

**Woodrow Wilson School
Fall 2009**

WWS 527c – Revitalization of America's Cities
Wednesdays, 9:00 AM-Noon
035 Robertson Hall

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Seminar Description

This seminar will focus on the evolution and revitalization of America's cities. It will concentrate on the public policy and real-world dynamics that help explain the origins, fortunes and fate of cities. Generations ago, many cities housed the industrial engines that drove the U.S. economy. Their neighborhoods were home to the nation's working class and a stepping stone to the middle class. Yet a half century ago, many major cities began to decline economically and became densely concentrated with the so-called "underclass." The urban riots that erupted in the 1960s marked the nadir of inner-city neighborhoods. In the ensuing decades, many cities have revived by strategically nurturing the growth of the financial services, higher education, health care, entertainment and cultural sectors. Many beleaguered neighborhoods have rebounded as well. In this seminar we will examine the lifecycle of cities and their neighborhoods, the forces that drove their decline, the policies and players that have spearheaded their revival, the reasons why some communities have yet to recover, the public policy conflicts and community tensions that arise when revitalization and gentrification get traction, and the potentially transformative impact of the recent economic meltdown.

The course will meet once a week in seminar format. For each class there will be roughly 125-150 pages of advance assigned readings.

Since WWS 527c is a seminar, active and informed student participation is required. We will use various discussion formats in class and each student is expected to lead at least one of these sessions.

There will not be a final examination in this course. Students are required to write two papers:

- A short memorandum (5-7 pages) which can serve as preview of the final paper or else address a different subject. The due date is November 24, 2009.

- A final research paper of approximately 20-25 pages in length. It must be submitted by January 12, 2010.

The topic(s) for the short memorandum and the final research paper must be discussed with and approved by Prof. Price by October 27, 2009. The memorandum and final paper should be submitted via e-mail (doc format -- not docx), as well as hard copy.

Final grades in the seminar will be based on the following factors:

- 20 percent – Active/informed participation in class
- 20 percent – Leadership of class discussion
- 10 percent – Short memorandum
- 50 percent -- Final research paper.

Session Topics and Reading Assignments

Class #1 – September 23, 2009

The Rise, Demise and Implosion of American Cities -- The introductory session will focus on the genesis of older cities, the forces that contributed to their formation and expansion, and the role they played in American society. Urban neighborhoods began to suffer a sharp reversal of fate beginning in the 1950s as the U.S. economy evolved, blue collar jobs migrated to the suburbs and beyond, and inner cities increasingly became home to the underclass. The cauldron of concentrated poverty, dashed hopes in the aftermath of the Supreme Court decree outlawing school segregation, and persistent residential segregation erupted when riots engulfed many of America's cities in the 1960s. We will examine the destructive events that placed beleaguered cities on the endangered species list.

Required reading:

- Douglas W. Rae, *City: Urbanism and Its End*, Yale University Press, 2003, pp. 35-68, 215-246, and 254-261.
- *Report of the National Advisory Committee on Civil Disorders*, U.S. Government Printing Office, Washington DC, 1968, pp. 19-22, 63-77, and 104-141.

Class #2 – September 30, 2009

Born-again Neighborhoods – In the aftermath of the riots, some urban experts wrote off inner cities as unsalvageable. Yet many of these devastated neighborhoods began to recover. This week we will study the stories of several comeback communities, as well as the role and impact of nonprofit and faith-based organizations rooted in struggling neighborhoods that leaped first into the void after the riots, vowing to rebuild their communities.

Required reading:

- Alexander von Hoffman, *House by House, Block by Block, The Rebirth of America's Urban Neighborhoods*, Oxford University Press, 2003, pp. 18-76.

- Scott L. Cummings, "Community Economic Development as Progressive Politics: Toward a Grassroots Movement for Economic Justice," *Stanford Law Review*, Vol. 54, No. 3, 2002, pp. 447-493, www.jstor.org/stable/pdfplus/1229464/pdf.
- Randy Stoecker, "The CDC Model of Urban Redevelopment: A Critique and an Alternative," *Journal of Urban Affairs*, Vol. 19, No. 1, 1997, pp. 1-22.

Class #3 – October 7, 2009

Government as Bulldozer: Urban Renewal and Eminent Domain – Government has long been a key player in community revitalization. Often it has been the dominant player, with the power to acquire and clear land, whether to remove slums or clear sites for development. This session will focus on the often controversial use of the public sector's power over private property.

Required reading:

- Douglas W. Rae, *City: Urbanism and Its End*, pp. 312-346.
- *Kelo et al v. City of New London et al*, 545 U.S.469 (2005), Supreme Court of the United States.
- Wendell E. Pritchett, "Beyond *Kelo*: Thinking about Urban Development in the 21st Century," *Georgia State University Law Review*, Vol. 22, 2006, pp. 895-933.
- Amanda W. Goodin, "Rejecting the Return to Blight in Post-Kelo State Legislation," *New York University Law Review*, Vol. 82, No. 1, 2007, pp. 177-208.
- Nathan Koppel, "There Goes the Neighborhood: A Fight Over Defining 'Blight,'" *The Wall Street Journal*, WSJ.com, April 30, 2009.

Class #4 – October 14, 2009

Government as Banker -- This week we will examine the pivotal role played by public agencies in encouraging, facilitating and financing the rebirth of cities and their neighborhoods. The government programs used include development grants, incentives for minority and inner-city businesses, and housing subsidies and tax incentives to spur the construction of both affordable and market-rate housing.

Required reading:

- W. Dennis Keating and Janet Smith, "Past Federal Policy for Urban Neighborhoods," in W. Dennis Keating et al (editors), *Revitalizing Urban Neighborhoods*, University Press of Kansas, 1996, 50-57.
- Neil Mayer and Langley Keyes, "City Government's Role in the Community Development System," Urban Institute, Washington, DC, June 2005, pp. 6-27.
- Lance Freeman, "Siting Affordable Housing: Location and Neighborhood Trends of Low Income Housing Tax Credit Developments in the 1990s," Brookings Institution Center on Urban and Metropolitan Policy, March 2004.
- Jennifer S. Vey, "Restoring Prosperity: The State Role in Revitalizing America's Older Industrial Cities," Brookings Institution Metropolitan Policy Program, 2007, pp. 8-68.

- George Galster et al, "Targeting Investments for Neighborhood Revitalization," *Journal of the American Planning Association*, Vol. 72, No. 4, Autumn 2006, pp. 457-468.
- Ingrid W. Reed, "The Life and Death of UDAG: An Assessment Based on Eight Projects in Five New Jersey Cities," *Publius: The Journal of Federalism*, Vol. 19, No. 3, Summer 1989, pp. 93-109.

Class #5 – October 21, 2009

The Private Sector Cometh -- Sustainable revitalization depends on the reintroduction of the private sector and the restoration of "normal" housing, business and labor markets that can function without, or at least with minimal, government assistance. This week we will examine the phased reentry of the private sector into the inner city, spurred by a succession of incentives, guarantees, social consciousness, regulatory requirements and the customary profit motive.

Required reading:

- Michael Porter, "The Competitive Advantage of the Inner City," *Harvard Business Review*, Vol. 73, 1995, pp. 55-71.
- Bennett Harrison and Amy K. Glasmeier, "Response: Why Business Alone Won't Redevelop the Inner City: A Friendly Critique of Michael Porter's Approach to Urban Revitalization," *Economic Development Quarterly*, Vol. 11, No. 1, February 1997, pp. 28-38.
- Marilyn Lavin, "Problems and Opportunities of Retailing in the US 'Inner City'," *Journal of Retailing and Consumer Services*, Vol. 7, 2000, pp. 47-57.
- Julia S. Rubin and Gregory M. Stankiewicz, "The Los Angeles Community Development Bank: The Possible Pitfalls of Public-Private Partnerships," *Journal of Urban Affairs*, Vol. 23, No. 2, 2002, pp. 133-153.
- Janet Thompson Jackson, "Can Free Enterprise Cure Urban Ills?: Lost Opportunities for Business Development in Urban Low-Income Communities Through the New Markets Tax Credit Program," *University of Memphis Law Review*, Vol. 37, 2007, pp. 679-705.
- Alan H. Peters and Peter S. Fisher, *State Enterprise Zone Programs: Have They Worked?* W.E. Upjohn Institute for Employment Research, 2002, pp. 217-237.
- Jerry Mitchell, "Business Improvement Districts and the 'New' Revitalization of Downtown," *Economic Development Quarterly*, Vol. 15, No. 2, May 2001, pp. 115-123.
- Lorlene Hoyt, "Do Business Improvement District Organizations Make a Difference?: Crime In and Around Commercial Areas in Philadelphia," *Journal of Planning Education and Research*, Vol. 25, No. 2, December 2005, pp. 185-199.
- Lorlene Hoyt and Devika Gopal-Agge, "The Business Improvement District Model: A Balanced Review of Contemporary Debates," *Geography Compass*, Vol. 1, Issue 4, May 2007, pp. 946-958.

Class #6 – October 28, 2009

Public Housing: Asset or Albatross? Once viewed as an affordable haven for working class families, public housing subsequently fell out of favor with urban planners and policymakers. The Clinton administration launched an initiative known as HOPE VI to demolish massive public

housing developments and facilitate the dispersal of occupants to other neighborhoods. This week we will examine the efficacy and impact of this audacious approach to urban revitalization.

Required reading:

- Bruce Katz, "The Origins of HOPE VI," in Henry Cisneros and Lora Engdahl (editors), *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities*, Brookings Institution Press, Washington, DC, 2009, pp. 15-29.
- Peter Calthorpe, "HOPE VI and New Urbanism," in *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities*, pp. 49-63.
- Robbie Brown, "Atlanta is Making Way for New Public Housing," *New York Times*, June 21, 2009, p. A16.
- Sean Zielenbach, "Assessing Economic Change in HOPE VI Neighborhoods," Fannie Mae Foundation, *Housing Policy Debate*, Vol. 14, Issue 4, pp. 621-655.
- Susan Popkin and Mary Cunningham, "Has HOPE VI Transformed Residents' Lives," in *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities*, pp. 191-203.
- Danielle Pelfrey Duryea, "Gendering the Gentrification of Public Housing: HOPE VI's Disparate Impact on Lowest-Income African American Women," *Georgetown Journal on Poverty Law & Policy*, Vol. XIII, No. 3, Fall 2006, pp. 567-593.
- Sheila Crowley, "HOPE VI: What Went Wrong," in *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities*, pp. 229-247.
- Ronald Utt, "The Conservative Critique of HOPE VI," in *From Despair to Hope: Hope VI and the New Promise of Public Housing in America's Cities*, pp. 249-261.
- Prepared Remarks for Secretary of Housing and Urban Development Shaun Donovan at the Brookings Institution Metropolitan Policy Programs' Discussion –"From Despair to Hope: Two HUD Secretaries on Urban Revitalization and Opportunity," National Press Club, Washington DC, July 14, 2009, www.hud.gov/news/speeches/2009-07-14.cfm.

Class #7 – November 11, 2009

Rejuvenation and Gentrification: The Payoff and Price of Success -- This week we will focus on the forces that contribute to the rebirth of inner-city communities, including the sharp reduction in urban crime; the search by middle class families for affordable, architecturally appealing and energy efficient housing; and the magnetic draw of rejuvenated downtowns. The profound demographic change that often results can spark confrontations over development plans and different cultural traditions. We will examine the fabric and outcome of these real-world territorial and cultural clashes over coveted urban space.

Required reading:

- Lance Freeman, *There Goes the 'Hood: Views of Gentrification from the Ground Up*, Temple University Press, 2006, pp. 188-210.
- Maria Rosario Jackson and Florence Kabwasa-Green, "Artist Space Development: Making the Case," Urban Institute, 2007, pp. 7-14, 17, 26.

- Alexandra Alter, "Artists vs. Blight," *Wall Street Journal*, April 17, 2009, p. W1.
- Jonathan Bowles, "A World of Opportunity," Center for an Urban Future, New York, NY, February 2007, pp. 3-25.
- Richard Curtis, "The Improbable Transformation of Inner-City Neighborhoods: Crime, Violence, Drugs, and Youth in the 1990s," *Journal of Criminal Law and Criminology*, Vol. 88, No. 4, Summer 1998, pp. 1233-1276.
- Karen Ceraso, "Eyesore to Community Asset: Historic Preservation Creates Affordable Housing and Livable Neighborhoods," NHI Shelterforce Online, Issue #106, July/August 1999, www.nhi.org/online/issues/106/ceraso.html.
- Monica Davey, "In a City of Landmarks, a Court Case Alarms Preservationists," *New York Times*, March 24, 2009, p. A 12.
- Richard Florida, "Cities and the Creative Class," *City & Community*, Vol. 2, Issue 1, March 2003, pp. 3-19
- Joseph Cortright, "The Young and the Restless in a Knowledge Economy," Prepared for CEOs for Cities, December 2005, pp. 3-6.
- Elizabeth Strom, "Converting Pork into Porcelain: Cultural Institutions and Downtown Development," *Urban Affairs Review*, Vol. 38, No. 1, September 2002, pp. 3-21.
- Jason Hackworth, "Post-Recession Gentrification in New York City," *Urban Affairs Review*, Vol. 37, No. 6, July 2002, pp. 815-843.
- Loretta Lees, "Gentrification and Social Mixing: Towards an Inclusive Urban Renaissance?" *Urban Studies*, Vol. 45, No. 12, November 2008, pp. 2449-2470.
- Kalima Rose, "Beyond Gentrification: Tools for Equitable Development," NHI Shelterforce Online, May/June 2001.
- Michelle Boyd, "The Downside of Racial Uplift: The Meaning of Gentrification in an African American Neighborhood," *City & Society*, Vol. 17, Issue 2, pp. 265-288.

Optional reading:

- Conor Dougherty, "Youth Magnet Cities Hit Midlife Crisis," *Wall Street Journal*, May 16, 2009.
- Timothy Williams, "Mixed Feelings as Change Overtakes 125th St.," *New York Times*, June 13, 2008, p. C10.
- Timothy Williams, "An Old Sound in Harlem Draws New Neighbors' Ire," *New York Times*, July 6, 2008, p. 21.
- Timothy Williams, "Harlem Soul Food: Stick a Fork in It," *New York Times*, November 13, 2008, p. A24.

Class #8 – November 18, 2009

Urban Fields of Dreams – Environmentally-challenged "brownfields" represent an underutilized resource that enterprising cities endeavor to convert into community assets. Municipal officials

view sports stadiums as vital engines of economic growth and civic pride. Yet these strategies often generate spirited controversy. This week we will examine the opportunities, issues and policy conflicts triggered by these urban development strategies.

Required reading:

- Richard Hula, "An Assessment of Brownfield Redevelopment Policies: The Michigan Experience," in Mark Abramson and Ann Kieffaber, *New Ways of Doing Business*, Rowman & Littlefield, 2003, pp. 251-277.
- Marie Howland, "Private Initiative and Public Responsibility for the Redevelopment of Industrial Brownfields: Three Baltimore Case Studies," *Economic Development Quarterly*, Vol. 17, No. 4, November 2003, pp. 367-381.
- Christopher De Sousa, "Turning Brownfields into Green Space in the City of Toronto," *Landscape and Urban Planning* 62, 2003, pp. 181-198.
- Jordon Rappaport and Chad Wilkerson, "Do Economists Reach a Conclusion on Subsidies for Sports Franchises, Stadiums, and Mega-Events?," International Association of Sports Economists, Working Paper Series, Paper No. 08-18, August 2008.
- John Crompton, "Beyond Economic Impact: An Alternative Rationale for the Public Subsidy of Major League Sports Facilities," *Journal of Sport Management*, Vol. 18, 2004, pp. 40-58.
- Philip Suchma, "If They Built It? Stadium Dreams and Rustbelt Realities in Cleveland," *The International Journal of the History of Sport*, Vol. 25, No. 11, September 2008, pp. 1547-1564.
- Robert Baade et al, "A Tale of Two Stadiums: Comparing the Economic Impact of Chicago's Wrigley Field and U.S. Cellular Field," International Association of Sports Economists, Working Paper Series, Paper No. 06-14, August 2006.
- Peter Eisinger, "The Politics of Bread and Circuses: Building the City for the Visitor Class," *Urban Affairs Review*, Vol. 35, No. 3, pp. 316-333.
- Philip Weinberg, "Eminent Domain for Private Sports Stadiums: Fair Ball or Foul?," *Environmental Law*, Vol. 35, pp. 311-322.

Optional reading:

- Andy Newman, "Raucous Meeting on Atlantic Yards Plan Hints at Hardening Stances," *New York Times*, August 24, 2006.
- Nicolai Ouroussoff, "What Will Be Left of Gehry's Vision for Brooklyn?," *New York Times*, March 21, 2008.
- Charles Bagli, "Legal Victory for Atlantic Yards Developer," *New York Times*, February 26, 2009.
- Richard Sandomir, "For Nets, Barriers to Brooklyn Fall Slowly," *New York Times*, May 31, 2009,
- Charles Bagli, "Gehry is Out as Designer of Project in Brooklyn," *New York Times*, June 11, 2009, p. A 27.

- Nicolai, Ouroutssof, "Battle Between Budget and Beauty, Which Budget Won, *New York Times*, June 9, 2009, p. C 1.
- Jim Dwyer, "Breaking with History in the Bronx," *New York Times*, April 4, 2009, p. A 12.

Class #9 – November 25, 2009

Urban Universities and Hospitals as Economic Engines – These institutions serve the public interest far beyond their primary missions. In this session, we will assess the role and potential of educational and health institutions as engines of economic opportunity and growth. Their expansionist appetites also trigger nettlesome controversies and conflicts that must be anticipated, navigated and overcome in the collective interest of the institutions and their neighbors.

Required reading:

- *Report of the National Advisory Committee on Civil Disorders*, U.S. Government Printing Office, Washington DC, 1968, pp. 30-38.
- Stefan Bradley, "Gym Crow Must Go! Black Student Activism at Columbia University, 1967-1968," *The Journal of African American History*, Vol. 88, No. 2, Spring 2003, pp. 163-181.
- Timothy Bartik and George Erickcek, "The Local Economic Impact of 'Eds & Meds'," Metro Economy Series for the Metropolitan Policy Program at Brookings, Brookings Institution, Washington, DC, December 2008.
- Jennifer S. Vey, "Higher Education in Pennsylvania: A Competitive Asset for Communities," Brookings Institution Metropolitan Policy Program, Washington, DC, December 2005, pp. 1-19.
- John Gilderbloom and R. L. Mullins, Jr., *Promise and Betrayal: Universities and the Battle for Sustainable Urban Neighborhoods*, State University of New York Press, Albany, NY, 2005, pp. 1-26.
- Peter Marcuse and Cuz Potter, "Columbia University's Heights: An Ivory Tower and Its Communities," in David Perry and Wim Wiewel (editors), *The University as Urban Developer*, M.E. Sharpe, Armonk, NY, 2005, pp. 45-63.
- Lawrence Kelly and Carl Patton, "The University as an Engine for Downtown Renewal in Atlanta," in David Perry and Wim Wiewel (editors), *The University as Urban Developer*, M.E. Sharpe, Armonk, NY, 2005, pp. 131-146.
- Rachel Weber et al, "Private Choices and Public Obligations: the Ethics of University Real Estate Development," in David Perry and Wim Wiewel (editors), *The University as Urban Developer*, M.E. Sharpe, Armonk, NY, 2005, pp. 285-299.

Optional reading:

- Kelly Evans, "Why College Towns are Looking Smart," *Wall Street Journal*, March 24, 2009, p. B 1.
- Lisa Prevost, "The Yale Effect Spreads Out," *New York Times*, March 25, 2009, p. B 6.

- Charles Bagli, "Columbia, in a Growth Spurt, is Buying a Swath of Harlem," *New York Times*, July 30, 2003.
- Daphne Eviatar, "The Manhattanville Project," *New York Times*, May 21, 2006.
- Timothy Williams, "In West Harlem Land Dispute, It's Columbia vs. Residents," *New York Times*, November 20, 2006.
- Charles Bagli, "Zoning Changes Proposed to Preserve West Harlem's Character," *New York Times*, April 1, 2007.
- Timothy Williams, "Harlem Area is Blighted, State Agency Declares," *New York Times*, July 18, 2008.
- Abby Goodnough, "Slump Revives Town-Gown Divide Across U.S.," *New York Times*, May 9, 2009, p. A1.

Class #10 – December 2, 2009

The Invisible Urban Poor – Urban revitalization usually often brings demographic change, with poor people often engulfed and displaced by these trends. In this session, we will focus on the fate of the urban poor. Have they dropped off the radar screens of demographers, politicians and the press? Have many of the poor migrated elsewhere? How are they faring now, along with the communities where they reside? What public policies would enable them to climb the ladder out of poverty?

Required reading:

- Alan Berube, "Concentrated Poverty in America: An Overview," in David Erickson et al (editors), "The Enduring Challenge of Concentrated Poverty in America," Joint Project of the Community Affairs Offices of the Federal Reserve System and the Metropolitan Policy Program at the Brookings Institution, 2008, pp. 3-20.
- Alan Berube et al, "Learning from Concentrated Poverty in America: A Synthesis of Themes from the Case Studies," in David Erickson et al (editors), "The Enduring Challenge of Concentrated Poverty in America," Joint Project of the Community Affairs Offices of the Federal Reserve System and the Metropolitan Policy Program at the Brookings Institution, 2008, pp. 169-194.
- Elizabeth Cove et al, "Can Escaping from Poor Neighborhoods Increase Employment and Earnings?" Urban Institute Metropolitan Housing and Community Center, Brief No. 4, March 2008.
- Jennifer Comey et al, "Struggling to Stay Out of High-Poverty Neighborhoods: Lessons from the Moving to Opportunity Experiment," Urban Institute Metropolitan Housing and Communities Center, Brief No. 6, March 2008.
- Elizabeth Kneebone, "Job Sprawl Revisited: The Changing Geography of Metropolitan Employment," Metropolitan Policy Program, Brookings Institution, April 2009.
- Elizabeth Kneebone and Alan Berube, "Reversal of Fortune: A New Look at Concentrated Poverty in the 2000s," Metropolitan Policy Program, Brookings Institution, August 2008.

- Richard Thompson Ford, "Why the Poor Stay Poor: William Julius Wilson Probes the Hopelessness of Black America," *New York Times Book Review*, March 8, 2009, p. 8.
- Aletha Huston et al, "New Hope for Families and Children: Five-Year Results of a Program to Reduce Poverty and Reform Welfare – Summary Report," MDRC, June 2003, pp. Sum-1 to Sum-20.
- Gregory Acs and Margery Austin Turner, "Making Work Pay Enough: A Decent Standard of Living for Working Families," New Safety Net Paper 1, Urban Institute, July 2008.
- Harry Holzer, "Living Wage Laws: How Much Do (Can) They Matter?," Discussion Paper Prepared for Metropolitan Policy Program, Brookings Institution, December 2008
- Erik Eckholm, "Safety Net is Fraying for the Very Poor," *New York Times*, July 5, 2009, p. A 15.

Class #11 – December 9, 2009

Cities and the Economic Meltdown – The economic tsunami of the last two years has engulfed the nation's cities, wreaking havoc on those already in a weakened state. Widespread unemployment is forcing many communities to question their long-term viability, while rampant housing foreclosure and abandonment is reshaping their landscapes. In this session, we will assess the impact of the meltdown and appraise the survival strategies that are emerging out the crisis.

Required reading:

- Gregory D. Squires, "Friend or Foe? The Federal Government and Community Reinvestment," in W. Dennis Keating et al (editors), *Revitalizing Urban Neighborhoods*, University Press of Kansas, 1996, pp. 222-234.
- Ben S. Bernanke, "The Community Reinvestment Act: Its Evolution and New Challenges," Speech delivered to Community Affairs Research Conference, Washington DC, March 30, 2007.
- Jo Becker et al, "White House Philosophy Stoked Mortgage Bonfire," *New York Times*, December 21, 2008, p. A1.
- Howard Husock, "Housing Goals We Can't Afford," *New York Times*, December 11, 2008, p. A49.
- Michael Powell, "Suit Accuses Wells Fargo of Steering Blacks to Subprime Mortgages in Baltimore," *New York Times*, June 7, 2009, p. A 16.
- Kermit J. Lind, "The Perfect Storm: An Eyewitness Report from Ground Zero in Cleveland's Neighborhoods," *Journal of Affordable Housing and Community Development*, Vol. 17-3, Spring 2008, pp. 237-258
- Alex Kotlowitz, "All Boarded Up," *New York Times Magazine*, March 8, 2009, p. 28.
- David Streitfeld and Gretchen Morgenson, "Building Flawed American Dreams," *New York Times*, October 19, 2008, p. A1.
- Conor Dougherty, "City Neighborhoods Dig in to Protect Fragile Gains," *Wall Street Journal*, July 14, 2009, p. A 3.

- Jonathan Mahler, "G.M., Detroit and the Fall of the Black Middle Class," *New York Times Magazine*, June 28, 2009.
- Roger Starr, "Making New York Smaller," *New York Times Magazine*, November 14, 1976.
- David Streitfeld, "An Effort to Save Flint, Mich., by Shrinking It," *New York Times*, April 21, 2009.
- G. Thomas Kingsley et al, "The Impacts of Foreclosures on Families and Communities," Report Prepared for the Open Society Institute, Urban Institute, May 2009, pp. 22-38.
- Alan Mallach, "Addressing Ohio's Foreclosure Crisis: Taking the Next Steps," Metropolitan Policy Program, Brookings Institution, June 2009.
- Frank S. Alexander, "Land Banking as Metropolitan Policy," Metropolitan Policy Program, Brookings Institution, October 2008.

Class #12 – December 16, 2009

The Vision Thing: Imagining the Future of Cities -- The seminar will conclude with an examination of various theories of the future of cities. Is New Urbanism an attainable strategy or a utopian vision? Will cities muddle along or create new pathways to sustainability and viability? Will rejuvenation and gentrification further accelerate as middle class families and young people search even more determinedly for energy and cost-efficient housing? Will economic opportunity and growth in the future gravitate to the cities and/or disperse throughout the region? Where should poor people, and the programs and policies that aid them, place their bets?

Required reading:

- Bruce Katz et al, "Miracle Mets," *Democracy Journal.Org*, Spring 2009, pp. 22-35.
- Richard Florida, "How the Crash Will Reshape America," *The Atlantic*, March 2009, p. 44.
- Robert Fishman, "The Fifth Migration," *Journal of the American Planning Association*, Vol. 71, No. 4, December 2005, pp. 357-366.
- William H. Lucy and David L. Phillips, "Suburban Decline: The Next Urban Crisis," *Issues in Science and Technology*, Fall 2000, pp. 55-62.
- Chris Webber and Alan Berube, "Smarter, Stronger Cities: UK Urban Policy Innovations and Lessons for the US," Brookings Institution Metropolitan Policy Program, June 2008.
- David Leonhardt, "The Big Fix," *New York Times Magazine*, February 1, 2009.
- Bruce Katz, "Transformative Investments: Unleashing the Potential of American Cities," Metropolitan Policy Program, Brookings Institution, April 5, 2006.