

Introduction to Housing, Community and Economic Development

City and Regional Planning (CPLN) 520-001

Fall 2021

Tuesday 8:30-11:30 a.m.

Professor: Domenic Vitiello email: vitiello@upenn.edu phone: 215-898-5226

Office hours: By appointment. Please email me. I am most available to talk Monday morning Tuesday afternoon, and by phone or Zoom on Wednesday morning, Thursday and Friday.

Course Description and Goals

This **seminar** is the introductory foundation course in the Housing, Community and Economic Development (HCED) concentration in Penn's Master of City Planning program. Readings, discussions, trips, guests, and assignments aim to introduce you to the wide range of issues and areas of work in this broad part of the planning field. Our weekly meetings and assignments offer opportunities to explore neighborhoods and HCED institutions and to critically reflect on different HCED issues and practices.

Ultimately, this course aims to help you develop:

- A broad knowledge and appreciation of the diverse practices of HCED in the United States and other parts of the world;
- A critical understanding of many of the big issues with which HCED professionals grapple in our work;
- Detailed knowledge of HCED institutions in different sectors, including the roles that planners play in the field and in the communities and regions where we work;
- A refined appreciation of your own role(s) in the HCED field.

** People concentrating in HCED will take HCED Methods and Elective courses that cover in greater depth: housing policy and property development, community engagement and participation, economic development techniques, downtown development, race and poverty, mass incarceration, global migration and development, food system planning, and international development institutions and finance. * And unlike most Intro to HCED classes, we will not cover the history of HCED in depth, as MCP students explore that in some depth in CPLN 500.*

Intellectual and Professional Agenda:

My agenda is mostly outlined in the bullet points on the prior page. Put another way, my core aims in this class are to help you: 1) build your familiarity with a wide range of HCED practices, issues, and institutions – at three scales: in Philadelphia, nationally, and internationally; and 2) explore and reflect critically on your own role(s) in the HCED field and relationships with the communities and constituencies with which you (do and/or aspire to) work. This includes issues of power, culture, and politics we will explore from week 1. *What I care about most in this class is that you come to our meetings each week having engaged substantially with the readings and topics for each week and ready to discuss them in critical depth.

The way I have organized this class demands that **YOU take control of shaping your own learning experience in this class, including what you get out of it.** What questions about the HCED field are most important to you and do you hope to explore in this class? What are your goals and aspirations for your career in HCED? Some of our reading selections and discussions, and all assignments, aim to prompt you to consider your intellectual and professional agendas.

A few ways you can tailor parts of this class to your own interests include: the open-topic assignment at the end of the semester; two reflection papers and an asset mapping assignment that can be tailored to your interests to some extent; choices you will need to make for some of our assigned reading, and the option of substituting readings of interest to you for more skimming of assigned readings in consultation with the instructor – you should take the initiative on this at least a week in advance of each reading you may wish to substitute.

Reading: All readings are available on Canvas, where you should use only the HOME page to access readings for each week (and also all assignments). On the page with our plans and readings for each class meeting, please read the brief notes and sometimes questions to consider at the top, plus any instructions with individual readings (for example about what to skim, browse, etc.). You are expected to spend between **2-3 hours reading each week.** As noted above, you are welcome to substitute other readings related to your interests for more skimming of some assigned readings, always in consultation with the instructor in advance.

Trips: Most weeks this class will meet entirely or partly outdoors, usually within walking distance from campus in West Philadelphia (though you may wish to take the trolley, bike, or drive to meet us and/or return from some of these trips). For at least one farther trip to the Norris Square area of North Philadelphia, you should purchase a SEPTA Key Card and stock/fund it with at least two fares to get there and back. If this represents a pinch or hardship for your budget, please talk with the instructor, and the department can provide the fares. On all trips, you are expected to discuss assigned readings and relate them to the places we visit and things we do. Please pay attention to the location and time to meet for the start of each week's class, listed on the syllabus and Canvas, and wear appropriate clothes, shoes, and rain gear if necessary (if no time is listed for a particular day's meeting on the syllabus and Canvas, we will meet at 8:30am).

Video Recording: When people are absent from our class meetings, we will try to video-record (with a smartphone) and post to Canvas the videos of our full-group discussions and parts of our trips, including presentations by our guests and hosts. Please inform the instructor if you have any concerns about this at any time.

Assignments and Grading

<u>Due:</u>	<u>Assignment:</u>	<u>Percentage of your total grade in the class:</u>
Friday, October 15	Asset map	20%
Friday, October 29	Reflection paper 1	15%
Tuesday, December 7	Extra topics assignment	15%
Friday, December 10	Reflection paper 2	15%
	Participation	35%

Class **participation** grades are based on your critical engagement with our topics, readings, guests to class and hosts on trips, and each other's ideas in discussions during our weekly class meetings. I care about the quality more than quantity of your contributions to our full-class discussions, but I expect thorough preparation, focused listening, and active participation each week, including in our smaller-group discussions.

In **evaluating** participation as well as written assignments, I weigh: especially **criticality** (the depth and nuance of your analysis when explaining/assessing); and also **precision** (the clarity and specificity of your descriptions/statements); **creativity** (of your ideas); **synthesis** (the ways you engage and relate different things we read, see, hear, do); **struggle** (to learn things that are new to you); and **cooperation** (the quality of your efforts to create an inclusive, respectful, serious intellectual community, particularly class meetings and in the asset maps assignment).

Late Work, Extensions, and Absences:

Please do your best to plan ahead and ask for an extension on any paper well in advance if you need one. I am very accommodating about extensions, and do not mark grades down for late work if you ask for an extension before the due date (or if you have a last-minute personal emergency, health or otherwise). If you do not ask for an extension before the due date (or have a last-minute emergency), late work will be marked down one full grade (e.g., A to B).

Similarly, please inform the instructor of any anticipated absences from class meetings well in advance. If you do not, or do not have a last-minute emergency (health or personal/household, etc.), this will be considered an unexcused absence.

You are expected to attend all class meetings. If you have more than 3 unexcused absences during the semester, you will not pass the class.

Academic Integrity:

All students are responsible for following the policies (in particular, regarding academic integrity, plagiarism, and original work) contained in the University of Pennsylvania's Code of Academic Integrity.

Summary schedule:

August 31	Introductions: Ourselves and the HCED Field Guest: Andrew Goodman, Office of City Councilperson Jamie Gauthier
September 7	Neighborhood Histories, Literacies, Assets, Change Trip: Lancaster Ave. with Michael Nairn, Penn Urban Studies, and Abdul-Rahim Muhammad, New Africa Center
September 14	Public and Affordable Housing Trip: Mill Creek with Kyle Flood, Philadelphia Housing Authority, and Rose Bryant, Lucien Blackwell Homes Resident Council
September 21	Community Development Corporations Trip: Belmont and Lancaster Ave. with Dante Leonard, PEC CDC
September 28	Wealth and Community Ownership (land) Trip: Mantua with Michael Thorpe, Mt. Vernon Manor CDC
October 5	Anchor Institutions Trip: Drexel University with Andrew Zitcer and Alan Greenberger
October 12	Health and Environmental Justice
Fri. Oct. 15	<i>Assignment due</i> (small groups): asset map
October 19	Arts, Culture and Placemaking Trip: Villa Africana Colobo garden, Norris Square with Iris Brown
October 26	Community Organizing, Advocacy, Philanthropy Guest: Jennifer Jordan, Bread & Roses Community Fund
Fri. Oct. 29	<i>Assignment due</i> : reflection paper
November 2	Regional Economic and Workforce Development Trip: Center City with Jeff Hornstein, Economy League
Fri. Nov. 5	<i>Due</i> : brief prospectus for your extra topic assignment
November 9	Development Finance Guests: Melissa Kim, Local Initiatives Support Corporation Patricio Zambrano, Inter-American Development Bank
November 16	Housing in Developing Countries Guest: Marja Hoek-Smit, Wharton
November 30	Livelihoods and Wealth (coops) Guest: Kimberly Noronha, Penn Planning
December 7	Wrap-up, Reflection, Extra Topics <i>Assignment due</i> : case study / extra topic
Fri. Dec. 10	<i>Assignment due</i> : reflection paper

Detailed schedule:

August 31 **Introductions: Ourselves and the HCED Field**

* Meet @ Weitzman Plaza between Meyerson Hall and Fisher Fine Arts Library at 8:30am – weather permitting, we will find a place nearby to meet outdoors

Reading:

- Karen Chapple, “The Evolving Role of Community Economic Development in Planning,” in *Oxford Handbook of Urban Planning*, Randall Crane and Rachel Weber, eds. (New York: Oxford UP, 2012), 477-499.
- Amartya Sen, “Development as Capability Expansion,” in *Readings in Human Development*, S. Fukuda-Parr et al., eds. (NY: Oxford UP, 2003), 3-16.
- Xavier de Sousa Briggs, “Doing Democracy Up Close: Culture, Power and Communication in Community Building,” *Journal of Planning Education and Research* 18 (1998), 1-13.

Guest: Andrew Goodman (MCP '07), Director of Equitable Development, Office of Councilperson Jamie Gauthier (MCP '04)

September 7 **Neighborhood Histories, Literacies, Assets, Change**

*MEET @ 34th Street & Lancaster Avenue at 8:30am ...for our walk with:
Michael Nairn (MLA '85), Penn Urban Studies
Abdul Rahim Muhammad, Executive Director, New Africa Center

Reading, listening and watching:

- Ann Whiston Spirn, “Restoring Mill Creek: Landscape Literacy, Environmental Justice and City Planning and Design,” *Landscape Research* 30:3 (2005), 395-413.
- Listen (6 minutes) and watch (4 minutes): Taylor Allen, “As Building Boom Continues in West Philly, Black Bottom Tribe Fights for a Sign of the Community they Lost,” *WHYY* (2021).
- Alison Mathie and Gord Cunningham, “From Clients to Citizens: Asset-Based Community Development as a Strategy for Community-Driven Development,” *Development in Practice* 13:5 (2003), 474-486.
- Lance Freeman, “Introduction” and “There Goes the ‘Hood,” from *There Goes the ‘Hood: Views of Gentrification from the Ground Up* (Philadelphia: Temple UP, 2005), 1-16 and 59-94.

September 14 **Public and Affordable Housing**

*MEET @ 46th & Market Streets at 8:45am ...for a walk and discussion with:
Kyle Flood (MCP '04), Senior Advisor to the Executive Director and CEO,
Philadelphia Housing Authority
Rose Bryant, President, Lucien Blackwell Homes Resident Council

Reading:

- Matthew Desmond, “Epilogue: Home and Hope,” in *Evicted: Poverty and Profit in the American City* (New York: Crown, 2016), 293-313.
- Lawrence Vale, “Public Housing, Redevelopment, and the Governance of Poverty,” in *After the Projects: Public Housing Redevelopment and the Governance of the Poorest Americans* (New York: Oxford UP, 2018), 3-40.
- Kimberly Quick and Richard Kahlenberg, “The Government Created Housing Segregation. Here’s How the Government Can End It,” *The American Prospect* (2019).
- George Galster, “People Versus Place, People and Place, or More? New Directions for Housing Policy,” *Housing Policy Debate*, 27:2 (2017), 261-265.
- City of Philadelphia, *Housing for Equity: An Action Plan* (2018).
- Ingrid Gould Ellen, Katherine O’Regan, and Sophie House, “Housing Policy Must Change in Wake of COVID-19,” *Shelterforce* (2020).

September 21 **Community Development Corporations**

*MEET @ 39th & Powelton Avenue at 8:45am ...for our walk with:
Dante Leonard, Commercial Corridor Manager, People’s Emergency Center

Reading:

- Ronald Ferguson and Sarah Stoutland, “Reconceiving the Community Development Field.” in *Urban Problems and Community Development*, Ronald Ferguson and William Dickens, eds. (Washington, DC: Brookings, 1999), boxes and diagram.
- Alan Mallach, “Managing Neighborhood Change: A Framework for Sustainable and Equitable Revitalization” (National Housing Institute, 2008).
- Jane Knitzer and Fida Adely, “CDCs and Raising Children,” *Shelterforce* (2002).
- Andrew Van Dam, “The Surprising Holes in Our Knowledge of America’s Homeless Population,” *Washington Post* (2019).
- Michael Beyard, Michael Pawlukiewicz, and Alex Bond, “Ten Principles for Rebuilding Neighborhood Retail” (Urban Land Institute: 2003).
- And choose 1 more reading on CDCs.

September 28 **Wealth and Community Ownership (land)**

* MEET @ TBA ...for our walk with:

Michael Thorpe, Executive Director, Mt. Vernon Manor CDC

Reading and watching:

- Andrew Lamas, "Race, Poverty and Shared Wealth," in *Poverty and Race in America: The Emerging Agendas*, Chester Hartman, ed. (New York: Lexington, 2006), 96-102.
- Melvin Oliver and Thomas Shapiro, "Introduction," in *Black Wealth White Wealth: A New Perspective on Racial Inequality* (New York: Routledge, 1997), 1-10.
- Watch: *Arc of Justice: The Rise, Fall and Rebirth of a Beloved Community* (2016), 23 minutes.
- Dana Hawkins-Simons and Miriam Axel-Lute, "Organizing and the Community Land Trust Model," *Shelterforce* (2015).
- Miriam Axel-Lute, "New York City Becomes a Hotbed of Community Land Trust Innovation," *Shelterforce* (2017).
- John Emmeus Davis, "More than Money: What Is *Shared* in Shared Equity Homeownership?" (originally *Journal of Affordable Housing and Community Development Law*, 2010), from *The Affordable Housing Reader*, 187-195.

October 5 **Anchor Institutions**

* MEET @ 30th Street and JFK Boulevard at 8:45am...for our walk with:

Andrew Zitcer, professor and director of the Urban Strategy program, and Alan Greenberger, Vice President of Real Estate, Drexel University

Reading and watching:

- Initiative for a Competitive Inner City, "Anchor Institutions and Urban Economic Development" (ICIC, 2011).
- Meagan Ehlenz and Eugenie Birch, "The Power of Eds and Meds" (Penn IUR, 2014), 1-3, 49-50, plus read at least one case study of your choice.
- Bruce Katz and Julie Wagner, "Innovation Districts: A New Geography of Innovation in America" (Brookings, 2014).
- Choose and read or watch 1 interview with Davarian Baldwin about his book *In the Shadow of the Ivory Tower: How Universities Are Plundering Our Cities* (NY: Bold Type, 2021).

October 12 **Health and Environmental Justice**

* MEET @ Meyerson Hall

Reading:

- Jason Corburn, *Healthy City Planning: From Neighbourhood to National Health Equity* (New York: Taylor & Francis, 2013), 1-8, 14-34, plus choose and read 1 case study chapter – Nairobi or Rio.
 - OR read pages 1-8 and watch: Charisma Acey, “Countering Infrastructural Violence: Grassroots Innovations in African Cities” (Penn lecture, 2021).
- Ann Forsyth, Carissa Schively Slotterback, and Kevin Krizek, “Health Impact Assessment (HIA) for Planners: What Tools Are Useful?” *Journal of Planning Literature*, 24:3 (2010), 231-245.
- 1st National People of Color Environmental Summit, *Principles of EJ* (1991).
- Julian Agyeman, “Just Sustainabilities” (2012).
- Nancy Chen, “An Asian American Lens on Environmental Justice,” *South Side Weekly* (2019).
- Vandana Shiva, “Earth Democracy: Sustainability, Justice and Peace,” *Buffalo Environmental Law Journal* (2019).
- Environmental Justice Atlas – explore cases on at least 3 continents.

Fri. Oct. 15 **Assignment due** (small groups): Asset map (instructions on Canvas)

October 19 **Arts, Culture and Placemaking**

* MEET @ 34th and Market Streets at 8:30am ...taking SEPTA’s MFL to York/Dauphin ...to talk with Iris Brown and visit Colobo/Norris Square gardens

Reading:

- Marcus Anthony Hunter, Mary Patillo, Zandria Robinson, and Keeanga-Yamahtta Taylor, “Black Placemaking: Celebration, Play, and Poetry,” *Theory, Culture & Society* 33:7-8 (2016), 31-56.
- Andrew Zitcer, “Making Up Creative Placemaking,” *Journal of Planning Education and Research* 40:3 (2020), 278-288.
- And choose 1:
 - Mark Stern, Susan Seifert, and Domenic Vitiello, “Migrants, Communities, and Culture” (2008). Or another SIAP report or article.
 - Patrick Kabanda, “The Creative Wealth of Nations: How Performing Arts Can Advance Development and Human Progress” (World Bank, 2014).
 - Sisi Liang and Qingfang Wang, “Cultural and Creative Industries and Urban (Re)Development in China,” *Journal of Planning Literature* 35:1 (2020), 54-70.

October 26 **Community Organizing, Advocacy, Philanthropy**

* MEET via Zoom...for our discussion with:
Jennifer Jordan, Co-chair of the board, Bread & Roses Community Fund

Reading:

- Rinku Sen, "Introduction: Community Organizing – Yesterday and Today," in *Stir It Up: Lessons in Community Organizing and Advocacy* (San Francisco: Wiley, 2003), xliii-lxv.
- Carl Sussman and John Weiser, "Partners in Progress Case Study: CASA," *Community Development Innovation Review* (Federal Reserve Bank of San Francisco, 2017), 109-116.
- Ruth Wilson Gilmore, "In the Shadow of the Shadow State," from *The Revolution Will Not be Funded*, edited by INCITE! Women of Color Against Violence (Boston: South End Press, 2009).

Fri. Oct. 29 **Assignment due:** Reflection paper (instructions on Canvas)

November 2 **Regional Economic and Workforce Development**

* MEET @ 8:45am at 18th & JFK Blvd. ...for our discussion with:
Jeff Hornstein, Executive Director, Economy League of Greater Philadelphia

Reading:

- Beth Siegel and Karl Seidman, "The Economic Development and Workforce Development Systems: A Briefing Paper" (Surdna Foundation, 2009).
 - OR: Richard McGahey, "Regional Economic Development in Theory and Practice," in *Retooling for Growth: Building a 21st Century Economy in America's Older Industrial Areas*, McGahey and Jennifer Vey, eds. (Washington, D.C.: Brookings, 2008), 3-28.
- Peter Dreier, John Mollenkopf, and Todd Swanstrom, "Metropolitics for the Twenty-first Century," in *Place Matters: Metropolitics for the Twenty-first Century*, 2nd ed. (Lawrence: U. Kansas Press, 2014), 270-298.
 - OR: Manuel Pastor, Chris Brenner, and Martha Matsuoka, "Something's Happening Here," in *This Could Be the Start of Something Big: How new Social Movements for Regional Equity Are Reshaping Metropolitan America* (Ithaca: Cornell UP, 2011), 1-21.
- Also see notes on Canvas about reviewing prior economic development readings and selecting a suggested reading of most interest to you.

Fri. Nov. 5 **Due:** Brief prospectus for your extra topic assignment

November 9 **Development Finance**

* MEET @ Meyerson Hall B13 ...for our discussions with:
Melissa Kim, Local Initiatives Support Corporation
Patricio Zambrano, Inter-American Development Bank (via teleconference)

Reading:

- Lehn Benjamin, Julia Sass Rubin, and Sean Zielenbach, "Community Development Financial Institutions: Current Issues and Future Prospects" *Journal of Urban Affairs* 26:2 (2004), 177-195.
- Mark Engler, "From Microcredit to a World Without Profit? Muhammad Yunus Wrestles with Moving Beyond a Society Based on Greed," *Dissent* (2009), 81-87.
- Homi Kharas, "Development Assistance," in *International Development: Ideas, Experience, and Prospects*, Bruce Currie-Adler, Ravi Kanbur, David Malone, and Rohinton Medhora, eds. (Oxford UP, 2014).

November 16 **Housing in Developing Countries**

* MEET @ Meyerson Hall B13 ...for our discussion with:
Marja Hoek-Smit, Wharton

Reading:

- Christine Whitehead and Connie Tang, "International Models for Delivery of Affordable Housing in Asia" (RICS, 2019).
- *Slum Futures* (Television for the Environment, 2012), 22 minutes.
- João Sette Whitaker Ferreira, Eduardo Rojas, Higor Rafael de Souza Carvalho, Carolina Rago Frignani, and Ligia Santi Lupo, "Housing Policies and the Roles of Local Governments in Latin America: Recent Experiences," *Environment & Urbanization* 32:2 (2020).
- Caroline Kroeker-Falconi and Rachel Canclini Kettle, "Compendium of Best Practices for Housing in Africa" (Habitat for Humanity, 2021).

November 30 **Livelihoods and Wealth (coops)**

* MEET @ Meyerson Hall B13 ...for our discussion with:
Kimberly Noronha, Penn Planning

Reading:

- Choose 1 – or if you’re interested in cooperatives, read both:
 - John Logue, “Economics, Cooperation, and Employee Ownership: The Emilia Romagna Model – in More Detail” (Ohio Employee Ownership Center, 2006).
 - Carl Davidson, “Mondragon Diaries: 5 Days on the Cutting Edge,” *ZNet* (2010).
- Martha Chen and Victoria Beard, “Including the Excluded: Supporting Informal Workers for More Equal and Productive Cities in the Global South” (World Resources Institute, 2018).
- Maria Cotofan, Jan-Emmanuel De Neve, Marta Golin, Micah Kaats, and George Ward, “Work and Well-being during COVID-19: Impact, Inequalities, Resilience, and the Future of Work,” chapter 7 of *World Happiness Report* (2021).

December 7 **Wrap-up, Reflection, Extra Topics**

* MEET @ Meyerson Hall B13 ...to share our extra topics and reflect on the term.

Assignment due: Extra topics assignment (see Canvas)

Fri. Dec. 10 **Assignment due:** Reflection paper (see Canvas)