainable Transportation System in a University Town: A Focus on Bike Sharing Strategies

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Within the past several years, there has been a growing realization that economic, public health, and environmental concerns must be addressed in sustainable fashion if communities are to grow and succeed. One such practice lies in the development of a more sustainable transportation system, particularly in those areas that would appear most conducive to such practices. This fits in within the theme of "rethinking urbanism" since we realize that it will not be possible in the future to continue to have a transportation infrastructure completely reliant on single occupancy automobiles. This presentation consists of two parts. The first part examines some of the factors that can facilitate the development of a sustainable transportation networks in a small town that surrounds a large university. In particular, it inventories existing infrastructure, current pedestrian and bicycle traffic, and community attitudes. In this manner, we can assess what types of incentives may be more amenable to greater investments in sustainable transportation facilities and infrastructure. One principal finding of this research indicates that bicycle usage accounts for a small portion of the modal split, even in a campus community, yet there appears to be ample opportunity for growth. Part of the reason for biking's relatively small share has to do with inadequate infrastructure - e.g. bicycle lanes, bicycle parking - but there are other reasons related to the convenience and availability of bikes themselves. Carrying around bikes can be cumbersome, maintenance of bicycle can be difficult for some, and not everybody owns a bike. Bike sharing can be an effective way of addressing these issues and moving people from one place to another. Thus, the second part of this presentation looks at the success of a currently instated, but limited, bike-sharing program and the viability of expanding this bike sharing program based on existing and future transportation demands.

Disaster and Emergency Management Systems in Urban Areas

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This presentation focuses on the factors shaping and constituting governance in urban/metropolitan emergency and disaster management. The main focus of the presentation will be the multi-faceted inter-organizational relationships producing shared goals that are practiced at the local level, and specifically within the context of county-level metropolitan emergency management. The study presents a conceptual understanding of the governance concept, a brief summary of related research in the

context of emergency management, and an example of a metropolitan area in the State of Florida for practical purposes. The way public service is delivered today has dramatically changed over the last decades. While there has been a change in the range of actors delivering those services, the most important reform has been observed in the tools and forms of service delivery. Today public agencies are not the only providers of services that traditionally used to be or were considered 'public': non-profit and for-profit agencies as well as ordinary citizens have become the stakeholders and actors taking on the roles and responsibilities of service provision at all stages of the process. The notion that embraces the processes and activities of all those inter-dependent actors is known and advocated today as governance. The term governance, by simplest definition, entails inter-sector and inter-governmental collaboration which delivers specific services to the citizens. Governance has become one of the main tools to address complex and multi-faceted societal issues today. One of such fields is emergency management, which has experienced substantial changes over the past years especially due to the increased impacts of disasters on the society. It is impossible to imagine emergency management today as a field comprising agencies acting on their own; governments at all levels seek and establish partnerships, whether formal or informal, to tackle issues of complex nature. This study briefly describes the notion of governance and how the concept is practiced in the field of emergency and disaster management in the context of urban/metropolitan environments. An example of the Orlando Metropolitan area in the State of Florida is provided to show how governance has become an indispensable part of today's emergency management practices.

Industrial Legacies: Toxic Patina or Urban Chic?

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This paper explores how claims of environmental injustice are considered in the post-inner-city-decline era. Controversies over a proposed mixed-use project and a request to increase production at a privately owned but municipally beneficial trash incinerator represent an intersection between two literatures: the urban revitalization literature which examines the practices and outcomes related to redevelopment of areas in the inner-city, and the environmental justice literature which discusses issues related to the disproportionate siting of environmental hazards and locally undesirable land uses (LULUs) near lower-income and minority communities. Property markets, aesthetic appeal, and the purposeful actions of civic leaders and developers has attracted higher-income groups to landscapes in the inner-city that were once the province of lower-income and minority groups; places that often maintain the patina of environmental degradation. The media are replete with reports of community activism aimed at establishing no-train-horn zones, limits on truck traffic, and plant closures in revitalized communities. As higher-income residents seek to cleanse their new neighborhoods of

perceived hazards and LULUs they often appropriate the language of the environmental justice movement. Yet the movement arose to give voice to the concerns of lower-income residents who possess few options to relocate. This research project seeks to understand the significance of the environmental justice language appropriation by higher-income groups through an exploration of how this population perceives of their new urban communities, and how they comprehend the resources available to them to effect change.

Indicators of Financial Condition in Pre- and Post-Merger Louisville

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Proponents of metropolitan consolidation identify a range of benefits that may be realized through merger, but the one that appears to have the most salience for the public is efficiency. Studies of the larger urban consolidations have produced mixed results with regard to the financial impacts of consolidation. One reason for conflicting results is the limitation of reflexive analysis of budget information as a means of assessing financial impact. Using financial ratio analysis helps create context for pre-and post- analysis. Further, when enough time has passed since merger, quasi-experimental designs like regression discontinuity analysis can test the hypothesis that merger had any significant impact on the financial health of the entity. Such analysis is presented for Louisville, Kentucky and its merger with Jefferson County in 2003.

Perceptions of Race in Mixed-Income Developments

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Mixed-income development is a significant urban revitalization strategy that is being implemented across the U.S. Although often contested, 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, social mobility can be promoted among former public housing residents and the local neighborhood economy and infrastructure can be revitalized. While these reforms purportedly seek to address structural as well as individual causes of poverty, there has been little investigation into the relevance of race in the formation of these new communities. Given that the reforms focus on

redeveloping public housing in historically segregated minority neighborhoods and that the majority of the public housing residents who are affected by the redevelopment are African American, the intersection of race, place, and poverty is a compelling topic for exploration. The central question we seek to answer is this: how do residents and stakeholders in the new mixed-income developments perceive and experience racial diversity, inclusion and prejudice? We will present findings from five years of a research study that compares three communities that are a part of Chicago's "Plan for Transformation." Through an analysis of in-depth interviews with a range of stakeholders and residents, observations of on-site activities, and review of primary documents, we explore residents' and stakeholders' perspectives on racial diversity and prejudice, expectations for inclusivity across both class and race dimensions, and the mechanisms, supports and resources aimed at addressing racial and class inequality in the context of the public housing reforms and new mixed-income communities. The analysis finds that race is relevant in the perceptions, attitudes and behaviors of residents and stakeholders, despite the lack of intentional policy aims towards creating mixed-race communities. The findings suggest that redevelopments which seek to integrate people on the basis of economic status and housing tenure need to consider the ways that race and ethnic integration may factor into the implementation of public housing reforms.

Rebuilding Post-WW ll Suburban Houses: Environmental Sustainability and Economic Development in the Post-Industrial Era

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The rebuilding of post-WW ll suburban houses provides opportunities for increasing environmental sustainability while providing much needed economic stimulus. Lucy (2010) documents the availability of post WW-ll suburban houses in need of redevelopment. In the Brookings report, "The Next Real Estate Boom" Leinberger (2010) argues that there is a growing demand for such one to three bedroom houses in walkable neighborhoods by both downsizing Boomers and their children, generation Y. Remodeling such houses, he notes, not only provides much needed jobs for remodelers, but also creates new markets for power-conserving materials and appliances. The Harvard Joint Center for Housing Studies has issued a report (2011), "A New Decade of Growth for Remodeling: Improving America's Housing." The report looks at data from 36 large metro areas in the U.S. In this paper I will compare the Center's macro data on a regional scale with detailed data from a specific case of the remodeling of a 2 bedroom house built in 1952 in a suburb of Grand Rapids, MI. This study will document the extent of economic stimulus not only for the local region in the form of worker wages, but begin to track the supply chain of materials and show how the remodeling of existing housing stock can create markets for

"green" building materials.

Predicting Equitable Cost Allocation for Residential Rainwater Harvesting Systems in the City of Austin, TX

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The limitation of urban water supplies is becoming worse each year. Several studies estimate that 2 billion of the world's population will suffer from water scarcity by 2050; and urbanization rates is placing an even greater challenge in providing the infrastructure needed to serve growing populations. At this point, rainwater may be considered as the most critical, untapped water resource in a global aspect. Rainwater Harvesting Systems (RWHS) have tremendous potential, not only to provide sufficient water supply, but also to serve as a valuable stormwater management tool. Despite these benefits, RWHS is still not popular among ordinary people in urban situations, due mostly to high installation costs. This paper examines to equitably reallocate the cost for residential rainwater harvesting systems (RWHS) within the city (Austin) among the parties that would benefit, namely the city utility, land developers and home builders, and individual homeowners. Firstly, the total original costs and benefits of the RWHS are discovered showing the typical pay-back period of constructing the RWHS in a single-family household. Then potential advantages and subsidies that the city and developer sector could provide for the purchase of the RWHS were converted into current cash value. Based on potential advantages that each sector acquires from the RWHS, the cost for the system have equitably allocated in order to minimize the single family household's initial cost of RWHS installation. The study findings show that homeowners will only need to spend approximately $2,797 or $6,822 for the RWHS depending on the costs of the RWHS materials. In addition, the pay-back period of the typical RWHS will be decreased from 22-30 years to 12-22 years depending on scenarios.

Infill Housing and Income Diversity: Desegregation of Low Income Households through Infill?

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Since residential segregation is considered a result of sprawl, the advocates of New Urbanism and Smart Growth argue that compact development realized through infill development can alleviate spatial segregation and promote social diversity in neighborhoods (Talen, 2006). Specifically, infill development

can reduce residential income segregation by introducing various ranges of housing types and price, by mixing new housing with older housing, and by integrating new residents and existing residents. Indeed, the improvement of income diversity is often observed in the gentrifying communities where infill development frequently occur (Freeman, 2009). However, infill development may not promote a mixture of incomes in the long term. Conceptually, infill development attracts new residents into the community and changes the built environment of neighborhoods. These changes can cause a voluntary or involuntary migration of existing residents who dislike the changes to the built environment, or who cannot afford increased housing prices, or who are uncomfortable with new residents. Subsequently, these migrations - in-migration of new residents and out-migration of existing residents - derived from the infill development can lead to neighborhood change in the long term. As a result of the neighborhood succession, income diversity at the neighborhood level may not be improved by infill development. In this context, two research questions will be addressed: (1) What is the effect of infill development on neighborhood income diversity?, (2) Are there any differences between short- and long- term effects of infill development on income diversity?. To answer these questions, this study analyzes the case of the Orlando metropolitan area from 1990 to 2010. After identifying potential infill areas based on some density and land use criteria, quantity and ratio of infill housing - newly built housing in the potential infill areas - are measured at the census block group level. To operationalize income diversity, number of households in six different income groups that follows the income limits of the U.S. Department of Housing and Urban Development (HUD) is calculated, then, diversity index for each neighborhood is measured. The property tax rolls from the Florida Department of Revenue, Census, American Community Survey, and other related data are used to construct variables, and econometric model is applied. This study can provide empirical evidence on whether compact development through infill can create mixed income communities. References Freeman, L. (2009). Neighborhood Diversity, Metropolitan Segregation and Gentrification: What Are the Link in the US?. Urban Studies, 46(10), 2079-2101. Talen, E. (2006). Neighborhood-Level Social Diversity. Journal of the American Planning Association, 72(4), 431-446.

Will They Come? vs. Are They There?: Exploring the Meaning and Implications of Labor As a Determinant of Business Location

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A substantial body of literature points to the central role that labor plays in the site selection process for firms across a wide range of industries. Studies that rely on econometric models (to measure the extent to which the presence or absence of certain factors predict location outcomes), as well as those based on surveys (in which business leaders are asked to rate the importance of a given set of factors), have

both demonstrated the influence of labor availability on location decisions. These approaches, however, are limited in what they can conclude about why or how labor matters in the site selection process. This paper makes use of in-depth interviews with a sample of real estate professionals to explore how decision makers understand and evaluate the availability of labor in the context of the location decision. The data reveal that decision makers think about their labor needs and strategies differently depending on the type of facility in question. Specifically, respondents involved in selecting a site for an office or corporate property tend to emphasize the necessity of attracting key employees to a potential location, while those responsible for selecting a location for an industrial or manufacturing facility focus on ensuring that the existing labor pool in a potential location is sufficient to meet the firm's employee needs. While understanding such differences has theoretical as well as practical implications, this paper furthermore illustrates the degree to which these distinct ways of interpreting labor needs also affect how decision makers evaluate other important location factors. In particular, the meaning and influence ascribed to two commonly discussed location determinants - (a) quality of life, and (b) crime - appear to be directly related to how decision makers understand the role of labor in the site selection process. For example, the types of crime (e.g., personal versus property) that business leaders attend to when considering a potential location tend to reflect the relative importance of human assets versus physical assets to the firm in question. Thus, concerns about personal crime were discussed more frequently by respondents involved in location searches for office or corporate facilities, while concerns about property crime surfaced more often in interviews with respondents involved in location searches for industrial or manufacturing facilities. The paper concludes with a discussion of the relevance of these findings for both location theory as well as economic development initiatives.

Ballots for Bullets: African American Street Democracy, Violence and Vice, Pittsburgh, Pennsylvania, 1965-1970

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This paper addresses the contestation between middle class and working class African Americans in Pittsburgh Pennsylvania over the appropriate uses and dominant meanings of street spaces in their neighborhoods in the context of rising militancy, street violence, and inter-city migration.The rise of militancy within the working classes of the African American community was not a sudden development after the assassination of Dr. Martin Luther King Jr. in 1968. Instead, from the onset of the post World War Two years, working class African Americans advocated for economic equality while they allied themselves with middle class and elite African Americans to push for social and political equality. As the alliance between African American classes stretched to the breaking point in the middle of the 1960s, the African American working classes expressed a different vision of the future of African Americans in

Pittsburgh, Pennsylvania and the United States as a whole. This fractured alliance defined the increase in class tensions within the African American community. Working class community organizers helped push grass roots organizing often labeled as "militant" that stressed issues of social justice and economic equality. Their goals did not often match those of African American middle class leadership or the organizational arms of the NAACP or the Urban League. These tensions played out on the streets of Pittsburgh's African American neighborhoods. As middle class and elite African Americans gained access to newly integrated suburban neighborhoods and higher paying professional and skilled labor, they also used their new social and political access to protect the streets of their neighborhoods from violence and increased class conflict as African Americans diverged over methods to gain social and economic equality.

Divided Landscape: The Visual Culture of Urban Segregation

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Racial residential segregation remains a feature of urban life in America‟s Northeastern cities, despite efforts made by public and private institutions to end segregation through affirmative action policies and the elimination of racially restrictive covenants (Logan and Stults, 2011). The results of the 2010 census reveal that post-industrial cities in the Northeast, remain the most highly segregated cities in the United States. Why does the divided urban form persist, despite policy efforts to integrate urban populations? Scholarship on segregation focuses primarily on urban politics and economics; less common is analysis that seeks to explain segregation by way of its spatial manifestation. This paper argues that segregation is embedded in urban space, as well as in the socio-economic and political systems that are present in the city. Asking the simple question 'what does segregation look like?' reveals a dimension of the phenomenon that is dynamic and contemporary because it approaches the city as a series of places that send diverse visual cues about who belongs and who does not. This visual culture is a product and sustaining agenda of urban segregation because it provides city-dwellers with an identifiable, visual expression of what are otherwise immaterial forces, such as identity conflict and racism. This paper begins with the question: how, and under what circumstances, does the visual culture of segregation reinforce racial division in the urban landscape? Focusing on the city of Baltimore, the paper examines the practices involved in the spatial production of segregation by identifying its underlying conditions and the markers of division that are produced by formal and informal urban design practices. The analysis suggests that visual signs and artefacts constitute significant markers of division; many of Baltimore‟s most stringent racial divisions are not mediated by topographical, morphological or infrastructural elements, but rather are signaled through seemingly arbitrary shifts in the visual culture of neighbourhoods. Black and white low-income groups represent themselves and are

represented by others in ways that are distinct and easily identifiable. There are distinct visual cultures of black and white low-income neighbourhoods. Focusing specifically on urban form, urban land use and urban iconography, the paper explores how the visual symbols, signs and ornamentation produced by public and private actors create informal borders that denote distinct racial places in the city. The principle findings of this paper are 1) that urban design elements can maintain and reinforce politically significant sociological divisions, and 2) that iconography, which is often overlooked in studies of urban politics and design, is a significant place-maker in cities.

Cities during Times of Uncertainty and Financial Turmoil. Challenges and Approaches in Leipzig, Bremen and Bochum (Germany)

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The presistent economic crisis has had an impact on almost all cities and regions around the globe. Not all have however been affected in the same way. This paper examines the situation in those cities in Europe that have been struggling with the impact of economic restructuring and the problems of urban decline already during the last 30 years or more. The main research questions are: 1. Are these cities particularly vulnerable or have they become more resilient due to their long experiences with restructuring and regeneration? 2. And most importantly, what are these cities doing to address occurring problems and can these measures function as a guideline for practitioners in other cities as well? The research focuses on the experiences in a selection of West European cities (Power, Plöger, Winkler 2010) and - for the purpose of this paper - draws mainly on the German situation using evidence from the cities of Leipzig, Bremen and Bochum. The main sources for this research are qualitative interviews with key urban experts. Additional information has been gathered from secondary sources such as newspaper reports, statistics and the growing literature on the impact of the financial and economic crisis on urban development. The findings for the three case study cities suggest the following situation: - For all cities the increase of the unemployment rate has been relatively moderate, while still ranging above the German average. - All three cities have experienced a dramatic decrease of their main local revenue source (local business taxes) and an increase in social expenditures. Nevertheless, there is an overall consensus to find ways to continue with social programmes and funding in order to deal with socio-spatial polarisation. - The restructuring and diversification of their industry has been partially successful - focussing on cluster strategies (renewable energy, health and life sciences, logistics etc.). However, structural weaknesses and/ or finanical restraints still pose a challenge to the cities in the future. - There has been a considerable increase of awareness of the global climate change, which leads

to inititives and pilot projects in the area of urban planning (E-Mobility, Retro-fit etc.).

Assessing the Impact of Incentives for the Entertainment Industry in the South: Policy Implications in a Recessionary Period

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The 2005 Georgia Entertainment Investment Act began offering tax incentives to film and television production companies of between 9 and 14 percent of base investment, and even more if they employed Georgia residents. This incentive was increased to as much as 30 percent of base investment in 2009 if the production included a promotional film promoting Georgia's entertainment industry. North Carolina initiated direct tax incentives in 2006, and increased them in 2008. Louisiana has been offering incentives since 2002, and is often used as the model for other states in the Southeast. So are states getting their money's worth with these incentives? And are they actually helping to expand permanent local employment in a growing industry? After several years, and with many southeastern states facing serious budget shortfalls and record-high unemployment, the value of these investments can and should be investigated. Previous studies suggest that the regional impacts of the film industry unique to certain locations, and have shed doubt on the possibility that policy promoting the industry can have long-term effects on the regional industrial mix. According to the National Conference on State Legislatures, 45 states and Puerto Rico have some sort of production incentive in place or pending, many of which have increased over previous years. So with this much competition, does the region have a comparative advantage in establishing a permanent, locally-based industry cluster? And if so, do such incentives generate assist in achieving this objective? This study seeks to answer these questions. The hypotheses for this research are: H1: States in the southeast region has existing assets other than tax incentives that are attractive to film producers relative to other regions. H2: States can encourage and/or accelerate the growth of indigenous entertainment industry clusters using financial incentives. H3: Incentives generate more benefits in tax revenues and economic development than the monetary cost of the reduced taxes on production. In order to evaluate these hypotheses, the study will look at data from at least three Southeastern states which have had incentive programs several years. Data collected for this case study will be state revenue data, census data from the American Community Survey, and data on film production from the state film commissions involved. This data will be used to estimate the total cost of the subsidies, to estimate the marginal change in film production base investment, and the indirect increases in economic activity associated with this change. In addition to presenting descriptive data, the methods may include either or both ordinary least squares and logistic regressions. The benefits of this study for regional planners will be to more accurately estimate the positive impacts, if any, of film incentive programs, and to hopefully better estimate the optimum level

for future subsidies to the entertainment industries.

The Role of State and Local Level Policies in the Diffusion and Adoption of Electric Vehicles

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Whether because of their perceived environmental benefits, ability to improve energy security, and/or increase manufacturing jobs, a number of different interests are working to promote the widespread adoption of plug-in electric vehicles (PEVs). A range of policies including information campaigns and incentives are being implemented, albeit inconsistently, across the United States in attempt to mitigate perceived barriers to adoption and encourage consumers to purchase electric vehicles. Currently, a Federal tax credit of $7,500 is available to PEV purchasers, bringing their price to within $10,000 to $12,000 of an otherwise similar gasoline vehicle. Beyond that federal incentive, the field is more varied. The automobile industry has identified certain "rollout" markets for targeted PEV introduction and local and state governments have taken varying degrees of initiative to introduce policies facilitating PEV ownership. As such, depending on where they live, members of the public face considerable variety in the types and levels of incentives for which they qualify and in the information they are exposed to. Little systematic research has been conducted which characterizes and assesses the impact of the different "policy bundles" present in locales across the U.S. This study aims to identify the type and frequency of state and local level PEV-related policies that have been implemented, measure the public's knowledge of those policies, and offer an initial assessment of their impact. Although most relevant policies are still relatively new, their early impact on people's familiarity with PEVs, their perceptions about PEVs' relative benefit to society, and their willingness to purchase a PEV can be assessed. The study uses original survey-based data gathered from a random sample of 2,100 residents living in twenty-one of the largest U.S. cities (i.e. approximately 100 respondents from each city). Both government policies and the initial industry campaign have targeted urban users of passenger vehicles. Moreover, limiting the study's scope to these locales enables us to gather relevant contextual information (i.e. density, average commute length, public transportation services, etc.) and fully characterize the policy bundles that have emerged in each as a result of municipal, state, and federal actions. Web-based research on the policies in place in each of these municipalities constitutes a secondary source of data. Descriptive statistics, cluster analysis, and OLS regression are used to accomplish the study's aims.

Spaces Defended: 25 Years After Housing Desegregation in Yonkers, NY

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In 1980 the U.S. Department of Justice and the NAACP sued the city of Yonkers, NY, claiming that the city knowingly and willingly segregated the city's poor and minority residents into a 1 square mile downtown area. Yonkers was ordered by the New York Court of Appeals to desegregate both its neighborhoods and its schools. As a result of the suit, 200 units of scattered site public housing were built on Yonkers' East Side. Under the direction of urban planner Oscar Newman, seven sites in middle class neighborhoods were selected for the construction of some of the first townhouse-style public housing in the nation. This paper documents the creation of the public housing units, discusses what effects if any, these developments have had on their surrounding neighborhoods, and offers perspective on what living in these homes instead of traditional public housing has meant for those in whom they reside. The author does this using available census and survey data and through interviews with public housing staff, residents, and neighbors. The author offers readers a unique look inside the Newman designed townhouse-style public housing units and discusses what the Yonkers' projects has meant for housing authorities and public housing residents throughout the nation.

Artistic Simulacrums of Polish Migrants in London

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Since Poland joined the European Union in 2004 Polish migration towards Great Britain, especially London, has increased. Through transnational migrations immigrants come to know themselves and their place in a new world differently. It has been observed that many migrants move from smaller towns to lager cities like London. Such migration trends create assimilation processes involving barriers such as learning a new language, finding employment, and culture shock associated with finding their place and sense of belonging in a larger metropolitan area. This study takes a unique approach by assessing artistic images produced by Polish students from the Poster Studio II at the University of Arts in Poznan, Poland who were asked to produce images fitting the theme "Poles in London" and given absolute freedom in their expressions. Art represents a powerful discourse into how transnational migrants display perceptions of their place and social geographies of residing in a new country. Images used in this study are categorized into themes developed around seeking economic opportunities/labour migration, difficulties with communication, and forging a sense of home, or place in another culture. Each theme acts as a representation of difficulties Polish migrants face residing in a

new place.

Estimating the Effects of Neighborhood on the Physical Health Outcomes of Latino and African American Children

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Previous studies have linked neighborhood conditions to a wide array of health outcomes. However, numerous questions remain as to the magnitude of such effects and the mechanisms by which these effects transpire across developmental stages, gender and ethnicity. In this paper, we contribute to this literature by using a natural experiment in Denver to quantify the relationships between various measures of neighborhood context and Latino and African American physical health outcomes. We address the question: For Latino and African American children from birth to age 18 who spent a majority of their childhood years living in DHA public housing, are there significant differences in their physical health outcomes (asthma, cognitive disorders)) that can be attributed to differences in their concurrent, lagged, and/or cumulative neighborhood environments, all else equal? Our analysis is based on a sample of 1,855 Latino and African American children who resided in Denver public housing for the majority of their childhood.. Data analyzed come from a large-scale retrospective survey of current and former residents of the Denver (CO) Housing Authority (DHA) as well as from qualitative interviews with 82 caregivers or their young adult children. Because the initial assignment of households on the DHA waiting list to either scattered-site or conventional public housing developments mimics a random process, this program represents an unusual natural experiment holding great potential for overcoming parental geographic selection bias in the measurement of neighborhood effects One out of five children in the study had asthma; one out of seven were diagnosed with cognitive health problems such as autism, ADD or ADHD, or had developmental or learning disabilities. Utilizing logistic regression with a clustered robust error adjustment to account for clustering at the family level, our findings suggest a significant association between residence in more disadvantaged neighborhoods and poor physical health outcomes. Study findings are discussed in terms of their contributions to the literature regarding the magnitude of cumulative neighborhood effects and the existence of lagged and/or developmental stage specific effects on the physical health of low-income Latino and African American youth. Study findings also are discussed in the context of expanding current intervention efforts to alleviate asthma and cognitive disorders .from focusing only on the individual to focusing on changeable aspects of neighborhood.

Resilience in Urban Transportation: From Automobile Over-Reliance to Multimodal Planning

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Ecological resilience has been broadly defined as the ability of a system to return to a previous state after a disturbance or disruption in the system. No explicit definition of this term is found in the urban transportation literature. Considering transportation systems' resilience could strengthen the development of transportation policy decisions targeted at increasing sustainability and mitigating climate change in a context of reduced social disparities and enhanced security. In this paper, I describe the concept of resilience and present examples of how it applies to urban ground transportation. Resilience in transportation must be conceptualized with respect to travel modes, to temporal scale of analysis, to urban context, and to users' perspectives. The long-term problems of resilience associated with automobile travel are countered by its superior short- and medium-term resilience to system disturbance. In order to make alternative modes of transportation more resilient to disturbances, investments will be required to level the playing field between automobile travel, public transit and non-motorized travel forms. To promote a greater resilience while maintaining a strong level of access, all modes will be required to coexist more equally across urban spaces. Providing a combination of modes, enabling the combined use of these modes, and reorienting transit development to also increase provision of demand responsive services, may increase system resilience while making the set of travel options available to residents over a broader area.

A Sustainable Cost-Benefit Framework for Public Transportation Deployment

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Usage of public transportation in the US has grown steadily since the mid-1990's, while in the same time period annual vehicle miles traveled have leveled off. Despite an apparent increase in demand and usage of public transportation, most agencies continue to face budget cuts and criticism of resource use from the general public and policy makers alike. Debate has tended to focus within the arenas of economics and policy over the efficiency and logic of implementing capital-intensive public transport projects in US cities, places that few exceptions are largely dependent upon the automobile for transportation. Likewise, costs and benefits are usually considered strictly in terms of agency budget operations and cost of operation subsidies to taxpayers. Though this relatively narrow economic focus has been persistent, there are likely many additional important facets to consider if public transit

projects and improvements are analyzed considering sustainability. This paper proposes a framework for cost-benefit analysis that realizes the sustainability impacts of public transportation improvements. The research begins by reviewing literature on previous benefit-cost and analyses of public transportation improvements, and the typical considerations made in these analyses. The analytical components of the paper include estimation of relevant factors to establish a sustainability framework for cost-benefit analysis of public transportation improvements. A Kaldor-Hicks Tableau is used to highlight key costs, benefits, and transfers for estimating the utility, and contributions to sustainability, of public transportation improvements.

Lessons from Southwest Detroit: A "Cultural Touch" for Incremental Re-Adaptive Uses

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Latino immigrants are transforming and retrofitting lifeless, dilapidated, auto-oriented suburban areas to create distinctive pedestrian-oriented places filled with urban activities and cultural representation. In their writings about the transformation of urban space by immigrant communities, some authors (Winnick 1990; Chase, Crawford et al. 1999; Kyvig and Marty 2000; Diaz 2005; Herzog 2006) have discussed the shifts in the meaning, identity and quality of public space. Two of the central questions this paper seeks to address are, why do Latino neighborhoods form in large urban areas and what are the forces that shape them? In documenting the influence that Latinos have on communities, I have discovered a three-part approach. Part one looks at the current changes in the demographic landscape and patterns of consumption. Part two explores the issues and topics relating to neighborhood selection based on the presence of socio-cultural infrastructure and support networks. Part three looks in detail at the physical quality of urban composition and neighborhood structure. With a better understanding of the three-part approach, policy makers, civic leaders, urban planners, and designers can more effectively repopulate urban centers and facilitate healthier Latino communities while benefiting from the economic revitalization of derelict urban areas. In order to more fully illustrate how Latinos form and revitalize communities, this paper provides an in-depth case study of how Detroit's West Vernor-Bagley Street Corridor an emerging Latino neighborhood has been transformed into an area with vibrant commercial centers. These centers in turn aid in the maintenance of the social networks providing ties to Latin American home countries while at the same time working to acclimate new immigrants and contributing to the quality of life. A detailed analysis of business activities and census data in the two study areas illustrates the changing spatial patterns and demonstrates how ethnic minority entrepreneurs are giving new meaning to abandoned and dilapidated landscapes such as strip malls and older, un-maintained neighborhoods. In addition to highlighting the economic benefits to Detroit, this

paper investigates the specific ways in which urban spaces are being transformed and modified to suit the needs and cultural preferences of their residents. The research method in this study is qualitative and involves a two-stage process. First, it provides an inventory of the commercial/service-provider businesses owned by Latinos or geared specifically toward this ethnic community. Second, it includes informal interviews with local business owners and their customers. Field data and informal interviews on Latino business types, services provided, and locations within the corridor was collected and compared with spatial patterns along a 3.5-mile section.

The Role of Income and Demographics in Intra-Urban Residential Choice

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Who lives where and why matters greatly to policy makers and developers concerned with the efficient placement of infrastructure and other public and private projects. Economists have also shown interest in understanding the location choices of different types of individuals to gain further knowledge of why, in general, metropolitan areas have certain locations that typically thrive while others falter. This paper empirically examines economists' theories and subsequent implications as they relate to the demographics of the household. A multinomial logit model focusing on how different demographic characteristics affect the household's residential location decision is used. Education and children status play the largest roles in determining location choice; but the actual direction and magnitude of a given effect is greatly complicated by the interactions of all of the characteristics.

Mass Cyber Subculture

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[Rise of the multi-polarized massive subcultural art production, sharing and marketing through cyber-based system] Public in this age has a great accessibility to express, share and sell their own art. People use digital drum sets to create music, upload those on Sound Cloud and sell them through Band Camp. They take pictures with digital camera, upload at Facebook blogs and take profits by having dealing with online photo archives. World's number one selling digital tablet, I pads are used as painting tools, DJ mixing devices and filming camcorders for artists. Cooperation of this device and wireless internet system is helping these artifacts to come out to the international followers who are willing to share and buy their creations with their friends. These creations are forming innumerous numbers of communities

with sympathized notion, philosophy or style of art. They share not only the contents of the specific culture, but also the lifestyle with the close relation of it. Even though the conventional art system does not perceive them as their subjects, these sub-cultural communities are vigorous enough to maintain and expand their own domain. Therefore, the market organization and government are ardent to collaborate with these vital sub-cultural communities with great sources and these are happening lavishly. However, we have to seriously criticize about the consequences of these co-ops. There are specific natures of this Mass Cyber Subculture system. Communities which are formed on the basis of this system are excessively numerous, vary in sizes, not mandatorily related to geographic condition, transform easily and effective to the lifestyles of members. Consequently, these natures are seriously affecting the urban culture and life. It should be scrutinizingly observed and carefully considered for better understanding of city. This new form of art system also has a great possibility to fulfill the conventional fine arts' absence of coalition with public. The disparity between art and community has been always a great problem. Lots of projects had been tried to break this wall, but the seclusion had not been overcome due to the limit of civic participation to the art scene. People have not taken a great care of it because they have not cultivated those by themselves. However, we are meeting the turning point of this situation. Cyber-system allows the massive people to participate in this scene of art and the public is creating their actual lives on it.

Assessing the Impacts of Metropolitan Growth Patterns and Policies on Inner-Ring Suburban Decline in U.S. Metropolitan Areas

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This study investigates the impact of metropolitan growth patterns on inner-ring suburban decline using the longitudinal data analysis (1980-2009) for U.S. metropolitan areas. During the last decade, much research has documented the decline of inner-ring suburbs and their dynamic changes in demographic and socioeconomic characteristics in U.S. metropolitan areas. However, little research has empirically examined the relationship between metropolitan growth patterns and inner-ring suburban decline. Metropolitan growth patterns are dynamic outcomes through the interaction among demographic change, employment, housing markets, public policies, and other diverse factors. In particular, this research focuses whether regional growth management policies such as urban containment have a positive association with lower level of inner-ring suburban decline in a metropolitan area. Theoretically, the inner-ring suburbs with regional urban containment policies are less likely to show severe decline because such policies would redirect population, employment, and investments into the urbanized areas, controlling for suburban and exurban sprawls. This study analyzes inner-ring suburbs for 273 metropolitan areas which may have different regional growth patterns and policies. The source of data

is decennial census 1980, 1990, 2000 and American Community Survey 2005-2009. The results will show whether inner-ring suburban decline is universal issue in U.S. metropolitan areas, regardless of regional growth patterns and whether regional growth management policies have positive impacts on the stability of inner-ring suburban neighborhoods in U.S. metropolitan areas.

The Anatomy of Regional Governance

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Local governments were traditionally viewed as competitors, not collaborators, in the intergovernmental system (Tiebout 1956, Peterson 1980). Metropolitan government and city-county consolidation are rare—and often politically infeasible (Leland & Thurmaier 2004). However, scholars have identified other types of regional governance scenarios that can facilitate collaboration in neighboring jurisdictions. The following paper explores the anatomy of regional governance including Councils of Government (COGs) and Metropolitan Planning Organizations (MPOs). Such organizations attempt to solve problems that spill beyond the traditional municipal borders, or to improve performance and efficiency in service delivery.

We first define and categorize these organizations, then examine the activities various regional councils perform. Next we focus on their formation; many regional councils were formed by state-level statutes in the wake of national attention to intergovernmental cooperation, but others formed more organically through the independent efforts of local leaders to collaborate. For those that were formed by state statute, we examine how state laws shape their activities. Ultimately, we seek to identify the key factors that influence both top-down and bottom-up formation, though that goal is beyond the scope of the current paper, which is primarily exploratory. Utilizing census and archival data at the US Metropolitan Statistical Area (MSA) level, we will explore the factors that influence their formation and triangulate these data with case profiles purposefully selected based on independent variable characteristics.

Poverty, Politics, and A 'Circle of Promise': Holistic Education Policy in Boston and The Challenge of Institutional Entrenchment

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Cash-strapped municipalities throughout the United States are increasingly proposing innovative education policies linking school-based reforms with neighborhood-level interventions. Boston is one such city. In this paper, we describe, analyze, and critique the City of Boston's "Circle of Promise" initiative, a holistic education policy designed to coordinate school reforms with local community-based organizational resources. We link our discussion of challenges and critiques with the term 'institutional entrenchment,' referring to institutional barriers to successful urban policies and the defense of the status quo. We conclude with suggestions for future policy to overcome the impediments of institutional entrenchment, and by extension, improve educational opportunities for students in underperforming urban schools.

The False Promise of the Entrepreneurial University: Academic Commercialism and Urban Economic Development

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"Entrepreneurial universities," in which academic research is commercialized and technology transferred through patents, licensing, and university-based business startups, are increasingly touted as the key driver of city and regional economic development. This paper reviews the relationship between research universities and local economic development in 55 major U.S. regions, and finds no meaningful correlations between any gauges of entrepreneurial university activity (research expenditures, patents, or licensing) and core measures of city and regional economic well-being. Notwithstanding tendentious accounts of "success stories" such as Silicon Valley or Boston's Route 128, as if they represent the general historical pattern, these data as well as case studies such as Johns Hopkins University and Yale University reveal that even world-class research universities are neither necessary nor sufficient in promoting local economic development. University research parks are particularly oversold as engines of local economic growth. While proponents of academic commercialism routinely overstate its economic benefits for cities and regions, they rarely mention the significant costs. These include potential undermining of the system of basic research and open science that has been the cornerstone of scientific discovery in the US, and, ironically, undercutting innovation. Contrary to claims by many university leaders that research commercialization will generate revenues for their institutions, for most universities tech transfer is a money-losing proposition. Tech transfer is a classic example of jackpot or casino economics, with very few big winners, and over half of US universities lose money in academic commercialization. Research funding and commercialization revenues are heavily skewed to the same "top 15" universities that have dominated these statistics for decades, and, as one expert has argued, outside of this top group most universities are getting nothing out of tech transfer "except a lot of economic development rhetoric." The paper concludes with a call for alternatives to entrepreneurial

universities. Although the economic logic of the entrepreneurial university is highly flawed, that does not mean that universities and university research are irrelevant to local economic development and urban vitality. Educating students and generating human capital; nurturing talent and intellectual curiosity; supporting the research commons through open, public science; and helping solve real-world, community problems--these are the ways in which engaged universities, rather than entrepreneurial ones, have historically contributed to community economic well-being.

Environmental State in Transformation: The Emergence of Low-Carbon Development in Urban China

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Background. The net increase of China's urban population in the last 50 years equals the current total population of the European Union. The scale and speed of urbanization in China requires a sustainable solution to unprecedented energy demands and elevated carbon emissions, but will also present an opportunity for China to become a global innovator in low-carbon development. Research Questions. As low-carbon development emerges in urban China, it offers a unique vantage point to examine some key theoretical questions of the post-industrial era. What are the implications of post-industrialization on urban sustainability practices? How does the rise of low-carbon cities affect overall urban governance in the post-industrial era? These two questions focus on the interactive relationship between urban sustainability practices and the process of post-industrialization. Methods. Case study of five low-carbon cities in China provides the empirical evidence for the analysis. Extensive interviews with government officials, involved NGOs and academics, and the private sector were conducted. Snowball sampling method was used to identify informants. In addition, public documents, newspaper articles, master plans and internal communication documents, wherever available, have been reviewed to corroborate the findings. The analysis of the cases is informed by qualitative comparative analysis (QCA) methods. Findings. First, low-carbon city strategies are shaped by the process of post-industrialization in urban China. In cities where the level of post-industrialization is high, state resources support innovative low-carbon development strategies that attempt to achieve emission reductions in a variety of sectors; whereas in industrial cities, the environmental state's regulative power is limited. Second, urban governance of low-carbon cities inherits time-tested regulatory tools in China, but also exhibits signs of regulatory innovation. On the one hand, initial development is fuelled by demonstration projects as recognized and supported by the state, a practice characteristic of China's political history since 1978. On the other hand, the development of low-carbon cities is a much less centralized process, utilizing local knowledge and resources in a variety of ways. Conclusion. The comparative study of several low-carbon cities in China allows for an appreciation of the environmental state's manifestation in different

urban contexts. The analysis demonstrates interesting coupling between the environmental state and post-industrial cities. Both the environmental state and the post-industrial city exhibit orientation towards democratic governance. The intersection of post-industrialization and state-led environmentalism gives birth to a new mode of urban governance in China, which deserves more research in the future.

Eating the City: Understanding the Saliency and Scale of Neighborhood Food Environments

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Deterministic models of how statistical associations between food establishment types and neighborhood social and economic composition explain diet-related disparities in health represent a distanced and totalizing view of the relationships among neighborhood food environments, diet, and health. Disappointingly, policy interventions based on such evidence are proving to be ineffective. In the interest of creating knowledge that supports more effective action on health equity, this study draws on social epidemiological theories linking health disparities with social and economic inequality and takes a phenomenological view of the constellation of factors shaping neighborhood change, food, and health. This study uses observational data of local food establishments, mental maps, food diaries, and interview data collected from individuals living and working in the highest and lowest income areas in New York City and London. I find that neighborhood food environments are meaningful determinants of diet for diverse eaters, but that eaters' usages, perceptions, and identifications with the food environment operate across a range of geographic scales. Triangulation across all data types shows how gentrification, changes in local planning, and social histories of place interact to shape perceptions of social "others" in the neighborhood, neighborhood boundaries, food environment changes, and perceptions of urban change at the city-wide level. These data also demonstrate that relationships between food, health, social and economic diversity, pointing to the social and material routes through which neighborhoods 'get into' the body. For example, by social and materially structuring a gradient in how food plays out in aspirations for wealth and health; or by expanding the tastes and habits of residents in diverse neighborhoods. Whereas the internal demographic and economic complexity of neighborhoods is masked when viewed in larger distanciated aggregates, this study's multi-scalar perspective attends to the dynamics that shape food behavior in cities. The results contribute to methodological discussions on neighborhood scale and definition in urban research. And, they suggest that neighborhood social and economic mix may be a determinant of urban food environments. Thus, conceptualizations of how urban policy and governance factors that bear on food environments and diet-related health inequalities should include those housing and community development policies that

impact neighborhood social and economic diversity.

Tilling the Soil as an Exemplary Urban Practice

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Tilling the Soil as an Exemplary Urban Practice The emptying of past-industrial cities, the urban agriculture movement, sustainability as an emerging value in professional practice, private non-profit organizations and productive citizens are joined in plays of impulse and institutionalization that are altering our notions of urban space. This exploration of current conceptual issues in urbanism is based on two year's work documenting Re-imagining Cleveland, a program of over 50 projects in which citizens and community groups become stewards of land from the county vacant land bank. Community and market gardens are the most common projects, but others included native plantings, pocket parks, side yard expansions, vineyards, orchards, and phytoremediation. At the level of urban design Re-imagining challenges professional practice in several ways. It requires 1) A move away from planning for the entire city and towards facilitating pockets of possibility 2) Re-evaluating notions of "highest and best use" in favor of recognizing the potential of useable space. 3) Replacing the citizen input ritual with proposals originating from various community groups and individuals 4) Setting aside the myth of lost neighborhoods in favor of action that produces new localities, and 5) Most innovative of all, altering strict notions of private property and property rights. Re-imagining Cleveland can also be understood in the context of the history of urban gardening in this country. In addition much can be learned from understanding it in the context of the "eat local" movement that is re-shaping urban culture. This suggests that in addition to conceptualizing Re-imagining at the level of policy and professional practice, the actual projects should also be viewed as urban spatial practice. We can ask how they change urban space and what they mean as cultural experience. In this paper I suggest the following: Re-imagining projects upset homogeneous experiences of urban space by producing juxtapositions in the landscape. At the same time they bridge heterogeneous elements in an urban area. They infuse urban space with the experience of productivity. In the past-industrial context that represents a radical reversal. They are leveling: there is a democratic impulse to gardening. Within the discursive realms in which Re-imagining projects represent exemplary practice, the most pervasive gesture is aesthetic: creating an art of the city. This is art in the sweeping sense theorists such as Benjamin wrote about. It is art that forsakes ritual, climbs off the walls and stands with its feet in the ground.

Save the Home? Bankruptcy Decisions of Homeowners in Foreclosure

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In light of the housing downturn and ongoing foreclosure crisis, we examine whether filing for personal bankruptcy protects home owners from a foreclosure sale of their home. Chapter 13 bankruptcy provides a formal mechanism to keep borrowers in their home while Chapter 7 eliminates unsecured debts and may help borrowers make their mortgage payments. We analyze a sample of 424 lower income homeowners who were seriously delinquent on their mortgages and whose lenders initiated foreclosure proceedings in the last decade. We measure the time between the start of foreclosure proceedings and eventual foreclosure sale or censoring as of 2011. Of the 424 homeowners in foreclosure, 91 (21%) filed for personal bankruptcy and 163 (38%) eventually lost their home to foreclosure sale. We present two-stage models which first estimate the bankruptcy decision and then predict foreclosure duration and sale. We control for mortgage origination features, loan servicing, and state foreclosure laws as well as life events, the financial benefit of filing, and local bankruptcy filing rates. In our first model, we find that bankruptcy is negatively associated with foreclosure sales, but the effect is not significant. We then model whether bankruptcy influences foreclosure duration, and we find that filing for bankruptcy increased the time to foreclosure sale by 30 months. We decompose effects for both foreclosure models by Chapter 7 and 13 filings, and we discuss implications for policy and practice.

From Post-Industrial City to Global City-Region: Chicago's Civic and Political Elites and Globalization

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In the early 1980s, the Commercial Club of Chicago, whose members are the corporate leadership of the region, became actively involved in responding to the challenges of globalization. The Commercial Club

established the Civic Committee to bring new businesses to Chicago, improve the city's schools, and add runway capacity at O'Hare Airport. The Committee worked pro bono with Mayors Harold Washington and Richard M. Daley. In 1998, the Civic Committee established Chicago Metropolis 2020, whose members include regional business, labor, religion, and education leaders. Metropolis 2020 worked with the Chicagoland Chamber of Commerce (whose members include all of the businesses in the region), the Metropolitan Planning Council (whose members are realtors, developers, and planners) and the Metropolitan Mayors Caucus (representing all the mayors in the region) to improve the region's surface transportation infrastructure, restructure the region's planning organizations, and increase the supply of affordable housing in a region with a serious jobs/housing mismatch. These influential regional actors promoted a vision of regionalism as shared fate. This paper will first examine the development of Chicago as a post-industrial city in the 1950s and 1960s and the policies that promoted the redevelopment of Chicago's central business district. The paper will then examine the transition to policies supporting Chicago as a global city and the region as a global-city region. The paper will examine the strategies the business leadership used to achieve their agenda and analyze their achievements. The case study of Chicago's elites from 1950 to 2010 uses the rich archival and secondary material on Chicago; interviews; particiapant observation of regional task-forces; and publications and materials used by the Civic Committee, Metropois 2020, the Metropolitan Planning Council, and the Mayors Caucus.

Festivals and the City: The Role of Multicultural Festivals and Celebrations in Urban Development

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Multicultural festivals and celebrations emerged and flourished around the U.S. and the world in recent years. In increasingly diverse metropolises, multicultural festivals are planned to promote community social capital and cultural understanding and a possible strategy for urban development Cultural festivals or celebrations highlight a particular and unique aspect of a community and typically have a celebratory feel. Multicultural festivals and celebrations take the concept one step further by bringing together multiple cultural traditions and groups into an event involving representatives of different cultures as both presenters and audience members. There are a number of benefits that multicultural festivals can accrue to the host city and community (Schuster, 1995; Quinn 2005; Arcodia and Whitford, 2006). Cultural and multicultural festivals can foster cross-cultural understanding within communities by (1) encouraging resident and non-resident participation in the shared life of the community, (2) promoting more involvement of community institutions, such as places of worship and recreation

centers, in a community's cultural life, (3) increasing the sense of inclusion for both the people whose culture is represented in the festival and those with diverse backgrounds who may be attending, (4) helping build a sense of community where there is a place for everyone, (5) developing more diverse community leadership, and (6) encouraging other forms of participation, including involvement in community organizations and local politics. Festivals often have the added benefit of promoting community economic development by drawing visitors to the community and to its businesses. Using case studies collected around the country, this paper will review the best practices of multicultural festivals, examine the economic, social, and cultural impact on their communities, and make suggestions on their successful initiation and expansion in local policy making and urban planning. These include: (1) finding an institutional home; (2) understanding the community; (3) finding funders and other partners; (4) promoting through multiple channels, (5) featuring entertainment from different cultures; and (6) program beyond the festival. While festivals and celebrations are useful for exposing people to the diversity in their communities, much can be done to promote multicultural values after festivals are over, including smaller events focused on particular cultures, cooperative programs with schools, etc. References Quinn, B. (2005). Arts festivals and the city. Urban Studies 42: 927-943. Arcodia, C. and M. Whitford (2006). Festival Attendance and the Development of Social Capital. Journal of Convention & Event Tourism 8(2): 1-18. Schuster, J. M. (1995). Two Urban Festivals: La Merce and First Night. Planning Practice & Research 10(2): 173-188.

Defining and Measuring Planning Capacity: A Literature Review

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Capacity refers to the amount of professional and budgetary resources that are available to an entity to carry out a process, and the degree of sophistication with which the process is carried out. It is an important and frequently cited variable in understanding plan quality and implementation, yet, in the context of local government planning, it is often casually defined and inconsistently measured. Moreover, some researchers make a distinction between capacity to plan and commitment to planning, while others do not. This inconsistency in conceptualizing and operationalizing planning capacity has negative implications both for research and for local government operations. If researchers are inconsistent, they cannot compare results across studies. If local government planning departments do not have a good sense of what capacity means and how it affects outcomes, they will not be able to argue for the resources they need. Beyond the problems of conceptualization and operationalization, planning capacity's effects on plans, processes, and outcomes are not well understood. Higher professional capacity among planning staff may result in the incorporation of more progressive policies in master plans, but this is not entirely clear. An increase in resources directed toward planning, either in

the form of budget, training, or staff, may indicate placing a higher value on planning as a community function, but it is not clear what direct effect this attitude has on planning outcomes. In the current era of scarce resources for local planning efforts, it is more important than ever to understand and demonstrate the effects of increasing those resources in targeted ways. In this article, I survey the planning literature to understand how the concept of capacity has been used, defined, and measured. I also examine the literature in other fields, such as public policy, community development, and education, that have a longer history of defining and measuring capacity and its effects on outcomes, and explain these literatures' relevance for planning. Finally, I suggest ways in which the concept of planning capacity might be standardized and better operationalized.

Public Facility Provision in Massive Social Housing Developments: The Case of San Luis Potosi, Mexico

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In the last two decades, Mexico has seen an accelerated increase of massive social housing developments at the outskirts of cities. Social housing refers to privately developed but publicly subsidized houses for the poorest sectors of the Mexican working class. Massive housing developments help to quantitatively fulfill the country's pressing housing need. However, new homeowners face many challenges in peripheral, undeserved and often poorly built housing developments. Commercial services and public facilities such as schools, public parks and health centers are gradually built in these developments, often at a much slower pace than dwellings. As a result, residents have to travel long distances to service hubs, investing great resources in daily expenses. This paper seeks to understand the role of urban design, urban planning and local power relations in public facility provision in a social housing development for 132,000 people at the outskirts of the Mexican city of San Luis Potosi. Through archival research and semi-structured interviews with residents, public officials, rank and file public servants, private developers and urban designers, the paper analyzes the strategies actors use to assert their own voices in the planning, design, construction and management of public facilities. Through this analysis, I expect to find the following: 1) Discrepancies between planning and its application due mainly to the lack of institutional coordination and citizen participation in the planning process, scarce urban management tools built in the planning system and cracks in the system that allow for specific interests to assert their voices; 2) The urban design of social housing is imbued with middle class values. These values are also reflected on public facilities' design, seeking to facilitate control and surveillance, and to reflect principles of order and civility; 3) Public facilities play a central role in marketing the housing development, hence, strong political and economic interests lay behind their construction. In this context, residents are politically dis empowered due to their isolation. This, however, also allows them

to assert their own voices through daily practices that escape the state's eye.

Neighborhood Risk and Protective Factors Influencing the Birth Outcomes of Low-Income Latino and African American Infants

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Previous studies suggest that differences in maternal characteristics only partially explain the birth outcomes of low-income, Latino and African American infants, suggesting that neighborhood mechanisms, such as economic disadvantage and social support, may further account for these differences. Informed by ecological systems theory social capital theory, this study investigates the neighborhood contexts associated with the birth outcomes for infants whose parents resided in Denver public housing at the time of their birth. Specifically, we examine the extent to which prematurity and health problems at birth are statistically related to an array of environmental, social and economic conditions in the neighborhoods where their mothers lived. The data utilized in this paper come from the Denver Child Study, a large-scale, mixed-methods study of current and former residents of the Denver (CO) Housing Authority (DHA). Quasi-random assignment to neighborhoods offers a natural experiment for overcoming selection bias in the measurement of neighborhood effects. Data sources include (1) survey data from parent/caregivers and (2) administrative data from the U.S.Census Bureau and the Piton Foundation Community Facts Database. Data gathered from parent/caregivers were geocoded for each year of their child(ren)'s life thereby providing a rare opportunity to comprehensively examine neighborhood exposure. The study sample (N=665) includes 411 Latino and 254 African American infants who were born when their mothers resided in DHA. Using logistic regression with a clustered robust error adjustment to account for clustering at the family level and controlling for mother and household characteristics, our findings suggest a significant association between neighborhood disadvantage, prematurity and health problems at birth for both Latino and African American infants. We discuss the implications of our findings for research and housing policy, focusing particularly on changeable aspects of neighborhood that might reduce these poorer birth outcomes.

Residents' Rights and Participation During Housing Relocation

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HOPE VI has been embraced by some cities as a policy tool for transforming neighborhoods and providing public housing residents with better housing. The question of housing choice and participation during the forced relocation process has not been studied in-depth despite controversy over the return rates for residents and the lack of participation during implementation. How do residents make decisions about where to move? What factors influence those decisions? How much say do they have during the relocation process? This study is conducting in-depth qualitative interviews with residents who are in the process of being relocated in order to understand the level of choice and participation the residents have. Choice and participation specifically refer to the criteria they used to make their decisions, the external influences that factored into their decisions, and the level of participation they have during the relocation process. The study takes place in Phoenix, Arizona where a third HOPE VI grant was recently awarded. The participants are a sample drawn from a development of 120 residents living in a public housing development and in the process of being relocated. The development is an ideal site for this study as it contains resident populations who are not often the focus of research in this area, such as undocumented immigrants, persons with disabilities, and the elderly. These populations have additional barriers to participation and may be especially vulnerable during the relocation process.

Sustainable Safety: The Case for Linking Public Safety Systems and Sustainable Urbanism

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This paper focuses on how public safety systems influence how people and communities navigate the outdoor world. It asks the question--How do neighborhood safety dynamics influence the resident-environment relationship? These safety dynamics include actual crime, fear of crime, social norms, formal and informal responses to crime, and broader geographies of law enforcement. Drawing from qualitative research on Chicago's West Side, the paper explores whether public safety concerns constrict the ways residents relate to both the built and natural environments, and whether these constrictions combine to reduce environmentally conscious behaviors. Chicago's West Side was chosen as an area of focus because it has high rates of both crime and incarceration--thus serious public safety challenges--and is also an area that has been marketed by the City of Chicago as a future "green corridor."

Local Self-Government and the Right to the City

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This paper explores the relationship between two principles that are of great interest to urbanists: the right to the city and the right of local self-government. Henri Lefebvre popularized the idea of a right to the city, and his followers have explained how that right is claimed in various urban struggles. The idea of a right of local self-government is much older, and we can identify it with most arguments for local autonomy. A persistent fear is that a right of local self-government will be at odds with ordinary people's right to the city, because it will be used to exclude them from the most advantaged neighbourhoods and facilities. This paper addresses that fear by showing how the right of self-government entails responsibility to others, and hence qualifies the freedom associated with that right. The argument here is inspired in part by Michel Foucault. It leads to an issue poorly addressed issue in republican and democratic theory: namely, the question of localizing the right of self-government, a question that is obscured by accounts that foreground the individual and the state. This paper suggests that Lefebvre's concept of a right to the city helps us to understand how that right can and should be a localized in a way that is consistent with the universalism implicit in the modern doctrine of rights. Properly understood, the right to the city and the right of local self-government are two dimensions of the same right, and can be best understood in relation to an urbanism that transcends industrialism, modernism, and statism.

Working out Metropolitan Façades: Istanbul and Marseille As European Capitals of Culture

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Since the beginning of the 1990s, urban studies have constantly insisted on the cultural dimensions of post-industrial development and its active role in producing attractive city images and new cosmopolitan lifestyles. In this paper, we advocate a more relational perspective which links together sequences of social interactions through which competing and common framing of metropolitan façades emerge. This is somehow a way to go back to the Goffmanian perspective of urban sociology. But instead of focusing on very local face-toface interactions, we wish to show how collective action which works out such façades tends to build new frameworks of city-region areas. We especially examine the effects of the European competition for becoming a European Capital of Culture in two contexts: Istanbul 2010 and Marseille 2013. These cases are worth being compared, because both cities have been marked by industrial decline and difficulties in the making of metropolitan institutions and have conceived the ECC project as a way to accelerate the path towards city-region governance. In both processes, we observe three sequences. The first one begins when entrepreneurs involve in the EU competition and manage campaigns which tend to promote new frameworks of metropolitan

governance and new cultural patterns which are linked to political stakes such as the adhesion to the EU (Istanbul) and the promotion of the Union for the Mediterranean (Marseille). In a second sequence, State and EU administrations come back and intend to regulate cultural planning by defining aesthetic and academic criteria of the artistic programmes. This is generally a sequence marked by confusion, organizational hedging, and multi-layered political exchange, but also very concrete materialization of the new façade of the city, with strong architectural choices, new patrimonial institutions, and so on. In the cases we study, changing international contexts make this process more sophisticated and confuse (mourning of the adhesion to EU for Turkey and of the Union for the Mediterranean for France). The third sequence is characterized by a shift to more classical competition between local political elites to benefit from the social prestige of the management of the project. Basically, our intention is to show that city images are not simple outputs of local mobilizations but fluctuant framing activities in which metropolitan façades are elaborated as both a way to assume a new geopolitical position and a rescaling of metropolitan governance as a city-region, and this with uncertain effects throughout time.

Work, Housing, School and Transportation Options in Post-Industrial Oakland, CA: Consequences for Families, Schools, and Region Sustainability

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Education research has established parental involvement as a crucial factor in student achievement but that multiple barriers prevent parents from being more actively involved. These barriers include a parent's educational experiences and attitudes, housing instability, long or irregular work hours, transportation problems, limited access to enrichment activities, lack of school communications, and other constraints related to household care, and health. But while the research on barriers is comprehensive, the solutions have been narrower: the focus is often on actions within the realm of educators and social service providers who address the mental and physical health needs of students. Therefore, this study examines the lives of parents and the extent to which barriers in the urban environment limit parent time and resources for engagement in their children's learning and education. The neighborhood effects research on childhood development, student achievement, social capital, and employment outcomes provides insight into these barriers, but it is limited on parents' daily routines and activity spaces, thus limiting the information that urban planners might use to improve housing location choices, access to work, groceries, family, school, and recreation, and other neighborhood conditions. The study includes 85 low and moderate income families whose children attend the k-12 public schools in Oakland, CA. Parents or caregivers take a short survey, complete a 2-day time-use diary, and participate in a follow-up in-home interview. Through these activities, parents share information on several aspects of how their past and present are affected by the urban environment, including their education and employment histories, housing and transportation options, expenditures on daily necessities, involvement in their children's school, daily time-use and routines, activities with

their children, support from their social networks, and attitudes toward education. This information is compared to neighborhood data collected through several secondary data sources, participant observation, and interviews with teachers, principals, and professionals in the public and non-profit sectors throughout Oakland. This paper presents preliminary findings on how a parent's accessibility, time-use, resources and engagement in their children's learning vary by their personal characteristics as well as by specific aspects of the built, economic, social and institutional components of the urban environment. These details will be of use to groups and government agencies working to expand the resources available to families, schools, and cities to address the inequalities in public education through collaborative school and community planning.

When Opportunity Moves to You: How Residing in a Gentrified Community Affects the Education of Children in Public Housing

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This research seeks to understand how living in a gentrified urban neighborhood affects the educational opportunities of school-aged children in public housing. This is a mixed methods case study of Hoboken, New Jersey. It examines the state of education for children in public housing in Hoboken and how gentrification has, or has not, altered the public education system - including charter schools-- in the district. This study investigates the environmental and socio-cultural factors outside of school that are influencing school-aged children, but it also explores the Hoboken school system and how gentrification has influenced it. In theory gentrification in Hoboken should allow children from low-income families to attend middle-class schools. It appears, however, that children from public housing are still attending public schools where the majority of students are financially disadvantaged minorities while the "gentry" are opting out of the public schools, leaving the community before their children attend school, or using school choice--and specifically the charter school system--as alternatives. The literature is replete with studies of gentrification, but less is known about what happens to low-income individuals in an already gentrified neighborhood, particularly those who live in public housing complexes. This study contributes to the research in this area while focusing specifically on the experiences of school-aged children, a group that is particularly susceptible to the potential benefits and harms of living in this type of community. Neoliberal education policies which promote school choice are gaining popularity. Across the country charter schools are rapidly proliferating. Still research into the effects of charter schools and school choice in gentrified communities is limited. Little is known about how the gentry use charter schools, who takes advantage of charter schools in mixed-income communities, and what effects this has on low income populations. Yet, in our post-Fordist society, issues of gentrification and neoliberal

school choice are incredibly important to the field of urban research.

Market Collapse and the Future of the Middle-Ground Neighborhood in Shrinking Cities

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While it is readily apparent that weak market conditions are linked to the phenomenon of shrinking cities, far more attention has been devoted to the more dramatic aspect of largely abandoned areas than to those middle-ground neighborhoods that have retained all or some of their vitality, and whose survival is critical for these cities' future. Through an analysis of market trends in such areas at the census tract level in two small shrinking cities, Saginaw MI and Youngstown OH, and a larger-scale analysis of parallel demographic and housing market trends in Detroit, this paper will illuminate the effect of continued shrinkage on these cities' middle-ground neighborhoods, and how it is triggering a process of progressive destabilization gradually engulfing most of those areas, a process which, unless arrested, can ultimately lead to collapse of the city as a viable entity. Based on this analysis, the paper will explore the implications of the findings with respect to possible public policies and interventions, as well as the impediments to such interventions, that may be able to arrest neighborhood-scale decline.

Pop Up Pedagogy: Temporary Use Strategies for Vacant Land Assembly, Stabilization, and Sustainable Re-Use to 'Right-Size' Cleveland

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Rather than deploy fiscal incentives to shutter disinvested areas by limiting services, the 'shrinking city' of Cleveland is leading the way to 'right-size' by returning vacant properties to innovative productive uses. While the population continues to shrink, its numbers of vacant properties grow. To 'right-size' this spatial mismatch, planners, policymakers, and practitioners are fundamentally rethinking growth by strategically assembling, stabilizing, and sustainably reusing land through new governance structures and civic capacity. Foreclosed or tax delinquent vacant properties are assembled under a land bank; unsellable houses are demolished to remove neighborhood blight and stabilize land values; and vacant lots are re-imagined by civic efforts to transform these liabilities into assets. This emerging 'right-sizing' model is demonstrated, most convincingly, by the separate yet interrelated efforts of the Cuyahoga County Land Bank, Reimagining Cleveland, and Pop Up City. All three employ temporary use as a

mechanism to 'right-size', where interim place-making strategies to reclaim, re-imagine, and re-purpose vacant properties change the perception of a place. This paper will outline the significance of studying 'right-sizing' in Cleveland and introduce video as a mode of investigation to capture the sensorial perception of vacancy as well as the stories of re-appropriation.

Community Identity and Collective Mobilization: Rethinking City-Based Development

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While macro level shifts in employment have helped redefine economic structures in post-industrial cities, citizens have grappled with equally pressing issues concerning their shifting roles in these communities. The active definition and redefinition of collective identity in response to the changing economic and social landscape of post industrial communities highlights the importance of the ever changing dynamic between individual, community, work and place. While research has explored the issues of collective identity and boundary formation, few studies have examined how clusters of collective identities emerge within a city and how those identities might be transformed or realigned to facilitate and deter mobilization around local development initiatives. This paper examines the historical impact that shifts in identity-based mobilization had on the evolution of economic development opportunities for Woonsocket, Rhode Island. Formerly a textile giant, Woonsocket's industries experienced a dramatic decrease in national demand for their manufactured goods during the years following the Korean War. During a twenty-year period of decline, the city of Woonsocket proposed several bond initiatives meant to breathe new economic life into the struggling community. The paper provides a comparative analysis of the public discourse framing a 1966 citizens' referendum voted down by residents, with a similar bond initiative that successfully passed in 1970. Research shows that leading up to these bond votes local stake-holds drew on distinctly different collective identity claims to mediate city-wide mobilization. If, as the paper argues, economic trends within the city remained consistent during that twenty-year period, what accounts for the shift in public discourse related the to those proposed development initiatives? To explore the evolution of public discourse around the two bond referendums, the paper offers an analysis of articles and advertisements published in the city's local newspaper, along with the 1970 Providence Journal photograph. Findings suggest that the visual representation and accompany news article chronicling the city's 'economic short sightedness and community apathy' served as a pivot point, helped to weaken the salience of internal city boundaries, rallying residents around a unified identity as a 'Woonsocket resident'. Examining how local stakeholders constructed boundaries around identity in response to each development initiative, and how those categories changed over time, lends insight into the salience of collective identity-based

mobilization as a tool for influencing economic development initiatives. Finally, the analysis highlights the particular vulnerability of smaller post-industrial cities to the perception of decline and stagnation, and explores the mechanisms through which community members actively engage to help redefine their city's economic and social position and rebuild their city's regional reputation.

Motives for Restricting Growth: A Qualitative Study of Growth Control Advocates

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Citizen-initiated growth control measures suggest not only that a substantial share of citizens are upset about the level of development in their community, but also that local officials are not responsive to this concern. Drawing over 30 in-depth interviews with leaders of growth-control efforts in Southern California, we present an explanation for elected leaders' unresponsiveness. Fiscally-strapped cities rely on exactions from developers to finance important collective goods. These exactions are often triggered when developers request variances. It is therefore in cities' interests to have strict zoning ordinances that can be selectively relaxed, so that variances can be traded for public benefits. Consistently granting variances, however, can lead citizens to lose faith in the zoning code's ability to protect their community, and concerned citizens will therefore turn to the ballot for relief. The system of trading benefits for variances has hidden benefits (citizens may not associate their collective goods with development) but visible costs (in the form of traffic congestion, lost open space and political cynicism). Elected officials are more likely to see the benefits, while longtime residents are more likely to focus on the costs.

Working on Becoming "Un-Homeless": Homeless Service Providers and the Enterprising Self

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"So we turned it into a program, where it used to be a stereotypical shelter... We're a program now. And if you're not willing to work on getting un-homeless, we're not willing to take you." (Director, homeless shelter) Strategies to address homelessness in the United States have varied over the past several decades, from an emphasis on warehouse-style emergency homeless shelters, to transitional housing programs with a heavy emphasis on case management services, to criminalization initiatives aimed at

cracking down on lifestyle offenses committed by the homeless in the process of doing private business in public spaces. The latest turn in U.S. homeless policy is towards "housing first," a push to promote permanent housing. As these policy changes have occurred, HUD funding priorities have shifted, and presumably local-level service providers have changed their thinking and their programs to meet the latest views and funding criteria coming from HUD about how best to address homelessness. How do service providers view their work and their clients in this time of policy change? This research addresses the views and programs of homeless service providers in a small city in the mid-Atlantic to see how they make sense of the work they do through semi-structured interviews. These service providers express the need to encourage homeless people to make better decisions, to learn how to access resources more effectively, and to become more self-sufficient. In these ways, homeless service providers lay responsibility for their clients' homelessness at their own feet. This can be seen as an expression of responsibilization: a term that refers to the neoliberal push to displace responsibility for citizen well-being and social welfare from the government, and onto communities and individuals (Lemke 2001). In this process, some types of services are described as more appropriate, efficient, and publicly supported - those that center on repairing the broken individual whose bad decisions resulted in homelessness. Additionally, some types of homeless people are portrayed as more worthy of assistance than others - those who display compliance and who do not over-indulge in publicly-provided services. Thus voluntary agencies and their front-lines workers, whether they "buy in" to these practices and this discourse or not, are forced into the position of disciplining their clients in order to remain fundable, and retain their organizational legitimacy. Such a trend further erodes support for more sweeping efforts to change the conditions that make homelessness likely.

Exploring the Commodification of Foodways for Economic Development: Lessons from Greenwood, Mississippi and New Orleans, Louisiana

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This qualitative study explores the promotion of foodways (i.e. local food culture) for economic development in post-Industrial cities, using projects in Greenwood, Mississippi and New Orleans, Louisiana as case studies. In Greenwood, a project to collect oral histories of its legendary restaurants has helped bring national attention to the town's foodways. The oral histories were initially conducted to preserve the memory of these restaurants -- at a time when their continued longevity was uncertain. The project breathed new life into these establishments, helping to make Greenwood a destination for culinary tourism. In New Orleans, the Po'Boy Preservation Movement protects its storied sandwich from the encroachment of national sandwich chains. The movement has documented the story of the po'boy, and now includes a marketing campaign and annual festival. The methods utilized include literature

review, interviews, field visits, and an analysis of economic development plans. First, the paper explores the theoretical framework regarding culinary tourism, vernacular culture, and economic development. The case studies identify the critical components of the local foodways projects, as well as consider the projects' challenges and outcomes. The paper also presents key lessons and suggestions for developing and implementing such projects. The findings of this study show there may be potential in leveraging foodways to help enable local communities to generate tourism or bolster locally-owned businesses. However, further research is needed to suggest a definitive link between this use (or commodification) of foodways and economic development.

Sports Franchises, Urban Amenities, Civic Pride and Quality of Life: Evidence from Calgary and Edmonton

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Cities continue to seek out ways to compete for jobs, tourism, and investment in a globalizing economy (Kotler, Haider, & Rein, 1993; Spirou & Bennett, 2003). One way in which this competition has manifested itself in major North American cities is in the pursuit of, and retention of, major league sports franchises (Rosentraub, 1997). The leagues that control the number and location of their teams have leveraged this inter-city competition to extract substantial subsidies, typically found in the form of state-of-the-art stadiums and arenas with generous lease arrangements (Long, 2005). While many cities feel that this money is well spent, others have argued that the benefits derived do not match the investment. This has been shown through independent analyses that illustrate the limited use of sports teams and facilities in terms of generating economic growth in cities (Baade & Dye, 1988). Where "success" stories do exist, they are usually embedded in much larger urban development strategies (Rosentraub, 2010). In the meantime, other arguments have emerged as to why cities might invest in sports facilities, including quality of life, and psychic income (Gratton & Taylor, 2000; Howard & Crompton, 2004). In other words, notwithstanding their economic benefits, sports teams and facilities may confer some value to citizens if they feel that having a team is important for a city and/or the quality of life of residents, by virtue of their value as public goods (Johnson & Whitehead,2000; Johnson, Groothuis & Whitehead, 2001). However, to this point there has been little research that examines the opinions of the very taxpayers bearing the burden of decisions to fund major sports facilities in cities. To address this issue, this paper relies on the results of surveys in two larger Canadian cities that are currently considering the construction of a new sports facility - Calgary and Edmonton, Alberta. In this case, taxpayers were surveyed to get a sense of how important the local team was to the community, and the utility of a new arena to further enhance the city and its downtown core. However, this paper

provides unique insight as it compares these results with other urban amenities in each city in order to better understand how sports teams "fit" into the broader suite of amenities that cities feature. In doing so, we feel that the study makes several unique contributions to the literature. First, it helps in our understanding of the importance of sports franchises as contributors to civic pride and quality of life in cities. Second, it allows us to understand this importance in the context of other civic amenities which may require far less subsidies in order to acquire and maintain.

Responding to Fiscal Distress: Policy Choices Among Small Midwest Cities

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This is a random sample of 145 small inner to middle ring cities within the Midwestern states of Indiana, Ohio and Michigan with population below 50,000 as identified by Census. It focuses on an examination of retrenchment policy behavior. This statistical study has looked at several socio-economic and public management variables in efforts to examine budgetary allocation behavior. The survey questionnaire attempts to ascertain certain public management and fiscal policy activities of such towns facing fiscal distress.

Housing Programs Fail to Deliver on Neighborhood Quality Re-Examined

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This article revisits the relative performance of housing programs in terms of neighborhood quality. Newman and Schnare examined this issue in 1997, and this research updates that research 15 years later. This work examines the neighborhood characteristics surrounding assisted rental housing and assesses the direction of assisted housing policy given this new information. The analysis is performed by exploring Census data at the tract level for the Housing Choice Voucher (HCV) program, a set of HUD-funded project-based programs including public housing, plus the Low-Income Housing Tax Credit program. We conclude that Newman and Schnare remain correct that rental housing assistance does little to improve the quality of the recipients' neighborhoods relative to those of welfare households and can make things worse. However, things have improved. The HCV and LIHTC programs have grown in importance over the decade and have improved their performance by moving more households into low-poverty areas.

An HBCU Case Study: Analyzing Perceptions of Personal Security using an Environmental Analysis of Bus Stop Areas and Transit Satisfaction Surveys

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Several studies have shown that perceptions are not always related to actual experiences with crime or the physical crime context. This reality can be applied to an individual's perception of safety as it relates to the willingness to use public transit as an alternative to driving. During 2009-2010 a study was conducted at Huston-Tillotson University (HT), a Historical Black University in Austin, Texas, to investigate the degree to which students utilize the transit system, and whether they felt the system was safe and efficient. This paper analyzes perceptions of personal security from an individual's point of view and an analysis of the built environment surrounding 60 bus stops. Each stop was evaluated using a buffer of 400 feet. The stops were chosen by running a shortest path algorithm connecting home locations, work locations, entertainment activities, and HT. Surveys and focus groups conducted on campus provide the data from the user's point of view. Overwhelmingly, students reported negative experiences when using public transit. Much of this negativity was due to conditions at bus stops. Negative environmental conditions included poor lighting, inadequate bus shelters with seating, and derelicts who loitered near bus stops. The environmental survey was based on the "Toolkit for the Assessment of Bus Stops Accessibility and Safety," which was developed by Austin-based KHF Consulting Group for the 2008 Easter Seals Project. The survey provides information on land use, conditions of the surrounding areas, and characteristics of the bus stop. ArcGIS was used to organize bus stop evaluations and to identifying negative environmental attributes. A cluster analysis revealed spatial patterns organized in three geographic areas. Downtown bus stops had several negative attributes due to the surrounding landuse and people. Bus stops in the HT area often lacked seating. It was observed in the East Riverside area near I-35, suspicious individuals loitering near bus stops. However, none of the bus stop structures in the three areas were in very poor condition. There exists a difference between how students perceive public transit and our environmental analysis of bus stops. The researchers suggest that a transit training program for HT students would be beneficial in improving ridership, including a discount card. The program would provide instruction on how to use the transit system, including training in self-defense when facing violence at bus stops. It is also important that students understand

how their travel choices affect their health as well as that of future generations.

Immigrant Settlement Geography, Public Education, and Community Receptivity in a New Immigrant Gateway: Charlotte, North Carolina

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Charlotte, North Carolina, is the largest metropolitan area in the Carolinas and an example of a post-industrial urban economy in the U.S. South. The rapid growth of the foreign born population over the last two decades in Charlotte has prompted scholars to designate Charlotte a "pre-emerging" immigrant gateway, a "Hispanic hypergrowth" metro area, and a "globalizing" city. New immigrant gateways must navigate the complexities of nascent policy and receptivity contexts for immigrant settlement, adjustment, and incorporation in all aspects of urban life. As the immigrant population has become increasingly entrenched in Charlotte, the number of families with school age children has grown. The effect of a growing population of children of immigrant parents is subsequently felt by Charlotte's public school system, one of the largest urban public school systems in the nation, particularly in schools located within areas of relatively high immigrant concentration. School stakeholders have found it necessary to navigate and respond to the challenges and opportunities of a rapidly growing multi-cultural, multi-lingual, and often quite vulnerable student population. Demographic shifts are seen most clearly in specific elementary schools located within middle-ring suburbs containing neighborhoods of greater than average foreign born residential settlement. Such schools contain an increasing number of limited English proficient students and children of immigrants - particularly undocumented immigrants - who are among the most vulnerable and underserved population groups, often with a much greater potential to be "left behind." Shifts brought about by immigration offer challenges to public education as a public good, as well as opportunities for proactive social capital building, rather than reactive responses to such changes. This dissertation research uses a mixed methods approach to explore the process of immigrant settlement and adjustment and related provision of public education as a public good in a new immigrant gateway. Using quantitative data at the census tract and block group levels, this research examines the empirical evidence of the geography of suburban immigrant settlement and concentration in Charlotte. Using qualitative data, including presently ongoing key informant interviews, this study investigates the impact of recent immigration to Charlotte on the public school system, and the school system's response amidst a shifting context of community receptivity, as well as the extent to which the various stakeholders in the process experience and negotiate these changes. Finally, the study uncovers barriers to effective education for students and teachers, within the context of a growing

immigrant population, and identifies current and potential intervention strategies. While the quantitative phase of research is complete, the final qualitative phase is presently ongoing with completed results expected in Winter/Spring 2012.

Fiscal Transparency, Social Capital and the Nonprofit Advocacy Community: Macro Predictors of On-Line Transparency Efforts

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The image that many Americans have of their government is one of secrecy, backroom deals and personal interests that run counter to the common good. This has important consequences for trust in government; political stability and the integrity of government operations. Greater transparency in government has been an important goal of many reformers over the past four decades from both within and outside the government. The cry of open government will, most likely, continue to be sounded with additional force as time goes forward. A critical part of this movement is Transparency 2.0, an effort to make checkbook level available to every citizen via the Internet. What factors tend to push a government toward this kind of transparency? Certainly the relationship between the citizenry and the government is an important factor (Lathrop & Ruma, 2010). Some governments are more separate from their constituencies than others. Social Capital (Putnam, 1996; 2000) would appear to account for many of the explanatory variables that are of consequence here. Also important is the nature of e-government. Not only is greater transparency a goal of e-government (West, 2005; Noveck, 2009), the technology that underpins it makes greater clearness possible. Third, the strength of the interest group community working on this type of issue is also important (Bass, Arons, Guinane & Carter, 2007; Salamon, 1999). This research evaluates the role of each of these variables in explaining transparency. The principle research questions are: Is there a relationship between the strength of state social capital and fiscal transparency? Is this relationship (if any) moderated by e-government performance? Is this relationship (if any) moderated by size of the Interest group community? Methodology: This study uses secondary analysis of state level fiscal transparency, e-government performance and social capital. Fiscal transparency is the dependent variable. The unit of analysis is individual states. Data on fiscal transparency is obtained from a new study of state level fiscal transparency conducted by the Public Interest Research Groups (Baxandall & Wohlschlegal, 2010), E-Government data is taken from a recent national study conducted the E-Government Institute at Rutgers University (Holzer, Manoharan, Shick & Stowers, 2009). Putnam's (2000) index of state social capital is used to measure social capital. Research questions are evaluated with General Linear Model analysis. The number of groups working on tax and transparency issues (NTEE W22) is obtained from NCCS Data. Contribution: This research has

implications for nonprofit advocacy, citizen participation, urban governance and the role of technology in future governance. It can also provide illumination of the possibilities for greater transparency.

Rethinking Hope VI: Why Critics Have it Wrong

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Recently, several academic critics have argued against the Hope VI (Housing Opportunities for People Everywhere) programs, which is now the largest federally funded housing program. Critics have been arguing that people are losing their homes and most are not able to move back into the new Hope VI development. They claim that Hope VI is not a panacea for poverty. They continue their criticism by arguing that crime does not decrease it just is moved elsewhere. The critics imply that racial segregation is acceptable and that residents should be left in their miserable housing conditions. Furthermore, the critics have deluded themselves from the evidence that these public housing units are filthy, toxic, overcrowded, and crime ridden. Their arguments are piecemeal and often exclude many of the positive aspects of Hope VI. This paper aggressively takes on these arguments against HOPE VI and shows that the claims of critics are invalid, due to the values gained through HOPE VI. This analysis is based upon our work done for the HOPE VI program in Louisville, Newport and Covington. The authors will argue that HOPE VI creates a more sustainable neighborhood by helping create better housing conditions, addresses problems associated with overcrowding, decreases crime rates, and by addressing segregation it helps soothe social unrest.

Politics and Practices of Urban Water Security in New Delhi, India

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It is well documented that a large percentage of residents in the urban centers of Global South countries lack access to potable water, even though, as Swyngedouw (2003), and Zehra (2000) have argued, most developing cities in fact produce enough potable water to meet the needs of all their residents. Potable water has become the impetus behind intense local conflicts (Swyngedouw, 2000; Gandy, 2008); however, water is no longer seen simply as a local or regional issue, and has instead become a global concern. Through this globalizing process, water has become incorporated into the discourse of

"development", and the lack of water has become synonymous with 'underdevelopment'. This trend is clearly visible in India, where notions of 'effective, scientific management of water' have become privileged as pre-conditions for truly "modern" urban spaces (Gandy, 2008). Instead of attempting to understand water access issues as part and parcel of the broader global project of development, water insecurity is explained by most of India's urban public agencies as a consequence of urbanization, increasing populations, and failures in management. My research uses a mixed methods approach to analyze water access, supply and management in New Delhi, India. Using primary data collected in 2009-2010, through surveys, interviews, focus groups, and participant observations at two low-income neighborhoods of New Delhi, this paper analyzes the current assumptions that shape how policies and practices of water security in New Delhi are written and then negotiated by the residents of low-income neighbourhoods. I found that, even though urban poor women in New Delhi continue to pay the highest social, physical and economic costs associated with the struggle to access potable water, the discourse of water security emphasizes technicist and economist approaches to remedy what is, in large part, a socially and politically constructed problem characterized by deep inequalities in access. Based on my findings I am arguing that urban 'water security' needs to be understood as more than simply access to sufficient potable water in the aggregate. By drawing on the literature in gender and development studies, urban political ecology, and feminist political ecology, and on the information collected and analyzed during my fieldwork, I am attempting to critically reimagine water insecurity as a consequence of gendered relations of power and social production of urban natures. Based on my analysis, I argue that the policies and planning strategies that aim to address the water crisis in cities of the Global South need to engage with the social and political dimensions of water insecurity at both the local, and global scales.

The 'Place' of the 21st Century University: Assessing the Role of Universities as Agents of Urban Change

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Increasingly universities are not only conduits for the conduct of research and learning, they are becoming vital agents of place making that impact their surroundings in a multiplicity of ways. Their involvement in urban development practices--including economic, community, social, knowledge producing, and physical land development--contribute to the complex layers of contract, investment, construction, occupation, and partnership that already shape de facto bonds that binds a campus to its community. This paper examines a national study of 26 separate urban university case studies to determine the extent to which universities involve themselves in the production of the urban. The sample institutions are all members of a national organization, the Coalition of Urban Serving

Universities, and thus are noted for their engagement and embeddedness in their cities. Although this group of institutions have many of the same goals, the analysis of the data collected in this study explains that the variations found in internal university leadership, structures, processes, and planning lead to different kinds of university-community relationships and outcomes. The findings of this research help inform current planning theories that explain how people and institutions learn and adapt to complex social and environmental relationships in the urban environment.

Made In Montreal

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Made in Montreal is a new student led 'action research' initiative dedicated to understanding the role and contributions of manufacturing in a modern, post-industrial city, with a focus on Montreal. Despite substantial decline in manufacturing employment over recent decades, it remains a diverse and important sector in Montreal that employs a wide variety of people. Small-scale manufactures located in or near the downtown core are important to the city's economic and cultural diversity. Our objectives are to identify these small businesses, provide networking and visibility opportunities to them, along with a research component examining the status of this sector and the planning implications of urban manufacturing in the 21st century. Additionally, Made in Montreal is involved in research relating to the contribution of manufacturing to the economic resilience of cities. This poster will allow participants to learn not only about the work and research that Made in Montreal is engaged in, but also the role that web-based grassroots initiatives can play in supporting local economies.

Professionalization and Politicization: New Urban Municipal Electees' Portrayal in Quebec Cities

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We present the results of a research focussing on the job of municipal electees' in large and medium cities of Quebec. The goal is to update data that was generated in the late 1990's and to question the traditional figure of the municipal elected official: a non-political, old male volunteer. Our research was conducted in two stages. First, a questionnaire was distributed to 561 elected Quebeckers to draw a general sociological portrait of mayors and municipal councillors by establishing their profiles and their paths. Secondly, we performed 60 interviews, which enabled us to highlight the conditions of entry into

politics and especially for the exercise of power. All of the harvested data leads us to identify several transformations in the municipal world. We first note the rise of professionals within municipal councils, changing the sociology of these councils. Furthermore, the conditions for the exercise of power appear heavily influenced by the existence of very competitive rules to the political game. The presence of municipal political parties reinforces a tendency, which exists in all the councils where there is an "opposition". Thus, municipal democracy allows us a glimpse at the new shapes of increased professionalization and politicization in the major cities of Quebec.

Spatial Analysis of Mortgage Fraud

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It is surprising that although reports of mortgage fraud have dramatically increased over the last 10 years (by nearly 2000% by some estimates), that the distribution of this activity over time and space is yet to be a subject of intense research interest. With each new indictment, prosecution, and/or conviction, the relationship between individual acts of mortgage fraud and the housing crisis is becoming increasingly clear. However, a comprehensive look at these activities across a single market is yet to be conducted, and thus is the focus here. This research analyzes the spatial and temporal distribution mortgage fraud activity in Cuyahoga County, Ohio (Cleveland and its suburbs) from 1999 to 2010. By utilizing a space-time scan statistic, we identify clusters of housing transactions related to mortgage fraud. Up to this point, a common approach has been to understand this distribution one actor at a time, or one prosecution at a time. We use an innovative and unique data set that starts with each housing transaction that was part of a mortgage fraud indictment since 1999. We also include other residential transactions by all indicted parties. This twelve year view of transactions related to mortgage fraud will provide the first comprehensive look at this activity across the county considered by many to contain "ground-zero" of the housing crisis. Our approach identifies statistically significant space- and time-specific clusters of mortgage fraud activity. Next, we focus on these clusters, and investigate their composition. In particular, how are these cluster locations related to patterns of income, age, race, ethnicity and education? While relationships between subprime and predatory lending and these population characteristics have been well-investigated, previous research has not addressed these questions related to mortgage fraud in general and their clusters in particular. Our research provides insight into the operation of a heretofore unexplored illegal market activity. While great efforts have been put forth to understand this activity at the level of the individual actor, the global view taken here focuses on the operation in its entirety, over the span of a very turbulent housing time period in one of the nation's most severely impacted markets. This understanding should provide a

useful foundation for both policy responses and prosecutions of subsequent offenders.

Also-Urbs:" The Bridge to Intergovernmental Cooperation in the Urban Core

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Governmental fragmentation has many unintended consequences such as uneven economic growth, higher segregation by race and class, and greater gaps between rich and poor communities. In this environment coordinated land use planning is more difficult. This paper presents a theoretical basis for reframing the discussion of inter-governmental cooperation by expanding the notion of the urban core. The reframing moves from creating regional institutions that are mere extensions of local governments to advancing regionalism through redefining the urban core to reflect 21st century realities.The notion of the urban core mitigates the unintended consequences of a system built on a large number of local governments by building regions from the center out. This paper defines the urban core as the central city and "also-urbs" communities immediately adjacent to the center city that share the urban issues with the core city and suburban issues with the suburb on the other side. Forming intergovernmental cooperation among municipalities in the urban core provides an innovative approach to regional cooperation. The "also-urbs" further hold the unique position of being the "translator" of urban issues to the suburbs and the "communicator of suburban issues to the city.There have not been widespread initiatives to broadly develop city/suburb programs that build off the unique relationship that the sharing of a common border provides. Although the unique problems of inner ring suburbs is fairly well documented, efforts to address common issues of those first suburbs have tended to bring the inner ring suburbs together but not necessarily in partnership with their respective center cities. Urban Core Associations are forging a new direction in intergovernmental cooperation by complementing existing

'We May Have All Come on Different Ships, but We're in the Same Boat Now': Exploring How Nonprofits in Philadelphia Navigate the Contracting System

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Human service nonprofit organizations, many of which aid the poor and poor communities, rely heavily on the government for financial support. In fact, a study by the Urban Institute (2010) found that human service organizations nationally depend on government funding on average for 65% of their total budgets. The financial reliance of nonprofits on the government is due to the nonprofit-government

contracting relationship and this contracting system has become the fundamental set of public policies that govern social service delivery. Contracts provide the vehicle for the delivery of services to the nation's most vulnerable through nonprofit organizations. And there is a heavy predominance of multi-purpose nonprofits providing these services, an interesting finding from the Urban Institute's study (2010) mentioned above. These multi-purpose organizations tend to be larger and more stable organizations, with many contracts from all levels of government. This contracting environment has effectively transformed these multipurpose nonprofits into routine, core front-line agents carrying out a diverse array of critical public social services for those in need. How do they handle the complexities associated with contracting and navigate the system of contracting requirements? The purpose of this paper is twofold: (1) To describe the beginning stages of a qualitative research project in Philadelphia investigating how large multi-purpose nonprofits have navigated the contracting system and examine how these funding relationships have evolved to become a mutually dependent system of human service provision to the poor in the City of Brotherly Love (2) To also discuss how this study might be able to disseminate findings about lessons learned from the nonprofit-government human service system using evidence from this applied research project. This study aims to further our understanding of the human service contracting phenomenon through case studies which will increase understanding of the current complexities of the system in Philadelphia; start a discussion and dialogue amongst practitioners and policymakers, and hopefully lead to next steps "that will require efforts to craft and test solutions and promote governments and nonprofits to adopt those solutions" (Urban Institute, 2010, p. 24). A deeper understanding of how nonprofits, and specifically multipurpose nonprofits, navigate this system is warranted at this time. Understanding the impacts of the complex contracting system on large multi-purpose nonprofits will go a long way to improve our understanding of how the system of human services operates.

Local Governments and the Provision of Business Incentives

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Local governments use incentives such as tax abatement, tax credits, and site development assistance to attract, retain, and expand businesses in their communities. Scholars have used data from International City/County Management Association surveys of communities with populations exceeding 10,000 to assess relationships between local government use of business incentives and factors such as government structure, bureaucratic capacity, and the level of interjurisdictional competition for economic development. These studies paint a picture of incentive use being spurred by increased professionalization of local economic development staff and heightened competition between municipalities but leave at least two questions unanswered. First, do the findings of these studies

extend to the context of local governments where the population is less than 10,000? Second, how do the levels of business and general public interaction with and influence on local governments relate to the propensity for municipalities to use business incentives? This paper speaks to these questions by using two approaches. First, by using data from a survey focused on governments in small communities. Second, by estimating the relationships between the local government use of business incentives and factors such as the extent of public participation in economic development policy-making, the level of business interaction with and influence on a local government, and the size and professional nature of a government's economic development functions. By estimating several binary and ordinal logit models, this study lends support to three hypotheses about local governments and the use of business incentives: 1) that increased and influential public participation in the process of economic development policy-making is associated with reduced probabilities of business incentive use; 2) that increased and influential business community participation in the process of economic development policy-making is associated with increased probabilities of business incentive use; and 3) that increased professionalization of local economic development functions is associated with more frequent use of business incentives. These findings extend those of previous studies to the case of smaller communities. They also point to the need for more systematic considerations of the role that the general public and business community can play in governing local economic development policy.

Community Economic Development through Housing Revitalization in the Cape Breton Regional Municipality

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The Cape Breton Regional Municipality (CBRM), with a population of 105,968, covers 2,4070 square kilometers, in one of Canada's most economically disadvantaged regions. Its population has been declining since 1961. The coal and steel industries, which had long sustained it, collapsed entirely in the 1990s. Today this regional municipality is home to a large and growing list of vacant properties. One estimate places the number of vacant properties at 800. A number of these vacant properties are historic workers' homes, which are called company houses. In 2010, the Heritage Canada Foundation included the company houses of Cape Breton in its 2010 "Top 10 Most Endangered" list. One response to the vacant property problem was the creation of the Affordable Housing Renovation Partnership (AHRP) in 2009. AHRP was created for the purpose of developing strategies for turning vacant properties into affordable housing and in so doing, revitalizing older urban neighbourhoods. This social enterprise is using lessons drawn from other affordable housing social enterprises, to create community economic development (CED) through housing rehabilitation. This paper begins by examining the vacant housing problem in the CBRM. We then explore the response by key stakeholders to address the vacant housing

problem, the community work which has been done to date, the challenges which we are currently confronting and proposed solutions to the problem. We will argue that the solutions to the problem can be found through the use of different property revitalization models that will alleviate poverty by providing affordable housing and spurring economic growth.

University-Based Redevelopment

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The long-term effects of urban renewal help to account for the ongoing struggle of one university-based redevelopment effort and the comparative success of a second university-based effort located some distance away from early urban renewal sites in St. Louis, MO.

Foundations and Community Organizations in Montreal

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Foundations have played an important role in the financing of community organizations in American cities for many years. Since the 1980s, with the weakening, if not the end, of the Keynesian paradigm, there is a shift from state subsidized institutions and programs to services provided by nonprofits and community organizations. The particular nonprofits organizations and projects chosen by foundations, and the manner in which they do so, have raised many questions in academic literature. The dependence on foundations and their limited opportunities for funds increase competition between community organizations and push them to conform to foundations' priorities. In Canada, the emphasis on fiscal restraint since the1980s and the government cutbacks in social policies have increased the foundations' role in the financial support of community organizations. Furthermore, tax incentives introduced by the Federal Government in1997 helped to encourage private philanthropy. At the end of the 2010s, 82% of active grant making foundations in Canada are family foundations. Ten of the twenty largest family foundations in terms of assets are located in Montreal. Among them, there are the J. W. McConnell Family Foundation, put in place in 1937, and the more recent but wealthiest family foundation in Canada, the «Fondation Lucie and André Chagnon» established in 2000. However, there are very few publications on these foundations and on their impact on community organizations. This paper presents the first results of an ongoing research project on this matter, financed by the Social

Sciences and Humanities Research Council of Canada. It provides some answers to the following questions.1) What foundations are financially supporting community organizations in Montreal? 2) Which community organizations do foundations support financially? 3) What is the importance of this support in the budget of these community organizations? 4) What are the relations between the foundations and the community organizations they are funding? The main results are the following. There are about fifteen important foundations that finance community organizations in Montreal and among these foundations there are private, family private, public, and community ones. The community organizations that receive funds from foundations are those providing specific services corresponding to the foundations programs. The main source of community organizations financing is still public subsidies. On average, only 15% of community organizations budgets is financed by foundations but this percentage reaches 80% for some organizations. Some foundations give a large flexibility to the community organizations they finance but others are controlling very carefully how their funds are spent.

Selling Out: A Case Study of the Transition From Rental Control to Market Rate Housing in New York City

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Rent control is a highly contentious issue to tenants concerned with housing rights, landlords seeking profitability, and governments attempting to meet constituents' needs while also maintaining their jurisdictions' quality of life. Rent control takes many forms and varies across countries and by jurisdiction, but what all rent control laws have in common is that they place ceilings on rent prices to make housing more affordable to middle-income and lower-income tenants. In recent years, government officials have dismantled rent-control laws in many regions of the world, including Eastern Europe, Central Europe, and parts of Asia (Cruz, 2009). Rent control in the United States is also on the wane, though cities with large renter populations, such as New York City and San Francisco, continue to offer rent-controlled housing. When landlords and local governments convert housing from rent controlled to market rate, every facet of community life is affected, including the population composition of residents, relations among neighbors, and the physical environment of the space. This chapter analyzes the historical context of a New York City community's recent transformation from rent-controlled to market-rate housing. Using the case study of Stuyvesant Town (Stuy Town) and its sister development Peter Cooper Village, we review the origins of this rent-controlled housing complex as a distinct housing form, describe the events that led to its recent incarnation as a market-rate housing complex, and provide excerpts of interviews with tenants that we conducted to provide insight into

tenants' points of view. We also identify topics that are likely to generate new scholarship for those interested in housing attainment, community life, city and regional planning, and urban policy.

A Little-Known Riot Portrayed Through Photographs

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On July 19, 1969, the front page of The Gazette and Daily, a York, Pennsylvania local newspaper, ran a bold headline that reported “Policeman, 7 Others Wounded By Gunfire On York’s Streets” (“Policeman, 7 Others,” 1969, 1). All of the victims were said to be wounded by gunfire in violence that had erupted the night before. Unbeknownst to the paper, this marked the start of the 1969 York race riots. After a 12-year-old black boy, who had accidently burned himself with lighter fluid, accused a white gang of drenching him with gasoline and setting him on fire, the tensions between the white and black gangs intensified to the point of destruction, terror, and murder. By the time The Gazette and Daily reported that the National Guard had left the city after being called to mediate the violence, more than 60 people were injured and two individuals, white police officer, Henry C. Schaad, and a black woman from South Carolina, Lillie Belle Allen, were fatally wounded by gunfire.

The Schaad and Allen murders were left unsolved until 2001, when the media reported that a jury convicted two former members of a white gang and acquitted York Mayor Charlie Robertson for killing Allen during the 1969 York race riots (“Blacks Convicted,” 2003). Then, in 2002, coverage of the riots surfaced again when two black men were found guilty of second-degree murder for the killing of Schaad (“Blacks Convicted,” 2003).

This paper examines how two York newspapers, The Gazette and Daily and the York Daily Record, covered the 1969 York race riots through photojournalism to establish whether these images portray the actual events that occurred during that timeframe. Front page news photographs and the accompanying text were examined from July 1 through August 31, 1969 in The Gazette and Daily and from 1994 through 2001 in the York Daily Record using semiotic theory, specifically Peirce and Saussure’s identification of the signified, signifier and sign, Barthes’ examination of connotation, denotation, and myth, and Hall’s establishment of news value. By examining what was depicted, and not depicted, in photographs, it was concluded that the reality of the 1969 York race riots was portrayed differently through the photographs on the front pages of The Gazette and Daily and the York Daily Record, and there were inconsistencies in the reporting of whites and blacks because of the time period in which these photos were taken and published.

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Local Economic Development, Why Can't We Get What We Want?: A Study of the Alignment of Local Economic Development Goals and Policies

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This paper presents findings of a study that examined the extent to which local economic-development policies and programs align with their stated goals. States and cities invest tremendous resources each year in efforts to reinvigorate struggling municipalities through economic-development policies. Yet in many cases, economic stagnation persists. This paper considers the problem of economic stagnation in municipalities by focusing on the complex interaction of economic development goals, policies and the factors that drive their development and implementation. A body of economic development literature focuses on the effectiveness of local economic development policies. The purpose of this study was: (1) to unify that literature and use it to determine the expected outcome of local economic development policies; (2) to compare those expected policy outcomes with the stated goals of local economic development offices; and (3) to determine the source of any misalignment between those goals and policies. The researcher studied alignment of local economic-development efforts and related goals in three economically struggling Massachusetts cities, using a multiple case-study design. The study hypothesized that misalignments between economic development goals and policies were driven by (a) goal statements that are weak "public relations" tools; (b) a lack of linkage between goal statements and the policy decision-making process; (c) a lack of funding; and (d) performance assessment based on measures that do not align with goal statements/preferences. Overall, the study evidence suggests significant alignment between municipal economic development goals and policies. Where misalignment does exist, the study found evidence that supported three of the initial hypotheses of drivers of misalignment: weak goal statements, lack of linkage between goal statements and policy decision making practices, and lack of funding for economic development initiatives This project developed a comprehensive menu of economic development activities undertaken by each municipality. While providing researchers a new window into the alignment of local economic development goals and actions, it also presents concrete tools for the analysis and improvement of those efforts by practitioners. The study methodology included development of a schema of expected economic development policy outcomes. This schema can be a valuable tool for policy makers and practitioners

seeking advice from the literature of the evidence for outcomes and effectiveness of various economic development policies. It highlights the areas where evidence of policy effectiveness is inconclusive, or more study is needed. Where evidence is consistent, it provides a tool for improved implementation of effective policy at the local level, as well as a new, concrete framework localities can use to assess and improve their own alignment between economic development goals and policies.

Artists and Neighborhood Redevelopment in Post-Industrial Pittsburgh

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In this paper, I present a case study and analysis of an artistic community that emerged in Lawrenceville Pittsburgh, a de-industrialized community that Richard Florida investigated, in an exploratory way, while developing the ideas that led to his influential book, The Rise of the Creative Class. My analysis amends Florida's view that artists have been integrated into a larger creative class, and into a new creative mainstream. I assert that Lawrenceville's artists are part of Pittsburgh's creative class, but maintain a relationship with this class constituted by structural contradictions that are similar to the contradictions uncovered by Zukin in her pioneering work on loft living. I assert, moreover, that Lawrenceville's artists have created a neighborhood-based artistic community that exemplifies an analytically distinct community type that I define as alternia, a neighborhood-based cultural enclave that provides a non-countercultural alternative to the mainstream art world, and to mainstream urban consumption.

Congregations, Networks, and Engagement: A Case Study from Grand Rapids

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In his ethnographic study (Streets of Glory: Church and Community in a Black Urban Neighborhood) of the Four Corners neighborhood of Boston, Massachusetts, Omar McRoberts persuasively demonstrated how congregations consistently failed to build "collective agential capacities in neighborhoods." That is not to say that churches fail to develop networks. They do. However, the networks tend to be internal and insular. And because churches have grown more mobile and particularistic in their membership, they have less attachment to neighborhoods and, thus, less interest in developing place-based institutional infrastructure. The vertical networks of these congregations have a propensity to inhibit collaborative relationships with neighboring churches and agencies. In short, the latent social power of churches remains largely dormant, untapped, and impotent for addressing critical social issues. In many

ways, the study conducted here is an extension and elaboration of McRoberts' findings in a fresh - but similar - context. Instead of Boston, this case study will consider neighborhoods and congregations in Grand Rapids. Particular attention will be given to the intersection of families, congregations, and education. The city's education system has been losing students, closing buildings, and producing some desultory numbers: a 52% graduation rate and 40% of seventh graders are reading at their current grade level. Utilizing participant observation and semi-structured interviews of participants in two separate pilot programs (funded by a local foundation), this study attempts to better understand the possibilities and limitations of congregations in terms of collaboration and networking in addressing social problems.

Getting Around: The Invisible Ways in Which Transportation Shapes the Everyday Lives of the Poor in One Suburb

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This paper draws on three years of participant observation of poor families living in one poor suburb to show the invisible ways in which having and not having access to transportation shapes their everyday lives and social relations. Half way through my fieldwork, public transportation was cut in half. This provided a unique view into the hidden ways in which the daily lives of the poor are structured by access or lack of access to transportation. In this paper I show how bus stops serve as a critical place of sociability that connects neighbors in important ways. I show how the loss of transportation changed the way that neighbors rely on one another to make ends meet. I also show how transportation shapes shopping habits and access to food. Finally, I highlight how difficult it is for many poor people to drive, including the ways in which their attempts to get around make their social situations especially precarious.

"The Wonder on Routes 4 and 17":The Malling of Northern New Jersey, 1957-2007

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"The Wonder on Routes 4 and 17": The Politics, Economics, and Demographics of the Malling of Northern New Jersey, 1957-2007 The shopping mall is the contemporary icon and exemplar of U.S. social and commercial culture. The mall has helped define and frame contemporary American life since the end of World War II: the mass movement from U.S. central cities to suburbs, the rise of postwar

American mass consumption, and the transformation of the United States economy. The Garden State Plaza, located in the Bergen County, NJ borough of Paramus, was, indeed, a wonder at the intersections of routes 4 and 17 in that northern New Jersey community when it opened in 1957. It was the first and most successful of the giant shopping centers that has made Paramus ZIP code 07652 the number one retail ZIP in the country. The Garden State Plaza (and its competitors in the New York City metropolitan area of northern New Jersey) is an exemplar of the creation, evolution of the American suburban shopping mall and its many economic, social, cultural, and political effects. Its narrative is, in fact, the intersection of several narratives. The one presented in this paper will address some of them but will focus on the effect of the "malling" at the intersections of Routes 4 and 17 on the town of Paramus, on Bergen County, on the entire North Jersey region of the New York City metropolitan area, particularly on the New Jersey cities of Paterson, Newark, and New York City itself. "The Wonder on Routes 4 and 17" will specifically examine the Garden State Plaza mall over the half century from its opening in May 1957 through its fiftieth anniversary expansion. It first briefly examines the development of the American suburban shopping mall its causes and effects. The paper will then turns to the Garden State Plaza mall, addressing its impact on the economics, demographics, and social life of the northern New Jersey town of Paramus, on Bergen County, the state's most populous and wealthy county, and on the entire northern New Jersey region. It will look at the proliferation of giant shopping centers in Paramus - most notably the Bergen Mall but including the Fashion Center, the Paramus Park Mall as a Darwinian world of retail competition and real estate development. The paper will conclude with a look at trends and possibilities, problems and prospects of Garden State Plaza, indeed, all malls, as well as the future of Paramus, Bergen County, and the north Jersey region in a changing world of mass consumption. I have co-authored two papers that were presented at UAA conferences "'It's A Wonderful Life?" The American Suburb and Small Town in Cinema" in 1996 (Which I attended) and "'City of Hope?' Images of Urban Politics and Political Economy in American Film" in 1997. This proposal was accepted for last year's meeting in New Orleans but due to a missed communication, I didn't realize it had been until it was too late.

Reclaiming a Fallen Empire: Myth and Memory in the Battle over Detroit's Ruins

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In recent years, the shocking yet inevitable decline of Detroit has been a topic of national concern. By the time the global financial crisis hit a crescendo in September 2008, the city once known as the "Arsenal of Democracy" had become more well known for its mismanaged automotive companies who were now seeking bailouts from the federal government, a pathetic football team who lost all sixteen games of their 2008 season, and a philandering and financially corrupt mayor who had seemingly put

the final nail in the city's coffin. To the nation, Detroit was dying, and its failure to live up to its potential as a thriving metropolis or— as one journalist put it many years before—as the "City of Tomorrow" demanded the public's mournful attention. What had happened and why?

Drawing from memory studies, urban history, sociology, and ruin studies, the proposed paper will argue that remembering Detroit—both as a twentieth-century marvel and a twenty-first-century ruin—serves a particular purpose in national discourse. The nation has been told it should care about the city and its recovery, which begs the question: Why does remembering Detroit matter? This paper will demonstrate how Detroit functions as a frame image for the state of the nation. It will present case studies of national media on Detroit that frame the city as a microcosm for the rise and fall of the modern American empire and will examine the ways in which these narratives of Detroit help the American public to work through its collective ambivalence about the stability of American identity in the twenty-first century. National narratives of Detroit paint a textured portrayal of a city in flux. While gazing at Detroit's ruins has become quite popular, national media have also emphasized the ways in which Detroit can and will rise again. Thus, these cultural texts implicitly ask: Are we the superpower we were when Detroit stood at the helm of our empire? If not, who or what can we blame for the overthrow of the nation? And, how can America recover? Ultimately, narratives of Detroit placate a country in crisis by framing Detroit as an American symbol, negotiating its meaning for the country, and reinforcing the continued relevance of American values—individualism, a post-racial democracy, and capitalistic enterprise—to the new world order.

How Does Variation of Cost of Living Across and Within States Impact Spending on Anti-Poverty Programs?

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Poverty guidelines from the Department of Health and Human Services vary by family size, but are the same across the 48 contiguous states, with separate guidelines for Hawaii and Alaska. These guidelines are often used in determining eligibility for assistance programs, and are often an integral part of developing federal, state, and local anti-poverty programs. The poverty thresholds determined by the Census Bureau and used to compute all official counts of the number of individuals and households in poverty vary by household size, the number of children, and elderly status for one and two person households (http://aspe.hhs.gov/poverty/faq.shtml#differences). These poverty thresholds are nationwide figures and do not take into account variation in cost of living across localities. This paper first looks at variation in state spending on anti-poverty programs and then turns to consider whether cost of living may help explain some of the differences in state support of these programs. States use a

variety of policy tools to help lift families and individuals out of poverty. Direct spending and tax expenditure data are drawn from each state's 2010 Comprehensive Annual Financial Report (CAFR). In addition, cost of living data is drawn from the ACCRA Cost of Living Index published by C2ER, the Council for Community and Economic Research. Specifically, the cost of living index computed for the lowest income quintile is used for each region. To help understand how cost of living and government support can combine and lead to dramatic variations in standards of living across urban settings, the ten largest cities in the U.S., by population, will be highlighted for comparison. Given the important role that national poverty guidelines play in program administration and the influential role poverty statistics play in motivating policy choices, this research can underscore the need to pay attention to local price levels and cost of living measures when equity is an important policy goal.

A Tale of Two Cities: How the Nature of Council Conflict Affects the Governance Process

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The lack of civility that has pervaded politics in Washington has not bypassed municipal governments. Nearly every week, a story appears in a U.S. newspaper that reports on name-calling, meeting walkouts, or other unprofessional behavior on the part of elected officials. Unfortunately, although a considerable body of research investigates the relationships between mayors and administrators (Boynton and Wright 1971; Morgan and Watson 1992; Svara 1994; 2009), studies of the relationships between the elected officials themselves are rare. Similarly, although studies report on the factors that promote conflict (Nelson and Nollenberger 2011; Ihrke and Niederjohn, 2005; Svara 1990), there is limited investigation into how conflict affects the governance process. This study seeks to determine the affects of council conflict on governance outcomes (as perceived by members of council) and whether the nature of the conflict experienced among council members leads to differing levels of performance. For the bulk of the study, we will use a comparative case analysis of a low conflict versus a high conflict municipality. Other than the levels of conflict among council members, the communities are very similar. In addition to the case analysis, we will use data collected from more than 30 municipalities to explore the types of conflict that occur among council members and how that conflict affects perceptions of governance capacity. For the quantitative portion of the study, we collected data through surveys to elected officials in 33 municipalities. High conflict and low conflict municipalities (the subjects of the comparative case analysis) were identified through the co-author's consultations with municipalities. We argue that conflict in and of itself is not harmful to the governance process; it is the nature of the conflict that leads to functional breakdowns. While it is normal to disagree over policy choices, conflict becomes dysfunctional when the disagreements become personalized, making

compromise difficult, if not impossible. We will test this hypothesis using the quantitative data and will use the case analyses to provide examples of normal and dysfunctional conflict.

Hamilton's 'Pittsburgh Solution': 'Post-Industrial' as Public Policy

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In 1982, Hamilton, Ontario's, daily newspaper, the Spectator, ran a feature article titled "The Pittsburgh Solution." Its author lamented that Pittsburgh, with a higher unemployment rate and a greater crisis of its regional economy, had more urban revitalization projects underway than Hamilton. The article highlighted four aspects of Pittsburgh's "solution" to disinvestment that Hamilton might emulate: recruit wealthy corporate leaders to head redevelopment efforts, pursue high-tech jobs, aggressively seek government aid, and provide incentives to companies willing to relocate to the region. Pittsburgh and Hamilton were both steeltowns trying to shed their industrial images through major downtown redevelopment programs and promotional campaigns and, like the Spectator, Hamilton's elected officials and businessmen saw their neighbor to the south as a model for urban revitalization. Indeed, the Spectator article was only the most recent in a series of efforts by Hamilton's boosters dating back to 1968 to figure out how to replicate the Pittsburgh Renaissance and the storied public-private partnership behind it. Since the end of World War II, Pittsburgh has served as an international model for redeveloping industrial cities. Looking to Pittsburgh's perceived success, many urban growth coalitions turned to capital subsidies, central-city makeovers, and urban branding campaigns, all carried out under the auspices of public-private partnerships, to attract service sector jobs and middle-class taxpayers. In Hamilton, efforts to establish an Allegheny Conference-style public-private partnership, seek increased government aid, and provide corporate welfare were stymied by the simple fact that the national and provincial policy framework in which Hamilton's ad hoc growth coalition operated restricted or precluded those types of activities. This paper uses the story of Hamilton's efforts to pursue a "Pittsburgh Solution" to urban problems to show that planners and policymakers in the late twentieth century considered only a narrow set of options when confronting so-called deindustrialization, and addresses how Pittsburgh's "solution" circumscribed the citizenship rights of blue collar workers.

Tumultuous Geographies

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Contemporary cities are enveloped in a multi-layered set of relationships, processes and dynamics. Contemporary cities are the site of an economic restructuring that leave them in an incomplete and dependent state in relation to other developed areas as well as underdeveloped ones. Between the large metropolitan areas mostly car centered, to manufacturing sites, postindustrial landscapes and the service industry of advanced societies, sectors of labor, urban landscapes and virtual spaces overlap. The purpose of this presentation will be to conceptualized these overlapping processes to account for what constitutes contemporary urban landscapes that are pressing into the attitudes and practices of the nomad urban dweller. As such they become conditions that frame urban life. Issues of movement, distributed knowledge and maneuvering through the city will also be part of this presentation drawing from the work of Lefebvre, Benjamin, and other thinkers. This presentations aims to provide an alternative framework to pressing social issues and emerging political discourses that antagonize current unequal distribution of resources. Risk society, multitude, and the post-human are concepts that will be critically examined in this presentation.

Resetting Growth in Fast Growth Regions: A Comparative Study of Growth Governance in California and Florida Metropolitan Areas

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Before the global economic recession that began around 2006, metropolitan areas in California and Florida experienced rapid growth as characterized by rising population growth, skyrocketing housing prices, sprawling land development, and thriving economies. Since the economic downturn and the subsequent growth slowdown, these areas face similar challenges that threaten their future resiliency: high housing foreclosure rates, joblessness, and struggling economies. As these regions try to reset their growth agenda, what are their visions for future growth and managing this growth? In this paper, we compare growth visions, governance, and policies before and after the economic recession for regions in two states: Inland Empire (which includes Riverside and San Bernardino Counties), Orlando and Miami. We conducted 150 in-depth, face-to-face interviews with elected officials, planners, policy-makers, and staff from the public, private and non-profit sectors that work on housing and transportation issues between 2008 and 2010. We also analyze U.S. Census Data and other secondary data sources to compare growth trends in these regions between 1990 and 2010. We explore three specific questions in this study. First, what role do state governments play in shaping the context for regional growth? For instance, in relation to growth management planning, Florida's growth management planning is more top-down and centralized, whereas California's home rule provides local jurisdictions with more autonomy and control of growth. Second, what are the patterns of growth before and after the

economic recession? We examine publicly available secondary data to analyze trends in building and development, rates of housing foreclosures, changes in employment and job creation, and sociodemographic factors in these regions in order to better characterize and compare growth patterns. Finally, have visions and perspectives about growth changed since the economic downturn? Preliminary analyses of the interview data suggests that California cities are rethinking their growth plans and policy to have more metered growth that is more environmentally sustainable and economically robust. For example, in January 2009, the state legislature passed SB 375, a bill that requires coordination between housing and transportation planning in order to reduce green house gas emissions. On the other hand, Florida's policy-makers are working to relax growth controls in order to help stimulate the economy by encouraging more housing development. These initial findings suggest that California may be resetting growth to alter course when the economy picks up, moving away from their economic reliance on the housing construction industry and changing their land use patterns to have more compact development. Florida policy-makers, on the other hand, appear to want business as usual and for old development activities and patterns to resume.

Waiting to Move: The Relocation Experiences of Public Housing Residents in Atlanta

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Atlanta became the first city in the nation to provide public housing to needy households in 1936. By early 2011 it had become the first to eliminate it. Former public housing residents were relocated to private market rental housing with the help of a voucher subsidy (formerly Section 8). Atlanta's program reflects ongoing national housing policies initiative begun in 1992 (HOPE VI) to deconcentrate the poverty long associated with public housing through demolition and mixed-income redevelopment. These initiatives require relocation of public housing residents, most of whom do not get the opportunity to return to the redevelopments, and remain in subsidized private market housing. While there are numerous studies examining destination neighborhood characteristics of these former public housing residents, few have focused specifically on their lived experiences of the relocation process itself. Using data collected through focus groups, Photo-voice and audio recording, this study attempts to capture the residents' lived relocation experience. More specifically, pre-relocation we held two focus groups and gave 12 residents audio recorders and cameras to document their experiences on their own for six months (including two months post- relocation). Findings indicate a rather laborious and highly bureaucratic process fraught with many uncertainties, including not knowing when the actual voucher letter would arrive that allowed residents to start looking for places. All of this had the net effect of

heightened anxiety and stress among the residents. In a number of cases, this led to depression and for those with already compromised health issues, hospitalization. This was particularly true among the relocating seniors. Policy implications are discussed.

Linking Charter School Emergence to Urban Revitalization and Gentrification: A Socio-Spatial Analysis of Three Cities

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In the early 1990s Minnesota passed the first charter school law. By 2009, 41 states had charter school laws on the books. The emergence of charters schools occurred at the same time as new federal legislation was implemented to spur revitalization of the urban core. Such policies included those focused on: (1) the transformation of inner city public housing; (2) sustainable redevelopment through geographically-targeted funding to distressed urban communities; and (3) making homeownership more accessible through the deregulation of the mortgage industry. Until the housing bust of 2008, the confluences of these policies led to unprecedented redevelopment in many previously declining city neighborhoods across the country – a substantial number of which now have charter schools. Much of the existing charter school research has focused on student performance and levels of racial segregation. Therefore, one research question that has not been adequately addressed is the geographic relationship between charter schools and successful urban revitalization efforts, particularly in neighborhoods with low performing public schools. Using census data from 1990 to 2010, charter school location and inception year data from The Center for Education Reform, as well as National Center for Education Statistics data we provide a spatial neighborhood level (census tract) analysis of the relationship between revitalization and charter school location. To assess neighborhood change we will conduct a cross sectional analysis for the 1990-2000 and 2000-2010 time periods. We first conduct an Exploratory Spatial Data Analysis (ESDA) to identify the relational geographic patterns between charter schools and neighborhood revitalization. We then estimate a series of models for both time periods using various indicators of neighborhood change as the dependent variables with charter school presence/absence as an explanatory variable controlling for various neighborhood and aggregate school characteristics. We conduct this analysis for five cities: Atlanta, Baltimore, Chicago, New York and Philadelphia.

Emergency Management and Nomadic Knowledge Workers in a Post-Industrial Era

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Some urban regions in the Unites States are shifting to a post-industrial era as they successfully convert their industry bases to high-tech and service industries. Accompanying with this transition, there is an influx of nomadic knowledge workers into urban regions while it arouses impending practical and theoretical challenges to emergency management: how to provide public safety services to nomadic knowledge workers? In a traditional emergency management, vulnerable populations were marginalized citizens who had difficulties in getting public safety services due to their disadvantageous socioeconomic, ethnic, and linguistic status. Compared to them, in a post-industrial era, knowledge workers are globalized, well-educated population with easy access to technologies. However, alike tourists in urban regions, they can easily become victims of emergencies due to their nomadic features of immigration. They need to move from one place to another in a short term, thus they are not easily and firmly incorporated into the existing emergency management system. This causes significant vulnerability to nomadic knowledge workers and any adversarial impacts from disasters would threaten their safety and further impede the sustainable development of urban regions in a post-industrial era. This paper relies on a social vulnerability approach to disasters and tries to conceptualize how to provide public safety services to nomadic knowledge workers and their families in a post-industrial era. We will define knowledge workers (such as international researchers and students who have limits in communication and cultural conformity) as vulnerable population, explore their needs, and expand existing common wise in emergency management to the broader urban management context. For policy implications and contributions to further researches demands, we will explore what kinds of research approaches would be appropriate to address problems pertaining to for knowledge workers in urban regions. To answer that question, we will suggest a mixed methods model of combining interview, content analysis, and social network analysis. As part of this discussion, we will explore the possible application of social network analysis to framing following issues; 1) what are the interaction patterns among individuals or groups in emergency management system 2) what existing organizations are active in the emergency management system 3) who are structurally isolated from the regular emergency management system, 4) how community based groups can support those isolated populations, and 4) in what ways does network structure create opportunities or obstacles for the integration of vulnerable population to existing system? Through this analysis, we will explore emerging challenges in theory and practice of emergency management and this may serve as the basis for redesign of policies for better public safety services to vulnerable population in post-industrial era.

"Black Swan" in Northeastern Japan: Interdependent systems, escalating disaster on March 11, 2011

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The most difficult events to manage are those that are unimaginable on an ordinary day. On March 11, 2011, such an unimaginable event occurred in Northeastern Japan. A magnitude 9.0 earthquake off the coast of Sendai, Japan generated a massive tsunami that flooded not only coastlines and communities, but also the operating systems of three nuclear reactors at the Fukushima Daiichi Nuclear Reactor Station. The disabled reactors then damaged the electrical power supply for much of Japan and released dangerous levels of radioactive contaminants into the atmosphere, ground water, and soil of the region. The event has economic and social repercussions for Japan and the global community.

We use the theoretical framework of complex systems to explore this event. While each hazard – earthquake, tsunami, and nuclear threat – requires a different base of scientific knowledge, different technical arrangements, and thus different types of organizations to operate, interdependencies among these crises require responding organizations to closely communicate and coordinate with each. Identifying the interdependencies among emergent networks responding to each hazard is crucial for development of a shared perspective and coordinated action.

We identify the major actors seeking to bring this event under control and interactions among them through a content analysis of news reports from the Japanese newspaper, Yomiuri, March 11- April 2, 2011, as well as reports from the Japan Times and professional organizations. Since each event requires a different base of scientific knowledge, and different technical arrangements to address the risk posed by each hazard, the analysis of operating requirements for large-scale technical systems cannot be conducted without examining the organizational information processes that supported those decisions. This study will allow us to compare three emergent networks that formed in reference to the separate events and determine which, if any, organizations participated in response to these three events.

Fostering Civility in Urban Spaces

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Just one year ago, President Barack Obama declared as he memorialized the victims of the tragedy in Tucson, "[O]nly . . . a more civil and honest public discourse can help us face up to our challenges as a nation. . .." Yet, today, the need for civility is more acute than ever before. As candidates debate to

become nominees for President, as politicians discuss difficult issues relating to budget, immigration, gay marriage, etc., and as citizens work to have conversations about issues which truly matter, the need for civility in communication as never been more important.

One technique to facilitate "cool heads" in the wake of "hot topics" is Civil Dialogue®, a structured format that provides a tool to build bridges across the chasm of differing public viewpoints. Having volunteer participants discuss a provocative statement embodying positions from "agree strongly" to "disagree strongly," citizens have face-to-face conversations which ultimately involve the audience following guidelines of civil communication. Since 2004, CD has been used in multiple urban spaces to enable people to communicate in productive ways.

Perhaps the most telling issue for the 3.8 million people of Maricopa County is self proclaimed "toughest Sheriff in America" Joe Arpaio's law enforcement methods. His illegal immigration sweeps, tent city, and chain gangs frequently garner national headlines. Last spring, an art installation entitled "It's Not Just Black or White" incorporated inmates into a museum setting to articulate their viewpoints of urban law enforcement. A variety of discussions, some involving the Sheriff, among other law enforcement agents, politicians, and community members took place in this urban space. One such event was a Civil Dialogue where discussants could air their viewpoints within the artistic context of the art the inmates had provided.

Beyond museums and conferences, Civil Dialogues have been held in various churches on Arizona's strict immigration policies and their consequences on the state. This "hot topic" challenges peoples' assumptions about the role of the urban church and governmental policy. Additionally, Civil Dialogues are hosted monthly at the Empty Space Theatre, which encourage students, community members, church personnel, and others to have civil face-to-face discussions on issues on where there exists vast disagreement.

In an election year, politicians are being held to new standards of civility and citizens at a grass roots level are demanding civil discourse from candidates. This need for civility has been picked up not only by the Phoenix's Arizona Republic, but also by national outlets: http://m.usatoday.com/article/news/52322052. This paper details how Civil Dialogue can be used to foster human engagement in public spaces.

Health Disparities and Childhood Lead Exposure in Benjamin van Clark, Savannah, GA

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In American cities, environmentally-based health disparities are common across racial and class lines. Inner-city minority and low income communities are disproportionately affected by the inadequate abatement of industrial era toxins. Although residential use was banned 1978, lead-based paint (LBP) is often present in older and under-maintained housing, particularly rentals. The study is concerned with childhood risk for lead poisoning in the Benjamin van Clark (BVC) neighborhood of Savannah, Georgia. The distribution and frequency of LBP hazards and associated environmental risk indicates an enduring spatially-based health disparity for this segregated African-American community. Lead poisoning is the number one environmental hazard threatening children's health in the United States and disproportionately affects African American and low income households. African American children who are on Medicaid and live in housing built before 1978 are considered to be of highest risk. 'Black' children are four times as likely to have high levels of lead in their blood as 'White' children. To document childhood risk in BVC, the research design is comprised of four phases: (1) implementation of the Lead Exposure and Health Risk Survey; (2) test children for elevated blood lead levels; (3) test housing for lead hazards; and (4) analysis of historical municipal and county lead inspection records. Findings describe a community with an aging housing stock and a concentrated presence of hazards. Absentee landlordism and deferred maintenance by low-income homeowners have contributed to their persistence. And a highly mobile population continues to move through the stagnant housing market. Lack of knowledge about lead, resources, and access to testing; and, the failure of landlords and brokers to engage in federally mandated LBP disclosure practices has left this population at risk. In terms of policy intervention, municipal and county governments have had limited inspection, enforcement and outreach capacities, and insufficient expert knowledge. This has resulted in both an administrative and policy vacuum. The researcher offers recommendations for the remediation of LBP risk in this community and changes in long-term policy and administrative practices.

Dogs and the City: Mechanisms for Inclusion/Exclusion in Socially-Mixed Urban Neighborhoods

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In socially-mixed urban neighborhoods, resident relations across differences of race and class are often limited and stunted, posing serious challenges for community building (Chaskin and Joseph 2010; Graves 2010; Campbell 2009; Tach 2009; Lees 2008; Galster and Booza 2007; Putnam 2007; Kleit 2005; Putnam 1995). Where human relations may reach a standstill, however, the introduction of dogs and dog-centered social environments can, on the one hand, introduce a space for inter-group social engagement (Powe, 2010). On the other hand, upper-income dog owners can, at times, use their pets as a means of psychologically and socially distancing themselves from their less affluent neighbors (Tissot,

2011). Whether walked in parks or on sidewalks; dogs often get their owners into public space, face to face with social differences that may not otherwise be confronted. The presence of dogs and the development of dog ownership as a social and political faction suggest complex and changing social dynamics in socially-mixed urban areas. In Los Angeles's Skid Row, an area known for poverty and homelessness, the opening of "doggie day care" businesses and pet supply boutiques implies callousness to human suffering, and demands for public dog parks at a time of municipal fiscal austerity may reflect exclusionary sociopolitics (Powe, 2010). In a New Orleans HOPE VI development, the decision to include a dog park rather than a playground represents "class warfare" for publicly subsidized residents. The addition of dogs to mixed-income neighborhoods is not simply and singularly exclusionary, however. We also investigate dogs as neighborhood mechanisms and their potential impact towards creating positive neighborhood effects. This exploratory paper considers the role of dogs in shaping inter-group neighbor relations in urban communities that are racially, ethnically, and economically diverse. We explore the range of meanings of dogs, dog parks, and dog-centered businesses in urban environments and develop both theoretical and practical implications centered on dogs, inter-class residential developments, and public space. Our findings are developed from in-depth qualitative studies of a Hope VI development in New Orleans and the redevelopment and gentrification of downtown Los Angeles.

Ring the Alarm! Sounding the Death of Black Political Power in Atlanta

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Why does strong Black political incorporation in city government weaken over time? Typically, the strength of Black political incorporation in city government is measured by the presence or absence of a Black mayor, especially in a strong mayor-weak council city. Additionally, a Black majority on the city council is associated with strong Black political incorporation. Atlanta is one of the most studied sites of strong Black political incorporation, especially in terms of its development and endurance. However, there is evidence that the strength of strong Black political incorporation in Atlanta is weakening. We develop a case study of the 2009 mayoral election, where after almost four decades of strong Black political incorporation a White candidate was nearly elected mayor. We connect the case of the 2009 mayoral election to the literature on racial bloc voting, cleavages within Black civil society, and minority political participation to derive predictions about the ability of Blacks to retain strong political incorporation in and beyond Atlanta. Our data will come from official election results and media reports.

Support Structures for Female Immigrant Entrepreneurs in Montreal's New Economy

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While the contribution of immigrant entrepreneurs to the Canadian economy has been widely recognized for the past several decades, the role of women within this group has been less frequently acknowledged. In fact, immigrant men are more heavily represented than their female counterparts and the development of their enterprises differs significantly. Dating from approximately the mid-1990's, the works of Juteau & Paré, Paré &Therasme and the Rogers-J.A. Bombardier Chair of Entrepreneurship have demonstrated a variety of distinctions between the two groups regarding, among other elements, entrepreneurial strategies and start-up processes in urban centers such as Montreal, Toronto and Vancouver. This paper presents the results of a recent study (Paré, 2010) in which we examined the different types of assistance and support for female entrepreneurs within the New Economy, an economic sector potentially important for the future development of the Montreal metropolitan area. Utilizing the conceptual framework of mixed embeddedness (Kloosterman et Rath), our research focuses on the structures and programs which permit female, immigrant entrepreneurs to create and develop New Economy enterprises. This project, funded by the Social Science Research Council of Canada, examined the programs and policies of a sample of municipal, metropolitan and provincial public sector organizations, together with a sample of community organizations in the metropolitan area of Montreal. Our discussion of the results takes into account both the structural factors leading to the success of female immigrant entrepreneurs and those which derive from the continued internationalization of the Montreal economy.

Between Spatial Identities and the Right-to-the-City: A Socio-Spatial Perspective on the Reconfiguration of Social Movements

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The study of social movements can never ignore the new configurations of society. Recent transformations in capitalism have been accompanied by two main crises that have been analyzed frequently but usually separately. On one hand, the "end of collective action" suggests that social movements are no longer possible, since individualization has destroyed citizenship and grassroots politics (Bauman, 2001a, 2001b). On the other hand, the "end of geography" refers to a state of globalized economic development where geographical location no longer matters (Smith, 1990; Castells, 1997). If we live in a context where the individual is apparently more significant than society, and where time is more powerful than space, how should we comprehend, for instance, the recognized proliferation of different "urban conflicts" in cities such as Santiago de Chile? During the last decade, Santiago has seen organizations fighting against aggressive real estate developments and their disregard for neighborhoods' heritage (El Mercurio, 2007). In recent research, I have focused on understanding these new urban social movements, centered on present space production. The arguments of these movements connected three aspects: (i) a generalized decision-making process lacking citizen participation (or "urban dictatorship"); (ii) the absence of a transparent public policy -which for these groups is indicative of logics of deregulated urbanization; and (iii) a growing dynamic of urban expansion and gentrification. Many agree therefore, that these movements are opening a crucial public debate regarding how citizens want to live in the city -beyond just having access to it (Sabatini & Wormald, 2004)-, and who have the right to decide that. These arguments hence, have provided me strong evidence for reinforcing a socio-spatial perspective to understand the reconfiguration of social movements in Santiago, and other metropolis under similar situations. Particularly, in this article I affirm that the ongoing process of reconfiguration of social movements must be related dialectically with the urban changes emerging from global production. In doing so, I first exam the main socio-spatial transformations triggered by the global process of capitalist urbanization since the mid 1970's. After that, I explain how this context is related with the specific paradox of this generation of urban social movements: the tension between the defense of spatial identity and the struggle for the Right-to-the-City. Finally, I give arguments for an innovative comprehension of the emergent urban struggles that install the tension between the local and the urban (individual and common) visions of city as the main problem of the democratic construction of our present metropolis.

From Sustainability Indicators to New Regionalism: The Central Texas Experience

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Regional and local sustainability indicator projects have been in use in the US since the early 1990s. The primary aim of most of these projects has been to help communities think about what sustainability means for them, to set contextually sensitive sustainability goals for themselves, and to mark their progress toward those goals. Because many issues related to sustainable community development transcend local political boundaries (e.g., affordable housing is a regional market issue; water quality, biodiversity, and air quality are best addressed at regional scales; and place-based economic development necessarily requires consideration of regional labor markets), regional sustainability indicator projects are often suggested as a possible stepping stone to improved regional awareness and collaboration in US metro areas. However, documentation of these efforts is limited.

This article describes the Central Texas Sustainability Indicators experience in promoting greater regional activism and cooperation as well as marking progress towards a more sustainable future. The research design is a descriptive case study drawing from participant observation from one of the Central Texas Sustainability Indicators founding members and the executive director of the organization (the co-authors). It also draws on meetings minutes and interviews with stakeholders, users of the sustainability indicators reports, and past board members. We triangulate these data sources to improve the content validity of our historical narrative and descriptions of key decisions and events. We find that the Central Texas experience offers rich insights for other region's considering whether a regional sustainability indicators project can be a fruitful avenue to enhance regional awareness and collaboration. We find that the CTSIP did indeed enhance social, intellectual and political capital in the Central Texas region. However, like many such projects, it did not meet its ultimate potential, in the authors' estimation, because of the many limitations that exist for community based organizations that must strive to keep member commitment and fiscal capabilities sustained in the long run.

Naming and Shaming: Community vs. Individual Framing in Western European and North America Crime Coverage

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Journalists often follow newsroom rituals with a belief that their ways are – or should be – followed by all free and conscientious reporters. In fact, rituals for covering crime vary widely among otherwise similar nations in Western European and North American.

• Netherlands on Queensday, 2009, Karst Tates killed seven bystanders and injured ten others with his car in an attempt to assassinate Queen Beatrix. He crashed into a monument and died of head injuries.

• Six weeks later in Washington, DC, 88-year old James Wenneker von Brunn killed a security guard inside the Holocaust Memorial Museum before being shot himself by police.

• Christmas Day 2010, 25-year-old Joanna Yeates' body was found in the snow outside Bristol, England. A few days later, her landlord Chris Jefferies was arrested.

Each of these exemplifies "signal crimes," stories accompanied by what Michael Innes said is "widespread popular concern that… signals that something is wrong with …society and its criminal justice process, which requires some form of corrective response."

Fear pervades Western Europe and North America as immigration, technological change, and globalization remake the world. News media reporting of deviance can fan public fears or calm them. Yet research shows that reporters rarely select their frame based on concerns for social consequence. Their reporting habits, often both powerful and unacknowledged, vary widely, reflecting ethical differences, even among advanced democracies that value media freedom:

• The Dutch never learned the full identity of would-be assassin Karst Tates from the Dutch Press Agency ANP or most mainstream media.

• In the United States, the press immediately tagged von Brunn as a white supremacist, identified his family, and noted his previous criminal record.

• The British tabloids called landlord Chris Jefferies weird-looking, gay, effeminate, blue haired, withdrawn, a loner, even a possible pedophile. Jefferies was later cleared of all suspicion and won libel settlements against eight tabloids.

Journalists' protection of alleged criminals' privacy in Northern and Central Europe reflects the value they place on rehabilitation, an ethical system of care, and a communitarian sense of responsibility where accused and convicted are constructed as part of not apart from their communities. British and North American journalists follow codes grounded in rights, value informing the public, and blame individuals for crime. Immigration, globalization, and the Internet all threaten protection of the criminal. As a result, constraint and concern for damaged reputations might become quaint relics of the pre-Information Age.

Observations are based on (1) examination the reporting of "signal crimes" by news organizations in the Netherlands, Sweden and Great Britain; (2) interviews with journalists and academics there; (3) analysis the codes and practices of national professional organizations, press councils, and journalist unions.

Residential Mobility and Neighborhood Embeddedness

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Since the 1970s government housing programs serving low-income households have encouraged residential mobility, yet the benefits and costs of mobility remain uncertain. Residential mobility (regardless of origin and destination neighborhood) has been associated with worse educational, behavioral, and health outcomes for children. Might these negative effects outweigh the positive effects of living in more advantaged neighborhoods? If so, how might this complicate our understanding of neighborhood advantage and disadvantage more generally and policy implications specifically? Government programs are responsible for only a small fraction of residential mobility even among low-income households, but examining the consequences of residential mobility more broadly may help policymakers design and assess housing and community development programs. This study uses the National Longitudinal Study of Adolescent Health (Add Health) to assess the impact of residential mobility on neighborhood embeddedness, measured by access to health care and neighboring behavior as indicators of how connected adolescents are to their communities. Moving disrupts social networks and connections that are the basis for social capital formation through neighboring behavior, such as informal chatting with neighbors on the street, and institutional knowledge that may facilitate access to health care services when needed. The findings suggest that residentially mobile adolescents are less likely to receive needed health care and less likely to have informal conversations with their neighbors. This research also investigates the association between residential mobility and adolescent sexual behavior and fertility, hypothesizing that residential mobility is associated with earlier onset and/or increased sexual activity and fertility through reducing ties to family members and friends that may be a protective factor against risky behavior and unintentional pregnancy. In an attempt to distinguish between residential mobility and neighborhood effects, this research examines the contexts in which these moves are taking place by including objective neighborhood demographic and socioeconomic characteristics and measures of disadvantage, such as race, educational attainment, unemployment, and poverty.

An Analysis of the Increasing Number of Minority Mayors in Majority Caucasian Cities: What Gives?

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This paper highlights the significant achievement of many minority mayors' election in cities of varying size throughout the country. From Providence, RI; Newton, MA; Buffalo, NY; Columbus, OH; San

Francisco, Oakland, and others, in recent years many historically and/or presently majority white cities have elected their first minority mayors. Mayors of Asian, African, and Hispanic descent have been elected in varying cities throughout the country utilizing unique electoral strategies in each case. This article surveys nine such cases in cities nationwide and discusses the implications of this trend. Utilizing Census data, elite interviewing, city council minutes, and newspaper reporting data, the paper analyzes how currently serving minority mayors were elected in historically majority White cities nationwide and examines how particular political and economic conditions create challenges and opportunities for minority mayors to represent minority interests in majority White contexts. The paper introduces the mayors and their rise to political power, and chronicles the racial context of their successful campaign for mayor. Ialso consider the rhetoric on the campaigns, and the significance of minority mayors' active pursuit of minority interests, using both theory and data from the case studies to explore how the case-study mayors were able to initially galvanize white support. The results reiterate the central importance of universalizing the interests of minorities and suggest how the landscape of American race politics is changed when minority mayors follow a new pathway to the mayorship—a pathway that may minimize white backlash without ignoring the salience of race. References: Perry, Ravi. 2013. 21st Century Urban Race Politics: Representing Minorities as Universal Interests. (Editor). Bingley, UK: Emerald Group Publishing Limited. Research in Race and Ethnic Relations Series. Perry, Ravi. 2009. "Black Mayors in Non-Majority Black (Medium-Sized) Cities: Universalizing the Interests of Blacks." Ethnic Studies Review 32 (1): 89-130. Perry, Ravi. 2009. Twenty-First Century Black Mayors, Non Majority Black Cities and the Representation of Black Interests. Dissertation. Brown University: Providence, RI.

Is There a Link between Foreclosure and Crime? An Analysis of Miami and Washington, D.C.

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The ongoing mortgage foreclosure crisis has created a situation of rapid neighborhood change not previously observed in such a broad context. Beyond the harm to individual homeowners losing their homes, foreclosures can potentially harm whole neighborhoods by lowering the quality of life through increased crime. Localities need data-driven guidance to decide where to focus limited resources and prevent potential damage from concentrated foreclosures. This study evaluates the impact of foreclosures on crime levels using spatial statistics. We examine the effects of foreclosures on the levels of crime in a neighborhood, how that relationship changes over time, and whether the two phenomena have a recursive relationship. The research also considers whether foreclosures in one area have a "spillover" effect, increasing crime in a neighboring area at an immediate or later time period. Using data on foreclosures, crime, and other neighborhood measures in Miami, FL and Washington, D.C. over

a ten-year period, the research considers the effects of the two phenomena on each other through a dynamic systems approach. Using simultaneous equation modeling, we identify the temporal and spatial effects of foreclosures on neighborhood crime levels and of crime on neighborhood foreclosure rates. Model results allow us to predict the effects of both phenomena on each other under short-, medium-, and long-term scenarios. Those scenarios can then be used to make public policy recommendations for addressing crime issues that are related to foreclosures in an area. In addition, the analysis of crime and foreclosure data from two very different sites (Miami and Washington, D.C.) allows an examination of how hard-hit neighborhoods fare given their different metropolitan contexts. These differences affect how neighborhoods experience and cope with the crisis, particularly in terms of its effects on quality of life in general and crime more specifically. The research also offers a unique approach to studying these two phenomena simultaneously, demonstrating the utility and necessity of the dynamic system approach to this type of study. The results of the statistical modeling can inform policy makers of the impact of foreclosures at different points in time and suggest the timing and spatial distribution of response efforts that will have the greatest payoff.

Contradicting the 'Residential Stress' Thesis? Why Dutch Middle Class Households Don't Leave Disadvantaged Neighborhoods

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A central assumption in the residential mobility literature is that residents in deprived neighborhoods will attempt to leave as soon as they are financially able as a result of 'residential stress', whereby more affluent residents are 'pushed' out of the neighborhood by problems of physical and social disorder (Clark et al, 2006; Clark & Ledwith, 2006; Feijten & Van Ham, 2009; Kearns & Parkes, 2003; Van Ham et al, 2009). However, these assumptions about the cause for selective residential mobility in disadvantaged neighborhoods do not correspond with the continuing presence of a substantial share of middle class residents in low-income neighborhoods in the Netherlands and the recent finding that middle-class residents do not seem to be more prone to leave these areas than their counterparts in more affluent neighborhoods (SCP, 2011). The generally accepted explanation amongst many urban managers and policy-makers for this ´anomaly´ in residential behavior is that neighborhood disorder and social problems are somehow compensated or offset by place attachment (Lee et al, 1994; Woldoff, 2002). We explored this assumed relationship between neighborhood attachment, neighborhood disorder and moving decisions of middle-class households in a qualitative study amongst movers and stayers in disadvantaged neighborhoods Amsterdam and The Hague in the Netherlands. In-depth interviews showed that although most respondents are aware of neighborhood disorder and other

social problems in the area, this is not an important reason to move. In fact, most respondents seem to be unaffected by these problems and most respondents claim to be relatively satisfied with their residential situation. This is, however, no related to processes of place attachment. Most respondents display – and actively maintain - very low levels of place attachment. In other words, the findings suggest that it is not a high level of neighborhood attachment that keeps middle-class residents in distressed neighborhoods, but a low level of attachment: they 'consume' favorable housing prices in relatively central locations whilst at the same time avoiding their direct surroundings. This has some important implications for urban policies that strive for social mix.

Understanding Foreclosure as a Process: The Sheriff Auction

Lee Polonsky (Rutgers University), Benjamin Teresa (Rutgers University), Kathe Newman (Rutgers University)

One of the seemingly inscrutable characteristics of the foreclosure crisis has been the length of time that properties have spent going to foreclosure. This is particularly relevant for states where foreclosure is court-mediated. In such judicial foreclosure states like New Jersey—where some estimates have placed the time to clear all foreclosures at 47 years at the current pace (Streitfeld, 2011)—foreclosure is better understood as a process rather than a single event. The county Sheriff bookends this process with the public auction of the property. Developing policy to address the crisis will require an understanding of the multiple points in the process for potential intervention. Through collecting and matching New Jersey State court foreclosure filings to Union County sheriff sale data for properties foreclosed from 2008 to 2010, we reconstruct the foreclosure process and establish a timeline of the events. This research sheds light on the dynamics of the sheriff's sale process as it operates in New Jersey's Union County. Factors such as the final purchaser and the time spent awaiting a sale uncover information about local housing markets, behavior of financial institutions, and opportunities for intervention. We identify which properties get stuck at the auction phase, and we pose questions for further study as to why the process may be arrested at auction or at other points.

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The Urban Renewal University: The University of Pennsylvania and West Philadelphia's Unit 4

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The years of Gaylord P. Harnwell's presidency, 1953 to 1970, marked the era of Penn's Great Expansion in West Philadelphia. In these years, the university extended the main campus westward from its historic core around College Hall, between 34th and 36th streets, along the axis of Locust Street to 40th Street. Taking advantage of federal housing and urban renewal laws (1949, 1954, 1959), and abetted by state and city agencies and elite power brokers, many of whom had strong Penn affiliations, the university increased the size of the campus from approximately 123 to 250 contiguous acres and completed some ninety new building and major renovation projects in less than two decades. Recognizing that superior faculty research and graduate training required expanded research facilities and a foundation of premier undergraduate colleges, Harnwell masterfully orchestrated the building of Penn's modern campus by disentangling the institution from the jungle creep of heavily trafficked city streets, trolley lines, and sundry commercial establishments. Including a set of maps and photographs with the text, this paper illustrates how Penn used the formidable tools provided by urban renewal legislation, especially Section 112 of the U.S. Housing Act of 1959, to build the physical structure of the modern campus. The presentation centers on urban renewal in University Redevelopment Area Unit 4, a 62.3-acre agglomeration of tortuously configured blocks designated by the city for campus expansion in the 1960s. Here the Philadelphia Redevelopment Authority (RDA), the Commonwealth of Pennsylvania's General State Authority (GSA) and the Pennsylvania Higher Education Facilities Authority (PHEFA) worked cooperatively to condemn and purchase "blighted' residential and commercial properties for redevelopment as University buildings and improved commercial enterprises. The sheer size and complexity of Penn's Great Expansion invites a careful scrutiny--the celebrated urban planner (and Penn president from 1970 to 1981) Martin Meyerson wrote of Penn's urban-renewal era: "It is true of course that these were years of expansion everywhere, but at no ranking private institution was the expansion and differentiation as great as at Pennsylvania." As its theoretical contribution, our paper locates Penn in a national context of urban universities leveraging political and capital resources to reshape their corners of the American city. Specifically, it identifies Penn as one of four types of urban renewal universities in the postwar era. Our typology contributes to a deeper understanding of the salient role universities played in efforts to revitalize major American cities in the postwar era. More than any other university, Penn's case illustrates the full panoply of legislative instruments that were available for university-based urban renewal by the 1960s.

Diversity or Openness? The Social Driver of Innovation in Cities

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Popularized by the work of Richard Florida (2002), the role of tolerance, openness or social/cultural diversity in regional economic development has gained much attention in the past decade. The theory tells that a high level of tolerance and openness of a city signals low barriers to entry; as a result, talent (human capital or creative class) from outside the city is encouraged to move in. Moreover, a diversified provision of people with different cultural and knowledge backgrounds encourages different perspectives of thinking and various combinations of existing knowledge, which further contributes to technology and innovation in the city. In the literature represented by the work of Florida, diversity, tolerance, and openness are generally interchangeably used. This paper argues that diversity is different from tolerance and openness both in definition and in measurement. It suggests that tolerance and openness are necessary for diversity but not vice versa. Using the Herfindahl-Hirschman Index as a measure of diversity and the gay/bohemian index as a measure of tolerance and openness, the paper examines and compares their effects on innovation in U.S. metropolitan areas. The multivariable analysis controls for a set of variables that, according to the literature, may have an impact innovation.

On the Front Lines of Sustainability: Comparing Local Government Approaches and Outcomes in Reducing Community Greenhouse Gas Emissions

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Local governments in both large and small communities are increasingly taking sustainability and, in particular, concerns about climate change, into account in planning, transportation, housing, and municipal operations policies. Local jurisdictions' approaches to these issues can vary greatly, however. Some municipalities began their 'greening' several years ago, while others--energized in part by ARRA funding--have built on the experiences of the pioneers. Incentive programs funded by Energy Efficiency and Conservation Block Grant monies (EECBG), for example, display a variety of innovative financial mechanisms. Most community climate action plans include a mix of the following elements: retrofit and energy upgrades to municipal facilities, including schools; community outreach and financial incentives for residents and commercial entities to undertake energy efficiency retrofits ranging from improved insulation to replacement of equipment; and a workforce development component, ranging from basic trades skills training to professional development for code inspectors and zoning officials. Many

communities consciously include a 'clean tech' incubator to promote long-term economic development opportunities in the energy efficiency and renewables sectors. Some localities also benefit from state-level energy plans and programs, in particular those that include participation of the utility providers in promoting demand-side management practices. This presentation will categorize patterns of programs and policies and evaluate the contributing factors that can account for varying outcomes among cities pursuing sustainability goals. The analysis will shed light on components of local level energy efficiency programs that have the greatest impact in terms of reducing energy use as well as in institutionalizing skills, structures and practices in both government operations and the wider community. State and regional level policies supporting these efforts will be considered with respect to local energy efficiency program effectiveness.

Hate Violence as Urban Unrest

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In recent years there has been an increase in hate-motivated violence in Northern Ireland, with more than hundred incidents since 2008. Most of this violence has occurred in cities. This paper explores potential reasons for this surge in hate violence, such as, increases in residential ethnic diversity, worsening economic conditions, and a lack of structured opportunities for young people. The paper also examines hate violence within the larger framework of urban unrest that is affecting many cities in Europe. The research is based on a content analysis of newspaper articles on violent incidents in Northern Ireland since 2008.

How Urban Governing Arrangements Evolve: Lessons from Postwar Chicago

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This paper uses a case study of postwar Chicago to examine how urban governing arrangements change over time. It addresses two key questions: First, how were governing arrangements refashioned during the postwar era to support the city's new redevelopment program? Scholars have argued that the current era of urban politics has its origins in the postwar period. However, the transition from the politics of the prewar era to the politics of the postwar era has not been carefully investigated. Second, how did these early efforts lead to the corporate-center strategy that exists today? My argument is that downtown redevelopment and the corporate-center strategy did not emerge or follow in any

straightforward fashion from the origins of the city's redevelopment program in the 1940s (as some analyses seem to suggest). The pioneers of the city's redevelopment program had a citywide focus, emphasizing the need to attack blight and slum conditions wherever they existed. It was unclear from the initial trajectory of the city's redevelopment program that the corporate-center strategy would be the end point. How did we get from there to here? My explanation focuses on three factors: coalition building, institution building, and the role of ideas and agenda setting in urban governance.

The Changing Role of Municipal-Private Partnerships in Local Development at a Period of Economic Crisis: Israeli Lessons

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Public-private partnerships (PPP) referred in the 1980s to joint ventures aimed to promote shared objectives, such as local economic development, including leveraging real estate initiatives, in which the public sector invests or allocates land as part of a private investment perceived to be beneficial for local development. However, the nature of PPP has changed in the last two decades, focusing more on the development of public infrastructure and services through BOT and PFI concessions, enabling investment in public infrastructure without increasing the immediate burden on the public budget. Our aim is to discuss the changing nature of PPP in the case of municipal-private partnerships in Israel, focusing on the impact of economic downturns on the role of PPP in local development. We document the emergence of municipal-private partnerships for the development of real estate projects in the 1990s, and the proliferations of BOT/PFI concessions in the early 2000s. The role of PPP as a means to overcome budgetary constraints has become more prominent in those years of economic recession in Israel. Increasing role of PPP in the development of social services, and particularly by relatively weak (but not the weakest) local authorities, also indicates that PPP has largely become a 'no choice' alternative for financing development, also for the construction of a local welfare state - a necessity produced by the erosion of the national welfare state. In times of tight public budgets the importance of PPP for local development cannot be underestimated, but broad implementation may not be sustainable as the burden of future annuity repayments increases. The 2008 economic crisis exposed the blurred boundaries between the public and private sectors, particularly the limits of real risk sharing. The hurdles encountered by the Jerusalem and Tel Aviv light rail projects demonstrate the limits of large-scale PPP contracts in an internal and external context of high uncertainty. Experiences of recent years indicate that the use of PPP needs to be more selective, but municipal-private partnerships are expected to retain an important role in local economic and social development.

The Great Lakes as a Transnational Cultural Region

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In Critical Regionalism, Douglas Reichert Powell points out "that 'senses' of place and region are not so much essential qualities, imparted by singular events, practices, or topographical features, as they are ongoing debates and discourses that coalesce around particular geographical spaces." (14). Can the Great Lakes be said to constitute a cultural region? If so, what distinct cultural practices have shaped--or continue to shape--it? The cities and the rural areas of the Great Lakes basin, populated largely by immigrants, have been at the core of two (American and Canadian/Commonwealth) modern empires and have produced a possibly unique North American culture now largely perceived to be in decline, if not outright decay--even as our post-industrial culture is being transformed by new immigrants and precarious "globalized" knowledge and service economies.

Manufacturing Landmarks in Postindustrial New York City

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There are signs that the preservation of New York's industrial infrastructure has entered a new phase. Whereas industrial buildings have long been "preserved" for upscale residential and commercial uses, it is increasingly common to see raw ingredients of the industrial economy - such as elevated railroad tracks, float bridges, industrial signage, and locomotives - incorporated into the postindustrial landscape. This paper documents the emergence of this practice in the waterfronts of Manhattan, Brooklyn and Queens, as well as in the internationally acclaimed High Line park. It also situates this new landscape in the context of ongoing decline in the city's manufacturing sector. I argue that the two trends are interrelated: The injection of industrial artifacts into the city's cultural and symbolic landscape not only represents the decline of the industrial economy but also legitimizes its decline. Transformed into objects of display, akin to (interactive) museum pieces, the city's industrial remains become visual proof of that sector's obsolescence. Thus, the new landscape serves a political function, solidifying New York's identity as a premiere postindustrial city (and validating public policies that support it) while undercutting progressives' call for public policies to reinvigorate manufacturing in the

interest of better jobs and a more balanced economy.

Ghetto Kids Gone Good: Race, Representation and Authority in the Scripting of Inner City Youths

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Representation of black youths in both the news media and popular culture articulate and/or maintain race, class, and gender-based ideologies that demonize inner city youths. This essay interrogates the news media representations of educational reform efforts targeted at minority youths. The Urban Debate League (UDL), a non-profit education program targeted at inner city youths of color, serves as a case study for this investigation. Since the program's inception, media outlets have been drawn to the program as a human-interest story, including features on CBS's 60 minutes, articles in the Washington Post, New York Times, and numerous local news outlets. In recent years, media scholars that the news media has begun to respond to criticism that it invariably portrays minorities in a negative light. Therefore, the UDL provides media and education scholars with the opportunity to study news media attempts at creating socially responsible representations of inner city, youths of color. I argue that the "scripting" techniques deployed by the news media relies on the use of established racialized frames to scapegoat poor, youths of color. In this analysis, I engage the news representation of UDL students to demonstrate the replication of narratives produced through ideologies of race, gender, and class that script inner city youths of color as threats to civic order in an effort to redeem them through their debate participation. While the news stories about inner city youths like UDL students are potentially transformative, simultaneously the discursive characteristics of ideologies of race, gender, and class makes its oppressive potential glaringly apparent. The narrative of transformation is dependent upon a repetition of media frames of black cultural and familial dysfunction. How news organizations "script" the bodies and life experiences of youths of color in urban spaces, through these frames, may offer a critical opportunity to interrogate race, gender, and class ideologies as they operate within urban educational discourse and through news media representation.

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Preserving Middle-Income Affordable Housing in New York City

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The Mitchell-Lama program was created in New York to provide financing for rental and cooperative ownership for moderate- income families. There were 174 rental properties financed in New York City. Many owners decided to leave the program and convert their properties to market rate at the end of the compliance period, while others left but entered other affordable programs. There are only 80 rental Mitchell-Lama properties remaining in New York City. Strikingly, over 50 percent of those that left did so between 2002 and 2007. Preserving affordable housing often is cheaper than building new developments. Moreover, Mitchell-Lamas are large, and local government cannot afford to build units at this scale because of elevated costs and limited vacant land. Given the current state of the Mitchell-Lama stock, a key question is: what are the factors that drive owner decisions to opt out of the program? Unfortunately, not much is known about the reasons for leaving placed-based affordable programs in general, and therefore, uncovering these factors is important to the national affordable housing community. The Furman Center for Real Estate and Urban Policy created a database that combines data from all of the City and State housing agencies, and provides detailed information for every Mitchell-Lama developed in New York City. We also maintain extensive data about the City's housing and neighborhoods. The combination of these sources will allow us to determine the factors that lead to opt out. Current studies suggest that ownership type, rent potential, and unit count are three main predictors of opt out. We tested this theory during focus groups with attorneys, government officials, and advocates, and found that there are other factors, such as physical condition, which agency supervises the property, and the expiration of other subsidy restrictions, which also affect the opt out decision. We believe the interactions of these, along with property and neighborhood variables, will provide a robust explanation for owner behavior. We use a logistic regression model to predict program exit. As a result, this paper looks at property and neighborhood characteristics of developments that opted out, those that remained and those that left but are still required to be affordable through other programs. While the concern about Mitchell-Lamas opting out may be New York-specific, the lessons learned will provide insights for preservation of privately-owned subsidized housing nationally. Moreover, the findings will help preservation initiatives and provide insight for the creation of new programs aimed at financing affordable housing.

Electing a Council: Municipal Election Management in Georgia

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Leading up to the 2002 statewide elections, the Georgia Secretary of State (SoS) implemented a statewide, standardized electronic voting system. The state purchased approximately 19,000 Direct Recording Electronic (DRE) voting machines, commonly known as touchscreen machines. In addition to the DRE units, the state provided preparation, logic and accuracy, tabulation, and other technical components to each of the state's 159 counties. With these machines held at the county level, county, state, and federal (county-upward) elections are managed without the need for negotiated relationships or intergovernmental agreements. Within the state's 159 counties, there are 536 municipalities. These municipalities do not own or have any legal right to the use of the DRE machines and are forced into a position where they must make a decision about their own election management - the subject of this research. Through use of primary data gathered from county elections supervisors and secondary data from the Georgia Municipal Association, a database was constructed considering 1) municipal management; 2) municipal election management; and 3) county construct. In the case of the first, variables include population data, form of government, budget, and region of the state. Election composition variables include the size of the city council; the length of terms of office; the use of ward based versus at-large elections; the charter requirement of majority versus plurality; staggered versus concurrent terms of office; the number and percentage of registered voters; and number of voting precincts. The final category of explanatory variables - county construct - include the number of municipalities; elections supervision by a Board of Elections or a lone elections official (typically Probate Judge); form of government; and county population data. The dependent variable is the management of municipal elections. The Georgia SoS outlines three models of city-county relation: 1) the complete management of municipal elections; 2) the rental of DRE equipment held by the county government; or 3) no relationship between the two entities in which the municipal government utilizes its own equipment (paper ballots, lever machines, punch card, or otherwise), training, and election day management. Primary research indicates a divide in the complete management model. The two options are county management of candidate qualifying and city management of qualifying. Because of this juxtaposition, the dependent variable is expanded to four models. Because of 1) anticipated correlation and 2) potential heteroscedasticity in the explanatory variables, the model will employ multiple regression analysis with GLS estimations. Consequently, this paper will consider the aforementioned explanatory variables and a grouping of municipalities by county to identify predicting factors and most efficient practices for municipal election management in Georgia.

The Demographic Context of Inter-Governmental Cooperation

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Missing from the current discourse of inter-governmental cooperation is a data-driven discussion of the demographic context in which these decisions take place. Demographics of the communities that comprise the urban core emerge from historical patterns of race-specific mobility outcomes due to household decisions and mobility constraints. This paper builds upon the existing literature by examining demographic changes in the urban core. First, the research frames the geography of place in the context of the expanded urban core (the central city and the municipalities sharing a common border with the central city). The methodological approach uses existing census definitions and geographies to develop an operational definition for the urban core. The geographic delineation distinguishes each metropolitan region for 3 geographies: 1) the urban core, 2) jurisdictions bordering the urban core, and 3) remaining municipalities (remaining local jurisdictions within the metropolitan region). Second, the paper applies the urban core definition to examine the demographic and housing market status of the urban core. Specifically, the paper displays racial-residential outcomes for urban core areas in Ohio and Pennsylvania. Third, the paper discusses the relationship between differing demographics and governmental fragmentation within metropolitan areas. The author concludes by noting that opening the dialog across jurisdictions will be greatly enhanced through: 1) unifying the central city and contiguous through a common geographic designation, and 2) understanding the ways in which demographic and housing market conditions differ between the urban core and the remaining areas of the county.

Relocation, Satisfaction, and Engagement: Findings from the HOPE VI Redevelopment of Atlanta's McDaniel Glenn

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Studies of HOPE VI developments continue to generate interest and controversy. This is because there is much to learn from and about the deconcentration of impoverished households, especially findings of high rates of satisfaction among former residents of public housing communities relocated through HOPE VI. Our paper provides an analysis of the effects of a HOPE VI development on the former residents of a public housing community in Atlanta, focusing on the quality of relocation neighborhoods, satisfaction rates following relocation(s), and civic engagement. Key source of data for our paper include the application and quarterly reports, administrative data from the Atlanta Housing Authority, census and related neighborhood data, interviews with key community stakeholders in the revitalization effort, and two waves of face-to-face surveys with former residents of the public housing community and a sample of residents in the neighborhoods where the public housing community stood.

Mobility and Strategic Default among Low-Income Homeowners

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In the aftermath of the U.S. housing market decline that began in the spring of 2006, evaluating the prevalence and causes of strategic default has increasingly become a concern for both financial institutions and government policy makers. Existing analyses have measured strategic default using either mortgage performance data or survey data about attitudes toward strategic default. We analyze strategic default among low-income urban U.S. homeowners from both perspectives using both survey data from the Community Advantage Panel Survey and linked mortgage performance data. Moreover, we consider strategic default in the broader context of homeowner mobility during the financial crisis. We thereby obtain an integrated picture of how the attitudes and strategic default behavior of low-income homeowners have influenced their likelihood of sustaining homeownership in recent years.

The Effects of Neighborhood Redevelopment: A Study of Vacant Residential Property in Pittsburgh's East Liberty

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Vacant and abandoned property is a major problem for former industrial cities in the United States. With declining populations, these cities have reduced demand for land and buildings creating the potential for a spiraling effect of blight and population decline. Cities have many methods for addressing blighted properties including allowing natural disintegration to occur, boarding them up, dressing them up to appear occupied, or replacing them with a community garden or new building. However, success stories of cities stopping and reversing the spiraling effects of blight and population decline are few. These problems have affected Pittsburgh's East Liberty neighborhood, which went from a bustling commercial district in the 1950s to a rundown area filled with vacant buildings and lots. A second attempt at revitalizing East Liberty began in the late 1990s with the introduction of Home Depot and Whole Foods to the neighborhood. Since then other businesses have come to the neighborhood, culminating this summer with the opening of a new Target store. Though these revitalization efforts are still in progress there are signs of success throughout the neighborhood. Based on a project for an urban studies course at the University of Pittsburgh, I analyze the effect of East Liberty's revitalization on the residential part of the neighborhood. This study draws on field observations of the neighborhood and analyzes data from the Pittsburgh Neighborhood Community Information System (PNCIS), a local

partner of National Neighborhood Indicators Partnership (NNIP).

Not Just Buying a Home: The Effects of Participation in Asset Building Programs on Social Capital Formation

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During the past 20 years, a growing number of scholars and policymakers have encouraged the use of asset-based policies, including policies promoting homeownership, as long-term strategies for the social and economic development of individuals, families and communities. While such policies produced gains in homeownership and home equity for low-income owners through the mid-2000s, the current economic and housing crisis has erased most of those gains. Most of the extant literature on the impacts of asset building programs has focused on financial capital formation. Relatively little has been said about the non-economic benefits associated with asset building programs or homeownership. Our study utilizes longitudinal survey data and qualitative data gathered from approximately 400 former subsidized housing residents who participated in an asset building/self-sufficiency program operated by the Housing Authority of the City and County of Denver to investigate the following questions: (1) What social benefits accrued to participants as a result of their participation in the program?: (2) To what extent do levels of social capital differ for those who completed the program and those who did not; from those who purchased homes and those who remained as renters?; (3) After controlling for changes in demographic, economic, and neighborhood conditions, does HOP participation significantly impact levels of social capital? We conclude our paper with a discussion of the implications of our findings for U.S. housing and asset building policy and directions for continued research.

Beyond the Narrative: A Case Study Analysis of Housing Policy Change in a Midwestern State

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In recent decades, federal housing policy has attempted to address problems associated with concentrated poverty through programs that promote geographic mobility and the dispersal of low income households. However, while cities such as Chicago are redeveloping public housing communities and dispersing poor households, some Midwestern communities are preemptively passing legislation that would prevent a diaspora of low income migrants from moving to their communities to obtain housing assistance. Specifically, some public housing authorities are creating jurisdictional waiting list preference by housing authority; effectively reducing the ability of out-of-jurisdiction residents to receive housing assistance in their community. This paper poses two questions: 1. Can the adoption of jurisdictional preference policies by housing authorities be connected to a perception that there is an influx of low income migrants from Chicago? And 2. How does this phenomenon fit into the larger context of mobility/dispersal oriented housing policy?

This study examines four rural/mid-size housing authorities within a single Midwestern state which have adopted jurisdictional preference policies. Using interviews with housing authorities and affordable housing organizations as well as content analysis of government documents and newspaper articles, I investigated the narratives of migration related to housing assistance in each community. Key findings reveal that the Chicago migration narrative is present within these agencies and organizations and has significantly affected the regulatory and political environment in which they operate; relating to community support, political context, and administrative duties. These factors, combined with increasing regulatory burden and oversight from HUD and funding shortfalls, have contributed to the adoption of jurisdictional preference policies. Although this can be seen as an effort to give primary preference to jurisdictional residents in a landscape where the poor are allowed ever increasing mobility and choice in residence, it also gives some insight into how the organizations themselves are adapting to the reality of a more mobile cohort of low income households.

Brownfield, Greenfield: A Hedonic Estimation of the Remediation and Redevelopment of the Slag Heap at Nine Mile Run

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Paper Title: "Brownfield, Greenfield: A Hedonic Price Model of the Remediation and Redevelopment of the Slag Heap at Nine Mile Run." Author: Benjamin Robinson, University of Pittsburgh: Pittsburgh, PA. The development of Summerset at Frick Park, a residential community built on top of a slagheap on the Nine Mile Run watershed in Pittsburgh, Pennsylvania provides a unique case of brownfield redevelopment that also mirrors the region's economic history. Using sales data from Allegheny County, this paper develops a hedonic price model to evaluate the factors that influenced changes in real-estate

values in areas near the development, specifically the interactions between distance and the timeline features for sales near the development. Results show that a significant and substantial announcement effect occurs which varies inversely with measures of closeness to the brownfield site. Key Findings: Following the announcement of development plans for the slagheap, home sales within 500 feet of the development appreciated 44% more than sales located in the same region but outside the 500 foot zone. These effects diminish as the defined distance from the brownfield site increases and the timeline of the development process unfolds.

The Rise, Decline and Rise (?) of Antioch, Tennessee

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Center city gentrification and continuing movement to the outer ring suburbs and exurban areas of urban metros has resulted in the decline of many inner ring suburbs. This decline has been particularly stark for many areas which were originally commercial shopping hubs as competing revitalized downtowns and fancier suburban developments have entered the market. Antioch, Tennessee is an inner-ring suburb of Nashville which has experienced this significant decline. In the 1970s, Antioch experienced rapid growth as sewer and water systems were expanded. The construction of the Hickory Hollow Mall, later recognized as Nashville's main shopping destination, soon followed. Antioch became a diverse residential community with a strong presence of upper-middle and middle class African-Americans. Over the past decade, however, Antioch has suffered from a negative image created as former residents of Nashville's inner city neighborhoods, immigrants and low to moderate income families have declared Antioch home. The confluence of the migration of these new residents, a few very public incidents of crime and the construction of competing shopping areas in wealthier, less diverse areas resulted in the abandonment of many commercial businesses, including most at the Hickory Hollow Mall. Antioch residents, business owners and the Metro Nashville government are all, however, currently starting redevelopment and revitalization efforts. This paper explores the historical factors that contributed to the rise and decline of Antioch as the place to live and shop in Nashville and the process of redevelopment currently underway. This paper examines the role of race, class and nationality in the historical development and current redevelopment efforts and offers recommendations for community engagement.

The Redline – Rail to Economic Development or Urban Dysfunction.

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Since the first Intermodal Surface Transportation Efficiency Act, which regaled the need for public participation and utilizing coastal zone management act planning principles much discussion has occurred concerning rail or no rail, its placement, and impact to its implementation. In the Houston-Galveston area, Galveston has a downtown rail system built under much controversy in the 1970's and 1980's. Much research and public investment has occurred over the previous twenty years promoting and supporting varied methods of inter-modalism, transit oriented development, sprawl, economic development, and providing equitable transportation means. This study focuses on the development of the Houston Rail along the red line. The Redline traverse one of America's premier main streets. Premier is used since Main Street is located in the heart of the fourth most populace cities in the country. This study will look at Main Street prior to the rail, the discussion for rail and what the EIA and ES indicated about rail and what actually has occurred over the ten plus rears since its operation. The study will use video imagery to set the stage and an analysis of current and past users on the main street. The study will answer two questions; one has the rail served as an integral movement towards improved economic development along main streets and its environs. Secondly, how did the rail design, choice of stops, rail miles without intersections, change and effect node development along the Redline. The method uses will include content analysis of the two main documents submitted to the FTA and the Houston Galveston Area Council prior to the rail construction. A random multi-sector survey of entities along the rail line and within the area designated as affected by the environmental impact assessment. The sample will be drawn from the Harris County Tax records database of 2000 and 2010. The intent is to reach person that may have been within the study area and have moved out since its construction and operation. The paper is important because it will give a view of person before and after the implantation of the rail system and identify potential policy change that can occur to realize the potential of any rail system within a highly populated urban area.

The World Bank Public Management Rapid Assessments and Action Plans for Subnational Governments in Latin America

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This paper analyses the World Bank "Public Management Rapid Assessments and Action Plans" (RAAPs) which assess, in short periods of time, six key public management arrangements in local and regional

governments (Civil Service Management, Assets Management, Tax Administration, Public Procurement, Ensuring Fiscal Sustainability, and Public Expenditure Management). The RAAPs will (i) identify the main weaknesses of each of these arrangements and their impact on the fiscal situation and the delivery of services, and (ii) propose a set of managerial and operational reforms to improve management capacities that are likely to have a positive impact on the fiscal situation and/or delivery of services. The RAAPs start by examining whether each of these six key institutional and management arrangements in the public sector are delivering some accepted outcomes of a well-functioning public sector. They characterize the desired outcomes, and then offer some suggested areas in which shortcomings in achieving these might be seen. They then set out the institutional and management arrangements that are widely seen as contributing to these outcomes, before offering some areas which might identify weaknesses in those arrangements and hence account for any failures to deliver the outcomes. Its purpose is to have a quick and broad understanding of the way that key areas of public management are fulfilling their objectives at sub-national level of government. The methodology consists of questionnaires containing a list of the main expected outcomes that each area of public management expects to fulfill. An expert judgment on how well the sub-national administration is doing in achieving these outcomes will be performed. Although the results of the methodology will be mostly qualitative, the expert judgment will be backed up by a few hard quantitative measures that may be used or adapted as monitoring indicators to assess further improvements. The indicators would be based on available data and appropriate to the situation of sub-national governments. The institutional arrangements necessary for each outcome will also be identified and assessed. The reform measures will have some common characteristics: They can be decided by the sub-national authorities without any kind of intervention from the Central Government; the measures will consist in managerial reforms (organizational, allocation of resources, processes and systems) to improve operations; the cost of their implementation will be largely covered by the benefits they will generate; their implementation require short term actions. The overall objective of the approach is to identify practical steps that can be taken by the subnational government. In moving from diagnostic to action planning, the RAAPs take the nationally defined framework as given and ask what can be done to improve the situation within the room for maneuver available to the subnational government.

Innovations in Public Housing Management: Lessons from the Charlotte Housing Authority's Moving to Work Program

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The Moving to Work Demonstration (MTW) was enacted by Congress in 1996 to address criticisms of assisted housing programs that they bred dependency, undermined the work ethic and trapped participants in areas with limited opportunities for employment and education. The program affords selected housing authorities the flexibility to design and test innovative approaches to providing low-income families with decent, affordable housing. Participating housing authorities are guided by three program goals: to achieve greater cost effectiveness; to increase the housing choices for low-income households; and to assist participating households in achieving self sufficiency. The Charlotte Housing Authority (CHA) has been chosen as one of the thirty-five housing authorities across the country to participate in the MTW program. The CHA has used the flexibility provided by the MTW program to undertake three major initiatives: (1) rent reforms; (2) work requirements together with expansion of employment related services; and (3) the transformation of its housing portfolio to provide more mixed-income housing opportunities. This paper will present the results of an early assessment of this program focusing in on the obstacles to implementing the innovations mentioned above as well as the lessons learned in program implementation. The paper will also describe our long-term evaluation and present data on resident satisfaction, health, children's school performance, and other social indicators from a survey of 1,252household heads. The survey response rate is 75 percent. The implications of this research for the on-going discussions in Washington about expanding the number of public housing authorities involved in the Moving to Work program will be discussed.

Comprehensive Community Initiatives as a Federal Model for Community Change

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Following the roll-back of the soft welfare state, the US has seen federal adoption of "comprehensive community initiatives" (CCIs) as a tool to address urban poverty and its accompanying social problems. First pioneered in philanthropy, many current CCIs - whether funded by foundations or the federal government - adopt an apolitical focus on "best practices" and typically forego explicit treatment of social inequalities, while simultaneously trying to address those same problems. A federal inter-agency program started in 1999, the Safe Schools/Healthy Students (SS/HS) initiative of the Justice, Education and Health departments, targets school violence and youth health by requiring schools, health facilities, and local law and justice authorities to enter CCI-type coalitions with community partners as a condition of federal grant funding. This paper considers evidence drawn from a five-year period at one such SS/HS-funded coalition on the Rockaway peninsula in Queens, NY. The case reveals insights relevant to more successful community change work, including prioritizing community-level results and political strategies; limiting the participation of street-level bureaucrats and agents of social control; and

employing qualitative methods of program evaluation to best capture nuances of power-based community change.

Policy Change and Persistence in an Era of Economic Uncertainty: Comparing Governance Philosophies in Post-Industrial Cities

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What difference does prolonged economic stagnation make for the policy process in post-industrial cities? Do cities creatively adapt to changing economic conditions or do they stubbornly persist in pursuing policies that were effective in the past. Las Vegas and Seattle are influential post-industrial cities that together exemplify the diverse character of the age we live in. Seattle thrives on a reputation for avant garde consumption activities (Starbucks, grunge rock) as well as a local economy based on innovative activities such as information services, FIRE, professional and scientific services and education and health care. Las Vegas, on the other hand, has positioned itself as a mecca for gambling and entertainment, an artifact of the growing taste for leisure pursuits in increasingly wealthy, advanced industrial societies. These cities have also offered starkly different responses to their respective development challenges. Whereas Seattle is a progressive jurisdiction that carefully regulates commercial activity in the interest of social redistribution and sustainability, Las Vegas has adopted a business-friendly approach which seeks to minimize financial and regulatory burdens on business investors. This paper examines development philosophies in these two cities in recent years and reaches a startling conclusion. Contrary to our initial expectation that these cities would converge on the necessity to accommodate business preferences during economic hard times, they have largely hewed to their former paths. The analysis concludes by offering an explanation for this anomalous result. It suggests that cultural differences between these cities, specifically the precipitous decline of moral traditionalism in Seattle, are ultimately more decisive than economic conditions in shaping development choices.

Condo-ism as a Way of Life

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This paper analyzes the role of a particular form of private urban governance - condominium-tenure high-rise development - in producing new ways of life and modes of citizenship in gentrifying global

cities. Toronto, the largest housing market in Canada and the site of a rapid take-up of condominium tenure and construction over the last 40 years, and for many years now the fastest-growing condominium market in North America, acts as the case study. This paper draws on a series of quantitative and qualitative data. We collected and compiled an extensive data set concerning the location, size, land use, and other characteristics of condominium developments back to the first projects in 1968, using custom data from the City of Toronto, private developers, real estate reports, and an analysis of the historical data from a local periodical devoted to the condominium industry. Secondly, we conducted 30 interviews with major condo developers, as well as city planners, politicians, and other key actors within the industry. Thirdly we conducted policy and content analyses of our interviews, industry and media reports, and planning documents. We explore the mechanisms that govern the fast growing condominium market, elucidating the key policies, and state and social institutions, that shape the production and regulation of these newly built urban environments, and the implications of such developments for the future of the city. Our findings suggest that condominium development is associated with a shift in both the approach to urban development and to urban lifestyle. Condo-ism represents a reorienting of urbanity in Toronto at many levels, being tightly tied up with both the politics of development and the emerging social geography of the city. Condo-ism is linked to the growth of immigration and Toronto's role as a magnet within Canada for newcomers, and immigrants are disproportionately more likely to purchase condo dwellings, making condoization an important factor in the growth of certain ethnic enclaves. Condo development has been supported by City policies that aim to counter decline in inner city areas, and to promote principles of intensification and mixed land use of existing built up areas. In turn, condos have redefined traditional boundaries of public and private spaces in Toronto, catered to the production of exclusive residential clubs, led to new forms of social privatization, and catalyzed processes of gentrification.

Immigrant Integration Outside the Urban Enclave: Barriers and Opportunities for Mexican Immigrant Youth in the Suburbs

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In the past two decades new immigrants from Latin America and Asia have increasingly settled in non-traditional "gateway" areas throughout the U.S., including many suburbs (Singer 2004). This trend has renewed debate among scholars about immigrant incorporation and how the processes of incorporation are shaped by local context (Ellis & Almgren 2009; Marrow 2011). However, while immigration scholars have explored the role of context in rural areas and new destination regions such as the American southeast, few studies have focused on the suburbs as a receiving context for immigrant newcomers and their children. To address this gap, this paper explores processes of integration for the adolescent

children of Mexican immigrants in two Chicago suburbs. Portes and his colleagues have theorized the receiving context as a set of factors that include: (a) the policies of the receiving government, (b) labor market conditions, (c) the host society's perception of the immigrant newcomers, and (d) the characteristics of the immigrant's own ethnic community (Portes & Zhou 1993; Portes and Rumbaut 2001). According to this model, local context interacts with the individual characteristics of immigrants to shape cultural and economic outcomes for newcomers and their children. However, this model assumes that Mexican second-generation youth are coming of age in poor urban enclaves. How does the local suburban context matter for processes of immigrant incorporation? Drawing on over 100 interviews with immigrant youth, elected officials, and institutional representatives in two Chicago suburbs, this paper identifies how the local suburban context influences immigrant incorporation. These interviews were conducted from January 2011 to August 2011 as part of my dissertation research. They are supplemented by ethnographic observations in both sites and archival data from local media sources. The project was partially funded by a HUD dissertation grant. This paper explores three characteristics of the suburban context that influence integration for the Mexican second generation: racial and ethnic composition; local institutions, particularly schools, churches, and nonprofit service providers; and the response of local elected officials to immigrant newcomers. These empirical findings affirm certain elements of segmented assimilation theory--particularly the diverse pathways of the second generation--while challenging and expanding on other elements of the theory. The theory is unable to account for key factors that influence the experience of disadvantaged immigrant youth in the suburbs: racial diversity; the role of local institutions; and anti-immigrant sentiment. The paper concludes by identifying the ways in which segmented assimilation theory needs to be modified in order to explain the processes of incorporation in the suburban context.

Segregation and Integration in Urban Sociological Theory

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Segregation is for some a natural phenomenon, and for others a structurally determined problem. Instead, socio-spatial integration became a neoliberal objective, or a voluntaristic approach relying excessively on proximity. How did we get to these conceptions? In historical perspective, the emergence of cities defined a transition between two social systems, and several dichotomies (e.g. community-society) accounted for it (Redfield & Singer, 1954; Sjoberg, 1955; Palen, 1981). Urbanization was also the product of colonial empires, marked by cultural subordination. Then, four explanations of segregation emerged; first, from the split between labor and living (Engels, 2003); second, from the commoditization of land and real estate markets (Gottdiener & Hutchison, 1994); third, from the sociocultural differentiations of the division of labor; and fourth, from the cultural supremacy beliefs creating racism

(Wellman, 1993; Feagin, 2000). But beyond these, segregation is also the expression of new relationships, described by different theories. Theories explaining segregation are divided in two influential groups; those based on small groups, and those based on structural constraints. In the first group are Human Ecology, Culturalism and Community studies. They affirmed that segregation is a natural phenomenon, a condition of modernization, or a need for differentiation. In the second group are Weberian, Marxist, Feminist, LA School, Global City, and Symbolic Economy studies. They emphasize housing allocation systems, instrumentalizations of space, conjunctions of patriarchalism and capitalism, repressive defenses of elite lifestyles, global accumulation processes, and symbolic languages of control. How can one conceive spatial transformations beyond this? I suggest socio-spatial integration be understood as a progressive aspiration from the Socio-spatial Dialectic framework and from the Right to the City (RttC) program. Socio-spatial dialectics, outlined by Lefebvre (1970) and then Soja (1993), implies that spatial and social structures are mutually determining factors. The RttC, sustained by Lefebvre (1996), and then Harvey (2008) and some organizations (RttC Alliance, 2010), proposes that urban strategies need social forces to become collective rights. I affirm that within the dimensions of integration, the policies of proximity between groups represent just an intervening variable. The more complex process instead, despite the exhaustion from those policies, is still necessary for equal opportunities. Socio-spatial integration should be understood -at minimum- as the right to social mobility, as it is assumed in education. Not as an artificial social engineering, and not as a patch for structural relations. Thus, integration could be part of a progressive agenda, as equal access to geographic opportunities and as non-hierarchical relations among communities. To change space in order to change society is also valid and important.

Things are not Always What They Seem: An Examination of Perceptions of Crime in Socioeconomically Disadvantaged Neighborhoods

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It has been widely documented that community perceptions of crime are frequently unaffected by changes in actual crime rates. One theoretical explanation of this phenomenon is Blalock's racial threat hypothesis which asserts neighborhood racial heterogeneity may be the primary driver of criminality perceptions. Based on data from the US Census, the Hillsborough County Florida Sheriff's Office, and a quality of life survey, we test this hypothesis in the University Area neighborhood in Tampa. Using hierarchical linear modeling, we examine factors influencing individual and community perceptions of crime. We find that, surprisingly, individual perceptions are negatively correlated to crime rates but that

this correlation is mediated when collective efficacy variables are inserted into the model. On the community level, we find, contrary to the racial threat hypothesis, no association between crime perceptions and neighborhood racial heterogeneity.

The Landscape of Urban Preservation: Historic Rehabilitation Tax Incentives in Richmond, Virginia

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According to the National Park Service, the National Trust for Historic Preservation, and preservation advocates, federal rehabilitation tax credits (RTCs) are among the nation's most effective urban revitalization programs. Since their inception in the mid-1970s, there have been more than 36,000 historic tax credit projects nationwide, involving over $55 billion in private investment. Despite the praise and accolades lavished on historic rehabilitation tax credits, minimal research exists on their use at the local level. To begin to fill this gap, this paper focuses on Richmond, Virginia as a strategically selected case study to analyze the use and impact of historic tax credits in a typical, medium-sized American city. Richmond is among the national leaders in historic rehabilitation tax credits. In this city of just under 200,000 residents, there have been at least 735 individual RTC projects since 1997. Rehabilitation tax credit investments have occurred in over one-third of the city's 163 block groups. The projects have included over 12 million square feet of historic buildings and cost over $1.2 billion. Furthermore, RTC investments have created a net increase of 5,699 housing units, over 10% of which are low-income. The paper analyzes the spatial distribution of RTCs across the City of Richmond, assesses their level of concentration and/or dispersion, characterizes changes in Richmond's RTC geography over time, and creates a typology of RTC neighborhoods. The research relies on address-level, geocoded data on all federal RTC projects in the City of Richmond from 1997-2010, U.S. Census data, information on other planning and development initiatives, walkscores, and media accounts. By generating a typology of RTC use, the paper advances scholarship in historic preservation and revitalization and provides a foundation for future research on the urban impacts of rehabilitation.

Infrastructure and the Democratic City

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Infrastructure is here discussed as a precondition for the democratic city. If the "right to the city" (building on David Harvey's seminal essay, 2008) needs to be asserted and claimed, infrastructure needs be seen as the preliminary platform for that right to be fully exercised. A general discussion on the social relevance of infrastructure to shape cities and regions is developed to illustrate how infrastructure can help in the growing demand for participatory planning processes and in the on-going negotiations between local communities and administrative authorities for a better urban quality of life. This is followed by an evaluation of significant case studies, such as cable-car systems in distressed neighborhoods of South-American metropolises (Medellin, Caracas), examples of bundling mobility infrastructure and green/open public space both in South America (Rio de Janeiro) and Europe (Milan, Hamburg and The Netherlands), examples of repurposing existing networks (Atlanta and Chicago), best practices of integrated planning through participatory processes (Curitiba), and "user-generated urbanism" on infrastructural interstitial spaces (San Francisco), as well as infrastructure as architecture (projects by BIG). The aim of the paper is to highlight the transformative potential of infrastructure to achieve higher degrees of both social equity and sustainability.

Building a Local Food Network and the Creation of a Food Policy Council in a Post-Industrial City

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Local and alternative food networks are growing in popularity within urban areas, in part as a response to broader criticisms of the conventional food production system. Urban planners have frequently been cited for a lack of involvement in the food system, though there is a considerable role for them to play. Planners and other policy-makers have the opportunity to not only aid local food networks, but to develop effective relationships with private sector food retailers, since each of these stakeholder groups present opportunities for increasing accessibility to affordable, nutritious foods in urban areas. Building opportunities for healthy eating is particularly important in the study area for this research. Flint, Michigan, is a post-industrial shrinking city still suffering from the results of deindustrialization. Unemployment is persistently above 11 percent, obesity rates are above 30 percent, and many residents to not have ready access to nutritious food. Key stakeholders have responded to this issue: leaders of community groups, gardens, and farmers' markets, as well as stakeholders from the health coalition and city planning offices, are working to improve communication through a food policy council. The city also recently appointed a food policy consultant, who will advocate for including the food system in the new master plan. These events follow a recent and sharp growth in the local and alternative food networks in Flint. Abundant vacant land and forward-thinking city administrators have

facilitated the growth of the local economy through the development of community gardens and farmers' markets, and urban agriculture is taking hold in a manner similar to nearby Detroit. Interviews were conducted with stakeholders involved in the development of the local/alternative food networks and/or the food policy council. There was an expectation that some dissonance would exist in the opinions of stakeholders because participants came from all sectors of the food system. Results indicate that most stakeholders support re-zoning to facilitate local food production, but they believe that the city itself does not have the funding to make this a persistent part of their mandate. Many respondents were wary of implementing a 'board of directors' system similar to other food policy councils, as most favor a locally run, consensus-based decision-making framework. Based on the synthesis of stakeholder opinions, recommendations have been given to policymakers to aid in the continued planning of the local food network in Flint. Planning for food is an important first step in improving public health and strengthening local economic development in post-industrial cities. This research helps ensure that the issue stays on the table by making explicit the challenges and opportunities for local/alternative food networks and food policy councils.

The (Long) Morning After: Defaulters Assess Homeownership and Shared Equity Options

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Homeownership is now widely recognized as a risky proposition. Millions of homeowners have defaulted but their numbers pale beside the volume of homeowners who have negative equity in their homes. Yet even as the foreclosure crisis continued into its third year, Americans overwhelmingly desire homeownership. As late in the crisis as June 2011, a New York Times/CBS News poll found that 9 in 10 of those polled thought that owning a home was an important part of the American Dream. At the same time , 49% saw homeownership as a risky investment compared to 43% who thought it was safe. Heightened awareness of the costs of failed homeownership prompts an examination of other approaches that reduce risk. This paper explores shared equity ownership as an emerging policy response to the tension between a continuing demand for homeownership and the acknowledgement that the costs and risks of speculative homeownership exceed the capacity of many Americans to make it work. It also presents information about the growth in private sector shared equity mortgages and the rhetoric that surrounds it. In focus groups and interviews, we found that lower income households perceive shared equity homeownership as a potentially attractive form of home ownership that shields them from risks and provides most of the benefits of ownership. However, our study also highlights the strong irrational aspects of how low income homeowners (and probably lots of others) feel about homeownership. Defaulters who are living in tents still profess that there is nothing like walking into

your home and feeling like "it is mine"; this is after repossession by the bank. The study includes data from four focus groups with low and moderate income defaulters , 21 interviews with defaulters in high foreclosure neighborhoods, and interviews with professionals who run a program for, educate buyers for, or finance buyers of shared equity housing. All data come from Nashville TN which won 3. 5 million dollars of a 31.5 million dollar NSP2 grant to start a non-profit shared equity housing sector. Analysis of qualitative data reveal both strong realistic and strong iconic dimensions of homeownership. We present our findings that understandings of homeownership include a transactional view of use value, community aspects, financial aspirations, and ontological (in)security. Successful shared equity schemes must address the iconic and practical aspects of homeownership, as well as the potential for private sector schemes to continue asset stripping of lower income and minority households.

Building Mechanicsville with C.A.R.E.: Community, Assets, Resources, and Empowerment

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During the summer of 2004, the Enterprise Foundation invited the Kenneth Cole Fellows from Emory University to help assess the effects of their work to increase the community capacity of the Mechanicsville neighborhood in Southwest Atlanta. Mechanicsville, a once thriving bi-racial community of working class mechanics, skilled laborers, and office clerical and support staff, had struggled to maintain its historical prosperity due to shifts in Atlanta's economic, social, political and physical environment. Misguided application of federal programs such as Urban Renewal in the 1960s and Model Cities in the 1970s, combined with the advent of the federal highway system, dramatically and negatively affected the health of Mechanicsville's social and economic infrastructure. Although the Enterprise Foundation had dedicated five years to the revitalization of Mechanicsville (starting in 2000), on the exodus of their tenure (in 2004), a HOPE VI award was allocated to redevelop the McDaniel Glenn housing projects in Mechanicsville. Upon receiving this news, the Enterprise Foundation requested that the Kenneth Cole Fellows begin conducting a series of interviews with the residents of McDaniel Glenn to determine their attitudes and perspective on their impending forced migration, as well as ways in which the Enterprise Foundation could assist residents in the relocation process.

Shaping, Reshaping, and Redefining the Tourist Mecca: The Case of San Antonio, Texas

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San Antonio has long been recognized as a prime example of the successful use of a downtown and economic development strategy tied to tourism. Alexander Garvin in 2002 described the city's Paseo del Rio/Riverwalk as "What had been costly eyesore has become a profitable tourist attraction and attractive setting for new real estate development." The Paseo del Rio clearly been a great urban development success story, widely imitated in other cities and a prime locus of the city's visitor economy. But the apparent success of the Riverwalk has been sustained by a host of other local public investments intended to support the continuing influx of visitors, including the Alamodome stadium, an expanded convention center, and a largely publicly-financed convention center hotel. San Antonio has also sought to exploit both the renown and the success of the Riverwalk by extending the navigable portion of the San Antonio River 1.3 miles to the north. The city is now mounting a parallel effort to renew and rebuild the site of the 1968 HemisFair world's fair, the basis for much of its later tourism investment efforts. The HemisFair redevelopment would reconstruct and expand the city's convention center, relocate a museum, add new private development sites, and be traversed by a planned new streetcar line. Yet for all of the image of success, the city's downtown remains highly fragile, marked by a series of failed renewal projects and blocks of vacant street level storefronts. The paper will examine San Antonio's efforts to expand and extend the local tourist economy, both substantively and spatially. The tourism strategy has become dependent on a continuing flow of new public projects, and it has proven difficult--perhaps impossible--to extend the success of the Riverwalk in both spatial and development terms.

Self-Sufficiency Programs as Asset Building Tools: Evidence from Denver

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Federal antipoverty programs prior to the 1990s did little to encourage saving or asset building by the poor. During the past two decades, however, subsidized housing policy has been employed to enhance asset building in low-income families with the Family Self-Sufficiency (FSS) program serving as the current centepiece of these policies. To date, little is known how participation in such programs changes participants' financial capital or the acquisition of other sorts of assets. Using longitudinal data from 400 participants in a housing authority-sponsored self-sufficiency program in Denver, we examine the impacts on asset building in low-income, subsidized housing families. Our research questions are

fourfold: (1) What changes in financial assets (e.g., earnings, savings, retirement, other non-housing assets) occur as a result of program partiipation? (2)What changes in the aforementioned financial assets accrue to HOP participants who became homeowners as compared to those who remained renting? (3) Are there any ethnic differences associated with the acquisition of these assets or with HOP program impacts?; and (4) What are the barriers to and facilitators of asset building within these households? Our paper contributes to the literature in three ways: (1) measures changes in the asset holdings of subsidized housing residents participating in a PHA-sponsored self-sufficiency/asset building program; (2) assesses the extent to which changes in assets vary by ethnicity and program status; (3) and tests the extent to which observed differences in these asset holdings may be attributed to HOP program participation.

The Memphis City Schools Charter Surrender: A Backdoor Approach to Promoting Regional Equity?

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In December of 2010, the Memphis City Schools (MCS) board of commissioners voted to surrender the charter to their school district (a "special school district" established by a private act in the 1800s). Prior to the charter surrender, two school districts existed within Shelby County: Memphis City Schools served residents within the Memphis city limits, and Shelby County Schools (SCS) served those outside of Memphis. Because Tennessee law has established county governments as the default provider of public education, the dissolution of MCS resulted in a forced consolidation of the two districts. The move, in part, was motivated by a desire to prevent an imbalance in funding between the poorer, minority, urban MCS district and the richer, suburban SCS. This paper will explore the MCS charter surrender against a backdrop of regional economics, changing urban form, and intra-regional equity issues. Household sorting and related changes in urban form over time (i.e., suburbanization, driven, in part, by federal and local policy) have led to fiscal disparity and inequity within regions. The disparity between city and suburbs can be seen in income levels, poverty statistics, neighborhood conditions, property values, and tax base, among other socioeconomic demographic indicators. That inequity has affected, and has been evidenced in, the separate school systems that existed in Memphis and Shelby County prior to the forced consolidation. Issues of intra-regional inequity exist in metropolitan areas all over the country, and a set of common remedies has emerged for addressing such issues, including tax base sharing, regional governance, and consolidation of city and county governments. These approaches have thus far seemed impossible to implement in Memphis. Instead, Memphis has relied on repeated annexation of unincorporated county land as a tool to bolster its own tax base. But these annexations have often been followed by transition and decline in the demographics (and, ultimately, property values) of the annexed

areas, in part due to the perception of Memphis City Schools. The surrender of the Memphis City Schools charter, and resulting forced consolidation of school systems, is a unique approach to addressing the impacts of fiscal inequity that have resulted from changes in urban form - especially in light of a failed campaign for broader consolidation of city and county governments that preceded the action. Ironically, the broader consolidation would have excluded the consolidation of schools.

Institutional Design, Governance, and Fiscal Policy Interdependence: Lessons from Michigan's Cities

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We address how governmental structure influences the fiscal relationship between city governments. The literature on spatial public finance has grown considerably over the years. Indeed, the strategic interaction between governments at all levels – including national governments, state governments, and localities – has become a major focus of research. It is our view, however, that two crucial issues require a great deal more theoretical and empirical attention. First, most of this research has focused on efficiency issues that attend local governmental competition for capital. Thus, scholars tend to focus solely on the tax settings of competing jurisdictions while ignoring the positive or negative effect that expenditure decisions may have on surrounding governments. A second and related issue in this research centers on the theoretical decoupling of institutional analysis with policy choice. Though important work in political science suggests that governmental structures have differential effects on the constraints and incentives of policymakers, theoretical predictions from the field have not been incorporated into the work (mainly in economics) on spatial patterns of local government expenditures and revenue. In this paper, we offer evidence to address these crucial issues. First, we ask whether theories of tax competition predict spatial patterns of city fiscal policy. Second, we consider whether governing structure affects spending interactions. We have recently collected and merged a range of data on all 278 Michigan cities for fiscal years 2005-2010, including municipal revenue and spending by categories; geo-coded city proximity measures (using GIS); and charter information covering legislative and executive structure, professionalization, and electoral information. This allows us to estimate a dynamic panel data model that addresses the spatial interactions of public spending in urban governments. We are confident that a solid paper can be produced for the 2012 Urban Affairs Association Conference.

Sprawl and Sustainability: An Exploration of Metropolitan Land Use Change and Sustainability Impacts

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This paper presents selected sustainability indicators for 311 metropolitan areas within the United States, focused on travel demand, residential energy use, air pollution, and carbon footprints. Multiple regression models are then used to examine the influence of metropolitan-scale land use patterns on sustainability indicators for the year 2000, as well as to explore the changes in sustainability indicators and their land use correlates from 1990-2000. For this paper, land use change is measured using previously-developed metrics of metropolitan-scale land use patterns (from last year's UAA conference paper "Evolving U.S. Metropolitan Land Use Patterns, 1990-2000"). The purpose of the paper is to better elucidate the complex dynamics operating within metropolitan regions and the opportunities for achieving urban sustainability goals by influencing regional-scale land use development.

Economic Pressures and the Metropolitan Structure of National Election Politics: Realignment, or More Gridlock in the Present Period

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With the development of the authors' Detroit Election Study and related efforts, our understanding of the geographic structures of national election politics has increased substantially over the last decade or so. Most critically, scholars, including the author, have established powerful relationships between the development of national electoral instability and polarization since the collapse of the New Deal coalition in 1968, and the increasingly intense patterns of the segregation of urban residents by measures of their respective income, wealth, age, family structure, education and profession, and even by their cultural and political proclivities and preferences, which have so much come to define the nation's urban regions in the post-war era. That is, whereas many in the popular media continue to talk about national politics in terms of red states and blue states, increasing numbers of scholars have come to understand that it is in fact the complex physical, social, economic, and cultural structures of the nation's metropolitan regions that are most essentially and meaningfully connected to the shape and course of the nation's election politics. But these urban structures, and the people who live within them, have been effected by intense levels of economic distress in recent years, as "The Great Recession," more than any other economic contraction in American history is, indeed, a metropolitan recession. This

is certainly the case, since the roots of the nation's present distress are so deeply buried within the increasingly unsustainable housing market that came so much to determine the end-stage of the sprawl that has characterized so much of the nation's suburban development in recent decades.. Since the author noted some evidence for a possible realignment of the political structure of metropolitan Detroit towards an effective Democratic majority in the series of elections leading to Mr. Obama's victory in 2008, the region has only continued to be affected by intense economic challenges. In this paper, the author will explore the potential electoral effects of these stresses, as he seeks especially to find evidence for the continuation of a strengthening of the metropolitan structure of a Democratic majority within the region, or, perhaps, for its disintegration. In this analysis of the Detroit Election Study data, the author will, for the first time, include an aggregate investigation of national election returns comprehensive of all elections for Representative to Congress and for Senator, as well as for President, for all significant localities in the Detroit region, from 1960 to 2010. With this newly complete data, the author will be especially interested to clarify further the evolving electoral position of the region's white working-class suburbs, which have been so critical to the electoral fortunes of the Democratic and Republican parties in the region.

The Triple Dilemma of Brownfield Redevelopment: Politics of Change in Milan's Post-Industrial Fringe

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Former industrial municipalities located at the fringe of large agglomerations often lack economic and strategic capacity to achieve the redevelopment of existing brownfields. Still today, they suffer the spatial and social consequences of economic restructuring, and they often look with nostalgia at their industrial past. Today, the current financial crisis, the uncertainty of real estate markets as well as the reluctance of local politics towards radical socio-economic change make even more uncertain whether these municipalities are able to define new post-industrial futures of their land and economies. Differently from inner city locations, which benefit from large governmental investments and from steady market pressure, many of the poorer urban fringes become target of rent-seeking speculation, long term vacancy or subject to residential suburbanization. Even when 'strategic' urban development projects have been activated the ultimate outcomes of new developments have been strongly criticized for being excessively focused on growth or for being 'parachuted' from core cities on fringe communities. The paper addresses the politics of urban change by discussing what political processes drive socio-economic urban change in weaker urban peripheries and how the capacity to enable land use change is generated? The paper conceptualizes the strategic planning challenges in the redevelopment of former industrial fringe as a triangle whose corners are profit, equity and identity.

Their linkages express three main trade-offs, which I label as property development, socio-political and betterment trade off. The paper will explain these concepts. I assume that the type of redevelopment that will take place depends on the manner in which the power game will be structured around these trade-offs in the planning process. I will discuss these arguments by zooming into the 14 years long planning process of a 150 hectares brownfield in the municipality of Sesto San Giovanni, located at northern fringe of Milan, Italy. Urban regime theory provides the conceptual tools to link the political-economic dynamic of the coalition building process in urban redevelopment with the specific combination of equity, profit and identity. In conclusion I will suggest that under conditions of poor local government, uncertain real estate market and reluctant civic society, this triple dilemma risks to degenerate to a steady deadlock if not addressed at regional level: the capacity to govern urban change depends on the extent to which the strategic challenges of land development in the urban fringe are rescaled into a metropolitan planning question, ultimately linked with the geo-political relationship between core metropolitan cities and its inner peripheries.

Insulated from Risk? Homeowner Associations, Property Values, and Foreclosures

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What effect do neighborhood institutions, especially homeowner associations (HOAs), have on home prices during housing crises? Recent research has examined the impact of HOAs on a variety of issues important to residents, namely their effect on property values. Results suggest that HOAs may have a positive effect on property values. However, much of this research was conducted during the U.S. housing market bubble. Does this positive effect of HOAs continue to exist when economic conditions are bleak? HOAs act as a micro-level form of government in urban neighborhoods. While these organizations vary in terms of their powers and resources, strong HOAs resemble municipal governments in terms of their ability to enforce neighborhood rules and regulations, generate revenues, and provide low economy of scale services to constituents. Through their regulations, HOAs may provide potential homebuyers a credible commitment of neighborhood stability, which could lead to positive economic returns on housing investments. I examine whether or not the presence of HOAs, including their regulations and services, helps to offset the decline of property values within their jurisdictions during the housing crisis. In addition to home sales data provided by the Florida Department of Revenue and county-level foreclosure data, I use original data collected from neighborhood organizations.

The Sustainability Potential of Shrinking U.S. Cities—A Policy and Planning Inventory

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Older industrial cities in the U.S., predominately from the Northeast and Midwest regions, suffer from decades of depopulation, economic decline, and property abandonment. A few commentators contend that sustainability could provide a holistic framework to catalyze their regeneration. By linking environmental, economic, and social policies and programs, sustainability could help shrinking cities leverage existing assets so they can capitalize on the emerging green economy. Moreover, a growing number of older industrial cities, such as Cleveland, Philadelphia and Baltimore, have adopted sustainability policy plans or infused their comprehensive plans (spatial plans) with sustainability principles and policies. This paper will explore the sustainability potential of US shrinking cities through an inventory of existing sustainability policies, plans, and initiatives in more than 30 Rust Belt cities. By assessing the number and different types of sustainability actions across large, medium and small cities, this paper provides insights into the sustainability potential of shrinking cities as well as identifies potential barriers and policy opportunities for taking sustainability to scale.

The Ongoing Crisis in Housing: Where Will it Lead? When Will it End?

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It is now nearly five years since the housing market plunged into crisis. The crisis initially seemed confined to properties financed with subprime and other risky mortgages. But by mid-2009 it had spread far and wide to engulf homeowners with conservatively underwritten prime mortgages, homeowners who had lost income in the Great Recession, and whose homes had lost value. Housing construction and housing sales plummeted to levels not seen for decades. The number of households paying more than half of their income on housing costs has risen to record levels. The crisis was not confined to owner-occupied housing. Financing for market-rate, unsubsidized housing has become far harder to obtain. Subsidies in the form of Low-Income Housing Tax Credits and tax-exempt bonds have become far more difficult to obtain. Although the recession was declared over in 2009, conditions throughout the housing market remain extremely dire. Moreover, the seeming imperative in Washington to reduce the federal deficit, primarily by cutting federal programs, but perhaps also by eliminating tax "loopholes," could result in further deterioration in the housing sector. This paper will review the consequences of the mortgage crisis, the subsequent recession, and the meager recovery on several aspects of the housing

market. It will also discuss the implications for housing policy of proposed measures to reduce the federal deficit.

Evaluating the Design Characteristics of LIHTC-Funded Senior Housing for Community Livability

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By 2020, some 20% of U.S. residents will be over the age of 65; by 2030, this number will exceed 60 million adults. This profound demographic shift is driving concerns about the capacity of the nation's health care system, but will also impact national and local policy debates about housing, transportation, and environmental sustainability. Despite the enormity of this impending "aging tsunami", only within the last 5-7 years have urban planners proposed physical design responses to better adapt existing neighborhoods for healthy aging. Research continues to establish close and meaningful relationships between the characteristics of the built environment and the social and physical determinants of public health. Routine physical activity is strongly correlated to healthy aging (Geda et al. 2010). The elderly are most likely to lead an active lifestyle, however, in neighborhoods with accessible parks, trails, and community centers, features that are often lacking in urban areas. The physical design of such "livable neighborhoods" plays a determinative role in neighborhood walkability and the likelihood that residents will maintain an active lifestyle (Southworth 2005; Vernez-Moudon 2006). The frequent face-to-face contact of dense urban and suburban environments is essential to social support and is not only key to emotional well-being, but also to physical health and longevity (Kawachi 1999; Freedman et al. 2008). Elderly housing designed with sustainable community features is also needed to facilitate the provision of supportive social and clinical services in a managed-care environment (Alley 2007). This study therefore explores the presence or lack of neighborhood sustainability features in senior housing environments by examining the design characteristics of affordable elderly developments using the federal Low-Income Housing Tax Credit (LIHTC). While the housing literature has evaluated important questions, such as whether LIHTC housing is located in areas with a shortage of affordable units (McClure 2010) or in areas with higher access to economic opportunity (Khadduri et al. 2006), there is little research that evaluates the physical design and site planning features of LIHTC-subsidized developments. The LIHTC is driven primarily by programmatic rather than locational or design criteria, and LIHTC-funded elderly projects are predominantly located in suburban communities. It is therefore unclear whether the growing stock of LIHTC-funded elderly housing provides access to the walkable, healthy environments that help to facilitate healthy aging (Alley et al. 2007; Hess et al. 2003). References: Alley, D. et al. 2007. "Creating elder-friendly communities: Preparations for an aging society." Jnl of Gerontological Soc Work 49,1/2: 1-18. Freedman, V.A. et al. 2008. "Neighborhoods and

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Policing the Post-Industrial City in the U.S.

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The paper, which is being proposed for inclusion in the conference topic category of "Public Safety in Urban Areas, Criminal Justice, Household Violence," will test the hypothesis that post-industrial cities in the U.S. have a distinctively different style of policing from other U.S. cities - a style of policing that places heavier emphasis on the order maintenance function relative to law enforcement directed at serious crime. Drawing upon literature on the significance to post-industrial economies of both the creative class and the imperatives of the convention and tourism market, the paper will set forth the theoretical grounds for expecting that the more that a city's economy reflects these post-industrial elements, the more that the police will be called upon to enforce a heightened vision of social order. Such a thesis has already emerged in case study literature on innovations in urban social control, such as Seattle's "civility laws" and case study interpretations linking city aspirations for global city status to heightened emphasis on "broken windows" policing -- all versions of social control directed at preventing the visible presence of vagrants, public drunkenness, homeless persons (Beckett and Herbert, 2008; Gibson, 2003) and other elements deemed to be threatening to the necessary image of a post-industrial city. As compelling as this thesis is on theoretical and case study grounds, it needs to be subjected to empirical test across a relatively large sample of cities that differ with respect to the degree of post-industrial transformation of their local economies. In addition, alternative rival explanations for variation in order maintenance policing need to be simultaneously taken into account. For example, while recent work re-testing Wilson's theory of the institutional context generating order maintenance versus other styles of policing yields results contrary to Wilson's hypotheses (Zhao and Hassell, 2005), that work shows the importance of race as a factor and opens the door for consideration of

explanations tied to the level of racial representation in governing institutions. In addition, to the extent that the order maintenance emphasis stems from the implementation of community-oriented policing, a number of the factors that explain uptake of community oriented policing (He, Zhao, Lovrich, 2005; Morabito, 2010) should be modeled as well. Drawing upon detailed arrest data from the FBI, data from the 2003 Law Enforcement Management and Administrative Statistics survey, Census Data and data on black public officials in city government from the Joint Center for Political and Economic Studies, the proposed paper will test the core post-industrial policing hypothesis along with relevant rival hypotheses for all U.S. cities above 100,000 population.

Bourdieu and Urban Politics: Conceptualizing a Bourdieusian Relational Framework for Urban Politics Research

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This study purposes to build a generic theoretical framework of urban politics, drawing on Bourdieu's relational sociology and theory of practice. A growing number of urban scholars have applied Bourdieu's theories and concepts such as field, habitus, capitals, distinction, symbolic violence, and reflexivity in urban research. Nevertheless, many tend to merely cite or, in a fragmented fashion, use certain of Bourdieu's theories, which hinders them from showing the interdependency and the totality of Bourdieu's concepts. As a result, there are few studies that explain the organic linkage among Bourdieu's concepts and provide a systematic Bourdieusian research framework for urban politics. Based on a critical review of previous urban studies with Bourdieu's concepts, this study attempts to localize Bourdieu's theories and concepts for urban politics research and systematically arrange them in the Bourdieusian relational sociology, which will attune the conceptual framework with the analytic methodology. For this, it will refer to Emirbayer and Johnson's application of Bourdieusian relational sociology for organizational research (see Emirbayer & Johnson, 2008), for urban politics is a highly complicated organizing process in which various participants from diverse organizations participate with different stakes, positions, and operating logics. Viewing urban politics as an urban social organization, it will claim that an urban politics, as a political urban social organization, is also a field in which people and organizational entities struggle and compete to carry through their goals for specific urban affairs and eventually dominate the field. And, it will conceptualize a field of urban politics, which consists of multiple sub-fields, which belong to social institutions at least in civil society, the economy, and the polity. Also, urban politics takes place in three dimensions: 1) politics between sub-fields, 2) politics among stakeholders within the same sub-field, and 3) politics among stakeholders across different sub-fields, mostly in the form of coalition. With these types of sub-fields and dimensions of urban politics in consideration, it will draw a preliminary analysis framework which functions as a baseline guide for

constructing a field of urban politics. Finally, it will discuss the practicality of the Bourdieusian urban politics framework for the public's or civic sector's strategic participation in local politics, by suggesting an urban politics monitoring system with references to stakeholder mapping strategy in management (see Boutilier, 2009; Mitchell, Agle, & Wood, 1997) and Galois lattice analysis (see Duquenne, 1991; Freeman & White, 1993). It will help the public and civic organizations strategically collaborate with certain stakeholders through networked, ad-hoc civic politics over specific community issues.

The Social Production of Neo-Liberal Urbanism

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From the realms of theory to policy, urban scholarship continues to ponder deeply engrained problems of uneven development. Most U.S. metropolitan areas are plagued with core cities containing concentrated poverty, high levels of racial segregation, neighborhood decay, eroding infrastructure, failing schools, and increasing joblessness. Suburbs continue to expand while city woes bridge municipal boundaries and germinate an expanding set of problems within the suburban fringe. The metropolis has become a nexus of great wealth and even greater poverty as spatial inequality becomes the hallmark of the neoliberal city. With initiatives like community reinvestment, community development corporations, and mobility experiments shown to have limited or even counterintuitive effects, there are fewer big ideas for urban scholars to recommend. Increasing housing foreclosures rates have worked to more widely distribute urban misery throughout metropolitan regions. Yet in the midst of this litany of urban failings, an astonishing energy has emerged at the edges of downtowns, a surge of gentrification --- the kind championed in the 1980s, only to peter out later on. This new ripple of gentrification appears to be around for good, with hipper hipsters, better restaurants, and authentic artists. Not short lived "islands of renewal," (Berry, 1985) these revitalization activities appear to be more than hiccups in a development phase. Inner city gentrification is the new urban, a revalorized frontier of edginess. This paper discusses this latest phase of gentrification. Following Smith (2002) who argues that recent occurrences of gentrification represent a global urban strategy, we focus on the ideological and political forces that have produced a convergence of activities that support and encourage inner city revitalization for wealthier urban residents. Using Philadelphia as a case study, we look at several urban policy and ideological manifestations. First, current policy emphases on concentrated poverty have created a politics that makes it acceptable and even desirable to move poor minorities out of inner city communities. Second, New Urbanism, a movement of architects, developers and planners, has shifted spatially and ideologically from focusing on altering spatial patterns in the suburbs to mobilizing real estate activities in central city communities. Third, Hope VI, a public housing initiative, has been embraced as a mechanism that creates marketable land for development out of previously untouchable

neighborhoods of high rise public housing, This conflation of ideological and policy shifts signal a renewed role for the state in constructing a neoliberal urbanism that continues corporate emphases on downtown growth strategies. Ideas about how to help poor minorities, reinvent public housing, and promote sustainable development have made it possible to attract and sustain finance capital investment to support this emergent urban form.

Differentiated Poverty Experiences and Neighborhood Trajectory: An Intrametropolitan Comparison in Charlotte, NC

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The project's goal is to add to existing literature about urban and suburban poverty landscapes by analyzing the processes by which such landscapes are produced. Using a case study approach for three Charlotte, North Carolina neighborhoods designated "Challenged" or "Transitioning" by the 2010 City of Charlotte (NC) Quality of Life Study, the project identifies three forms of poverty landscape production for such communities: construction, deconstruction and reproduction. To inform the study, interview data with neighborhood residents is supplemented with empirical analyses of demographic trends in each community as well as various media accounts of neighborhood events. It is proposed that each of the three case study neighborhoods is emblematic of one aforementioned trajectory of poverty production: construction, deconstruction or reproduction. It is concluded that, like consumption landscapes, poverty landscapes are produced, and that the production process may be conceptualized using this threefold framework. This study, the author's master's thesis, serves as a theoretical basis for her dissertation, a continued investigation of poverty landscape production in other geographical and temporal contexts.

Urban Land Markets and Informality in Latin American Urban Peripheries: An Agent Based Model Approach

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This paper presents an exploration of land market dynamics in urban peripheries in Latin America using agent-based modeling (ABM) to represent the relevant actors and interactions and how these interactions lead to price and distinct land occupation patterns. In order to explore market dynamics,

distortions and possible policy implication we analyzed two market mechanisms: (1) a rural-urban land transformation market and (2) formal and informal land markets. The first corresponds to the transformation of agrarian land for urban development due to economic incentives such as land productivity but also institutional arrangements such as subsidies or regulations. The second corresponds to how sellers and buyers engage in land transactions according to income constraints, preferences, land characteristics and market structure; Land is the core variable and we explore the features that make it attractive for high or low income agents and the subsequent effects on market prices and allocation patterns. Land patches are characterized by natural amenities and proximity to the urban core. Agents use their preferences and their income constraints to look for the most preferred patch and make an offer to the owner that will lead to market transactions. Once these two set of mechanisms are properly conceptualized and modeled as formal markets, we include aspects of informality to contrast its effects and policy implications on pricing trends and spatial patterns with those of formal markets.

Urban Settlements and Regional Studies in Quebec: From Misunderstanding to Renewed Interest

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In many countries, urban studies and regional studies have developed in isolated ways since the Second World War. Although both fields are multidisciplinary in nature and concerned with spatial dynamics and the use of case studies, they tend to focus on different geographical scales and types of human settlements. In Quebec, urban and regional studies have had a tumultuous relationship based on a misunderstanding. Indeed, a government report based on the growth and development poles theory was released in 1970 and promoted the idea that Montreal should be the only technological innovation nexus in the province. Accordingly, the report argued that public policies and subsidies should be directed specifically to this metropolitan area. This conclusion raised concerns and anger throughout the rest of the province, especially in peripheral regions in need of investment and modernization. Regional studies were fuelled by this debate and engaged themselves in a struggle to reveal the hidden richness of rural settings and communities. In the midst of these debates, there was no room made for discussion related to common issues or territories representing neither metropolises nor rural settings. Presently, this polarized situation appears over. Both urban and regional studies are largely preoccupied with issues involving globalization and sustainable development. Moreover, many new interests are located at the meeting point between these fields. In this paper, we will demonstrate the establishment of a common ground for territorial studies illustrated by three examples of new research directions in Quebec: Quebecers' attachment to suburban type environments, the role of small towns and midsized

cities in regional development, and the specificity and planning challenges related to company towns and northern settlements.

Redeveloping Planning Cultures: A Comparative Approach to Land Use Planning in Brazil and the United States

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This paper makes a comparison between the Brazilian and U.S.' planning cultures, contrasting the land use systems in how they support representative cases of local redevelopment policies. Within a historical and dynamic perspective that draws on the local political economy, as well as the socio-cultural traditions in negotiation with external pressures, the analysis of the Brazilian and U.S. land use systems tried to demonstrate that planning cultures can converge. São Paulo and Chicago are classic cases on global cities studies and both have become known by their land use redevelopment policies (Urban Operation and Tax Increment Financing, respectively) that, not surprisingly, have similar structures. However, this convergence does not mean that different planning cultures are becoming more similar to each other. Rather it means that both countries are currently facing similar issues - in terms of responding to neoliberal reforms, urban competition, and global flows of products, people and finance - with locally produced responses. In this sense, although the two cities are facing similar challenges while localizing global process, their responses, even if counting similar aspects, are contextually based, resulting from the input of different political economies and the distinctive roles attributed to the public and private sector. Therefore, while in Chicago individual and private property values can mobilize goals of economic development as the main purpose of redevelopment, Urban Operations in São Paulo have to respond to the conflicting notion of "social function of property" as defined by the Brazilian federal urban legislation. The paper is structured in 3 parts. On the first one, the planning cultures in Brazil and in the United States are delineated in the form of origins of planning and the different conceptions upon land use and property rights. On the second part, it is explored how those social foundations inform the planning system in the form of territorial jurisdiction and institutional hierarchy, and their outputs in the form of plans and land use classifications. The final section is an exploration on how these planning cultures inform redevelopment policies, ending with the comparison between São Paulo's Urban Operation and Chicago's Tax Increment Financing.

Home for a While: The Use of Informal Housing among Low-Income Families

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In the absence of adequate income, support networks become an important way for low-income families to meet basic needs. Family, friends and partners often provide support, forming an informal, private safety net for low-income households (Dominguez & Watkins,2003; Edin & Lein, 1997; Kalil & Ryan, 2010). Though essential in meeting basic needs, these informal support networks are neither consistent nor reliable. The use of informal support networks to meet housing needs is no exception. When low-income households lack the financial resources to secure housing, they often turn to family, friends and partners (Cook, Crull, Fletcher, Hinnant-Bernard & Peterson, 2002; Clampet-Lundquist, 2003; Skobba, 2008). Shared housing accommodations may offer affordability, though it is not without costs. These housing arrangements are tenuous and often serve as a precursor to homelessness (Enter-Wright, Caspi, Moffitt & Silver, 1998). Clampet-Lundquist (2003) found that sharing housing with mothers, boyfriends and others was the most common method of securing housing for single mothers living in Philadelphia. In addition to contributing in the form of cash, food stamps or bartering, shared housing arrangements often mean tolerating overcrowded conditions and problematic relationships. This paper examines the ways in which low-income individuals use their support networks to meet housing needs. The process by which study participants secured informal housing, their experiences living in these arrangements and the role of neighborhoods in the creation and maintenance of private safety nets will be explored. The study uses original data collected from 47 participants, including 35 women and 12 men living in Minneapolis and St Paul, Minnesota. These 47 participants comprised two study groups, 33 participants who were living in subsidized housing and 14 were on the waiting list. All participants took part in an initial interview to gather information about their housing careers. A smaller subset of 15 participants, 10 from the subsidized group and 5 from the waiting list group, were selected to take part in five additional interviews over the course of a year. The initial findings from this study suggest that low-income households rely on private safety nets to maintain housing throughout their housing career. Doubling-up with family and friends accounted for 30 percent of documented housing arrangements and was the second most common form of housing arrangements after renting.

Education without Teachers- Education Policy in a Post Union Era

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Teaching has been labeled as "the most unionized occupation in the United States" (Sykes 1999: 240). There is an extensive history of teachers using their numerical strength and collective power to establish their seat at the education reform table (Bascia 1994; Pfeffer and Davis-Blake 2000; Brimelow 2003; Cameron 2005). Without question teachers unions have historically played a pivotal role in representing the voice of teachers on key issues (Darling-Hammond 1996; Lieberman 1996). Thus, as a result the representative power of teachers unions, unions and school district administration have engaged in collaborative bargaining as equal partners in the education system (Rosow and Zager 1989; Fisher and Ury 1991). However, global economic restructuring and the transnational movement of union-controlled positions has decreased the membership and representative capacity of unions (Brimelow 2003). The current literature on teachers unions suggests that, in the twenty-first century, teachers unions have had to convince their membership that the union can effectively represent their agenda (Strunk and Grissom 2010; Young 2011). This literature concludes that movement to a knowledge-based economy has raised calls for education reform and thereby disempowered teachers unions (Cameron 2005). This paper suggests that the current literature's correlation of globalization and the marginalization of teachers misconstructs the decline of teachers unions as a spontaneous, recent event. By examining the precise seat that the Chicago Teachers Union has taken at the reform table in the large, urban district, this paper contends that teachers unions have experienced a gradual reduction in the capacity to represent their constituents--beginning as early as the 1980s, which is commonly referred to as the first iteration of school reform in Chicago. In this paper we explore the role of the Chicago Teachers Union (CTU) in negotiating local education policy. We seek to understand the union issues represented by the different union leadership from the 1980s to now. We are particularly interested in the relationship between anti union sentiments and the educational landscape in Chicago. We further seek to understand ways in which the current education reform has created education spaces that exist without union teachers. We will employ a qualitative approach to review archival materials, including media coverage of education politics from 1980 to 2011, policy papers, newspapers, letters, and unpublished documents. We will analyze these materials to explore the relationship between the portrayal of the Chicago Teacher Union and its agenda with the ways in which the CTU has been able to successfully have its agenda articulated and accepted in the education reforms in Chicago.

Moving In and Signing Up: Community and Political Engagement Among New Residents in Gentrifying Neighborhoods

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Richard Florida, best known for his claims regarding the creativity-driven renaissance in urban communities around the globe, poses a question in his best-known work, "The Rise of the Creative Class," regarding whether or not new residents moving into urban neighborhoods will change the politics of cities. In other words, he ponders whether creative workers and gentrifiers will develop a class consciousness, or interests, akin to other social classes in cities. Scholars interested in this type of gentrification have, for the most part, overlooked this question and instead focus on the tendency of residential change to displace existing residents, or the economic merits of "creative economy" economic development policy. However, the important question of whether or not new residents in restructuring neighborhoods are passive or active community members, and the ideology of their politics, has implications for the trajectory of city politics over the next generation. This paper, drawing on a series of elite interviews in four U.S. cities ranked as "creative" centers by Florida, addresses this potential shift in urban political culture by gauging the level and type of engagement by residents who have moved into cities in recent decades as part of the transformation of urban neighborhoods. Using data from twelve neighborhoods in four U.S. cities--Albuquerque, Birmingham, Boston, and San Francisco--the study explores the extent of community engagement by new residents in gentrifying areas, the political tensions arising as a result, and the perception of city council members regarding the residential transformation taking place in their cities. Interview data demonstrates that new residents are indeed engaging the local political establishment in their new neighborhoods and cities, and that they have become a distinct constituency in the minds of local officials. While results suggest that the effects of new residents' politics may not be likely to shape city-wide political outcomes, it is clear that at the neighborhood level, residential transformation is affecting the political development of cities and the experiences of residents.

Garbage in, Garbage out: The Politics of Racial Segregation in Post-Machine Chicago

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Less than 100 days in office, Mayor Rahm Emanuel announced his proposal to change garbage collection in Chicago from a ward-based system to a "city-wide collection system based on a grid" that would save the city $60 million a year. The response of one newly re-elected "independent" alderman raised a practical concern: "You still get the calls, but you don't have any control." As the city embarks on revising its ward boundary map, the new post -machine landscape Mayor Emanuel appears to be striving for is complicated by a long history of racial spatial segregation. Redrawing these maps, which is required after the decennial census to assure uniform representation in terms of number of people in each ward, is highly political in Chicago. In the past 40 years, communities have been divided - some say purposely and the courts have agreed five times - to limit the power of African Americans and Latinos. As the current ward map is being redrawn, the ability to limit the power of blacks is getting attention; however, this time because the census revealed that Chicago had lost nearly 200,000 people between 2000 and 2010, and most were African American. At the same time, Latinos and Asians increased. As a result, if Chicago were to be truly representative of its people based on number but also race/ethnicity, we would expect a drop in white and black representatives and an increase in Latino and Asian representation. Such a shift is likely to reproduce and reify the current patterns of segregation; however, it also is likely to change power along income lines. Whites in Chicago have on average much higher incomes than these other groups (e.g. the median income of white households is twice that of blacks and 1.5 times higher than non-white Latinos in 2009). A key question is how might the power of each group be affected if the ward itself is no longer a source of power? To begin to answer this question, this paper reviews past efforts to gerrymander ward boundaries in relation to the racial and ethnic populations affected, providing evidence of how racial power is spatialized and how it has been segregated in Chicago. These data are used to explore how the ability to manipulate and control space affects communities, and the debates and approaches to redrawing the current ward map. The latter are analyzed using a framework that is grounded in Lefebvre's social production of space and Gramci's notion of hegemony, to consider how post-machine politics might transform segregated space, or at least benefit those "minorities" that have historically been represented but have not necessarily benefited from the largesse of city hall.

Relationships between Urban Spatial Structure and Air Quality in U.S. Metropolitan Areas

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This study investigates relationships between urban spatial structure and air quality across U.S. metropolitan counties. Debates over compact city and sprawling development models as alternative patterns of metropolitan development and planning remain unsettled. This study works from the

hypothesis that compact regions with high-density, concentration, mixed land use, and better accessibility provide greater air quality improvements. To test the compact city hypothesis, this study uses an integrated spatial data of population, employment, government, land use, and air quality for metropolitan counties and their neighboring counties for two time periods, 1992-2001 and 2001-2006. This study provides the empirical evidence for causal relationships between compact regions and air quality through cross-sectional multivariate regression models using spatial analysis, which sheds light on the presence of interaction effects between spatial variations in alternative spatial structures and changes in air quality. The findings contribute to the importance of compact development strategies over suburban sprawl in the United States towards successful sustainable metropolitan development and planning.

The Knowledge Base of Academic Patenting in the US

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Policies aimed at fostering a greater interaction between public research and industry, strengthening intellectual property rights led universities and other public research organizations increasingly protect their inventions. In 2000 universities and federal labs in the United States received over 8 000 patents (5% of total patenting, rising to 15% in biotechnology). Although there is a considerable amount of study examining university and business relations in terms of knowledge transfer and the extent to which industrial R&D managers' views on the relevance to industrial innovation of various fields of university research, little attention has paid to the knowledge base of academics' inventions or patents. Utilizing a comprehensive survey of academic institutions in the US, this study examines the relative importance of different knowledge sources for patenting activity at the US universities. It makes two major contributions the literature of research policy and organizational learning. First, by trying to quantify the extent to which academic patents are developed utilizing knowledge produced through the research conducted in industry, it contributes the ongoing debate in the literature as to whether technological/industrial knowledge precedes scientific knowledge or scientific knowledge precedes technological/industrial knowledge. Second, it also sheds light on the process of academic patenting by looking at organizational and financial context in which researchers make inventions.

Explaining the Decline in State Prison Admissions in New York State: Are Drug Courts Responsible?

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This paper looks at prison admissions New York State, which have declined steadily over the past twenty years. At a time when state budgets are under extreme pressure, reducing incarceration and closing prisons has allowed New York to save millions of dollars. This paper seeks to better understand the decline in incarceration in New York State by testing whether the introduction of drug courts has had a significant effect on the number of drug-related prison admissions at the county-level. Several studies have established that drug courts are effective in reducing incarceration, recidivism, and substance use among offenders, but the connection between drug courts and prison admissions at the county-level is understudied. Using county-level panel data from the New York State Department of Correctional Services and the New York State Division of Criminal Justice Statistics for the years of 1990 through 2009, I use difference-in-difference and fixed-effects estimators to estimate the average treatment effect of drug courts on prison admissions for drug-related crimes. I find that drug courts do not have a significant effect on prison admissions at the county-level. In addition, I find that the reduction in prison admissions has been driven by sharp reductions in New York City prison commitments, but the majority of counties in the state have actually experienced increases in prison admission rates. I compare counties that have experienced declining prison admissions to those that have experienced increases and find that, on average, counties with declines in the prison admission rate had a significantly higher percentage of the population that was black or Hispanic. The counties were far more populous, had experienced greater declines in the uniform index crime rate, and had higher median household incomes. Police policy, measured by felony and misdemeanor arrest rates, is found to be a strong predictor of changes in the prison admission rate in my models.

Typologies of Sprawl: U.S. Metropolitan Land Use Patterns

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We examine patterns of land use of 311 U.S. metropolitan statistical areas in 2000, using four independent factors computed via principal component methods from fourteen indices measuring the spatial distribution of jobs and housing. A cluster analysis using these factors produced four distinctive groups of land use patterns: (1) deconcentrated, dense: highly developed without major clusters; (2) concentrated, low density: discontinuous development of highly concentrated pockets; (3) core-dominant, mixed-use: central nucleus with a high mix of jobs and housing development; (4) multi-nodal, dispersed: several nuclei with moderate density. A discriminant analysis was conducted using variables external to the cluster solution. This analysis serves to (1) validate the cluster groupings, and (2) explore

the degree to which certain variables predict land use pattern types. The four distinctive combinations of sprawl-like dimensions point to a typology of unique and complex spatial patterns in metropolitan areas. Key words: sprawl, land use, cluster analysis, discriminant analysis

Chronically-Distressed Metropolitan Area Economies

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In prior work we have examined the ability of regional economies to bounce back after experiencing an exogenous economic shock. In this paper, we build on our earlier work to examine a different type of region: metropolitan areas that have endured chronic low levels of growth over a long period of time. These chronically-distressed regions (or slow-burning regions, as some have termed them) may require a different set of responses than regions that experience external shocks over a period of only a few years. We conceptualize a chronically-distressed region as one whose rate of growth is slow relative to the national economy over an extended number of years. Our data consist of total employment from 1970 through 2007 and gross metropolitan product (GMP) from 1978-2007 for 361 metropolitan statistical areas in the United States. We concern ourselves with the following questions: What factors contribute to a region becoming chronically-distressed? What distinguishes those regions that are able to recover from chronic low-growth from those that are not? For those regions that do recover, what accounts for the duration of their recovery? To answer these questions, we employ a series of cross-sectional and longitudinal models.

Infrastructure Inadequacy and Local Economic Growth: What Do We Know, Will Investment Help?

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As the national economy starts and stumbles, with a jobless recovery at best, the issue of what, if any, government actions could help local economic growth remains open. One effort over the last three years has been an increased investment in physical infrastructure mainly through ARRA funds. While the primary goal of this stimulus package was to bolster the national economy, urban scholars also noted

that it was an opportunity for communities to position themselves for future growth. Unfortunately, we really have little idea how infrastructure investments are likely to affect cities in the post-industrial economy. With the movement away from manufacturing to a service economy, economic development theories turned to the importance of human capital resources and investments over physical capital. Growth in the 'New Economy' was expected to be driven by increased productivity from technological advancements and from a more educated, creative class workforce. Infrastructure was rarely mentioned. This paper uses a national survey of city officials conducted prior to the downturn that collected unique data on perceptions of the problems officials saw facing their communities to assess the relative importance of deficiencies in infrastructure and other local growth determinants. This 2003 data, combined with 2002 Census of Government and Economic Census data, permits assessing the impact of conditions on city growth during the period of economic expansion as well as the contraction. Four questions are considered. First, how seriously did local government officials see inadequate infrastructure as a problem in economic development, particularly in relationship to other deficiencies in their communities? If it was not seen as one of the larger obstacles to growth, improvements should not be expected to have a major impact. Second, what city characteristics were associated with the worst infrastructure problems? This provides an empirical check on local officials' perceptions by assessing the connection between likely correlates of infrastructure inadequacy and officials' assessments. The results may also suggest contextual constraints on infrastructure investments. If only certain types of cities saw infrastructure as a problem, investments are likely only to be effective in those types of locations. Third, did cities that perceived problems with infrastructure experience a corresponding lower level of economic growth from 2003 to 2008? If local officials were correct about the relationship between infrastructure and development, places with fewer problems should have seen higher levels of growth during the expansion. This may suggest the likely impact of current infrastructure investments on growth as the economy recovers. Finally, using 2009-10 economic data, a preliminary assessment of the impact of infrastructure problems and investments on city sustainability during the downturn can be determined.

The Political Economy of Public Transportation: Looking for New Forms of Austerity in the Sustainable City

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Public transportation policy is attracting interest in Ontario as part of a wider effort to create conditions for 'sustainable' economic growth. There is an emerging (though not unchallenged), belief that the success and resilience of regional economies will depend on integrating principles of green and sustainable economic development. This shift is consistent with the argument that post-industrial

urbanism is characterized by an evolving relationship between the logics of 'growth first' neoliberalism and sustainable development (While et al. 2004). Not only is 'smart' land use and transportation policy important for managing the diseconomies of growth, but the cultivation of a sustainable city brand is increasingly important for embedding firms and attracting 'creative' workers (OECD 2010). At the same time, while provincial and local governments begin to imagine new forms of sustainable post-industrial urbanism, they are confronted with pressures for renewed austerity brought on by rising government deficits. In this policy context, governments continue to invest in the infrastructures that will enable future growth, but they try to do so in a restrained and selective way. Through an analysis of policy documents and media reports, this paper examines the politics of public transportation policy in two Ontario cities (Ottawa and Toronto), with reference to the interacting logics of 'sustainable competitiveness' and 'selective austerity'. The province has recently committed close to 10 billion dollars for capital investments in public transportation projects in the two cities. Despite this renewed capital spending, however, the province still fails to provide adequate funding for system operating costs. Thus, while both cities are planning for large scale expansions of their light rail transit systems, they are simultaneously looking for new ways to balance their public transportation budgets. Reductions in bus service, increasing user fees, and the targeting of public sector labour costs have been the predictable result of this strategy of selective austerity. I argue that this dynamic of selective expansion and contraction is broadly consistent with the requirements of 'sustainable competitiveness', which relies on public transportation as an instrument for reducing congestion and promoting the efficient movement of people and goods. Importantly, this perspective ignores the role of public transportation in the social reproduction of transit dependent users. This analysis of public transportation policy offers insight into the evolution of neoliberal post-industrial urbanism.

Examining Municipal Response to a Provincial Climate Action Planning Mandate in British Columbia, Canada

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The provincial legislature of British Columbia, Canada recently enacted Bill 27, which requires all municipal official community plans to contain greenhouse gas emissions reduction targets and associated land use policies for achieving the targets by the end of May 2010. While the legislation is unique by North American standards in its mandate, it lacks particular design features that scholars believe to be critical for fostering compliance. To examine municipal compliance with Bill 27, we address two research questions: what percent of B.C. municipalities adopted targets by the legislated deadline, and which factors explain variation in target adoption across municipalities? To help answer these questions, we utilize univariate descriptive statistics, bivariate analyses (including mean comparisons

and correlation analysis), and binary logistic regression analysis. We find that nearly two-thirds of municipalities adopted targets by the deadline, and that target adoption across municipalities varies with particular municipal characteristics. Our findings highlight the importance of crafting legislation in a strategic fashion in order to maximize effectiveness, and the potential need for provincial governments to target particular sub-populations for additional education and assistance regarding climate action planning. We suggest directions for future research, including additional analysis of the content of adopted targets and associated policies by B.C. municipalities.

An APD Perspective on Urban Regime Analysis

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Atlanta's biracial coalition, New Haven's executive-centered coalition, and Baltimore's "shadow government" were all part of a particular stage in the political development of U.S. cities. Robert Salisbury captured it in his idea of a "convergence of power," when the transition from an industrial to a post-industrial city was the priority concern among those in key centers of institutional strength—particularly city hall and downtown-focused corporate business. Since then the times have changed, the agenda has shifted, and the central players are not quite the same. What do these changes bode for urban regime analysis? How do we analyze current governing arrangements, and what part does regime analysis have to play?

Community Land Trusts: From the Movement to a Model.

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Community land trusts (CLTs) have become an increasingly popular form of affordable housing. They are operating in nearly every one of the United States and have started to appear in the UK, Canada, and Australia. This paper addresses the implications for the increased popularity of the model, and presents a theoretical base for fieldwork on a coalition of CLTs in the United States. The author argues that the process that CLTs are undergoing as a result of their increased usage by institutions such as housing authorities and private businesses has prompted a shift from the CLT as a movement to the CLT as a model. Where there was once a fundamentally different understanding of property and housing, there

is now a depoliticized model of institutionalized affordable housing. This shift has implications not just for CLTs, but for other community development organizations engaged with the production of the built environment that may encounter similar depoliticization in today's post-Fordist political economy.

City Ranks: Living, Working and Doing Business in the Best Cities in America

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Cities are not all created equal. Some, like Seattle, Washington with its excellent schools, high-paying jobs, low unemployment, and vibrant arts scene are attractive to individuals and households. Other cities, like Boise, Idaho are attractive in the eyes of company owners due to the appealing business climate. What factors make one city more desirable than another? This is the main research inquiry of this study. The attractiveness of the 100 largest cities in the US is analyzed according to eleven quantitative categories. Natural factors are examined such as air quality, heat stress, and the harshness of winter. The location preferences of individuals are considered such as housing prices, jobs, schools, quality of life, crime and the arts. Meanwhile the criteria private firms use to evaluate locations are included, such as the level of education of the workforce, the transportation network, taxes, and the business climate. This paper begins with a description of the methodology of the City Ranks research project. The challenges of involving student scholars in the project are then recounted. The commercial aspects of the project are detailed including funding, marketing, contract negotiations to publish, and the publication of the project as a book. The paper concludes by presenting the results of the study and anticipated future plans for the project.

The New District of Columbia: What Population Growth and Demographic Change Means for the City

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As many cities continued to lose population, the District of Columbia was a magnet for new residents in the first part of the 21st century. Drawn by good jobs, new condos, and burgeoning entertainment districts, the city has attracted thousands of young professionals who might have otherwise settled in the region's inner suburbs. At the same time, some of the District's longer-term residents are leaving the city. The growing population provides a boon to the city, but is also leads to an increasing social, economic and cultural divide. Between 2000 and 2010, the District of Columbia gained nearly 30,000

people. The 5.2 percent population growth in the last decade marks a turnaround for the city, which has lost residents in every decade since 1950. The population growth in the District was a result of an influx of 50,000 non-Hispanic white residents and a loss of nearly 40,000 African Americans. In 2000, African Americans made up about 60 percent of the city's population. In 2010, the share had dropped to just over 50 percent. The District of Columbia moved quickly from a majority African American city to one characterized by changing racial and ethnic identity over the first decade of the 21st century. This paper explores the population and demographic trends in the District of Columbia between 2000 and 2010 by examining the socioeconomic characteristics of the city's new residents and the characteristics of African Americans who left the city. Using data from the 2010 Census and the American Community Survey, this research also analyzes the places recent movers have moved from and where outmigrants have moved to. The changing racial and ethnic composition of the District of Columbia has important cultural, political, economic and policy implications for the city. Newcomers to the District are more likely to be white, less likely to have children, and are more likely to have high wage, professional jobs than the city's longer-term residents. These residents will have different priorities for city funding of social services, transportation investments, and emphasis on the provision of entertainment and cultural amenities. In addition, understanding the flows into and out of the city--particularly how much of the movement of people occurred within the greater Washington DC region and how much of the population exchange was with places outside the region--is important for assessing the impact of these shifts on the wider metropolitan area.

Civic Capacity and School/Community Partnerships in a Fragmented Suburban Setting: The Case of 24:1

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Urban school districts have pursued a variety of strategies to improve student outcomes and foster reform. While many of these have focused on schools separate from their communities, an emergent theme is using strategies emphasizing "collective impact." Under this rubric, communities undertake strategic planning involving school administrators, residents, service providers, businesses and elected officials, with a goal of improving both the performance of local schools and the quality of community supports that help children succeed. The "civic capacity" framework has often been used to study school reform. Civic capacity refers to the ability of a community to build and maintain a broad social and political coalition across all sectors in pursuit of a common goal. We propose to extend the civic capacity framework beyond school reform in central cities to the challenge of comprehensive school-community revitalization in an inner-ring suburb with its own distinctive political, demographic, and

geographic constraints. This paper will examine an emerging partnership to build civic capacity in the Normandy School District (NSD), located in St. Louis County, Missouri. Led by Beyond Housing, a community development corporation, the initiative is called 24:1 because there are 24 municipalities in the district. 24:1 is both similar to and different from other school-community collaborations. Like many, it starts with the goal of improving school performance and creating a better community support system for the schools. On the other hand, 24:1 places school success as a part of an ambitious place-based, asset-building agenda to improve community health, spark resident and commercial investment, and build civic capacity. The major difference between 24:1 and other school/community partnerships is that it is being undertaken in an "at risk" suburban area.

Can Grassroots Organizations Really Delivery Urban Services?

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Paper uses political economy and organizational theories along with a recent dataset to evaluate possible strategies involving neighborhood organizations as effective service delivery provision units in response to both local government budget cuts and calls for new mechanisms for integrating citizens into meaningful governance. Neighborhood-based organizations (NBOs) often face a wide array of social and service delivery issues. But neighborhood associations, specifically, receive much less attention in the urban management literature. Furthermore, the more formally institutionalized NBO known as the homeowner association also receives little attention though the number of such associations continues to grow rapidly and are integral to the continued privatization and co-production of many public services. This paper examines the role of these associations as mechanisms through which many citizens express their civic participation. The paper examines several theories from the political, sociological, and organizational literatures in developing and testing two primary hypotheses: 1) organizations with mandatory membership requirements (i.e., homeowner associations) are able to overcome free-riding tendencies characteristic of voluntary neighborhood associations in addressing community needs and organizational activities; and 2) organizations with more active memberships are more effective in terms of service delivery and goal attainment. Using unique survey data collected from over 150 neighborhood and homeowner associations in Charlotte (NC), the paper identifies factors associated with organizational effectiveness in providing certain limited services that will help administrators appreciate the pros and cons of integrating these grassroots organizations into any formal governance role during

good and bad economic times. Additional data on defunct NBOs sheds light on the factors associated with organizational sustainability; another factor of importance in considerations surrounding formalizing a service delivery role for such organizations. The paper addresses the usefulness of traditional organizational theory for explaining operational behaviors of these small informal organizations operated by community volunteers.

Measuring Urban Sustainability: From Indicators to Indexes

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This proposal is part of a current research program on urban sustainable development indicators and indices or SDI. Our preceding work has allowed us to analyze the problems related to the builiding and uses of SDIs. Among others, we have observed that the implementation by a group of cities of a common system of SDIs, is limited by their different characteristics and by the fact that indicators don't have equal impacts in the resulting level of sustainable development. Given this, the current project will evaluate different aggregating methods of indicators leading to indexes that will allow to compare cities using a common grid of individual sustainability indicators. We aim to show the advantages and disadvantages of using a common grid of SDIs in order to build a common composite index. Our proposal is related to the question "What does urban sustainability mean and is it possible?" and to the Conference's sub-themes of "Sustainability" and "Urban Indicators".

Do Size and Structure Affect Policy-Making? An Empirical Analysis of Portuguese City Councils

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What is the influence of the structural features of local systems of representation in local policy-making? In particular, what is the effect of the size and structure of city councils in the patterns of local government spending? This research addresses the link between local government expenditures and political representation defined as the ratio of representatives to constituents. The goal here is to explore a possible trade-off between the accuracy in representing constituency preferences and local legislative monitoring and decision-making costs. An increase in the density of representation is likely to

increase the accuracy with which constituent preferences are represented, but this may be offset by increased bargaining costs in the city council and by higher costs in monitoring a larger number of representatives. Since Portuguese city councils are equally divided between parish presidents (Presidentes de Junta) representing local subunits and directly elected members, one may argue that the size and structure of the council affects the costs and the quality of representation as well as the pattern of local policy choices. Three arguments concur to this: first, parish representatives may be interested in promoting parish interests much in the same way as district representatives in local elections in the United States; second, directly elected members take a broader approach, similar to the one assumed by representatives elected at-large in US municipalities; finally, the sheer size of city councils (in many cases above 100 representatives) improves the density of representation at the expense of increased monitoring and decision-making costs. The main hypothesis argues that an increase in the number of parish representatives and city council members is associated with significant increases in local government expenditures in distributive policies targeting geographical interests. Since city councilors have the final vote in budget approval, we also expect an increase in total expenditures as a result of logrolling and vote trading among councilors. We test the hypotheses derived from extant research and discuss the implications of our findings for the literature on local institutions and political representation.

The Misconception of the Melting Pot: The Re-Gentrification of Atlanta, Georgia

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The purpose of this mixed-methods case study, is to understand the emergence of homogenous neighborhoods in the heterogeneous city of Atlanta, Georgia from 1960-2010. I theorize that a city previously legally segregated, will produce similar homogenous housing patterns, pre and post-racial segregation due to the current and previous housing policies instated. The main research question asks: How is hypersegregation continually ingrained within Atlanta Residential neighborhoods post-equal housing policies and 'diversity' zoning policies? The main problem addressed in the work is the paradox of homogenous neighborhoods in heterogeneous cites, in turn creating majority homogenous enclaves deemed neighborhoods. The research assesses if previously racially segregated cities are still haunted by housing segregation years later. There are three methodological techniques implored in the research. First, GIS spatial analysis is applied to map and illustrate current housing dispersion patterns. Second, a qualitative historical analysis composed of a pooled time series analysis of major housing policies is conducted. Third, a quantitative analysis of housing dispersion patterns is conducted through census data in both cities at the district level. Numerous studies have been conducted analyzing how racial attitudes act as catalysts to diversify neighborhoods or maintain homogeneity within neighborhoods;

few studies have analyzed the historical artifacts of the city, the major housing and zoning policies, coupled with regime politics of the city and the demography of the area in order to ascertain the reason for these homogenous neighborhoods. The implications of this research are applicable to a variety of case studies in which the city is 'racially haunted'. The current trend of redevelopment intending to serve as catalysts for diversity has fallen short; this research seeks out why this has taken place. Key terms: Inclusionary Zoning, Jim Crow, Housing dispersion, racial segregation, hypersegregation

The Effects of Institutional Interventions and Regulations on Neighborhood Upgrading and Downgrading

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Processes of up- and downgrading have received a great deal of academic interest. Nowadays, it is acknowledged that neighborhood change cannot be understood without appreciating the institutional context. For instance, in the Netherlands (as well as in many other Western European countries), the interventionist nature of the State has led to extensive policies on urban restructuring, which often focus on a selected number of deprived neighborhoods in order to generate upgrading. Also in the US, where the State plays a comparatively smaller role, institutional interventions may influence neighborhood change. For instance, through the HOPE VI program, distressed public housing districts are revitalized into mixed-income areas. Most of the studies which examine the effects of institutional interventions on up- and downgrading, focus on neighborhoods undergoing extensive restructuring, such as demolition and renovation of social housing and conversion of social housing into owner-occupied housing. However, also in other, non-restructuring neighborhoods, institutional interventions influence neighborhood change, for instance through renovating public space and constructing new dwellings, but also through policy instruments which increase housing possibilities of low incomes. However, the effects of institutional interventions and regulations in these non-restructuring neighborhoods have received little attention. Furthermore, many studies only focus on the role of the State, while other institutions such as housing associations and real estate developers play an important role too. In the Netherlands, for instance, housing associations provide social housing, but also invest in public space and perform market activities such as selling social rented dwellings. Furthermore, there is increasing cooperation between institutions, for instance through formulating integrated policies. The role of and interaction between different types of institutions in generating up- and downgrading has not been studied much. However, understanding the effects of these interventions and regulations is essential in formulating policies concerning future developments of neighborhoods. This study aims to explain how different types of institutions influence processes of up- and downgrading, and how interaction between these actors leads to neighborhood change. Using a case-study approach, the study

focuses on 6 neighborhoods in the Netherlands. These neighborhoods have not undergone extensive restructuring, but have been subjected to smaller-scale projects. In addition, the housing stock is a mix of social and private rented and owner-occupied housing. The results are based on interviews with different types of institutional actors which are related to the research neighborhoods, and document-analysis. Results show that neighborhood change is a complex process and a result of different types of (small-scale) institutional interventions and regulations.

The Homewood Children's Village: A Collaborative Partnership to Build Community Capacity and Transform a Neighborhood for Children

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The Comm-Univer-City of Pittsburgh (CUCoP) is an integrated program of research, teaching and service at the University of Pittsburgh School of Social Work. A core partnership of the CUCoP is the Homewood Children's Village (HCV). The HCV is a comprehensive community initiative focused on a disadvantaged inner-city neighborhood in Pittsburgh, PA. The HCV is modeled after Geoffrey Canada's acclaimed Harlem Children's Zone, with a mission to "simultaneously improve the lives of Homewood's children and transform the community in which they live." The HCV involves a broad collaboration of residents, leaders of community organizations, local government representatives and funders. In partnership with the HCV, the CUCoP includes several community based participatory research (CBPR) projects and a masters level CBPR course that is co-facilitated by a University faculty member and leaders of Homewood based non-profits. We have conducted assessments that integrated qualitative and quantitative methods to collect individual, family, and neighborhood level data to inform the work of the HCV. This included measures of the conditions of the built environment, property level data related to building ownership and tax delinquency, and a review of census and indicators data. We collected service related information through a data sharing agreement with the Allegheny County Department of Human Services and Pittsburgh Public Schools and through focus groups and interviews with residents. We have also incorporated innovative methods in partnership with the Pittsburgh Neighborhood Community Information System (PNCIS) and the Carnegie Mellon University Community Robotics Education and Technology Empowerment (CREATE) Lab that included using robotic Gigapan technology to take panoramic photos of street blocks to visually measure change over time. This project illustrates how universities can partner with communities, not only to conduct research, but to advance their teaching and service missions while building the capacity of residents and community organizations to achieve their desired outcomes.

Tax Increment Financing in Chicago: Planning by Other Rules

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The City of Chicago has deployed Tax Increment Financing (TIF) as a primary economic development tool since establishing the first district in the CBD in 1984. As a prototypical tool of the entrepreneurial city, TIF is a source of "gap funding" that Chicago has used to leverage myriad projects, including affordable housing, parks, and corporate headquarters relocation. In one view, TIF clearly represents formal planning, implemented through state legislation, city planning professionals and city council review. The use of TIF nevertheless produces outcomes that appear as arbitrary as if there were no formal process or law for its application. Rather, I argue, other rules substitute for those ostensibly formal institutions. In particular, through an analysis of the use of TIF for corporate headquarters relocations in Chicago over the last decade, I show how financial imperatives of downtown real estate development and of financial corporate governance come to serve as rules for the use of TIF. The cases of corporate headquarters relocations emphasize the arbitrariness, as financialization of property tax revenue renders open to negotiation and multiple interests what was previously closed. This phenomenon confounds formal plans and law--but simultaneously does not violate those boundaries--by responding to and reproducing entrepreneurial fervor and financial rationalities within Chicago's CBD development.

Is federalism good for metropolitanism? A cross-national comparative analysis of multi-level governance in Canada and the U.S.

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In recent decades, the urban regions of North America have been confronted with seemingly contradictory demands: the decentralization and downloading of the responsibilities of higher levels of government onto municipalities, on the one hand, and the need to coordinate development and service delivery at the regional scale, on the other. I argue, in this essay, that these concurrent processes are mediated and shaped by the "federalist" political systems of Canada and the U.S. and that, as a result, federalism does matter for regionalism - defined broadly as a political ideology and planning approach which proposes and promotes the region as a political entity and unit of planning. Given that the States and Provinces of the U.S. and Canada are laboratories of democracy in their own right and considering that they differ in important ways (including in their treatment of local governance) but are very similar as far as their prerogatives go, it follows that the North American field provides an interesting terrain for comparison and investigation. Centering on the cases of Montreal and the San Francisco Bay Area, the

paper tackles mainly two questions: 1) What features of federalirsm have facilitated or hindered regionalism in each region? and 2) Given the recent evolution of federalism in each country, what are the prospects for regionalism in Canada and the U.S.? The aim of this research, then, is to help us understand better what the scope for regionalism is under federalism – and how regional institutions (both governmental and not) might be adapted to better function within such regimes.

Helping Put Theory into Practice for Planning Sustainable Communities: A GIS Tool for Measuring Transit Accessibility

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The question of where best to site transit stops and stations to maximize housing and employment opportunities centers largely on evaluating how accessible locations are, to the people who use them and the places they need to go (Tomer, Kneebone, Puentes & Berube, 2011). For low-income households in particular, access to public transportation that efficiently connects residential and employment locations offers a safety-net for those without personal vehicles as well as a cost saving to those who may own vehicles but cannot afford to use them to travel to work.

This paper introduces a new tool for evaluating transit accessibility that differs from the aggregate measures commonly used that apply simple straight-line proximity measurements between places and activities. Based on research that uses a network stop-route accessibility methodology (Lee, 2004) this tool uses geographic information systems (GIS) to create a disaggregate parcel-level accessibility measurement. The tool is capable of generating a map that depicts accessibility to employment locations using public transportation for all residential locations in a study area. Rather than using Euclidean measurements, the tool uses walkable network distances that more realistically capture traveler behavior and land use and transit system characteristics.

Multifamily rental properties receiving government subsidies in four Florida counties are evaluated using the tool to assess their accessibility to employment locations using local transit systems. The results highlight individual affordable housing developments and neighborhoods that would benefit from improved transit service. The study findings demonstrate the contribution the transit accessibility tool can make to planners attempting to put sustainable development principles into practice.

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The Effects of a Collaborative, Data-Driven Crime Reduction Program

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CompStat is a program used by police forces in New York City, Baltimore and Los Angeles to drive down crime through the use of rapidly analyzed crime data to focus directed patrol and other focused efforts on crime hot spots. CompStat is portrayed as largely successful in these cities, though the evidentiary basis for these assertions is not strong. In this analysis we quantitatively assess the effects of a collaborative model of implementing a CompStat model in a university district, surrounded by high crime areas. University police joined with security forces of two large hospitals and other anchor institutions to target hot spots so as to address crime in the Midtown area of Detroit. The paper addresses questions of effectiveness while it describes the development of a series of linked initiative under the umbrella of CompStat. First, the paper seeks to test rigorously whether CompStat makes a difference in reported crime. While it has been argued that CompStat is effective, its effectiveness has not been demonstrated in a careful manner. Here we will use nearly three years of weekly time series data for Midtown Detroit and comparison neighborhoods to assess the question of effectiveness. Second, CompStat has typically been implemented as a top down, command driven intervention. In Midtown the attempt, of necessity, has been based on collaboration. We will seek to portray the extent of this collaboration, it's consistency and patterns of growth and decline. What incentives supported and what factors limited this collaboration? These questions will be addressed in both qualitative and a quantitative fashion. Third we will address whether neighborhood organizing, linked to the CompStat implementation, produces a distinct effect. More generally this analysis will help assess whether a crime initiative focused on just one part of a city can have substantial effects. It could simply produces displacement effects or, alternatively, be swamped by general crime patterns. As such, this analysis should help to address critical questions of spillovers and externalities in urban initiatives.

'The Gumbo Map': New Orleans VGI is WhoData.org

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Moving from 'recovery to reinvestment', community based organizations, city leaders, advocates and academics in New Orleans seek new and innovative ways to collaborate, cooperate and innovate citizen participation. With the 2010 Master Plan approving the 'Neighborhood Participation Program' and community groups advancing a 'Citizen Participation Project' that is similar but at odds with the City of New Orleans community planning policies. To support the efforts of both the neighborhood organizations and municipal government to increase ways in which information can be shared the 'WhoData.org' project was launched in February 2011. WhoData.org is a community data information systems that houses parcel, local, regional and national data to inform the community on areas of recovery and reinvestment. This PPGIS provides residents and citizens with a way to combine public and volunteered geographic information in order to evaluate quality of life, housing affordability, homelessness, blight and more. Special projects, such as the "Lower 9th Ward Neighborhood Profile" and the "Gumbo Map" highlight the need for sustained and long-term citizen involvement in the planning process. This paper will highlight the application of PPGIS, on-going research city-wide and results from a community wide condition survey integrated with Road Home, Lot Next Door, HUD NSP2 and Blight data within the Lower 9th Ward.

CBOs Creating Jobs and Expanding Economic Opportunities in Challenging Times: Lessons from Cleveland and San Diego

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There are opportunities for economic development in low income communities, but the private market does not create many of them. Instead they often require CBOs using strategies that leverage economic, political, social and organizational assets to help launch new ventures and attract private investment and job creation. In our paper we use detailed case studies of two CBOs that have experienced some success in difficult times to suggest strategies that can benefit low income communities. The Evergreen Cooperative Initiative located in Cleveland began in 2006 with an emphasis on environmental sustainability and as an effort to combine job creation, wealth building, and neighborhood economic stabilization. At present, the initiative comprises two operating worker-owned businesses, one specializing in green industrial laundering and the other in solar installation and building weatherization. There were four market strategies components to Evergreen's efforts that have contributed to economic progress in the targeted communities. These include: establishing collaborative partnerships with anchor institutions, workplace democracy, harnessing local assets for place-based development and promoting scale through a diversified economic strategy. The Market Creek Plaza initiative began in 1997 in the low income Diamond Neighborhood in southeastern San Diego. An abandoned factory was for sale, which the Jacobs Family Foundation (JFF) bought as an

effort to do what they were telling their grantees to do, "move into a disinvested area." Moving the foundation to the area reflected a strategy dedicated to engaging, listening, and involving low income residents in the development process. By 2008, Market Creek Plaza was home to a dozen new local businesses and had recaptured $40 million of the $60 million in retail leakage that the neighborhood previously incurred. The Market Creek Plaza was successfully established through three main market strategies: community organizing, linking community organizing to economic development, and creating a model for community.

Ecological Urbanism in the Post-Industrial City: The Milwaukee River Greenway

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Global economic restructuring has sparked urban crisis and long term economic decline in many industrial and manufacturing centers since the 1950's, but today ecological urbanism is an important urban design theory providing communities with tools to renew local economies by restoring ecologically and urbanistically compromised landscapes. This paper explores how an understanding of urban dynamics grounded in the framework of ecological urbanism can be used to address the negative effects of the physical and social transformations brought about by globalization, and it chronicles how the City of Milwaukee, Wisconsin is creating a world-class park and exceptional ecological corridor to secure its future. With global networks decentralizing manufacturing activities locally or removing them altogether an economic engine is lost, but landscapes once dedicated to the service of processing and finishing materials, can now be recovered and re-imagined. As the City of Milwaukee develops a new identity for itself, these landscapes can play a pivotal role in creating a variety of cultural and leisure venues that enhance the physical landscape for existing residents and invite the creative classes back to the city. The Milwaukee River Greenway Master Plan (the Plan) focuses on one such landscape, and has embarked on comprehensive strategy for the river (and City's) renaissance. The Plan sets forth a vision for a unique urban wilderness con-taining restored natural communities and shared recreational opportunities. The project seeks to create a place with robust ecological integrity and high quality spaces for urban recreational use. The plan's aims to create a territory within the city that alters the traditional relationship between society and nature from that of naturalized landscapes domesticated for human use to that of ecologically robust landscapes that provide both human use and contribute to the regenerative capabilities of the post-industrial city.

Re-Thinking Respect: Urban Planning as High School Pedagogy

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The education of our youth is intimately tied with conceptions of community, democracy and liberty in the United States. How we educate individuals impacts the way they conceive of themselves and identify as citizens and their role within respective communities and throughout their public life (Hartley 2009). In thinking more broadly about democracy, the importance of community should not be overlooked as instrumental to the forms and patterns of public action (Dewey 1916; Payne 1995; Putnam 2000; Ford & Ford 2003; Boyte 2004; Checkoway 2009). In catalyzing public action for progressive social means, schools have, and continue to be a locus of attention. The School for Urban Planning and Architecture (SUPAR) is a Milwaukee Public High School created in partnership with the University of Wisconsin-Milwaukee's School of Architecture and Urban Planning. This paper illustrates and argues how this school has conceptualized its curricula and pedagogical approach within and consistent of urban planning and design to help students transform communities to create a better future, and in doing so lends itself for replication as a model for distressed communities and students.

Urban Renewal Redux? Asheville's Urban Planning Approach, Then and Now

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The East Riverside neighborhood in Asheville is a relatively poor, largely African American neighborhood. During the urban renewal program in the 1960s and 1970s, the area bore the brunt of renewal projects that removed existing homes to make way for new public housing and "modern" infrastructure and amenities. While the city's rhetoric and policy documents asserted that these changes were designed to improve the neighborhood and living conditions of residents, there was little real involvement by the community themselves in the planning process, and residents continue to harbor a deep mistrust of the local government and urban planning projects. Recently, the City of Asheville received a planning grant from the US Department of Housing and Urban Development. They are in the early stages of a major redevelopment project in this same East Riverside neighborhood. While the city has acknowledged the sensitive nature of this project, and intends to proceed using mechanisms to ensure that the mistakes made in earlier years not repeated, it is not clear whether their actions will match their rhetoric of community inclusion. It is the intent of this research study to follow their efforts to examine how this project achieves these goals. Research Questions 1) How has the city's approach to planning changed in the past 30 years? 2) How well is the city integrating the needs of current residents while balancing economic and environmental redevelopment? 3) How is the city approaching issues of gentrification and displacement? 4) What steps might the city take to ease the burden this process may have on current

residents? Contribution The results of this study will be shared with both the City and the neighborhood. It is the hope of all parties involved that this project will result in action taken by the City of Asheville to include the residents of the E. Riverside community in all planning decisions, and make a concerted effort to ensure that current residents are not displaced by the planning process. Paper Description The paper to be presented at UAA will discuss the findings from archival research and interviews with decisionmakers. I will focus on comparing the historic Urban Renewal plans and program intentions with current plans and program intentions and present next steps in the process.

The "Production of Presence" and Governance in the Americas: Sector Location Strategies and American Cities on the Global Scene

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The relationship between poverty, governance, and social movements in the Americas cannot be fully grasped apart from understanding the idiosyncrasies of contemporary American urbanism and its relationship to global processes. The mapping of advanced producer and financial service firms across global cities began to generate understanding of the role of cities in global governance, the presence and influence of cities in the shifting architecture of global political economy, and the role of globalization in shaping the landscape of local and regional governance. The literature that emerged from such studies has also emphasized 1) increasing levels of inequality in global cities and 2) attendant contests over local outcomes of globalization while seeking other ways of measuring and articulating the emergence of globalizing cities. Analyzing location strategies in other sectors can speak to these issues. This paper extends methodology common to the global cities literature to map non-governmental organization (NGO) and energy corporation offices in the Americas, focusing on the convergence and divergence of these networks with those of advanced producer and financial services firms. Doing so will suggest what functions certain cities play in the Americas and why organizations are drawn to those locales. Mapping all three sectors might reveal whether each sector interacts with or deals with the effects of the others--whether cities of the Americas are characterized by this particular sort of the "production of presence." Because globalizing cities have become the centers of integrated world capital, radical poverty, and environmental injustice, studies of poverty in the Americas must take seriously the urban centers that have become the hub of economic and ideological flows. The urban location strategies of advanced producer and financial services, global NGOs, and global energy corporations must be understood in order to grapple more fully with issues of inequality in American cities.

Branding a City 'Live Music Capital of the World.'

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In 1991, Austin, Texas, branded itself the "Live Music Capital of the World," a designation that has impacted the city's urban development and changed its musical sound and space. Since then, the economic contributions made by live music have grown and millions of dollars in annual revenue are directly or indirectly derived from local music performances, supporting a vibrant downtown. Meanwhile, the economic profitability of live music also has become more important to the national music industry during the last decade, as revolutions in the digital means of distribution (legal and illegal file-sharing), have transformed the monopsony (demand-side monopoly) power held by large national and international corporate conglomerates. Unlike recorded music, live music is not reproducible, and the subsequent interest of the music industry in live music performances, vis-a-vis touring and festivals, is now recognized as a potential means to resecure a steady source of royalties. While live music was recognized as a crucial part of Austin's economic development agenda before the economic crisis in recorded music, in this paper I explore how Austin city has harnessed the value of its indigenous live music infrastructure in the service of their economic development agenda since the 1991 branding of the city as the "Live Music Capital of the World."

Right-wing Radical Populist Party Support in and around the City; An Urban Electoral Geography of PVV Voting during the 2010 Dutch Parliamentary Elections

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In the past twenty years, the Western European political landscape has seen the resurgence of political movements that advocate against immigration and the established (liberal) governing elites, and therefore display anti-urban stance. The success of these sentiments is evident in the rise and sustained electoral support for Radical Right-wing Populist Parties (RRPPs). Explanation of the success focus on either the supply-side, i.e. the political parties themselves, or on the demand-side, i.e. the voters or supporters of the parties. Most of the latter type of explanations seems interested in why parties gain traction while often displaying angered hostility towards other groups (notably elites, immigrants) and ideas (notably social-democratic ideals, Islamic faith, and non-western cultural practices) in society.

These explanations and studies seek to draw relationships between individual voter value systems and life conditions on the one hand and dispositions towards immigration and immigrants, and government and policy on the other hand. In addition, electoral geographical studies show that individual attitudes and voting behavior are not evenly distributed across space. Observed differences between territorial units (often through aggregated data) may reflect the local populace and as such differences between for example municipalities would reflect composition of these municipalities. However, there is also the notion that the residential environment affects voting behavior as well. In other words, there are social-spatial processes that affect individuals in their political views and behavior. In this case, differences across localities would not only be compositional but also contextual. In the case of RRPP voting contextual elements may be related to social conflict and contact hypotheses, cultural tolerance and economic prosperity, and anxiety over neighborhood change and decline. This paper aims to disentangle several social-spatial processes to explain spatial differences in RRPP voting, and contribute to the urban and electoral geography of anti-immigration and anti-establishment voting behavior. We combine individual and ecological analyses of RRPP voting behavior in the Netherlands. Since 2006, the leading Dutch anti-immigration and anti-establishment party is the PVV (Partij voor de Vrijheid, Freedom Party), led by former conservative-liberal MP Geert Wilders. The PVV obtained 5.9% of the vote in the 2006 national parliamentary elections, and 15.5% in the 2010 national parliamentary elections. The PVV has arguably been one of the most radical and successful RRPP. Our analyses show that there are contextual effects for PVV support at the neighborhood, municipal and metropolitan level. These effects indicate the importance of proximity and contact, cultural tolerance and economic prosperity, and neighborhood change.

Demographic Impacts of Natural Disasters: Population Estimates and Demographic Composition after Hurricane Ike

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By disrupting "normal" forces of population change, natural disasters complicate the process used to develop population estimates for cities and counties. Accurate population estimates are critical for establishing a strong fact base by which sound plans can be made. These estimates are the basis for a multitude of planning and decision-making activities, including regulating water usage, creating land use plans, establishing market areas, generating health care plans, etc. However, no commonly available approach exists for making post-disaster population estimates. Most appropriate is the housing unit method, but it relies on high quality, local data sources, which can be difficult to find in the aftermath of a major disaster. For example, pre-existing data related to occupancy rates, average household sizes, and even the number of dwelling units are severely compromised. Using Galveston, Texas, as a living

laboratory, we develop a rigorous method sensitive to the unique development patterns of the city. We assess available data sources, including American Community Survey data, US Postal Service data, and City data in terms of validity and reliability to determine the most accurate approach for creating a population estimate. Where secondary data sources were found to be lacking, we identify primary data sources and develop strategies for data collection. The resulting estimate produced the most accurate and reliable post-disaster picture of Galveston's population available at that time.

Lessons from the Land Bank: Strategies for Community, Growth and Development

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Structural changes in the U.S. economy, globalization, the recent economic crisis, and consequential population loss have created post-industrial cities characterized by decaying social, economic, and ecological systems, particularly in the Rust Belt. The foreclosure crisis, which has led many urbanites to abandon their homes, has exacerbated the decline. However, the current growth dynamics of cities in the sun-belt south and west, which arguably compromise long-term sustainability for short-term economic development, will likely lead to even more intractable crises. In the wake of a long period of decline, rust-belt cities such as Cleveland and Detroit are transforming blighted areas through land bank programs which employ innovative sustainable strategies of city and community development. Strategic community and (re)development plans address myriad community issues through projects such as small-scale urban farming and community gardens to broader ecological concerns such as storm water management and restoration of useful wildlife habitat. These sustainable community and ecological development ideas emerging in shrinking postindustrial cities provide insights for rapidly growing areas. Here we examine some of the redevelopment/land reclamation strategies employed in post-industrial cities and examine how these strategies may be applied to rapidly growing sun-belt cities like Austin or San Antonio, Texas. By learning from their shrinking counterparts, sun-belt cities stand to reduce the need for costly remediation activities in the future, while building stronger communities, and creating more livable cities today.

Waterfront Politics: Revisiting the Case of Camden's Redevelopment

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This paper examines the politics of the waterfront redevelopment in Camden, New Jersey. Between 2003 and 2009, a political debate erupted over a proposal to close and demolish the Riverfront State Prison to redevelop the land into mixed-use housing and commercial properties along the Delaware River. Private investors and local political elites and Governor Corzine fought with Republican state legislators as well as community advocates over the future of an ailing post-industrial city. In this case study, we confront the dual realities of the public and private roles of economic development. The Riverfront project raises the tradition question of "if we build it, will they come?" (Norris, 2003, 125) and raises a novel question about prison demolition as a tool for urban revitalization. Drawing primarily on literature in urban economic development and planning to frame the theoretical context, we employ a discourse analysis of coverage in local and state newspapers and public documents. The politics of Riverfront project demonstrate the persistent debate in urban politics--and indeed the enduring tensions--between downtown development and neighborhood renewal. We find that the decision to close Riverfront State Prison and pursue waterfront redevelopment as economic development was concentrated in a small, yet elite group of public and private political actors who viewed the Riverfront State Prison as the largest impediment to the future of Camden's waterfront redevelopment. We argue that the political regime (private and public boosters) idealized Camden as the entrepreneurial city. The blurring of the lines between economic and political imperatives not only creates distrust and exclusion among vulnerable neighborhood residents, but it also reinforces the local strategy of publicly supported private entrepreneurship.

Role of Anchor Institutions in Neighborhood Revival: Early Evidence from “Live Midtown” in Detroit

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Anchor institutions in distressed urban neighborhoods have become increasingly visible as agents of neighborhood improvement. The University of Pennsylvania is probably the best known example of such an anchor institution, but is by no means alone. As early as the 1950s, universities like the University of Chicago and Yale decided to make significant investments in their surroundings to keep them safe and attractive to mainly white students as the cities around them became increasingly black and poor. More recently, universities as varied as University of Illinois at Chicago, Trinity College, Howard University, and University of Southern California have committed to major investment programs. These institutions are attracting partners - including city governments and major foundations - who see them as key entries in the "short list" of major employers that are committed to remaining in the city and dependent on improved neighborhood environments to compete successfully. The Ford Foundation, the Casey Foundation, the Cleveland Foundation, and CEOs for Cities are prominent among the supporters of what

many have labeled the "eds and meds" strategy. This approach has now found its way to Detroit at a critical time in the City's history. Faced with massive abandonment and vast tracts of vacant land that the City cannot afford to serve, Mayor Dave Bing has launched the Detroit Works Project, which seeks to identify neighborhoods that can survive and thrive despite the wrenching economic restructuring facing the region and provide incentives to consolidate housing and investment in those neighborhoods. One such neighborhood is Midtown, home to Wayne State University, the Detroit Medical Center, and Henry Ford Health System, as well as to a host of major cultural institutions. The three lead anchors have launched the "Live Midtown" initiative (initially dubbed "15x15"), which aims to bring 15,000 educated young people to live in the neighborhood by 2015. While the initiative was announced in 2009, recent receipt of matching funds from local foundations has stimulated each of the three anchors to create an attractive and well- publicized package of incentives to entice employees and students to live in the surrounding community. This paper will examine this initiative and assess its early performance. It will be based on interviews with key staff of the anchors institutions involved, their funders and advisors, realtors and developers with whom they have been working, and a sample of early participants. Key issues include an analysis of the rationale for the program and its design, whether the funds are fully subscribed, how many individuals and households are affected, who takes advantage of the program, and the relative role of the incentives in providing a stimulus, given the nature of the available housing stock.

Globalization and Rescaling the City

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Scholars and policy makers point to regionalism as a major factor enhancing the economic competitiveness of world cities. Studies of governance in global cities suggest regional government played a major role in their development as global cities, both in terms of redesigning the city to meet the needs of global capital and in enhancing economic competiveness through infrastructure development and government policies. Most claims of the relationship rest upon abstract theorizing or selected case studies. In this paper we focus upon the cities included in the MasterCard Worldwide centers of commerce index and seek to more systematically identify and describe the relationship between globalization and rescaling. We use this as a starting point to ask 1. what are the politics of city regionalism and the administrative forms it takes? 2. Are these a function of the specific historical, cultural and political circumstances and geography of city regions or the workings of the larger economic system? 3. Does the city-region serves as an autonomous political scale?

The Impact of LIHTC Units on Neighborhood Change in Distressed Urban Areas

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The Qualified Census Tract (QCT) provision of the federal Low Income Housing Tax Credit (LIHTC) program awards developers for projects built in high poverty neighborhoods. Researchers and advocates believe this provision may contribute to the concentration of poverty. Oakley (2008) noted that the provision of the QCT bonus is a major factor influencing the concentration of poverty and may have mitigated the secondary goal of providing more economic diversity in LIHTC neighborhoods. Likewise, O'Neill (2008) questioned the effectiveness of the QCT incentive. One year later, the results of the Williamson et al. (2009) study proposed that further research is needed to determine whether the benefits of neighborhood revitalization within QCTs more than offset the social costs or further concentrate poverty in these tracts. To fill the research gap, this study examines the relationship between the concentration of LIHTC projects and socioeconomic variables (poverty, income, unemployment, and education) in QCTs. A socioeconomic index was developed by comparing the changes in socioeconomic variables using U.S. Census (1990) and American Community Survey (2005-2009) data for the twenty most populated MSAs. Bivariate correlation was used to measure the correlation between the concentration of LIHTC units, including those built before 1990 to allow for the effect of neighborhood change taking place, and the socioeconomic index and other neighborhood indicators. The percentage share of LIHTC units, particularly the share of low-income housing units, among all housing units was used to measure the level of concentration of LIHTC units in neighborhoods. Then, controlling for other forces associated with neighborhood change, a multivariate regression model was used to measure how the socioeconomic index and associated variables are explained by the percentage share of LIHTC units in neighborhoods. Preliminary study in the St. Louis MSA found that these LIHTC units in QCTs do not have significant association with the change of neighborhood indicators and the socioeconomic index. However, results from our other related research indicate that QCTs with LIHTC units are overall better off socioeconomically, compared to similar QCTs without LIHTC units. This may imply the spillover effect of LIHTC units on neighborhoods, although the direct effect might not be identified. These findings will indicate the degree of impact LIHTC units have on distressed neighborhoods and thus testify whether LIHTC projects in QCTs will exacerbate the concentration of poverty. The results may be valuable in formulating guidelines for future LIHTC allocation in high poverty neighborhoods.

Framing Urban Core

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Research in various arenas of social inquiry demonstrates that place matters. The concept of place has taken various forms, with a considerable amount of research distinguishing between the central city and the suburbs. Recent scholarship addressing commonalities between the inner-ring suburbs and the central city begins to address the notion that communities which share a common border with the central city are likely to have more potential for building linkages to address policy issues than those areas that are further removed from the central city. These communities as well as the central cities are defined in our study as "urban cores". What become plausible are policy-related discussions across boundaries, including themes of economic development, transportation, water/sewer systems, emergency medical services, expeditors, green initiatives and so on. A crucial initial step in building cross-jurisdictional discussions between and among local government officials and community leaders within the urban core is understanding the demographic and housing market characteristics of these communities that comprise the "urban core." This poster presents the methodological framework for characterizing the urban core. First, we define the urban core using existing Census geographic boundaries. The poster presents the methodological barriers and technical approaches to overcoming those barriers. Second, we apply the urban core definition to 30 case-study urban core areas in Michigan, New York, Ohio, and Pennsylvania. Third we present the key demographic and housing market characteristics of these urban core areas. This research is relevant to current discussions on building sustainable communities within the urban core. Opening the dialog across jurisdictions will be greatly enhanced through data-supported decision making. The results of this poster represent an important step in forging regional sustainability plans.

The Fiscal Implications of Municipal Annexation: A Story of State and Local Fiscal Structure

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Annexation is generally defined as a legal process by which certain territory is taken from an unincorporated local unit (usually a county) to an incorporated local unit (usually a municipality). The fiscal implications of annexation are usually controversial. Studies have suggested that a positive relationship exists between annexation and a local government's financial condition (Fleischmann, 1986; Hovey, 1989; MacManus &Thomas, 1979; Rusk, 1993 & 2006; Smith et al., 1979; Steinbauer et al., 2002), which basically refers to a government's ability to adequately provide services to meet current as well as future obligations (Mead, 2001). However, other scholars suggest that annexation can constrain cities' financial state because of the particular local circumstances (Breen, Costa, & Hendon, 1986;

Edwards, 1999). Among the multi-dimensional issues influencing the fiscal implications of annexation, the state and local financial structure is particularly important and remains unaddressed in the literature (Edwards, 1999). The state and local financial structure refers to the general combination of state intergovernmental aid formula, and local revenues and expenditures. For instance, some cities are property tax dependent, while others are sales or income tax dependent (Pagano, 2003); in some states the intergovernmental aid formulas are designed to offset changes in population and tax base capacity (Knaap & Juelich, 1992). These structural differences are assumed to influence annexation's impacts on local government finance (Pagano, 2003). This research investigates if state and local government finance structure makes differences in annexation's fiscal implication. The analysis uses multi-city regression analysis with a sample of about 1000 general purpose municipalities across states with different revenue structures. The annexation and financial condition data are from the Census of Governments, and Census Bureau's Boundary and Annexation Survey (BAS) in term of the changes between 1990 and 2000. Cities are distinguished as property-tax dependent and sales- or income-tax dependent according to the proportions of property tax and sales or income tax in their local own-source revenues. Also included is a measure of state intergovernmental aid formula, which is whether the state intergovernmental aids formula is based on population changes of the municipality. With other demographic, socio-economic, and governmental variables controlled, municipal annexations' impacts on local government revenue and spending are investigated.

Successful Gender-Specific Reentry Programs in New Jersey: FORGE and InsideOut Dad

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Parental incarceration has been described as one of the most harmful aspects of mass imprisonment in the U.S. Multiple surveys have shown that over half of incarcerated male inmates in state and federal institutions are fathers. The absence of these fathers contributes to a cycle across generations of incarceration. Due to the short and long-term economic, emotional, and social effects of parental incarceration, programs targeting parenting knowledge and skills have become more prominent in jails and prisons in recent years. Despite the expansion of such programs, reviews of the academic literature have found that there are very few in-depth evaluations of parenting programs. National Fatherhood Initiative's InsideOut Dad? program, launched in 2005, is now used in correctional facilities in every state and standardized in more than 20 states as well as the city of New York. This study was conducted based on a need to evaluate the InsideOut Dad? program in NJ with more rigorous methods and to add to the body of literature about "what works" in parenting programming. Statistically significant changes were found across confidence, knowledge, behavior, and attitude variables. This study also showed that

several of the practical issues that emerged in previous evaluations of other parenting programs did not become a problem, such as staff turnover, poor coordination, interruptions during class, a lack of respect, and comprehension difficulties. The Female Offender Reentry Group Effort (FORGE) began in 2004 out of a desire to provide a full suite of reentry services in a gender-responsive setting. Nearly half of all female offenders released on parole in Essex County in the last decade were arrested again within four years. All females paroled to Essex County are assigned to the FORGE caseload where all parole officers are female. Based on parole officers' discretion, parolees may be required to attend Parole Accountability Conference Team (PACT) meetings. The FORGE Community Resource Center (CRC) is located at Essex County College and female offenders are able to receive assistance from FORGE resource specialists who will connect them to government social service agencies and community organizations. Examining the cases of all women paroled in Essex County between 2000 and 2008, our study found that those who participated in FORGE were significantly less likely to be arrested again for a new crime. There are three explanations for FORGE's impact as documented in criminal justice literature and alluded to by the explanation of its establishment: (1) it is a gender-specific strategy; (2) services are co-located; and (3) PACT meetings. This paper will present the findings of the 18 month study of InsideOut Dad and a 3 year study of FORGE.

The Disappearance of Disappearance:’ The City as Surveillant Assemblage

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Contemporary observers warn we move through urban space breathing in the miasma of surveillant technologies: the “ceaseless inspection and permanent registration” that philosopher Manuel de Landa notes has spread virus-like over two centuries of western urbanization. Like an invisible poisonous vapor surrounding us, embedded instruments like satellites, close-circuit television cameras, optical scanners, and other panoptic technologies silently track our every move. Others, we participate in voluntarily: Facebook, Twitter, even a Google Search leaves tangible traces of ourselves in perhaps unexpected places. Haggerty and Ericson label this phenomenon the “disappearance of disappearance,” and introduce the notion of the “surveillant assemblage” to make sense of the rewired city. Drawing from broader conceptualizations by Deleuze and Guattari, the assemblage is the heterogeneous dendretic configuration of expressions, practices, and material objects at once semiotic and pragmatic, constantly under construction and at the same time in a state of collapse. This paper explores the theoretical underpinnings of the surveillant city using assemblage theory and its recent adaption to contemporary urban landscapes. The proliferation of geospatial technologies that are currently woven through the urban fabric – socially, politically, and economically as well as technologicallyy – is the focus of the present research. The evolution of Geographic Information Systems (GIS) as systems of urban

surveillance is examined in particular. GIS has been identified as one of the most prolific spatial technologies of the 21st century, being utilized in settings ranging from urban planning to community activism to military strategizing. As such, it is an ideal case study against which to explore the theoretical implications of the surveillant assemblage and ask whether, in a city populated with postmodern data doubles, as Deleuze and Guattari state "there is no ideology and never has been?"

The Dependent City No More? Bargaining, New Facilities, and the Economic Value of Cities for Professional Teams

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Cities must induce or retain capital within their boundaries in order to insure sufficient tax revenues to produce needed services (Kantor, 1987). This is especially critical for non-dominant cities. What is important, however, given the dynamic nature or urban growth and change, is for cities to understand both the dominance and dependency of their precise position in efforts to acquire capital. When leaders in North American cities negotiate construction and lease agreements with the owners of professional sports franchises, extraordinary commitments are made to build and maintain new facilities. These commitments are often made because civic leaders fear that teams will locate elsewhere (where more generous subsidies are offered) as team owners leverage the finite supply of franchises maintained by the four major sports leagues. This creates a commonly held view that cities desiring a team must offer subsidies underscoring their dependent status. Some believe these commitments may be tied less to the fears regarding the absence or presence of teams, but to the appeasement of a growth regime or because of elite control of decision-making systems and their benefits from a team's presence. There can be, however, more efficient solutions for both the private and public sectors if cities understand when they are really not dependent and instead possess a dominant market position. After reconsidering the concepts of dependency for cities within the market structure that defines sports, this paper demonstrates why, when, and how teams are dependent on cities. Measuring a team and city's dependent states - the extent to which a city must offer subsidies to attract and retain capital or the need for a team to be in a particular region and its ability to pay for a facility - is a function of the value of a city's location in a regional market. The value of any market must be compared and contrasted to other options available to teams. This paper quantifies the value of several different markets against the backdrop of efforts to retain and attract teams. The fiscal and management models used are preceded by a discussion of the concept of a dependent city, a review of the economic and social capital conferred by franchises, and a methodology to assess the value of a central city and its adjacent market to teams. The model is then applied to a series of actual cases to (1) identify the bargaining power and limits for

central cities and (2) reassess the logic of a dependent status for cities even in an era of decentralization and the migration of capital.

Tokyo, Investment to Infrastructure: From Expansion to Concentration

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Residential population of Tokyo has begun to increase again since 1999 as many skyscraper condos have been constructed around the central area of Tokyo. A lot of commercial buildings followed them in the CBD and its neighborhoods. They are also scrapers. They recently grew slowly because of uncertainty and fear for the future since the great earthquake in Eastern Japan in March 11, 2011. However, they are still steady to grow. Tokyo is changing from expansion to concentration after Tokyo had been suffered from the huge damage by the bubble burst in 1990's. I would like to analyze the reasons of the change of Tokyo, problems and strategy for the future. I could mention 3 major reasons. The first one is the decline of land value in Tokyo. Many middle class people bought apartment houses in the central area because the land value fell down as low as they could pay. The second is a new subway and a railroad in the central area in Tokyo. They expanded convenient area for commuting and business activity. Investment to the mass transportation system contributed very much regional development. The third is deregulation of the building code and simplification of the environmental impacts evaluation procedure (EIEP) in Tokyo. It used to be taking three years to pass the EIEP. Currently, it takes only a year. The change of the building code made easy to construct a skyscraper. Three major items I mentioned have been altered or are being altered now. The decline of land value slowed or stopped. We don't have any new subway under construction. Tokyo Metropolitan Government (TMG) gave up investing it because it takes a lot of money. It is now focusing on construction of two circle roads, the Central Circle road and the Outer Circle road. Both of them are underground tunnels. It is expected that potential spaces for development will be limited as roads could not supply these area in Tokyo. Tokyo is the most developed city in the world regarding public transportation system. The key factor for the locating commercial buildings is how far from the subway stations. Skyscrapers are found to be weak against a big earthquake not because of quake resiliency but black out of electric power. Elevators don't work nor water supply without electric power. Skyscrapers become training sites for health and climbing mountains. I propose a strategy for the future of Tokyo. TMG should develop a new subway or LRT in the central area. It should quit the construction of the Outer Circle road which hasn't started ground breaking. A Big dig will be big waste of money. Railroad is much greener than road. And TMG should prohibit skyscrapers without a long time emergency power supply. Residential buildings should be 5 floors or less friendly to climb up.

Defining Dimensions of Successful Community Coalitions

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Collaboration among community based agencies is an increasingly common vehicle for advocacy, service delivery, and community action. However, there is limited research on how policymakers, practitioners, and scholars frame the dimensions of these collaborations and identify attributes or dimensions that lead to effective operation and achieving desired outcomes. Using the Community Coalition Action Theory Model (Butterfoss & Kegler, 2002), the author explores the formation of a community based coalition organized to advance access to neighborhood services through a coordinated referral process. The poster depicts how the physical, behavioral, faith based, education and community based service providers in a large northeastern city convened, defined the nature of the collaboration, assessed organizational compatibility, identified shared values, and secured three years of funding from the city government's department of behavioral health. Respect and reciprocity among and between organizations within the coalition emerge as key dimensions to the successful operation of the coalition. The qualitative nature of the methodology (review of monthly satisfaction surveys from coalition members, meeting minutes, reports and documents submitted to the funder, etc.) permits an evolving theoretical framework to understand the individual, systems, and policy impacts that the coalition is seeking to achieve over the course of the three year grant project.

The Revolution Will be Funded: A Critical Case Study of the Bicycling Movement in Omaha, Nebraska

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Cities all over the world are promoting cycling as a means to improve public health and to create more environmental, social and economic sustainability (Pucher & Buehler, 2008). While a growing body of research shows the benefits of cycling (e.g. de Hartog et. al, 2010) and what projects will encourage cycling (e.g. Pucher & Buehler, 2008; Yang et al., 2010), very little has been done to examine how such projects come about in the U.S. (for an exception see Hanson & Young, 2008). In particular, almost no research has examined how bicycling movements are supported and funded in U.S. cities and the implications of these for the bicycling movement and citizen mobility. This research examines one mid-sized, Midwestern city's efforts to build a cycling movement. The city of Omaha, Nebraska was just named, in September 2011, a Bicycle Friendly City (BFC)--bronze level--by the League of American

Bicyclists. Bicycling Magazine also named Omaha the 42nd best city for cycling in 2010 in the U.S. Only a few years ago, most people living in Omaha would have said it is one of the most unfriendly places to bicycle in the country. Perhaps unique from other case studies examining the bicycling system in a single location (Hanson & Young, 2008), thus far, how Omaha became a BFC seems to be largely due to the work and support of local nonprofit and community organizations, activists, and foundation and corporate philanthropists, rather than government officials, pragmatically investing in and changing the culture and infrastructure of the city. This research examines how Omaha became a BFC and what the implications are for sustaining the movement, social equity and justice, and democratic governance. The questions we address include: ? What interventions have been used to promote cycling? What has not been used due to opposition or perceived opposition? ? What are the outcomes of interventions so far and who or what has benefited (or not) from these? ? Who have been the key players in promoting cycling and what have they done? What has been the role of local government(s), nonprofit organizations, foundation and corporate philanthropists, and citizens regarding cycling? ? How has the bicycling movement been funded or supported? ? What are the implications of the above for sustaining the movement long term, social equity and justice, and democratic governance? To address these questions, we will undertake an action-research case study of Omaha, drawing on data from interviews, self-reflections, documentation and secondary sources.

Community Representation on Local Government Boards and Commissions: Exploring Citizen Experiences Serving in Charlotte/Mecklenburg County

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Citizen representation on local government boards and commissions is intended to provide decision-makers with the perspectives of community members on policy matters. But are the individuals who serve on boards and commissions broadly representative of the general public? Graduate students in UNC Charlotte's Public Policy PhD program partnered with the Charlotte-Mecklenburg Women's Summit to conduct a study examining citizen participation on local government boards and commissions. A survey was administered to current and recent board and commission members, as well as recent applicants, in spring, 2011, with a response rate of 34.5 percent. Focus groups, involving the same pool of citizens were held in summer, 2011 to gather additional contextual data. The researchers were particularly focused on the appointment process, including networking and personal connections appointees had with decision-makers, as well as experiences serving, including attitudes toward diversity, contributing to life in the community, conflict on the boards, reasons for leaving and ideas for improving the process. Women comprised approximately 40 percent of applicants in the previous year,

and also make up roughly 40 percent of those serving on boards and commissions in Charlotte and Mecklenburg County. However, some of those boards are composed almost entirely of women (Nursing Home Community Advisory Committee) or almost entirely of men (Board of Equalization and Review, Citizen's Capital Budget Advisory Committee). Additionally, participants in this study, on average, are roughly 20 years older than the general population, have substantially higher incomes and more education, and are much less racially diverse than the community as a whole. These differences raise concerns about the representation of the community, both descriptively and substantively. Survey respondents and focus group participants recognize that the boards do not reflect the diversity of the community, and report an overtly "political" aspect to the nomination and appointment process, particularly for those boards with tangible decision-making responsibilities and those that are considered stepping stones to elected office. Many expressed the opinion that the process should be merit based. However, a strictly merit based process would likely result in even greater disparity between those serving and the average citizen. The implications of these conflicting issues on representative citizen participation are discussed, along with the results of the quantitative analysis (logistic and multinomial logistic regression analysis). Those findings include statistically significant differences on gender and race for networking activities, personal connections to nominating officials, the sense of making a contribution to the community, and the sources of conflict on boards and commissions.

In Light of a Dream Deferred: Towards a Pragmatic Theory of Urban Household Property

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Household property is both a key driver of the urban economy and is typically, around the globe, the largest portion of household wealth. It also happens to be, via the foreclosure crisis, a leading subject of headline news these last two years. The subprime foreclosure crisis therefore presents an interesting empirical context within which to situate dominant planning theories, particularly with regard to property and spatialized stratification. Using comparative literature reviews, periodical reviews and archival research, I investigate the following: What explanatory powers do dominant planning and property theories provide for understanding the foreclosure crisis? What can be added to the dominant theorizations to help us both better make sense of the property world and help cities better manage the processes of property ownership? Rather than approaching the subprime foreclosure crisis by studying the unique characteristics of defaulters, I offer the foreclosure crisis as representation of historical, multi-scalar, embedded property mechanisms and processes. My hope is that this framing allows a discussion of property which illuminates the spatial, historical and institutional dynamics that constitute

homeownership. This approach builds on and problematizes what Marron (ref) calls the "new prudentialism" in neoliberalism, which "emphasizes the responsibility of individuals, households and communities for their own risks" (municipalities and regions as well); Aalbers (2007) work which frames mortgage lending processes as constituted at the interaction of several spatial scales: neighborhood, urban, regional, national and global; Lipsitz' (2011) work on "how racism takes place" and Sassen's work (2009) on how the creditworthiness of mortgage holders becomes irrelevant as a source of profit, to the disadvantage of modest-income households, the potential for the implementation of this mechanism in major regions (new household "frontiers") of the world, and the costs of this kind of financial and market innovation.

Giving Voice to Injusticed Communities

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Urban communities struggle with the deterioration of environmentally sensitive properties. Resident outcry for action from public officials is often ignored due to their limited empowerment. Oak Grove, Kansas City, Kansas is a community with a past...a history of environmental injustice, dealing with the redevelopment of a 40-acre model landfill. In order to strengthen the community's position with the City, EPA and Kansas State University established a partnership with the Neighborhood Association to conduct a dynamic citizen input process over a 3-year period. EPA felt vested in the project since the landfill was their first attempt in the 1970s. Kansas State's Center for Hazardous Substance Research provided technical support to communities with brownfields. The Oak Grove Neighborhood Association began anew under the leadership of a young, novice President. Despite the many challenges--the city, adjacent developers, environmental constraints, The Oak Grove Neighborhood Association was highly successful at one level, garnering national awards and recognition, conference presentations, and subsequent grants for community building and project development. Just as Oak Grove initiated a much broader community partnership to garner park support, the local media misrepresented their intentions, resulting in confusion, mistrust of the partners, and lack of leadership by Association members. The federal grant was not awarded and all gain was lost. What ultimately mattered in this process--the neighborhood vision, the local government's reputation, the State's assessment of the site, or the political forces that came to bear? Who is responsible for the failure--ordinary citizens, the media, the project consultants, or the federal government? Oak Grove still is without a plan for the landfill. Children have no place to play, and adjacent development continues to make the neighborhood an urban island. This paper will analyze the political forces that influence brownfields redevelopment in inner-city neighborhoods. It will also highlight the stakeholders' decision-making process, and the ultimate betrayal of the system in this Kansas City, KS case study. Key words: urban environmental

injustice community building/citizen participation urban politics in community development

Who Represents the Under-Represented? An Examination of Citizen Participation in Federal Entitlement Communities

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Citizen participation is a fundamental element in democratic society, yet all citizen participation is not created equal. Those with greater levels of income or education may be over-represented in citizen participation, leaving others without a voice in public discourse. Although scholarly attention to citizen participation has surged in recent years, relatively little of this work has provided empirical evidence about how--or even whether--the interests of historically under-represented groups are included in deliberative processes. This paper will provide an empirical analysis of citizen participation in federal entitlement communities and highlight implications for distributive equity and community sustainability. Citizen participation has been required of state and local governments in the allocation of federal entitlement funds since the Great Society years of the 1960s (Buss & Tribble, 2006; Roberts, 2004). Programs currently covered by these requirements include the Community Development Block Grant (CDBG), the HOME Investment Partnership, Emergency Shelter Grants and Housing for Persons with AIDS. States and entitlement communities must prepare a 5-year Consolidated Plan that sets priorities for spending federal block grant funds. The Consolidated Plan must include a citizen participation component. However, little empirical evidence has been presented that indicates the extent of citizen participation and the impact this participation has on the actual allocation of federal block grant funds. Further, although federal block grant funds are primarily intended to serve low- and moderate-income groups, there is no empirical evidence regarding how or whether these groups are adequately represented in citizen participation efforts. These entitlement programs represented more than $7.8 billion in federal funds for the 2010 fiscal year. Thus, gaining an understanding of who participates, how they participate and the impact their participation has on how federal block grant funds are spent at the local level is critical to effective program management, including fostering distributive equity and community sustainability. Empirical evidence obtained from a stratified sample of 40 local governments of various sizes and geographic regions of the U.S. will be analyzed based on Fung's (2006) typology that facilitates the examination of citizen participation along the dimensions of who participates, how participants communicate and how participation affects public action. Empirical analysis will be based on citizen participation descriptions found in five-year Consolidated Plans required of all federal entitlement jurisdictions, as well as on interviews with public managers responsible for the planning process. Data collection and interviews are complete. This paper will contribute essential information to the literature on citizen participation, collaborative public management, urban and regional planning,

and governance.

From Race to Class: Richmond, Virginia's (Brief) Experiment With Poverty-Based Redistricting

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The resolution of federal lawsuits filed against Richmond's violations of the Civil Rights Act (via annexation aimed at diluting black votes) resulted in the adoption of a race-based single-member district council election system in 1977. While this system produced immediate gains for African-Americans in access to political power, over the past three decades close observers of Richmond have increasingly questioned the wisdom of both the single-member system and race-based districts. These critiques focus on declining voter participation and engagement in local elections following adoption of the system, the quality of representatives typically elected, and the notable failure of the city to make significant progress in the past two decades in tackling poverty and economic under-development. In 2011, Richmond Mayor Dwight Jones launched a proposal to make poverty rather than race alone the basis for redistricting following the 2010 Census. The mayor's aim was to assure that poverty going forward is a central concern of all council members, not just representatives of the city's East End where poverty is extraordinarily concentrated in the city. The author of this paper served on the commission formed by Dwight Jones and was a primary contributor to the commission's final report issued in July 2011. The aim of the conference paper is both to describe the Richmond case in its historical and political context, and to raise and engage the larger issue of whether the framework of 1970s-era Voting Rights Act remedies for urban areas with legacies of unequal voting rights remains the best route to assembling progressive majorities in local politics. I will argue that the interest of low-income urban residents, including racial minorities, are better served under local electoral frameworks that prioritize widespread political competition, and that the current districting system in Richmond is an outdated artifact that hampers city council's ability to legislate effectively.

Sustainable Post-Disaster Housing: Challenges and Opportunities

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Recent storms on the Gulf Coast have left many communities without homes. Living in tents, off-gassing FEMA trailers, or far from the communities to which they would like to return, it can take years for a

community to rebuild in a meaningful and permanent fashion. Lower income communities are often most in need of housing assistance because their homes are both less likely to be insured and more likely to be located on land that is more susceptible to dramatic climate events. Many good faith, well-funded efforts to rehouse residents have produced little to no housing at all. This breakdown in housing provision has prompted some housing advocates to look toward the development of permanent, flexible "grow-home" prefabricated housing solutions that might provide housing within weeks or months after the storm to households that would otherwise be living in tents or other substandard housing options for years before adequate housing is available. But previous attempts to rapidly deploy high quality prefabricated housing structures as a viable permanent post-disaster housing solution have been rejected by community residents. For instance, although the Katrina Cottage was well received by the media as a well-designed rehousing solution on the Gulf Coast, many communities fought aggressively to prevent or remove them from their communities, even when many residents were still living in FEMA trailers or without homes. This study investigates the nature of the post-disaster socio-political rebuilding climate to understand the challenges and opportunities to post-disaster rehousing. This paper will recount the processes of two different rehousing efforts--one in Biloxi, Mississippi and one in New Orleans, Louisiana-- that did contribute substantially to the rehousing of hundreds of area residents in order to identify the main challenges and opportunities in housing provision after storms on the Gulf Coast. Through the process of interviewing the practitioners involved in the housing design and delivery, as well as local residents in these organization's respective areas of service, patterns emerged about the timing of rehousing efforts within the greater process of disaster relief. In this paper I will map out these efforts, reflect on their relative success in regards to other efforts, and then try to extrapolate lessons from their experiences to inform future post-disaster housing efforts.

Analyzing the Depth and Spatial Concentration of Disinvestment for Insight into Gentrification Patterns and Processes

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Using the criteria outlined by Freeman (2005) and data from the 2000 Decennial Census and American Community Survey, we identify census tracts in Charlotte, North Carolina and Milwaukee, Wisconsin that were at-risk of gentrification in 2000 and examine trends in residential property values within these tracts between 2001 and 2009. We conceptualize gentrification as a second order spatial process where the distribution of devalorized properties interacts with concentrations of wealthy and highly educated populations in a consistent and generalizable way, after first order effects like proximity to the city center have been removed or otherwise accommodated. Land prices are continuously distributed in

space and are determined primarily by the locational and contextual characteristics of a given site. However, the value of the residential structure occupying a given site exhibits a greater degree of variation as a result of depreciation and (dis)investment over time. As a result, the ratio of the assessed value of improvements (i.e., structures) to total assessed value provides a useful proxy for the relative degree of devalorization. We consider both the magnitude of deviation from the (citywide) median value of this devalorization measure as well as the degree of spatial clustering exhibited by devalorized properties as potentially important factors in understanding whether tracts identified as candidates for gentrification in 2000 experienced changes in property values, land uses, and demographics consistent with gentrification over the study period. Parcel data as well as permits information from Charlotte and Milwaukee are analyzed to test the utility of this approach in understanding observed patterns of appreciation as well as central city revitalization. Charlotte and Milwaukee were chosen due to the comparability of key characteristics like populations in 2000, as well as their shared history of racial and ethnic segregation. This research contributes to the broader neighborhood change and central city revitalization discourses and demonstrates the potential benefits of emphasizing spatial relationships at the sub-tract level.

White Flight/Black Flight: What Happens to a Neighborhood School in the Aftermath?

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The story of change in urban neighborhoods in the United States is closely tied to patterns in city school systems. In Parkmont, a neighborhood that went from 2% black to almost 60% black in just ten years, residents share some concern about one local institution: Lombard Public School. This paper discusses factors that triggered the black flight of the pioneers, the first blacks to move into this formerly white community, by examining the role of Parkmont's school in the neighborhood's decline. It describes the ways in which pioneer parents, children, and teens cope with Lombard, the failing school in Parkmont. Pioneer parents seek to remove and separate their children from Lombard's changing student body, some of whom travel from neighborhoods all over the city, but most of whom are the children of their own neighbors. I show how pioneers attribute school decline to a complex web of factors, including the inferior values and parenting of their second wave African American neighbors. It becomes clear that Parkmont's divisions extend to Lombard and have consequences for the future of the school and for continued population churning in the neighborhood.

School Arrests in Delaware: An Exploration of Race and Place

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The overrepresentation of minorities in the various American penal systems is well documented (e.g., Western, 2006; Feld, 1999). School disciplinary systems are complicit in this trend and the increasingly punitive approach to school discipline that has emerged over the past two decades seems to exacerbate the problem (Nicholson-Crotty, et al., 2009). With the rate of arrests for misconduct in school generally on the rise (Krezmien, et. al, 2010), there is reason to believe that even more minority students are becoming ensnared in the juvenile justice system because of alleged misconduct in school. Amidst these troubling trends have emerged various explanations for disparate educational outcomes and the overrepresentation of minorities in the various American penal systems (e.g., O'Connor, et al., 2009; Kirk, 2008; Western, 2006; Downey & Pribesh, 2004). The relationships between students, schools, communities and misbehavior in school are the focus of much of this academic inquiry. In an attempt to advance our still-developing understanding of the disproportionate involvement of minority students in school discipline and the juvenile and criminal justice systems, this paper will explore whether minorities are overrepresented in school arrests in Delaware by analyzing a database of all school arrests in the state during the 2010-2011 school year. The analysis will also consider whether other factors have a bearing on which students are arrested in schools, including the students' home neighborhoods and the demographic characteristics of their schools. The findings of this proposed research will contribute to the growing discourse on the criminalization of school discipline. More specifically, it will provide insight into how one of the more severe school disciplinary measures - arrest - affects students who are most at risk for educational struggle and justice system involvement. Further, the results will contribute to the ongoing discourse on race, place, and the growing American penal state.

Linking Urban Revitalization and Public-Private Partnership : Case Studies of Infill Development

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Residents are moving to alternate places because they have become fed up with living in the city with pollution and crowding. As some areas of activity fail to maintain the quality of the environment and it becomes dilapidated, residents move to other cities to search for a better quality of life. As a

consequence, these movements have brought about suburban sprawl and have often resulted in vacancies within core urban areas. Sprawl has many problems ranging from public health threats and potential environmental contamination by reducing open lands and worsening air or water quality to racial, economic, and political polarization. Smart growth and/or new urbanism policies can alleviate the sprawl problems. These policies include revitalization, transit and pedestrian-oriented developments, a compact environment, mixed-use, and sustainability. Infill development is crucial to the creation of urban environments. As center cities are rediscovered and suburban discontent grows, infill development is a critical tool in building density, revitalizing neighborhoods, and counteracting sprawl. Therefore, infill development for urban revitalization can be a major solution to sprawl problems. Similar to other developments, infill development carries risks which arise from liabilities associated with contaminated sites and thus have difficulty creating a successful project in the declining area. Through the infill development, cities can enhance their identity and characteristics that make cities healthy and valuable. Based on the theoretical background, this article investigates how the infill development of nine inner city areas has led to changes in the urban structure with spatial transformation effects that used to be heart of city. Especially important is the transformation pattern observed in these nine different cities - on nine different states - in the "core" since it emphasizes the same pattern of tensions observed in cities. The purpose of this study is to identify the challenges and opportunities of infill development and take the planning theory such as collaborative planning and consensus building one step further to see what happens if we move beyond public- private partnership. Therefore, we wish to build on it to determine whether there are processes that are inclusive to cities. We shall illustrate our argument by first exploring the collaborative planning and consensus building as an introductory framework for public-private partnership in the process of infill development. We take the planning theory that took place around the states during the 2000s. Developing this analysis by comparative case studies the focus will then turn to nine infill development sites to illustrate how deep transformations in these sites' development have been led by a new urbanism.

The Impacts of Assisted Housing Programs on Nearby Property Values

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Assisted housing programs aim to provide affordable housing, decent home, and suitable living environment for low-income families at a relatively low rental fee (Housing Act of 1949). Assisted housing programs, specifically supply-based housing as well as demand-based housing programs, have been leading housing policies in U.S. for nearly a century. People have believed that assisted housing programs have provided affordable shelters to them, especially to low-income families. However, these policies have had several social fallouts such as social segregation, poverty concentration, white flight

and higher crime rates because it has induced an influx of low-income residents in the neighborhood (Baum-snow, 2009). These negative sides also played a destructive role and created common wisdom about assisted housing units in terms of spillover effect on nearby neighborhood that stems from NIMBYism (Not In My Back Yard). However, there are still no explicit evidences on whether this wisdom is a truth or a prejudice. There are several prior researches that focused on the impact of assisted housing on racial segregation, poverty concentration and crime rates, while relatively few researches have explored the impact on nearby property values. These researches, also, have produced conflicting results. Some have found the negative impact of assisted housing programs on neighborhoods, while others have found the positive impact, or even the neutral impact. These limitations stem from the heterogeneity of housing stock, which is one of the important characteristics of housing market. In other words, prior researches failed to stratify their analyses by the differences in housing and socioeconomic characteristics that are associated with housing submarkets. Thus, the prior studies could not generalize their findings because they reflected the impact of assisted housing just in a neighborhood or in a single city. Former studies, also, failed to consider detailed characteristics of assisted housing program units in terms of their clustered effect, design quality, and homeownership in order to estimate the impact of assisted housing. Therefore, this study will proceed to overcome the limitations of prior researches by setting up the elaborate variables and the model that could control the heterogeneity of housing based on in-depth understanding of housing market. Dallas metropolitan area in Texas will be studied as the research area. Even though Dallas metropolitan area includes one of the largest population and number of assisted housing projects on the national scales, few studies that focus on Dallas housing market have been done compared to other metropolitan areas. Thus, this study will shed light on some long-held truth or prejudice by looking at one of the largest housing market that has been neglected to research.

Share a Bike, Get a Ride: Analytical Development and Forecasting for Bikeshare-systems

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The paper presents a novel approach to the conceptual development of bikeshare systems to create healthy cities and economic development using GIS and optimization modeling. Additionally, we test the applicability of Reilly's law of retail gravitation to bikeshare programs and their potential impact on economic development. The Central District Health Department of Boise, Idaho, is in the conceptual phase of creating a bikeshare system for Boise and considering funding and location needs. In a collaborative effort between Boise State University and the Central District Health Department, we developed a GIS driven approach to allocate and rank stations. The paper demonstrates methodologies and policy recommendations for a bikeshare system. Bikes, as a healthy alternative to automobiles or to

incomplete public transit options, provide the opportunity to travel within a city, or region, in a fast and flexible pattern for reasonable trip distances. Bikes present an ideal platform to facilitate short commutes, recreational rides, and even trips for small errands. The post-modern divide with work and home in potentially significant distances from one another often means the bike (if any is owned) usually stays in suburbia while its owner commutes to work in the city. This forces the owner to use the car for short-distance trips within the city. Bikeshare systems go beyond the regular relationship of one owner, one bike, and just one location. With stations allocated in a network across the city, they offer bicycling interested customers an opportunity to "check out" a bike at one station and ride it to a station close to the preferred destination. Most systems offer a 30 minutes check-out without charge and contribute, with a proper distribution of stations and amount of bikes available, to zero-emission traffic and to an active healthy city. This raises the question of what is the proper spatial distribution and amount of stations/bikes to create a functional system. The paper builds on a review of existing systems in the US and the way demand/supply was modeled. We apply a GIS feasibility analysis as the first level in this allocation/location problem. This contains an evaluation of the built environment and creation of a composite measure to identify preferred areas. Second, a GIS based optimization model evaluates this measure and creates automatically a network of proposed locations. The model considers the amount and size of possible stations due to funding opportunities and creates scenarios for later policy discussion. We conclude with findings for Boise, ID, but also set emphasis on the model's transferability to other cities considering a bikeshare-system.

Price-Triggered Mortgage Regulation and Lenders' Responses

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Current federal and state predatory lending laws prohibit unfair, deceptive, or fraudulent practices only for loans with interest rates and fees that exceed certain thresholds. This paper investigates lenders' responses to price-triggered regulations using a natural experiment in Cleveland, OH, where the interest rate threshold rose from 4.5 percentage points to 8 percentage points above the treasury rate due to a court-mandated repeal. I find that lenders substitute loans barely under the threshold for loans above the threshold when the lower threshold is effective. Controlling for observable characteristics at the individual loan level, I find that lenders underprice marginal loans to circumvent the regulation, suggesting that lenders' manipulation of price-triggered regulation distorts the interest rates and may impose additional costs other than the seemingly low fees and interest on the marginal borrowers.

Changing Economy and Urbanization: How Chinese Minority Adjust their Lifestyle to Adapt to Urbanization in Post-Industrial Era

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Some Chinese scholars and local officials have claimed that some ethnic groups are reluctant to urbanize and only do so under pressure. These perspectives are encouraged by the tendency among Chinese scholars to consider urbanization in the ethnic regions only in terms of migration. However, commercialization and tourism increasingly make it possible to adopt "urban" lifestyles without moving to the city. It is possible to leave the fields without leaving the farm. The surplus of rural labour is increasing, and the proportion of those engaged only in agricultural labour is decreasing. My study challenges the view that Chinese minority peoples are unwilling or unable to urbanize. Based on fieldwork with Chinese minority, I draw on alternative perspectives to understand the ways minority groups see urban life and how they have adapted to it in post-industrial era. The histories of these groups help explain how they respond to contemporary circumstances. The Chinese minority people achieved great economic success via active participation in China's urban economy in post-industrial era, based on their business traditions, and in cooperation with government. This case study indicates that Chinese minority people can effectively adapt to local changes brought on by China's rapid globalization, urbanization and marketization. This article provides a thick description of the urbanization experience of Chinese minority and how they adopt an urban life-style. The key goal is to find out how those living in the ethnic regions adjust their actions by using local cultural resources to change their mode of production and participation in post-industrial urban life.

The Future of Homeless Intervention Strategies: A Person-Program Approach

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In the U.S., about 3.5 million people are likely to be homeless in a given year (The National Coalition for the Homeless, 2009). Urban scholars have long since recognized the lack of affordable housing as a contributing factor to this issue. Furthermore, the current foreclosure and economic crisis has led to a significant increase of homeless families throughout the nation (The Conference Mayors, 2008). Shelters and attendant programs, such as transitional housing programs, are invaluable strategies to combat homelessness and its consequences. An example of an organization dedicated to this effort is the Salvation Army, operating 568 temporary housing facilities across the country (Salvation Army, 2009). Transitional housing programs (THPs) are available to help ameliorate the effects of homelessness (The

Urban Institute Washington DC, 2002). Designed as services to fit the needs of homeless people as they move toward a stable, longer term housing environment, THPs offer "housing that facilitates the movement of homeless individuals and families to permanent housing" (Applied Survey Research, 2009, p. 99). During this stage, a case manager works with the homeless family or individual to guide them through a path to self-reliance and provides them with resources to abate the issues that lead to homelessness (Barrow and Zimmer, 1998; Burt, 2006). The goal of these efforts is to relocate the homeless family or individual into permanent housing they can sustain on their own (Applied Survey Research, 2009). Examples of THPs are the "Work Search" and "Integrated Employment Model" programs, a two-step intervention intended to facilitate clients' transition from homelessness and unemployment to stable and independent living environments. Through interviews (with program directors, staff, and clients) and a review of case files and program policies, we have evaluated the effectiveness of the two-step intervention as implemented by the Salvation Army's Hospitality House in Santa Ana, CA. More specifically, we focused on how the programs addresses the five domains that contribute to homelessness: 1) impaired functioning; 2) low human capital; 3) disaffiliation; 4) cultural identification; and 5) diminished economic resources (Zlotnick, Tam, and Robertson, 2003). The results of this research will add to our understanding of the programs' effects and the individual characteristics associated with successful completion of these programs. In addition, this study will provide caseworkers and policy makers with an assessment tool for a person-program approach that pairs individuals with the most appropriate interventions to maximize limited resources.

Towards a Regional Approach: Sharing Resources to Remediate Vacant Property and Promote Community Revitalization

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Around Pittsburgh and nationwide, many tactics have been brought to the forefront to stabilize neighborhoods experiencing blight, abandonment, and vacancy. Some of these strategies include right-sizing, the conversion of vacant or blighted blocks to open space, and urging residents to relocate to other neighborhoods in an effort to streamline public services. The Pittsburgh region is poised to realize population growth. An opportunity presents itself to redirect the redevelopment of the blighted neighborhoods and communities to create sustainable and accessible communities that serve all segments of the population. Many of the city neighborhoods as well as the first-ring suburbs face similar challenges. These challenges include high vacancy levels, the need for community and economic development, and a need for greater structural capacity to organize and administer stabilization and revitalization programs. By developing a regional approach to redevelopment, these neighborhoods and communities can increase the scalability through the use of shared resources. This poster discusses a

successful regional approach to addressing blight and abandonment in the Pittsburgh region. Congress of Neighboring Communities (CONNECT) used a holistic approach to cross-jurisdictional cooperation to create a forum to discuss the causes and effects of property vacancy. The forum also stimulated discussion to further enhance elected officials' and municipal managers' understanding of existing tools to fight blight, and connected municipalities to many strategies unique to Pittsburgh that can be used to mitigate blight and vacancy. The meetings between officials, semi-governmental agencies, community development corporations, and community organizations, highlighted the existence of opportunities that can be utilized to transfer vacant properties to new owners, convert brownfields into greenspace, as well as a discussion of best practices for code enforcement as well as community and economic redevelopment. The forum also led to the identification of several goals for the future. These goals include: instituting a blight lexicon; establishing common definitions for terms such as blight, abandonment, and vacancy; the facilitation of information across the region to implement a vacant property registry; developing coordination between city and county agencies to fast-track the process of vacant property acquisition; and establishing a regional land bank.

Advancing Local Sustainability Across Local and International Borders: Networks Linking Detroit and Windsor

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How do cities in international border regions work toward sustainable development at the local level? Cities in international border regions may share interconnected economic and environmental problems, but the international border may limit the exchange of information about how the cities are implementing policies related to sustainable development. This paper investigates two questions about how Canadian and U.S. cities share information about sustainable development. First, how extensively do Canadian and U.S. cities interact on policies related to sustainable development? Second, how do multilevel governance relationships contribute to policy learning about sustainable development by local government? This study hypothesizes that both vertical international network and horizontal interlocal network connections are important for local learning about sustainability policies in a cross-border region. The questions are analyzed through elite interviews and social network analysis of participants in sustainability policy discussions in the Windsor, Ontario and Detroit, Michigan region.

Re-Imagining Shrinking Cities by Managing Spatial Transitions

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Cities in the rustbelt face the challenge of re-imagining themselves beyond the paradigm of growth and beyond the effort to reconstitute their past identities. It is an ongoing challenge for cities that have been shrinking over the past 50 years to figure out what to do next. To address this problem, there is an emphasis in the literature to better understand the causes of shrinkage in order to point out potential solutions. Yet, linking cause to solutions implies that the core objective for future development in shrinking cities is to gain back size and strength. It draws attention away from the situational constraints that shrinking cities face. Instead of asking why the present situation of the city is not how it used to be, our project suspends this view by exploring how we can develop "new visions" for shrinking cities:
How can we re-imagine shrinking cities through spatial transition?
Despite the vast amount of organizational and business literature surrounding organizational transition, there seems to be less literature that addresses thinking about and managing spatial transition. To address this issue, we have developed an analytical model to assist planners in thinking about spatial transitions in shrinking cities in order to discover situational solutions at the intersection of constraint and imagination. The theoretical foundation for the model was developed from the work of William Bridges, Henri Lefebvre, and Kevin Lynch. Using a re-photographing method over a period of 100 years, we illustrate the transition of the East-Flats in Cleveland, Ohio. The picture analysis allowed us to establish that the use of space moves through similar conceptual transitional phases as William Bridges, an author and research consultant specializing in organizational transitions, describes them for organizations. We combine these findings with interviews with planning professionals to explore the process of re-imagination of space and the constraints that are faced throughout this process. Our findings concern the role of planners in shrinking cities and approaches to strategies to overcome shrinkage.

Honest Weights: Consumer Food Cooperatives as Engaged Community Based Organizations

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This paper explores the relationship between consumer food cooperatives and community based organizations, and the ways in which co-ops serve as CBOs, using contemporary case study research in two Philadelphia food cooperatives as well as grounding in the history of the cooperative movement. Consumer food cooperatives have been part of local retailing since the mid-19th century. Their numbers have swelled and diminished several times since, as consumers sought refuge from economic and social uncertainty by banding together in cooperative enterprise. Over the last several years there has been a

renewed interest in cooperatives leading to a rate of startup activity that is poised to double the number of extant food co-ops in the United States. Renewed interest in food cooperatives is driven by three factors: interest in local and organic food, mistrust of corporate retailers, and the murky uncertainty of the economy. Co-ops have the potential to serve as engaged community based organizations, and some already do. This paper suggests that the cooperative business model has several inbuilt features that encourage cooperators to think about their roles and responsibilities to their larger community. This paper reports on two contrasting case study cooperatives in Philadelphia, PA. They were both founded in the same era—the early 1970s—in similar neighborhoods. Both co-ops originally used a mandatory membership and member labor model, in which each member had to work a set amount of time in the store. They were among the last of the 1970s food co-ops to continue this practice—and both are making membership and member labor optional in the face of expanded operations. Both organizations are under pressure to grow and attract new members. As they grow they are forced to reckon and reexamine their status as agents within the communities they serve.

Mortgage Lending Patterns in the Metropolitan Philadelphia Region: One Decade (2002-2011) of Change

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The purpose of this paper is to examine how mortgage lending patterns have changed, focusing specifically on non-prime mortgages and government-sponsored mortgages (i.e., FHA and VA loans). Additionally, the paper examines mortgage lending patterns in terms of changing housing market dynamics in the Metropolitan Philadelphia Region over the last ten years (2002-2011). In the first section of this paper, we examine the following factors in mortgage lending: (1) How ratios of non-prime to prime mortgages (number of mortgages/1000 owner-occupied homes) change across the 10 years. We also analyze how the definition of non-prime mortgage changed in 2005 had identified different types of borrowers or different communities. (2) How the role of FHA/VA assumed over the same time period. For homebuyers who are not eligible to obtain conventional prime mortgages, they have to rely on mortgages backed by the Federal Housing Administration (FHA) or Veteran's Admin¬istration (VA). In different period, the importance of FHA/VA is varied for homebuyers following vary of the availability for subprime mortgages. (3) How the volume of loans after normalized by the size of the owner-occupied housing stock changes, and whether the volume of sales overall was related to changes of the volume of loans over this time period. (4) How the average mortgage amount differed consistently over time by the type of mortgage change. In the second section of this paper, we analyze how the mortgage lending pattern and the housing boom/the Great Recession influence each other in the Metropolitan Philadelphia Area. Because the housing market is still in a downturn, and because of the importance of

the housing market for overall economic recovery, empirical studies exploring this region's housing market can assist in designing new directions for national housing policy. This is a data-driven research, in which we use the Home Mortgage Disclosure Act (HMDA) data, Census data, and housing market index in the Metropolitan Philadelphia Region over the last ten years (2002-2011). We use GIS and regression as research method.

Neighborhood Change and Aspirations: Examining a Sample of Low-Income Mothers Affected by Hurricane Katrina

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Hurricane Katrina displaced thousands of people and destroyed over half of the housing stock in New Orleans. While some families returned to rebuild their homes, others could not or did not return. For those who lived in the poorest sections of the city before the Hurricane, some relocated to less disadvantaged areas. Other families, however, ended up in neighborhoods that were poorer than where they lived before the hurricane. Using data from a longitudinal study of low-income, mostly African-American mothers who were affected by Hurricane Katrina, this paper examines whether moving to lower-poverty neighborhoods led to improved aspirations and outcomes related to employment, education, and the family. Although there is abundant research linking neighborhood poverty to negative outcomes, it is difficult to disentangle the effect of the neighborhood context from the influence of the family. By forcing many families to make moves they ordinarily would not make, Hurricane Katrina addressed some of the selection issues often present in neighborhoods research. Data was also collected both directly before and about 12-18 months after the Hurricane, allowing the tracking of change over time. This paper focuses on mothers who had not returned to their pre-Katrina neighborhoods by the follow-up survey (n=238). On average, mothers were living in less poor, less segregated neighborhoods, but analysis revealed that there was a lot of variation in the type of neighborhood change experienced. Almost one-third, moved to areas with more poverty than where they lived before the hurricane, while 69% relocated to lower poverty neighborhoods. Although there was little change in aspirations overall, there was an unexpected divergence between these two groups in the probability of achieving their aspirations. Interestingly, mothers who relocated to neighborhoods with more – as opposed to less – poverty than where they lived before the hurricane reported more positive changes with respect to achieving their aspirations. Mothers who moved to poorer neighborhoods also experienced a greater increase in employment. In contrast, mothers who relocated to lower poverty areas showed a greater increase in current or previous school enrollment, and were

more likely to be married after the hurricane. A greater investment in education among those who moved to lower-poverty neighborhoods is consistent with the literature on neighborhood effects; however, it does not explain why these same mothers felt less able to achieve their aspirations than mothers who moved to more impoverished areas. In addition to presenting these results, I will use examples from the qualitative data to provide insight into these findings. These results have implications for understanding how neighborhoods matter and for designing housing mobility or place-based strategies aimed at improving the well-being of low-income families.

The Main Street Milwaukee Program: Urban Policy Transfer, Collaborative Governance and Neighborhood Scale Changes in Inner-City Redevelopment

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Increasingly, scholars have focused on exploring how urban policies are set 'in motion' and how, in turn, such transfers of policy models influence the governance of cities. In this paper I investigate the Main Street Milwaukee (MSM) Program, which is a $3.3 million highly-touted economic and community redevelopment program and anti-poverty strategy in six inner-city neighborhoods in Milwaukee. Initiated in 2005, the MSM is a public-private partnership between the city, Local Initiatives Support Corporation (LISC) and neighborhood organizations. Through this case study I seek to deepen our understanding of how policy transfers occur in low-income urban neighborhoods, what role intermediary organizations have as transfer agents in transplanting urban policies, and what impact these newly transferred policies have at the neighborhood scale. I examine these questions through qualitative analysis of data gathered through interviews with MSM stakeholders, a variety of governmental and non-governmental reports, and observation of several MSM decision-making meetings. I find that Milwaukee's political and economic landscape influenced by Mayor John Norquist created a notably susceptible environment for the national Main Street model. This small town America model - by and large focused on historic preservation, design and public-private collaboration - appeared to match Norquist's emphasis on New Urbanism and market-based solutions to urban problems. Close relationships Milwaukee's branch of LISC has had with various local government agencies and officials further facilitated both the transfer and implementation of national Main Street model to some of Milwaukee's most challenged neighborhoods. However, although a successful policy transfer did occur in 2005, the small town, design-oriented nature of this policy accounted as one of the most fundamental obstacles to the model's suitability and transferability to the conditions in Milwaukee's low-income neighborhoods. Consequently, this 'grassroots' initiative inadequately and insufficiently addressed the needs of neighborhood residents, organizations and businesses. Furthermore, the MSM diverted scarce public resources towards the physical and design enhancements,

such as façade and streetscape improvements, rather than advancing job creation which is primarily emphasized in Milwaukee's economic development and poverty alleviation initiatives. Finally, the implementation of the Main Street model further sanitized already deradicalized, disempowered and marginalized inner-city communities as the program further proliferated spatially enclosed approach to solving urban challenges, increased the competition among organizations, and diverted their focus towards city and LISC agendas.