The Globalization of Retail in African Cities: Lessons from “The Mall That Has it All” in Accra, Ghana

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Western style retail outlets are becoming increasingly dominant in the urban landscape of Africa, fueled in part by a trend towards consumerism and consumption. This trend is often attributed to the demand for convenience and quality by a growing middle class with disposable incomes. However, it is also indicative of the globalization of retail with an emphasis on cultural transformation and changing urban lifestyles. This paper explores this phenomenon, employing the experience of Accra, Ghana as a case study. It focuses on the massive Accra Mall which was recently opened in the city, and examines: the role of global and local actors in facilitating the globalization of retail in Accra; the prospects and impacts of the “westernized” retail sector for the city’s “traditional marketing” sector; and the challenges for urban planning and governance in the city. The first part discusses the socio-demographic characteristics of the mall’s patrons, their shopping patterns, and their perceptions on the mall’s role in the city’s development. The second part examines the impact of the mall more broadly with regards to its benefits and disadvantages to the city. The analysis and discussion indicate that despite the rapid expansion of this sector in recent years, it remains a luxury niche, serving the needs of a minor section of the city’s population. It also shows how local and global actors act in tandem to shape developments in the city. This paper contributes to the discussion on the emerging urban form in Africa under globalization.

Managing Urban Growth in the Washington Region

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The Washington Region includes Washington DC, the National Capital, and jurisdictions located within the States of Maryland and Virginia. The region has faced significant development pressures, which has threatened its valuable farmlands and quality of life. Efforts to manage urban growth in the region have started in the early 1960s with the adoption of the Washington Region’s Wedges and Corridors Land Use Plan. However, growth patterns have varied and urban sprawl has continued across jurisdictions adjacent to Washington D.C. This observation points to the need to examine smart growth practices within the region to improve current land use policies and reduce urban sprawl. This research paper addresses two major questions: how do smart growth applications vary across jurisdictions within the Washington Region? And how does this variation affect urban
sprawl? The paper focuses on jurisdictions located within the Capital Region, but is not concerned with the District of Columbia. To examine the research questions, I have used case study analysis. The research units of analysis are counties and municipalities located in Maryland and Virginia and part of the Capital Region. The research relies on three sources of evidence: documentation (regional and local plans, regulations, and memorandums), focused interviews with professional planners in county and municipal governments, and archival records obtained from the Census Bureau, Maryland’s Department of Planning, and Virginia’s Office of the Secretary of Natural Resources and Department of Conservation and Recreation. Research findings indicate that variations in state planning systems have affected smart growth practices at the local level and urban sprawl, as a result. Expectedly, smart growth applications vary across local governments located in Virginia since the state does not have a statewide program to manage urban growth. The adoption of a statewide smart growth program in Maryland has contributed to smart growth applications at the local levels. However, local governments located in Maryland have different land use policies to manage urban growth. For example, Montgomery County has adopted its own growth management program since the 1970s, while Frederick County had not taken serious actions to stop urban sprawl until 2008. Variations in local applications of smart growth policies can be explained by differences in local priorities and problems, the voluntary nature of smart growth, and levels of resident support of smart growth policies, among others. The research provides important policy implications helping improve our understanding of smart growth practices at the local levels. It suggests useful recommendations that enhance smart growth in the Washington Region, which can reduce urban sprawl and improve the quality of life.

Developing the Community for Whom? A Discussion of Southbridge’s Successes and Challenges to Development

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Over the last 10 years, the community of Southbridge located in Wilmington Delaware has been the target of various revitalization and redevelopment initiatives associated with the commercial and high-end residential development on the adjacent Riverfront area. As a result residents have witnessed drastic changes in their community’s physical structure, as well as in the real and perceived assets and challenges of the community and its residents. In 2007, the community was directly mentioned in the City of Wilmington’s Urban Renewal Plan making it a prime target for more programs and projects related to redevelopment. For the residents of Southbridge, the process of revitalization and redevelopment has been both beneficial and challenging. The community of Southbridge has received a significant amount of attention from various nonprofit service and for-profit organizations which has resulted in new construction and an increase in community services. In addition many of the recently
implemented plans and programs have practiced comprehensive development strategies by attempting to include the residents in both the formation and implementation stages of planning and programming. Despite these strides, the overall impact development will have on the majority of Southbridge’s residents remains unclear. The proposed paper is a discussion of the existing challenges Southbridge is experiencing regarding comprehensive development and inclusive programming and planning. It is based on qualitative dissertation research that explores the community of Southbridge and its residents’ perspectives about the revitalization and redevelopment taking place in their community. In a time where urban communities are facing external pressures from both the national economic climate and the threat of globalization, it is relevant to examine revitalization and redevelopment from the perspectives of urban residents.

**Neighborhood Ethnic Composition Effects on Immigrant Incomes**

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Currently in many Western countries there are concerns that ethnic residential segregation and clustering of minorities in certain parts of the cities will negatively affect integration processes. There is some evidence that this might be true. There is however also research arguing that ethnic clustering might enhance a minority person’s probability of getting a job and/or a higher income.

We use Swedish data and conduct a panel analysis quantifying the degree to which the ethnic composition of the neighborhood affects the subsequent labour income of individuals for the 1991 to 2006 period. We employ a random effects model to eliminate the potential bias arising from unmeasured individual characteristics leading to neighborhood selection. We also control for a range of demographic and socio-economic attributes. Based on stratified analyses of eight immigrant categories and first and second generation immigrants among these (N= 700,000), in three Swedish metropolitan areas, we find that there are important variations in outcome across ethnic categories. We study contemporaneous but also cumulative effects of living in neighbourhoods with different ethnic compositions, and we also study the existence of potential non-linear and threshold effects (both in relative and absolute terms).

Most groups are negatively affected by the presence of many foreign-born in the neighbourhood and some but not all groups are negatively affected by the presence of high shares of co-ethnics.
Mega-Event, Legacies, and Urban Development

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The Olympic host city experience can be divided into three periods: the pre-Olympics period of bidding for the games, the post-bid period of preparation and hosting the games, and the post-games period. Of these, the post-games or legacy period is the longest and most ambiguous. The combination of ambiguity and duration has made “Olympic legacy” a management concern for the IOC and has spurred recent research on the IOC and on Olympic legacies. In this paper, we argue that defining a city’s Olympic legacy is fundamentally a political act. Defining an Olympic legacy is political because it often pits the interests of the IOC and the Olympic movement against those of the host city. Further, within the host city, the legacy raises a number of thorny issues about who decides on the relationship between a global mega-event and the future of the city, who should benefit from having hosted the Olympics, and, ultimately, whose city it is. This paper briefly examines the IOC’s new position on the Olympic legacy, the research literature on legacies, and then assesses the possibilities for urban investment in light of the legacies of LA, Atlanta and Salt Lake City.

Building Livable Cities: Environmental and Spatial Justice in Boston, Barcelona, and La Habana

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Over the last decade, cities in the global North and South have witnessed increased incidence of residents in historically marginalized neighborhoods claiming greater access to environmental and health benefits. In their demands, neighborhoods have focused on green and recreational spaces, community gardens and farmers’ markets, walkable and bicycable communities, and improved waste management. The prevailing wisdom would assume that residents living in degraded neighborhoods are eager to move to wealthier areas with better services, housing, and environmental conditions. However, preliminary research has revealed that communities organize to improve longterm environmental quality and livability and their engagement often respond to displacement or private development threats and stigmas of marginalization. In this context, my research examines three questions: Why do communities fight to improve the environmental quality of their neighborhoods? How do their struggles vary based on different political systems and histories of urbanization? To what extent do their struggles reflect a desire to achieve environmental gains as opposed to using the environment as a means to advance broader
goals? Environmental justice scholarship has traditionally studied the struggles of low-income neighborhoods and communities of color against environmental burdens and looked at the variety of strategies developed to address inequalities in the distribution of “brown” contamination facilities. However, most studies have overlooked the role of historic marginalization and threats of displacement in framing the discourses and organization of neighborhoods. Furthermore, environmental justice research in cities, and urban social movement research more broadly, have paid little attention to how community organization and mobilization and interactions with decision-makers to address environmental injustices are affected by the collective identities and sense of space of urban neighborhoods and their interpretation of the political and institutional contexts. This study is built around an international comparative analysis of three minority and low-income neighborhoods organizing for improved environmental quality and livability in Barcelona, Boston, La Habana. Specifically, I examine the ways in which contextual factors (i.e., local governance structures, political systems, context of urbanization, history and discourses of marginalization) and community factors (i.e., community history, local organizations and leadership, experience(s) of marginalization, representations of space, place attachment and collective identity, relations with local officials and planners) shape neighborhood mobilization and the extent to which narratives of livability characterize a desire to achieve environmental quality per se as opposed to serving as a strategy to address long-term inequalities, injustice, and marginality in the context of urban growth and planning decisions.

Economic Development in the Context of Global Competitiveness: Examining the Role of Economic Development Corporations in Ontario, Canada

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Faced with global challenges such as deindustrialization, labour mobility, knowledge intensity, and increasing competition from other urban regions around the globe, municipalities in Canada as elsewhere are increasingly becoming proactive and innovative in the field of economic development. In particular, Economic Development Corporations (EDCs) have become the major actor in matters relating to local and regional economic development. They are not entirely new, but majority have a recent history dating to the late 1990s. EDCs are increasingly assuming front line role in municipal efforts with regards to promoting economic development. In this paper, we take an in-depth look at the activities of EDCs in Ontario, Canada. Specifically, we aim to: 1) understand why EDCs are becoming an integral component of economic development efforts; 2) understand the working mechanism between EDCs, municipalities and private companies; 3) explore the economic development strategies of these corporations; 4) explore the challenges faced by these
corporations in their economic development efforts. The paper is based on extensive interviews with 21 Chief Executive Officers (CEOs)/Presidents of these corporations in Ontario. Our findings indicate EDCs are typically private-public partnerships that exist at both local and regional levels. Their activities effectively devolve responsibility from municipalities but instead rely on them to promote economic development. As a result of limited resources, both the smaller and larger municipalities pool their resources with regional partners to compete nationally and globally. We discuss the implications of this collaborative approach to economic development for a range of localities.

**Does a City Even Stay Its Shape at Daytime? Static and Dynamic Density**

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The population density is an important planning factor that affects land use, urban management, infrastructures and public transit. Especially, the population density in the planning area is frequently implemented, planned and evaluated. However, some districts of city such as CBD and commercial areas have been limitations because they have low residents and high moving people. Planning policies for those areas by population density would not be appropriate, because there is a substantial difference in daytime and nighttime densities. We can easily predict that the population density of CBD or large shopping areas, but the moving people density will be substantially higher than the density based by the number of residents. On the contrary, the high population density areas would be low at day time due to low pedestrian and car traffic volumes. As stated above, the daytime density and nighttime density would be substantially different due to facilities in a region or traffic volumes, in short, POI(Point of Interest) or AOI(Area of Interest). In the paper, we called the daytime density the dynamic density, because the cause of that density usually comes from the dynamic behaviors by residents, and the nighttime density the static density in similar. By investigating relations resulting from population and trips data in Seoul, we address outstanding issues relating to the study of dynamic density and static density. First, we calculate two densities; static(nighttime) and dynamic(daytime) density. Second, we compare two densities and address to find the relations using scattergram and RMI. According to our findings, we found that dynamic density and static density have inverse patterns in CBD and some specific areas, but showed consistent relations in overall. Therefore, some planning policy should consider two densities simultaneously.

**Compact City: A Climatic Response in Desert Cities of Iran**

Nazgol Bagheri (University of Missouri-Kansas City)
**Splintered Urbanisms: Water, Governmentality, and Infrastructure in Jakarta**

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This article intervenes in recent debates on urban infrastructure access by exploring the interrelationship between subjectivity, urban space and infrastructure via a case study of the development and differentiation of the urban water supply in Jakarta, Indonesia. The analysis seeks to ‘rematerialize’ discussions of (post-) colonial urban governmentality through insisting upon the importance of the contested and iterative interrelationship between discursive strategies, socio-economic agendas, identity formation and infrastructure creation. We argue that discourses of modernity, hygiene and development are enrolled in the construction of urban subjects and the disposition of water supply infrastructure (and are also resisted), In exploring these claims with respect to Jakarta, the article draws on data derived from archival, interview and participant observation research to present a genealogy of the city’s urban water supply system from its colonial origins to the present. We argue that Jakarta has, since its inception, been characterized by a high degree of differentiation of access to water supply, and of fragmentation of water supply networks. We document the origins of this fragmentation in the colonial era, and trace the legacy of the colonial constructions within the postcolonial city, documenting the relationship between the classification of urban residents, the differentiation of urban spaces and lack of access to services. Moreover, we demonstrate that the introduction of private sector management (in 1988) has not significantly disrupted, and certainly not caused, this pattern. The article closes with a discussion of the implications for analyses of the differentiation of urban services and urban space in cities in the global South, querying the relevance of the ‘splintering urbanism’ thesis to postcolonial cities of the South, and responding to calls for the production of a decentered theory of urbanization.

**Regimes of Exception in Urban Governance: The Strategic Willingness to Ignore Conflict in Planning**

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In this paper, I examine the consequences of how policymakers frame urban governance innovations that reflect trends towards efficiency and flexibility by creating ‘regimes of
exception.' I argue that in seeking to reform planning institutions towards governance efficiency, policymakers show a strategic willingness to ignore conflict. This is problematic because conflict is so endemic to planning that any attempts to artificially tame it will inevitably result in the failure to address complex problems in cities. The common wisdom about cities today is that cities need to be attractive in order to be competitive. Large-scale urban development projects have been at the heart of this sort of entrepreneurial nostrum. As the common wisdom tells us, the fragmentation and cumbersomeness of planning bureaucracies has proved unsuitable to deal with the complexity of these projects, often driving away private investment and ruining unique chances for economic development. Therefore, faced with many failed attempts at reforming planning institutions, governments began looking for more efficient ways to deliver large-scale urban projects. One way in which governments have attempted to do so since the late 1970s onwards is by creating urban development partnerships (or corporations). Since then, many other cities have experimented with different kinds of partnerships, with varying combinations of public, private, and voluntary sector organizations. Despite the differences, these partnerships share a common feature: they operate under regimes of exception, which temporarily suspend the formal planning procedures to grant partnerships decision-making power over plan-making and project delivery. From the governance point of view, existing research shows that one of the reasons policymakers advance for setting up partnerships is to change the way public agencies operate by infusing them with a private-sector entrepreneurial culture of efficiency. However, research shows that despite the proclaimed intentions of policymakers, partnerships don’t always perform as efficiently as expected. And one reason for that, researchers found out, is that partnerships continue to be vulnerable to political struggles that participating agents bring to the partnerships. Considering the problems raised in the literature about urban development partnerships and their regimes of exception, why is it that they became so widespread? Why has the exception become the rule, while we seem unable, or perhaps unwilling, to make more profound reforms in urban planning and governance institutions? The paper addresses these questions by examining the case study of the Polis Program, an urban rehabilitation and environmental improvement program defined by the Portuguese central government from 2000 to 2006. Research was conducted using an in-depth case study approach, in-depth interviews, and content analysis of official documents and newspaper articles.

**Selecting "Comparison Neighborhoods" for Program Impact Assessment—Reducing the Distortions of a Statistical "Black Box**

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Increasingly, investments in neighborhood development are accompanied by expectations...
that indicators will be developed to measure the impact of that investment. A thorough procedure requires that a target neighborhood by contrasted with "similar" neighborhoods within the same political and economic environment. The standard procedure is to "objectively" select such neighborhoods through a multivariate assessment to identify the best statistical match. If the objective is to locate neighborhoods with similar challenges and experiences which can be studied as contrasting neighborhood units, the statistical process can fail to deliver. This paper identifies a process applied to the LISC Sustainable Communities program in Milwaukee which used a more open procedure for sifting through the indicators and the less well quantified characteristics of potential comparison neighborhoods to select several for comparison to targeted areas. The method will be compared to the application of the traditional statistical approach by the LISC national office. Although “objective”, statistical procedures mask the analytical process – limiting feedback to the user about what is actually going on within the “black box.” When examined closely, the purely statistical multivariate approach blends data in such a way as to misrepresent match observations. For example, a “U-shaped” distribution of household income for one area will share a median value with a solidly middle income area. Statistical assumptions such as – normal distributions, linear relationships, equal weights, full representation of relevant information and others – may not hold. Statistical shortcuts may also identify "neighborhoods" with few uniform characteristics - not really "neighborhoods" in the traditional sense. For example, a census tract may be split into two very different zones separated by a freeway and sharing little experience. Local knowledge applied to indicator patterns modifies the process and may result in more realistic choices. This approach applies indicator information in stages – allowing explicit examination of underlying patterns and modification of selections based upon qualitative information and critical perspectives.

**Perspectives of Older Residents Forced to Relocate out of a Public Housing Development**

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A number of studies have followed the changes in the lives of public housing residents forced to relocate because of redevelopment. Concerns of older residents are included in these studies, but they are not the focus of the work. The housing needs of seniors differ in some ways from the needs of working-age adults, especially those with children. Seniors may be more concerned about proximity to medical facilities, grocery stores, and places of worship, and less concerned about nearby employment opportunities, schools, and playground amenities, for example. From 2002-2007, researchers followed the residents of a public housing development from the first year when residents learned of the pending demolition through four years of resettlement. Residents dispersed throughout the city,
many to newly built or newly purchased mixed-income developments owned or leased by the local housing authority. Every year for five years, residents were asked to complete a survey, some were asked to participate in focus groups, and every other year, residents were interviewed one-on-one. During the interviews, elderly residents were asked detailed questions about their physical and emotional needs and the impact of the move on their well-being. The purpose of this paper is to explore in depth the reaction of a group of older residents to moving out of a site-based public housing development.

**Boom, Bust, and Imperfect Recovery: Regional Patterns of Subprime Mortgages Across the Philadelphia Region, 2000-2007**

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The collapse of the subprime market and the rapid constriction of mortgage credit have exacerbated the already uneven Philadelphia regional housing market. Speculative housing production at the exurban fringe has generated downward pressure on these and adjacent markets, while many comparatively affluent households moving to the urban core have seen their properties decline in price – with many having exposed themselves to piggyback and adjustable rate loans. Using a compilation of HMDA data from 2000 through 2008 and community level economic and demographic data, this paper examines the expansion of subprime lending across the suburban communities of the region, through the boom and early bust phases of the housing market bubble, examining local community characteristics, population flows, and increased development activity within the central cities of the region in order to disentangle the uneven patterns of housing supply and demand. Estimated foreclosure levels are regressed against mortgage levels, subprime activity metrics, and both borrower and community characteristics to disentangle the contributory factors to community foreclosure impacts. The paper concludes by discussing the increasing penetration of prime mortgage markets by subprime loans and lenders, and considers three metropolitan housing issues that have become more broadly shared as a result of the housing bubble: 1) the limited set of viable prime rate mortgage markets in the wake of sluggish credit offerings; 2) the impacts of increased vacancy rates and foreclosures on local housing submarkets within the region; and 3) renewed attention to possible growth controls in local land use plans planning efforts. Comparisons of regional approaches to housing market recovery are compared to efforts in other metropolitan areas, especially Cleveland and Pittsburgh.

**In Search of Nimmathi? Imagining, Building and Negotiating Spaces of Peace and Community in Toronto’s Diverse Neighbourhoods**
Ranu Basu (York University)

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How to sustain spaces of peace and non-violence is a central concern of many refugee and immigrant groups arriving in their adopted homelands. Because these groups may have fled war-torn countries; political oppression; or economic, social or cultural hardships, the sustenance of community cohesion, everyday living and the negotiation of life itself are paramount. The role of public spaces and institutions in host societies builds on the notion of nimmathi, the Tamil term for “peace.” In order to understand marginalized groups’ perceptions of public spaces and institutions, and the ways in which these perceptions diverge from mainstream uses and expectations, this paper explores the everyday practices, friendships and relationships, and barriers and struggles faced by new immigrant and refugee communities. The communities we are working with are predominantly new immigrants and refugees of South Asian, African, Caribbean and Latin American origin, and their service providers. Of particular interest are the strategies and tactics that marginalized groups resort to, to redefine the meanings and uses of various kinds of public spaces.

Building on census data gathered for neighbourhoods across the city of Toronto, we present some focus-group results that lend a particularly powerful and critical perspective to the way spaces are defined and imagined. Community participants’ knowledge and use of the city was highly localized, with service agencies providing an essential anchor and rootedness to associational relationships and ties to the city. Access and mobility were repeatedly raised by participants as key factors influencing choices of where it was safe and comfortable to go. Community members use available resources to counter the isolation and exclusion they feel, but their access and mobility are nevertheless affected by insufficient built infrastructure (e.g., public transit, facilities) and by personal discomfort and social boundaries. The knowledge provided by participants has led us to rethink the nature of the policy recommendations that would address these issues of access and mobility. Specifically, we need to reconsider the role of personal and emotional connections in underpinning successful networks (such as by establishing trust), and the community mobilization necessary to create sustainable and socially just public spaces—towards what communities envision as a City of Nimmathi.

Speaking of Sprawl—Political Speech in Subdivisions and Shopping Malls

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From coast to coast, amorphous urban sprawl envelopes America as far as the eye can see. One of the most frequent observations about the impact of sprawl, and suburbanization in general, is the way this new American landscape has transformed what was formerly part of
the public realm into something essentially private. Where pedestrian interaction still exists, it is frequently confined to privatized public spaces such as enclosed shopping malls or outdoor ‘lifestyle centers’ where private owners write their own rules for what kind of interpersonal contact can take place. In the residential sphere, association-governed and gated communities have taken suburban privatization to new heights. I argue that the radical change in physical landscape that has occurred in the past three-quarters of a century is mirrored by a less readily-acknowledged Constitutional transformation. In modern America’s sprawling streetscape, the tension between the Constitutional principles of private property and free expression has intensified – and political speech is losing ground. The First Amendment was devised to ensure that America’s political system could function through the open transmission of political ideas. Yet, speech-protective rulings by the Supreme Court -- such as those defending the right of suburban homeowners to display political signs -- increasingly hide in the shadow of decisions that narrow expressive protections. The result has been a diminishment in the quantity and quality of public forums available for political speech.

Through a Glass Darkly: Low-Income Borrowers’ View of Mortgage Refinance

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The recent crisis in the mortgage market comes after a decade of increased activity in the subprime market, which offers loans to borrowers with blemished credit records. Because of its target market, subprime lending is concentrated in low-moderate income and minority neighborhoods, which bear the brunt of foreclosures when these mortgages default. The inquiry will investigate the decision-making of borrowers in these neighborhoods, focusing on the role of mortgage brokers in potentially steering borrowers into untenable loans. Many questions arise as to the use of mortgage brokers to find loans: Why do so many low income and minority homebuyers and owners use brokers’ services, rather than applying directly to retail banks? How do they find brokers they believe to be reputable? Did they understand and are they satisfied with the loan offers they received? This research reports results of a survey of recent home mortgage refinancers living in low to moderate income, predominantly Black and Latino neighborhoods in Chicago. This study focuses on these neighborhoods as they represent areas of policy concern; additionally, the surveyed population is one that has not yet been queried generally about borrowing practices. Responses are linked to loan characteristics and foreclosure filings to compare borrower comprehension with actual loan terms and eventual outcomes. This research informs the policy debate over regulation of lenders and mortgage brokers, and suggests avenues for educating consumers about finances and the mortgage lending process.
**Homeowners and Neighborhood Associations in the Regulation of Urban Space**

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Based on a study of the lawn-related environmental behaviors of five hundred households in thirty five neighborhoods in Baltimore, Maryland, this paper theorizes about the role of neighborhood and homeowners associations in governing community life and influencing household decision-making. Through the analysis of interviews with both homeowners and association leaders, we develop three perspectives on neighborhood and homeowners associations. First, these associations represent civic associations which help individuals and communities build social capital to tackle community problems in the classic sense described by Putnam in Bowling Alone. Second, recalling Miranda Joseph’s book **Against the Romance of Community**, we consider that neighborhood associations can also be hegemonic entities run by a small cabal of residents who use the powers available to them in restrictive covenants and other mechanisms to enforce a narrow, sometimes non-democratic vision of how the community should appear and function. Third, we use Foucault’s notion of governmentality and Nikolas Rose’s description of third way governance to conceptualize homeowners and neighborhood associations as manifestations of the disciplinary state which use powers of surveillance and sanction to enforce compliance with a particularist understanding of the good community citizen. Based on these understandings of the role and function of homeowners and neighborhood associations, we examine the manner in which such associations can contribute to or detract from processes of urban development and change.

**Reggae Music: A Source of Social Resistance**

Deidre Beadle (University of Delaware)

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Known best for its breathtaking beaches, hospitable people, finger-licking good cuisine, and its music, reggae, Jamaica is a top destination for tourists around the world. While visitors bask in the country’s natural beauty many never come to know Jamaica as it is experienced by its people. Jamaica is a poor country with a strong colonial ‘past’. For many poor residents, the beaches and mountains are overshadowed by crime and poverty. While true, the familiar ‘paradise script’ does not offer an accurate portrayal of the people, culture, and lived experiences of the majority poor population.

Rooted in the perceived reality and lived experiences of the people, reggae music provides a rich and multidimensional portrayal of Jamaica. Reggae gives voice to the poor and voiceless of Jamaica. It provides hope and inspiration to the downtrodden, contextualizes social issues...
such as poverty, crime, government failures, Western political and economic domination, and cultural imperialism, and serves as a vehicle for the maintenance of the Rastafarian movement from which it emerged. Reggae speaks to the 'other' Jamaica that is left from the ads of the country's tourism board and international travel brochures. This paper examines: 1) Jamaica as it is by offering an overview of poverty in Jamaica, 2) Jamaica as it is portrayed by public relations, and 3) Jamaica as it is portrayed by its people through reggae music.

**All Things to Everyone: The Difficulties of Community Representation for Women**

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Increasing attention has been given to the inclusion of ethnic and racial minorities in decision-making processes. However, there appears to be scant evidence of what is expected to change through the arrival of traditionally under-represented groups within local governance partnerships. We question whether spaces of power, at the local level, are changed through a different profile of representatives. How do stereotypes regarding both gender and ethnicity impact upon these changing governance spaces? This paper focuses on the tensions between issues of gender and ethnicity at the neighbourhood level. In the UK context, some attention has been given to the interplay of gender (Gosling, 2008) and race (MacLeavy, 2008, Lawless, 2004) within area based regeneration. However, limited attention has been paid to how gender and ethnic categorisations contribute to community representatives’ experiences. Representing ethnicity exists in an uneasy relationship with addressing women’s inequality and under-representation in the political process. We use the work of Iris Marion Young (1990, 2000) to explore how representation whilst aimed giving voice to marginalised communities can constrain those they are meant to empower. Gender and ethnicity which can sometimes appear to be rather abstract categorisations become fixed to individual and specific community groups identities within the neighbourhood level. We question the outcomes that this may have in neighbourhood governance. We go on to argue that neighbourhood governance whilst open to the possibilities of including diverse groups and people still gives little attention to issues of inequality. There is a need to work with concepts of race, ethnicity and gender as dynamic and socially constructed. Many assumptions are made about what women and ethnic and racial minorities may value, and how they may act. It is important to given attention to these issues as government debates about integration continue to focus on ethnic groups and move issues of equality further to the margins. References Gosling, V. K. (2008) Regenerating communities: Experiences of Urban Studies, Vol. 45, No., 607- 626 Lawless, P. (2004) ‘Locating and explaining area-based urban initiatives: New Deal for Communities in England.’ Environment and Planning C: Government and Policy, Vol. 22, pp 383-399


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Regeneration of derelict neighbourhoods is an objective of many (local) governments. Investments in infrastructures, façades of buildings and public spaces take place in these neighbourhoods, sometimes inspired by other cities’ success stories. These actions are assumed to benefit local residents. However, the rehabilitation of the physical environment may attract a new population with different socio-economic profiles and lifestyles, reflected in the residential space of the new population as well as in the way public space is used and appropriated. How do long-time residents react to this form of invasion of their home territory? Are their reactions part of a snowball effect that accelerates the gentrification process? The purpose of this paper is to present the results of semi-structured interviews conducted to investigate how the changing physical and social environments influence the redefinition of the home territory and the residential satisfaction of residents. These interviews were conducted among long-time residents and new residents in the Southwest Borough in the city of Montreal (Canada). On the historical site of the birth of industrialization in Canada, the federal government has created a linear park in the proximity of working class neighbourhoods. This major investment favours the rehabilitation of a brownfield site into a residential area housing luxurious condominiums and townhouses. It is not clear if the old working class neighbourhood suffers from the real estate market pressure more than other areas of the city. Certainly, residents feel the pressure and they have witnessed an important transformation of their physical and social environment. Long-time residents see and feel the social and physical changes of their living environment. At this point in time, our investigation shows that these changes seem to have an impact on their daily territory. Long time residents don’t feel they belong in the Lachine Canal Park and they expressed this during the interviews, despite the fact they continue to use the park (although, for many of them, less often than before the changes to the environment took place). They feel that the new developments have created a psychological barrier. This perception may be reinforced by the fact that the “other”, the gentrifier, does not seem to mix with long-time residents on the streets; they don’t try to be part of the local community and are thus invisible to long-time residents, except in the park. Is dissatisfaction with the residential environment (including the public space) translating into
a desire to move? If this is the case, decisions to move made by long time residents will add to the real estate market pressure to accelerate the gentrification process.

**Where the Sidewalk Ends: Poverty, Risk and the Built Environment in the Changing Suburbs**

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The American suburbs are undergoing dramatic changes. After a long period of relative prosperity, signs of widespread suburban decline have emerged solidly on demographic radar screens. In many inner-ring communities throughout the Northeast and Midwest, middle class residents are giving way to a different class of suburbanites – immigrant families and low-wage laborers moving out of urban centers. These demographic changes beg an important question: How do low-income suburbanites negotiate a physical environment designed and constructed for middle class families? In spite of the accumulating evidence of suburban decline, ground level accounts are virtually nonexistent. Long focused on urban poverty, researchers have been slow to examine the everyday activities of low-income suburbanites, who now comprise more than half of the nation’s poor. This study uses an epidemiological lens to examine the topic at hand. In many declining suburbs, low-income suburbanites are forced to adapt to a physical environment designed for a different class of users. Media reports suggest that these adaptations may put them at risk. In declining suburbs, single-family homes are adapted as rooming houses for low wage laborers and their families. Streetscapes built for the automobile accommodate people who walk to work. In both cases, the distinctive built environment of postwar suburbs built for an expanding middle class may present particular hazards to low-income residents. Crowded, detached, single-family homes are prone to lethal house fire. Sprawling, pedestrian-hostile roadways present higher risk of injury to those forced to travel on foot. Several kinds of data are used to assess the possibility that the suburban built environment presents specific kinds of physical risk to low-income residents. Geocoded pedestrian fatalities and house-fire fatalities drawn from federal databases are mapped against census data using GIS software, and the hypothesis is tested that risk is particularly high in declining suburban communities. A multivariate analysis is used to hone in on housing stock and suburban sprawl as particular risk factors in changing suburbs. Finally, a randomly drawn subset of fatal incidents are examined in detail, using archival research and interviews to draw complete portraits of the factors that led to fatal incidents. Findings suggest that the built environment in many suburban communities may be hostile to residents living under severe economic constraint.

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This study portrays policy making and implementation in Florida growth policies as a series of different decision-making models (e.g., rationalism and incrementalism). The changing models form an underlying thread throughout Florida growth management and smart growth from 1970 to 2010. Each model has distinct characteristics, each helps to organize policy making or implementation decisions and to generalize and interpret them systematically. The study aims to identify decision models of policy making and implementation and to demonstrate their relationships. The first contribution of the study to public and planning policy literature lies in the application of one model to interpret the decision style of a specific policy making or implementation environment (phase). The second and more important contribution to this literature lies in a series of consecutive decision models related through policy making-implementation-making links. This multi-lenses approach and the policy implementation-making link in particular, is useful for revealing policy learning and change patterns throughout forty years of Florida growth. The contribution to growth management and smart growth literature lies in the diverse narrative of changing decision models in Florida growth policies.

The Politics and Public Policies of Small City Downtown Revitalization

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Many theories on successful small city development and revitalization efforts hinge on three major areas; Policies and programs, quality of life, and the quality of coalitions between government, non-profits, business, and the general public. This paper examines the effects that government programs and policies (e.g., Main Street programs, zoning laws, etc.) have on the success of small city development and revitalization efforts. Using original survey data from a sample of key small city policy makers across the United States, we explore how perceptions of small city downtowns are influenced by government efforts to improve them. Regression analysis will be employed to determine these associations. Perceptions of the overall quality of life will also be addressed. Does public policy aimed at downtown revitalization affect the quality of life in small cities? The implications of this paper can aid city government officials striving to improve their cities and the quality of life for the people who live there.

Planning for Resilient and Sustainable Cities
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The Role of the Urban University in the 21st Century: From Ivory Tower to Agent of Social Change

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Who sets the policy agenda for cities and their surrounding metro areas? Historically, local civic leadership came from the local business community, often acting out of enlightened self-interest. This source of civic leadership has disappeared in many cities as mergers and
acquisitions have reduced the presence of businesses with local roots. Who can and who will fill the void? Two possible candidates as new local civic anchor institutions are institutions of higher education and large medical establishments (“Eds & Meds”). Unlike the old anchors, these are not footloose and not likely targets for “foreign” acquisition. But for these organizations to play a meaningful role as civic anchor institutions requires new ways of thinking about the institutions’ relationship to their surroundings and a significant departure from tradition roles. Historically, there have been a number of higher education archetypes including the Ivory Tower of medieval times, the Training School for Religious Leaders that characterized early universities in the U.S., the Land Grant colleges of the mid-19th century focusing on agriculture and industry, the German Model of graduate education in the late 19th century, and the early 20th century Wisconsin Idea emphasizing the role of civic engagement. Among universities notable for their urban presence, the archetypes have changed with time: from the early 20th century University of Chicago approach to the city as an object of study, to the mid-20th century adversarial role over the control of neighborhoods, to Clark Kerr’s late-1960s vision of the Urban-Grant university, to the more recent role as a partner in urban development. We argue that the next step in the evolution should be the role of the urban university as an agent for local social change, helping to develop and advocate for public policies that enhance the city. The University becomes not merely an institution committed to act as a neutral party and to generate information, but to help develop and implement the public policy at the local level. We survey a sample of large U.S. cities and their higher education institutions and focus on some exemplars of this new role. We emphasize the importance of this new paradigm and suggest ways for other schools to adopt it – taking into account the strengths, weaknesses, opportunities, and threats of this type of local engagement.

Do Public-Sponsored Community Councils Increase Participation in Diverse Urban Communities? Comparing German and US Approaches

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Contemporary and nearly global practices in urban community development programs in diverse neighborhoods have employed boards, councils or teams to facilitate networking across ethnic and other group divisions. Rooted in social capital notions of networking as key to enhancing civic participation, urban community development policies have mandated the creation of community boards and councils in various forms - both time and place-specific – in an attempt to create networks where they are not naturally occurring. This paper examines the ability of public-sponsored neighborhood councils to create civic engagement through network building strategies applied in diverse communities. It reports on a multi-year study of German urban ‘neighborhood management teams’ in five sites in Berlin and
Dortmund. It finds that while publicly-mandated structures in some cases succeed in extending networks for some groups, they are least effective in enhancing the engagement of immigrants and low-resourced groups. It also reports that levels of engagement are highly site-specific. Finally, the paper compares the German approach to similar strategies used in the United States and asks what lessons the German Neighborhood Management approach has for diverse urban communities in the U.S.

**Environmental Impacts in the City of Pigeon Forge, Tennessee**

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Host communities’ attitudes and perceptions of tourism’s impacts on their surroundings have been examined partially and exclusively in a number of studies over several years, including Belisle and Hoy (1980); Ross (1992); Chen (2001); Sheldon and Abenoja (2001). The works, however, have not dealt with residents’ attitudes towards environmental impacts in Tennessee, specifically the site of this research, the city of Pigeon Forge. This paper examines resident and citizen attitudes towards environmental impacts in the urban city center of Pigeon Forge, Tennessee. The significance of the study is that small urban city centers like Pigeon Forge can be vulnerable because of the great numbers of tourists visiting the area. It is important to note that the host environment has a population of just 5,456 but welcomes more than 11 million tourists annually. Smallness means limited resources; with the additional volume of tourists to Pigeon Forge, some form of deterioration can be expected in the environment. Using a survey administered to citizens and residents in the city of Pigeon Forge, this paper intends to show what residents perceive as being the environmental impacts in their community. To what extent do residents in Pigeon Forge feel that tourism is responsible for poor air quality, increased traffic congestion, overcrowded parks, and pollution? Do residents in Pigeon Forge believe that tourism generally improves the area’s appearance? Additionally, the Doxey (1975) Irridex Model is utilized to assess the current stage of residents’ attitudes. This model claims that residents’ attitudes regress through four predictable stages from euphoria to apathy, to irritation, and finally through to antagonism as they perceive with experience the environmental impacts due to tourism growth overtime. Therefore, residents’ attitudes in Pigeon Forge towards environmental impacts are they presently at a euphoric (happy for tourism), apathetic (indifferent), irritated, or antagonized (in opposition to tourism) stage, given that tourism has been in the city since 1982? References: Belisle, J. and D. Hoy. 1980. The Perceived Impact of Tourism by Residents: A Case Study in Santa Marta, Colombia. Tourism Management 7(1):83-99. Chen, J.S. 2001. Assessing and Visualizing Impacts from Urban Residents’Perspectives. Journal of Hospitality and Tourism Research 25(3):235-250. Doxey, G. V. 1975. A Causation Theory of Visitor-Resident Irritants, Methodology and Research Inferences. Sixth Annual Conference of

**Homeowners Associations in Russia: Performance Analysis**

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A lion’s share of the Russian residential housing is now privately owned, but building infrastructure was until recently managed and de-facto owned by local governments. Over the last several years such rights and responsibilities were being transferred to newly established homeowners associations (HOA). Performance of such associations has been uneven, revealing various bottlenecks and obstacles of economic, social, and institutional nature, including incidences of the capture of the fledgling institution by vested interests in bureaucracy and among local utility providers, as well as limited capacity for cooperation and self-organization among homeowners. To gauge performance of Russian HOAs and identify factors responsible for successes and failures, a survey of nearly 100 associations in the nation’s capital Moscow and the major industrial city of Perm was conducted, and respondents’ satisfaction with various HOA services used to estimate the “stochastic frontier” – a popular tool of productivity analysis. The stochastic frontier generates HOA performance indexes that were regressed on various factors of potential relevance for effectiveness of HOA. Such factors were organized in three categories: (i) physical characteristics of housing (age, size and quality of the building), (ii) institutional characteristics and history of HOA, and (iii) characteristics of tenants (socio-economic status and inequality; trust and interaction; participation in HOA, etc.). Data shows that bigger HOA benefit from the economy of scale, but the collective action problem in more numerous associations is harder to resolve. HOA in newer buildings are shown to be performing better, which means that physical characteristics dominate over social capital in the Russian housing sector. Performance of Russian HOA strongly depends on tenants’ ability to reach agreements and on availability of leaders that take charge of organizing and running HOA. Inequality among tenants is shown to adversely affect performance on HOA. An overall conclusion is that HOA, despite of their appeal and successful performance in developed nations, are not necessarily a superior option in countries and societies where social capital is in short supply, housing stock suffers from wear and tear, and residential housing and local utilities sectors lack transparency and accountability. Further analysis is required to identify “second-best” models of common property management that would properly reflect socio-economic and institutional idiosyncrasies on the ground.
The Demand for Space: Identity Formation and the Construction of Spatial Meaning

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Community has many cultural, historical, and political meanings that are linked to space and to place. The spatial claims of national, religious, ethnic, racial and cultural communities connect history and meaning at all scales, from national borders to churches. This territorialization of identity is shaped by processes of domination and oppression, as well as by processes of self-determination and community empowerment. Despite what we know about the discriminatory practices that shape urban ghettos or ethnic enclaves, collective and individual efforts in marginalized and minority communities often paradoxically result in tremendous social and spatial benefits to the community. The concentration of identity in space thus results in tensions and dialogues between the negative effects of isolation and disempowerment and the positive effects of identity protection and community development. Where and when nondominant groups become spatially dominant is the site of this research, which interrogates both the benefits and the disadvantages of concentrating identity in place and investigates how communities navigate these effects. This research explores the meanings of place making and asks specifically, why does space empower the identity of nondominant groups and how does it do so? Under what conditions do minority and marginalized populations build a safe and powerful place for themselves, where their identities and communities are protected, supported, and empowered, within a larger political context of unequal power and practices/history of domination? What are the benefits, repercussions, and tensions of spatializing identity? Presented are case studies of spatializing identity in New Orleans, an African-American neighborhood and a gay neighborhood. Drawing on qualitative research conducted over the previous year, including interviews and participant observations, this paper explores the complexities and the meanings of space for non-dominant groups. Dialogues about identity formation and narratives of spatial meaning are used to understand how planners might better respond to issues of power and space in increasingly diverse urban settings.

Addressing Exclusionary Zoning: Experiences in Five States

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Many cities and towns across the U.S. do not have any area zoned for multifamily housing, or for homes that can be built on small lots. In response, a number of states have adopted strategies to enable the development of housing affordable to low and moderate-income households. Five states have been selected for study: · Massachusetts, which gives the state the power to override local zoning; · Rhode Island, which also has a state zoning override,
combined with a comprehensive planning requirement; · California, which mandates localities to adopt comprehensive plans with housing elements; · New Jersey, requires the state to forecast regional demand for housing and determine a “fair share” for each locality in the region; · Maryland (Montgomery County), which has pursued a mandatory inclusionary zoning strategy. Several questions are addressed: · How much affordable, as well as market-rate housing has been produced per year since the statute became operational? · What type of affordable housing has been produced (e.g., rental, homeownership, elderly, special needs)? · Where has this housing been produced? To what extent have locales that had little or no affordable housing added to their stock? · If the state assigns affordable production goals to municipalities, to what extent is compliance being achieved? · Are there demographic differences between municipalities that have been producing affordable housing (in terms of race, income, and population density) and those that have not? Do demographic differences exist between municipalities that have achieved production goals (in states that they exist) and those that have not? · To what extent do key informants’ believe that the intervention in their home state is a strong (or as strong as it could be) response to exclusionary zoning and inequitable distributions of affordable housing? Data on production is being gathered from key personnel in selected states. In addition, telephone interviews are being conducted with academics, representatives from the public (state, local, or county government), nonprofit (community development or advocacy organizations) and private sectors (homebuilders). The questions being posed in this study are important. To the extent that poverty is concentrated in various locales, and racial groups are often segregated geographically, developers should be able to build housing affordable to a broad segment of the population (assuming the availability of adequate subsidies), particularly in areas that will promote the deconcentration of poverty and the living options of various racial groups. And, not surprisingly, studies have repeatedly shown that excessive lot size regulations are a significant factor in the overall cost of housing.

**Plan Implementation Around the World: A Brief Tour**

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As awareness of environmental issues rises, the true costs of sprawl become known, and the US population becomes increasingly characterized by the elderly and single parents, the goal of creating more livable communities based on the concepts of smart growth, sustainable development and new urbanism has captured the American public. Communities such as Addison Circle and the Woodlands in Texas, Columbia and Kentlands Md, and even redeveloped loft housing in downtowns throughout the country are experiencing very high demand and commanding premium prices; indeed, developers cannot keep up with demand.
for these “livable” areas despite a massive slump in real estate overall that has nearly killed the market for traditional single family homes in sprawling, car-centered developments. This sea change in the amenities and basic structure desired by the public from their communities has led to a paradigm shift in plan implementation. Planners and policymakers are now trying to develop regulations and financing mechanisms that ensure that new development will both create livable communities and encourage redevelopment of the existing built environment in America to make it more livable. The increased attention to mixed use zoning, the overuse of PDs, and the interest in form-based development codes (Duany’s Smart Code, for example); the popularity of public private development agreements that include density bonuses, set asides, tax abatement, fee rebates and other incentives; and the interest in “green” building codes, LEED, etc. are all evidence of this paradigm shift in plan implementation. Planners, elected officials and residents want more livable communities, and are creating high quality plans to redirect urban life in America toward this vision. However, the tools to bring about this vision remain elusive; for example, new communities that incorporate clustering, form based design, amenities, green building, etc. can be sterile, development agreements can become big subsidies for small improvements in livability, and PDs often fail to achieve improvement in livability at all. Other nations contain many livable urban neighborhoods, built before the auto and existing in a political-socioeconomic context that has very different traditions regarding public private partnerships, taxation, land ownership, public participation, live-work units, mixed uses and incomes, urban form, transit, etc. This paper provides an overview of livable communities overseas and the tools and techniques used to create, protect and preserve them, with examples drawn from urban neighborhoods around the world.

**Site vs. Place in a Community Transformed by HOPE VI**

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This paper grows out of research carried out over the past five years among the residents and former residents of Salishan, a historic, multi-ethnic community in the northwest United States, which has become a target for HOPE VI redevelopment. Urban development planning, the goals of public policy, and radical reconstruction performe required objectification of Salishan (as public housing, crime ridden, dilapidated buildings), with an emphasis on the bald materiality of the place. If, as Thomas Thornton (2008) has suggested, the three crucial elements of place include space, time, and experience, something was left out of consideration. As Salishan shifted from being a “place” to a “site,” bricks and mortar were prioritized over relationships, and the notion of community as a product of shared histories went missing. Our interdisciplinary research team has been engaged in Salishan variously as scholarly researchers, supervisors of students, hired evaluators, volunteers and
community participants. Despite differing disciplinary perspectives (anthropology, nursing, social work), the team has shared a basic commitment to giving voice to the multiple constituencies in this community. When relocation and construction began in Salishan in 2004, over half of the residents were Vietnamese and Cambodian, and there are also significant numbers of Russian refugees. We were concerned about the value-laden and culture-bound nature of policies and program goals that mandated self-reliance, and accompanying emphases on individualism and materialism calculated in terms of increased income, educational levels and consumer goals. In our efforts to keep the research multivocalic, we employed multiple methodologies including, survey questionnaires, interviews, some of which included a photovoice design, focus groups, and participant observation. In this paper, the reduction of Salishan to a “site,” with its implications of destruction and excavation, is rejected in favor of the exploration of Salishan as a meaningful and differentially imagined “place.” Assessment in terms of income and employment ("How are they faring?") is deferred here, and in this presentation priority will be given to the question, "what are they saying?" The original Salishan is evoked as a memory in the voices of those who have been relocated or moved out, while residents in the new housing describe it in terms of their current lived experiences. Across generations and ethnic groups, we hear both strong resonances and dissonance. From these accounts, we can re-establish Salishan as a "place" with permutations through time, and not just a "site."

**Is Tax Increment Financing an Effective Economic Development Tool?**

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Tax Increment Financing (TIF) is one of the most popular tools used by municipalities to promote economic development. TIF law allows municipalities to provide on site infrastructure improvement in designated districts and to recoup the expenditure from the increased revenues after redevelopment of the site. In the absence of a TIF, the infrastructure improvements would have to be borne by the private sector. Thus, tax increment districts (TIDs) are created with the hope of attracting private investment and economic development. Wisconsin enacted a Tax Increment Finance law in 1975 (s. 66.46, Wis. Stats.) . The rationale for the creation of TIF by the Wisconsin legislature was stated thus:

“...The legislature finds that the existing system of allocating aggregate property tax revenues among tax levying municipalities has resulted in significant inequities and disincentives. The cost of public works or improvements within a city or village has been borne entirely by the city, or village, while the expansion of tax base which is stimulated, directly or indirectly, by
such improvements, benefits not only the city or village but also all municipalities which share such tax base" (Wisconsin Statute 66.1105, 1975, 1).

This research paper seeks insight on the effectiveness of tax increment financing by evaluating a dataset of 491 tax increment districts that have been terminated in the state. The data, which was obtained from the Wisconsin Department of Revenue, contains information on the following: the year that each of the TIDs was created and when they were dissolved, the location of the TIDs, the base value, the final value, and the total increment of each TID. As more and more communities in Wisconsin and throughout the country continue to use tax increment financing to promote redevelopment, it is important to determine whether public dollars are being spent prudently. Thus the findings from this study extend previous research on TIF in a number of important ways. First, because the study uses site specific data on TIDs it investigates the effectiveness of TIF in ways that have never been done before in the previous studies. Second, by using data on TIDs that have been dissolved, this research enables us to document the economic conditions before and after the adoption of the TIDs. These two procedures make for a better assessment of the impact of TIF as a redevelopment instrument.

This paper will contribute to the economic development literature but most of all it will help communities to better understand how this economic development tool contributes to their objective of tax base growth and municipal finance.

Peri Urban Planning and Informal Settlements: Problems Related to the Growth of the Ger Districts in Ulaanbaatar, Mongolia

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Paper Title: Peri Urban Planning and Informal Settlements: Problems related to the growth of the Ger districts in Ulaanbaatar, Mongolia

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Topic Category: Informal settlements, Ger districts, Land privatization, Urban planning, Mongolia

Abstract Text: Since the 1990s Ulaanbaatar, the capital of Mongolia, has experienced rapid rural to urban migration, population growth, urban expansion and informal settlements. The informal settlements are dominated in “Ger” districts, traditional Mongolian dwellings which have evolved from a nomadic lifestyle. In response to these pressures land reform and urban planning have been identified as central government objectives. Historically, land was never owned as private property. Although master plans for urban development have been established since the 1950s, urban land use planning is new concept in the emerging market economy. The new Constitution of
Mongolia (1992) initiated reforms in all sectors of social and economic development and since 2003 land privatization has been carried out to Ger districts in Ulaanbaatar. The aim of this paper is to investigate the reasons behind the rapid expansion of Ulaanbaatar’s Ger districts and explore the land privatization process and its implications for the government and residents. This paper is based on research undertaken in 2009 which involved a series of interviews with government officials and survey of Ger district residents. This paper will explore how the existing master plan and urban land use plan processes are not coordinated. As such, it is argued that the current arrangements in Mongolia do not constitute land reform and land privatization is carried out without a coherent urban planning framework. This study argues that the Government of Mongolia lacks the capacity to implement either a strategic urban planning framework or an efficient land privatization process. Furthermore, in addition to issues of land privatization and urban planning, the paper concludes that attention should also be directed at the unexpected population growth, informal settlements, uncontrollable Ger districts’ expansion, unplanned land use, and Peri urban planning.

**Ruptures in the Public Story: Gendered and Racialized Lone Mother Poverty in Toronto, Canada**

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This paper explores gendered and racialized income inequality in Toronto, Canada. Once regarded as one of the world’s most livable cities (CBC, 2007), globalization related changes have caused dramatic transformations in the Canadian state in terms of the retrenchment of social citizenship rights and welfare benefits and in the nature of labor markets. In the early 1990s, Canada faced an economic downturn. Its labor market was importantly transformed, in part due to the North American Free Trade Agreement, which led to the loss of unionized manufacturing jobs and their gradual replacement by low paying, insecure service sector jobs. This growing precarious labor market came to be the increasing preserve of women and racialized minorities, and now accounts for the employ of almost 30% of Canadian workers (Galabuzi, 2001; Chaykowski, 2005). Characterized by the uncertainty of continuing employment, low wages and minimal regulatory protection (as cited in Vosko, 2005), these labor market differences mark a major social divide that is perhaps especially visible in Toronto, Canada’s largest city and a key labor market hub. In this context, accompanied by the adoption of US styled ‘workfare’ requirements, lone mothers are an increasingly vulnerable population. In a globalized city (Sassen, 1998) such vulnerability is manifested in both place and space. This paper utilizes data from Lone Mothers: Building Social Inclusion, a federally funded longitudinal research program that is examining the impacts of work-first welfare policy and labor market change on poor lone mothers over a 5 year period in 3
Canadian cities. Utilizing data from 3 sets of interviews with 38 lone mothers from Toronto, about 1/3 of whom are racialized I examine women’s attachment to place and experiences of urban life – both in their neighborhoods and more broadly in the public places of the city. Explored are themes of safety, engagement, integration – and exclusion - to understand whether and to what extent the assets of a city such as Toronto accrue to its citizens who are gendered, racialized – and poor. The paper concludes with reflections on the implications of these changes for Canadian cities, as they have so often been contrasted with their US neighbors, in terms of safety and social cohesion.

*Participation by Emergency Managers in Disaster Response Planning: A Test of Bonding and Bridging Hypotheses*

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The extent to which regional planning can provide an effective way to resolve emergency planning issues depends upon the commitment and willingness of stakeholders to participate in the planning activities. The social relations developed by managers help resolve the coordination problems that impede planning, but are often difficult to maintain. We propose emergency managers utilize two different strategies to obtain information about the planning activities in the region: Bonding structures create multiple sources for the same information by utilizing direct and indirect sources. Managers embedded in these structures may be less active in regionwide planning, because they strategically establish close contacts with those they believe can provide them with valuable planning information. Alternatively, when managers serve to bridge otherwise unconnected parts of the network, they will be more active participant in regionwide planning activities. We examine these propositions with an analysis of participation by 129 emergency managers in regional partnerships and grant programs designed to promote regionwide emergency planning in the Dallas-Fort Worth-Denton metropolitan area. Our analysis provides strong support for the proposition that involvement in these planning activities is related to the social position of emergency managers in this network. Both bonding and bridging effects have a positive association with emergency manager’s level of participation in these planning initiatives.

*Prospects for Centralizing Services in an Urban County: Evidence from Self-Organized Networks of Eight Local Public Services*

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Networks of interlocal agreements (ILAs) provide a way for municipal governments in a fragmented region to cooperate on services, and these networks may be especially likely to form when local government officials are linked through interpersonal networks. Drawing on insights from Williams’ Lifestyle Model of Metropolitan Politics and Frederickson’s theory of administrative conjunctions, this paper uses network analytic methods to examine the structure of ILA networks, and to assess the impact of governing officials’ interpersonal networks on the probability of ILAs forming between cities. Four-four local governments in the Detroit metropolitan area provide the context for this study. Our findings show that these municipalities cooperate more extensively for system maintenance functions, such as for transportation infrastructure and public works. More importantly, we find that any given cluster of municipalities has an increased probability of cooperating through ILAs when their senior administrators participate in the same local professional associations. The same effects hold true for elected executives’ networking with counterparts, and for some functions, these electoral conjunctions serve as even stronger predictors of ILA usage than administration conjunctions.

**Who’s Bugging Who? Surveillance in the United States**

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“When the smoke cleared from the collapsed World Trade Center, everything has changed.” Today, more ever than before, surveillance is seen as the only tool intelligence officials have at their disposal to identify, locate and prevent terrorist activities. However, the increased use of surveillance also means that we are more engulfed in the "Big Brother" state, where, unlike Winston Smith in George Orwell’s 1984, there is not even a dark corner to escape the all seeing-eye. This paper explores the resurgence of surveillance on the American policy agenda by studying its two basic instruments: wiretapping and the Census: the world of wiretapping, in light of the newly signed law on the expansion of wiretapping’s reach and the use of the Census in trying to identify the targeted groups surveillance is meant to control. The use of wiretapping started as early as the 1860s when the telegraph became widespread. While legislation initially forbid the use of wiretapping techniques, wiretapping was also legalized for government officials as they targeted drug lords and even political leaders at home, to further a personal agenda, thus allowing John Fl Kennedy to tap in on Martin Luther King Jr’s and the CIA to wiretap Kissinger’s conversations. Although, concerns about wiretapping infringing civil liberties and violating privacy is still predominant in the literature today, wiretapping is first and foremost an instrument of control. Wiretapping is not new, but the events of September 11 beg the question of its new role and how it fits in the apparatus of surveillance. First created in 1787 to see the proportion of the population eligible for war, the American Census has seen over the years many a transformation. Very
few people are aware that the census is required by the Constitution, and punishable by important fines and even jail time if not complied with. Today, the census represents a wide pool of information used by a multitude of government agencies: education, health care, social reform, military and so on. However, more and more today, the census is used for an inconspicuous task: that of population surveillance and classification, allowing the government to target specific groups. Questions started to echo the real reason behind those intrusions and civil rights activists started drawing analogies with the events of World War II where Japanese American were interned for security reasons. The following paper will explore the new role of surveillance in American politics and sheds light on its two important instruments: wiretapping and the Census.

**Urban Planning Index in South Korea Against Climate Change**

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Environment problem is a global agenda. Global warming is regarded as crisis threatening to the existence of human being. In the last hundred years, the global average temperature has increased about 0.74 Celsius. According to the Intergovernmental Panel on Climate Change(IPCC), if it keeps rising, the average temperature will rise an additional 6.4 Celsius by end of the 21st century. After the Bali Roadmap, the governments around the world should report concrete results about new commitments of reduction and climate change policies by next convention on climate change, which will be concluded Copenhagen Conference this year. Although Korea excluded Annex ¥* the Kyoto protocol in 1997, it having a lot of emission of greenhouse gas could become commitment state for reduction on Post-2012 protocol. Korea ranked 9th largest CO©ü emission country in 2004 had emitted 456million ton of CO©ü. The emission was 9.7 ton of CO©ü per person in average, which is twice higher than global average. At the commemorative speech delivered on August 15, 2008, President Lee Myung-bak proposed a new slogan ¡®Low Carbon, Green Growthj”, which creates growth engines for the economy via low-carbon technology and clean energy. Since climate change includes several complex factors, it can't be solved by the effort of a single sector. Therefore, we need integrated approaches to reduce greenhouse gases. The low-carbon cities have taken a broad view throughout their urban plannings. Now that The Central Governmentj’s responsibility has been handed over to local government, it becomes a core plan to diminish the greenhouse gases. It is desirable for regional governments to take care of those, but there are no assured guidelines for making low-carbon cities yet. For that reason, there are similar policies and programs which haveni’t received suitability and effectiveness until now. The aim of this study is to find out what urban planning index is against climate change. First, directions for the low-carbon city are divided into three sections relief, growth and adaptation. Then draw the index that stands on earlier studies.
In the Eye of the Storm: Black Mayoral Leadership and the Reconstruction of New Orleans

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This study examines Black mayoral leadership in New Orleans in terms of management style, policy perspective, leadership skills, program implementation, and accomplishments. Emphasis is placed on the leadership actions of Mayor Ray Nagin in the context of local decision-making processes operative before and after the Hurricane Katrina disaster. This study is longitudinal and developmental. We ground our analysis in the context of change by examining the shifting character of factors such as racial demographics, race relations and Black political movements, economic development and related economic statistics, and functional relations in the federal system. The central focus of our study are the array of factors that guide and direct Black mayoral leadership in times of crisis. We examine the initial incarnation of the Nagin administration, including an analysis of campaign strategies and tactics, the formation of the city cabinet, the pivotal structure of the mayor’s governing coalition, and the mayor’s strategic relations with various internal and external constituencies. We then examine the power shift produced by the explosive forces unleashed by Hurricane Katrina. Employing multiple research tools, this study analyzes and clarifies the cataclysmic impact of Hurricane Katrina on the governing process in New Orleans. We are particularly concerned about the economic, social, cultural, and political impact on the Black community in the context of this disaster. Our analysis explores the redefinition of the city post-Katrina, state and federal relations, the role of the private sector in the process of urban development, and the redistribution of property rights and political power in ways that uniquely affect the quality of life of African American citizens. This study speaks to a range of current and future challenges faced by Black political leaders and their constituents in major American cities. This is the first study to address contemporary Black mayoral leadership in the context of a contemporary crisis. We believe that important lessons can be learned from this study regarding the preconditions for disaster preparedness, the essential requirements for effective local leadership, the key ingredients of regime politics, and the limits and possibilities of minority control and incorporation in the context of local, state, and national politics. Although there are recent examples of books and articles written on the subject of the Hurricane Katrina disaster in New Orleans (Brinkley 2006; Burns and Thomas 2006; Dyson 2006; Horne 2006), this study stands out as the first scholarly attempt to bring together the Black politics literature in a 
way that sheds light on the complex character of mayoral leadership in a predominately Black city with a history of Black mayors.

**Visions of “The Good City” in Multicultural Times**

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The normative discourse on “The Good City” is frequently deemed as a tacit underlying imperative of urban planning theory and practice. A consistent characteristic of a “Good City” in the discourse is one that promotes human flourishing, emphasizing connection between urban residents and justice. As cities become more populous and multicultural, the dynamics of accommodating differences within a city have invariably become more complex. Practice of different cultural values in the public life of the city can often lead to moments of tension and conflict between individuals and groups. Examples such as residential segregation, conflicts over land use and design, tension over insensitive behavior in public space and experiences of racism abrade at the thin cohesion that binds strangers and groups together in a city. The questions --What is a “good city” in these multicultural times? And how can urban planning and policy help to build cities that are good? -- are inevitably pressing. This paper presents a discussion on how well the discourse of “The Good City” has addressed or has the potential to address the multicultural exigencies of conflict and cohesion. It argues that discourse of “The Good City” must necessarily address the everyday lived sphere of the city in order for its goodness to have efficacy for urban residents. To do this effectively, the paper calls for planning theory and practice to reconsider the importance of the urban built environment as a medium of everyday contact in bringing about “The Good City.”

**Are Korean “New Cities” Functioning? - Seoul Metropolitan Area Case**

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In Korea, “New City” project was initiated from the late of 1980s for release continuous housing shortages and population inflows to Seoul Metropolitan Area(SMA). “New City” project essentially promoted a massive residential complex development with the total size of three hundred thousand houses in number of locations near Seoul fringe. Korean government aggressively initiated “New City” project, even though the outcomes of these projects were disputable. There are several expected functions of “New City” project (housing supply, job creation, and etc.). But in this study, we examine impacts of “New cities” project focused on “Redistribution of population”. For this purpose, we inspect
changes of population growth, density cluster, and interactions between Seoul and new cities around Seoul Metropolitan Region. Especially, it is important to track change of commuting pattern for estimating interactions between cities of SMA because commuting is inevitable and regular activities emerging in the metropolitan region. Therefore, we use commuting pattern data with spatial statistics and spatial exploratory technique to examine the interregional interaction and the spatial change of SMA. Through these processes, we can verify efficiency of New City project in terms of “Redistribution of population”. Especially, by analyzing commuting pattern in SMA, we can grasp the situation of job-housing assignment of SMA and present implication for enforcement of self-sufficiency of New City of SMA. Finally, our results can be used for establishing management strategy and development plans of SMA or other metropolitan areas for the future.

**Tale of Two Globalizing Strategies: Foreign Communities in Seoul and Shanghai**

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Studies have shown that for any city to be competitive at the global scale, it needs to be attractive to capital, international investors and highly skilled professionals. Korea has proclaimed its goal to upgrade Seoul’s position from a national capital to a global city by becoming a leading business hub in Northeast Asia. Similarly, China wants to turn Shanghai into a global financial center. Towards this ends, Shanghai’s strategy is manifested in the form of heavily planned and separate foreign enclaves, whereas Seoul provides an interesting contrast by having foreign communities which are relatively unplanned and physically undifferentiated in their neighborhoods. This paper compares two cities’ planning strategies and their resultant foreign residential communities. First, the strategies of the two governments are reviewed in relation to the countries’ globalization context and global city discourse. Their stated goals concerning residential environments are scrutinized. Second, the current status of the foreign communities is delineated by tracing how the discourses, contexts and urban strategies are reflected in the different spatial formations of foreign communities of the two cities. The spatial distribution and physical features of expatriate communities are analyzed and compared. The extent of segregation and congregation among foreigners is noted and referred to the socio-economic context of their local neighborhoods and amenities. A final reflection will be given to the enquiry on whether, or to what extent, the making of exclusive foreign communities really matters in attracting highly skilled foreign professionals deemed essential in enhancing the global competitiveness of the city.

**Local Policy and Resilience in the Green Economy**
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Politicians and policymakers from around the country are touting the “green economy”—economic activity to reduce energy consumption or improve environmental quality—as the next magic bullet, much as their predecessors pushed first information technology and then biotech. Yet it is not well understood which local policies have most potential to be effective, where they will work best, and how cities can leverage state and federal policy to boost local green economies. Based on a survey of 640 green and traditional businesses, as well as interviews with 100 stakeholders in the California’s green economy, we show that local policy not only matters but is pivotal in helping cities compete in the green economy. Through the combination of aggressive state regulation and proactive local policies that build local markets, distressed regions can essentially level the green playing field.

Social Norms and Social Control: Uses and Expectations of Space and Place in Mixed-Income Public Housing Communities

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An important set of assumptions about the possible value of mixed-income development draws on social disorganization theory and focuses on issues of order, social control, and behavior. It includes a focus both on establishing community norms that support order and harmonious (or at least not generally conflictual) relations among neighbors, and on operational mechanisms to ensure order and the rule of law. Both expectations rely to some extent on the nature of social relations among neighbors. The presence of higher-income people is expected to facilitate these processes for a number of reasons. Higher-income people are expected to be more likely to exert normative pressure to maintain order and safety in their neighborhood and to enforce rules. Communities with higher proportions of homeowners are likely to be more stable, leading to denser acquaintanceship networks and mechanisms for informal social control (“eyes on the street”, a willingness to intervene). And law enforcement is likely to be more responsive and active in communities with higher-income people. They also rely to an extent—at least in the context of public housing transformation—on the design principles and theoretical orientations of New Urbanism. Here, it is assumed that particular aspects of the built environment can shape the social environment in particular ways, for example, by maximizing use and informal surveillance of public spaces, by fostering informal interaction, and by promoting care and defense of private space. This paper will explore emerging dynamics around behavioral norms and social control in three new, mixed-income developments being built as part of the Plan for...
Transformation of public housing in Chicago. In particular, it will investigate how issues of social control, both around crime and fear of crime and around basic behavior and use of public space, are emerging and are perceived by different stakeholders in these sites.

**Decisionmaking During Boom and Bust—A Study of How Decisionmaking at the Municipal Level is Impacted by Financial Cycles**

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As businesses and individuals increasingly seek the best deal, finance managers are expected to do more with fewer dollars. This study will investigate how New Hampshire municipal finance managers have reacted to globalization forces coupled with fiscal pressures. The purpose of this project is to investigate the factors that influence the intersection of budget and economic development decisions. Using interviews with municipal finance managers from the NH Government Finance Officers Association (GFOA), this study seeks to determine how decisionmaking has been impacted by the contradictory forces of shrinking revenue sources and the provision of stimulus money. Further the study seeks to answer whether attraction and retention strategies have changed since the advent of the economic shifts. Irrespective of financial circumstances, finance managers are in the unenviable position of needing to formulate and implement sound fiscal policies. This paper is particularly salient during a time when they are needed to do more with less while maintaining position. This paper can contribute to the literature by assessing how simultaneous fiscal boom and bust have impacted decisionmaking in the Granite State.

**Public/Public versus Public/Private Partnerships: Which Do City Managers Prefer?**

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Financial pressures on local governments have been steadily increasing over the last few years. The downturn in the national economy, declining general revenue sharing from the state, and the public’s anti-tax sentiment have compounded the problem, thus increasing pressure on local government to implement reforms. Traditionally, the literature suggests that forms of public/private partnerships are possible solutions to this problem. Recently there have been concerns raised regarding the use of these methods, including lack of oversight, the lowering of standard of living in the community, interpretation of contract language for services, and increases in costs after the initial contract. The purpose of this research is to see if there is a change in the trend of private/public partnerships to
public/public partnerships to limit of avoid some of the potential problems listed above. Much of the literature suggests that public/private partnerships are popular options for local governments under fiscal and other constraints. This study will also examine cost, satisfaction, planning, reasons behind, the effect on unions, as well as the types of services involved in public/private and public/public partnerships. In order to examine these issues we have developed a survey that has been electronically mailed to city managers in all US cities with populations of at least 10,000 residents. It is our belief that the attitudes of these local officials will vary in important and significant ways, therefore revealing different perspectives on both the usefulness and effectiveness of privatization and contraction of services.

**Emerging Asian/Pacific Islander Immigrant Populations in U.S. Smaller Cities**

John J. Chin (Hunter College, City University of New York), Elana Behar (Hunter College, City University of New York), Min Ying Li (Hunter College, City University of New York), Po-Chun Chen (Hunter College, City University of New York)

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A significant number of small and mid-size U.S. cities ("smaller cities") are experiencing rapid growth in Asian, Latino and other immigrant populations, yet little is known about how these immigrants are faring in smaller cities and how government officials and service providers view the challenge of accommodating large influxes of newcomers. To explore these questions, we identified and studied cities that experienced rapid growth in Asian/Pacific Islander (API) foreign-born populations between 1990 and 2000. We used U.S. Census data specially packaged to hold city boundaries constant between the two censuses to identify cities that had experienced greater than 100% growth in API population between 1990 and 2000; had at least 1,000 APIs in 2000; and had an API population that was at least 80% foreign-born. These criteria yielded 33 cities that were all relatively small (7,677 to 86,660 persons), in a diverse set of states not often considered traditional immigrant gateways, including Iowa, Michigan, Missouri, and Oklahoma. We then conducted a telephone survey with government and community representatives from each of the 33 cities (total n=66) asking about community attitudes towards immigrants, services targeting immigrants and barriers to immigrant access to services. To understand immigrants’ well-being, we also asked about the availability of healthcare services for immigrants. Survey respondents reported both positive and negative community attitudes. For example, 41% of respondents said that native-born community members would agree that API immigrants take jobs away from native-born persons; but 52.5% of survey respondents said that native-born community members also would agree that API immigrants help their cities’ businesses stay competitive, and only 6.6% said that native-born community members would agree that API immigrants are a burden on their cities’ education and health care systems. We also
examined API immigrants’ health status using publicly available data from a national health
survey and found that APIs in the 33 smaller cities as a whole are in better health than APIs
in the cities with the largest foreign-born API populations (i.e., NYC, LA, San Diego, San Jose
and San Francisco). However, after categorizing the 33 cities by their proximity to large cities
and running multivariate statistical analyses controlling for key factors, we found that Asian
immigrants in smaller cities that are furthest away from large cities fare worst health-wise,
while those in smaller cities closest to large cities fare best. This suggests that city size and
location may have an important impact on the well-being of immigrants and that some
smaller cities may be poorly equipped to address the needs of their rapidly growing
immigrant populations.

Who Did Major Roles for Subruban Expansion in Seoul Metropolitan Area (SMA)?

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Korean Government has had very strong propaganda which emphasizes the balance of
national and regional development as growth polices. Since the late 1960’s when rapid
urbanization has started in the country, the Government has been worried about
concentrated urbanization to Seoul Metropolitan Area(SMA) due to economic,
environmental, and military defensive reasons. The administrations experiencing rapid
industrialization have thought that the mono-centralized economic and urban growth into
SMA might be fragile especially for the military aspect, because the area is located in one-
hour distance from the border between North Korea and South Korea. Among measures to
prevent SMA from over-growth, green belt policy and Capital Region Management Law are
the most powerful tools of the Government on the region. The former land use regulation
has restricted development surrounding Seoul, the capital city, protecting natural or
agricultural environments. The latter law having detailed restrictions has controlled SMA,
Seoul, Incheon city, and Gyonggi-province which surrounds the capital city and bigger than
the green belt. However, persons in SMA under such strong zoning regulations have rapidly
grown from 8.7 mil. in 1970 to 22.8 mil. in 2005, the area getting bigger. Previous articles
and arguments have blamed private sectors’ role for the metropolitan area’s
expansion(Kwon, 2009; Yoon, 2007, & etc.), because the real estate developers have
promoted leapfrog development. Public sectors’ functions on the expansion have been
taken rare thought of. Although five-new-towns for 25 mil. households in early 1990’s have
been reviewed several times, holistic roles of the Government for SMA’s growth and
expansion from 1970’s have not been fully researched academically and analytically. With a
unique database of all public sectors’ development activities in SMA, this study examines
the growth and decline of each municipal in the region focusing on the Government’s role
for the metropolitan expansion. Building GIS(Geographic Information System) database from
tables without location, this research may show that residential and industrial development of public sector has given rise to SMA’s such big expansion and cause inter-municipality disparities. The result of this study would give valuable knowledge on the reason of SMA’s growth and help to build future growth management policy.

**Lasting Effects: Lessons About Urban Development from Vancouver’s Transportation History**

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This paper explores three key transportation decisions over the past sixty years of Vancouver’s urban development and considers their implications, including:

- The 1955 decision to build the Granville bridge without streetcar tracks and with highway on and off-ramps;

- The 1970’s decision to abandon the Strathcona freeway and to introduce the Seabus as a mobility alternative across Burrard Inlet;

- The 1986 construction of the Skytrain.

Each of these turning points has proven fundamental in Vancouver’s urban development and created the conditions for decades of further transportation and development decisions. Each one of these points was highly contested and offered clear paradigmatic choices.

This paper details that history, describes the circumstances leading to each decision and offers some lessons for urbanist evaluations both of Vancouver and future transportation planning.

**Earnings Growth among Workforce Training Participants in Washington State**

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This paper measures earnings growth among participants in federally funded job training programs in the state of Washington. If it is sufficiently large, earnings growth could be an important pathway to economic self-sufficiency for workers with low incomes.
research on the determinants of earnings growth suggests that educational level has a smaller influence than might be expected. Relatively less is known about the role of specialized workforce training in promoting long-term advancement, especially since implementation of the Workforce Investment Act (WIA). Therefore, the primary question addressed by this research is: What is the difference in earnings growth between individuals in Washington who have completed WIA Title I-B Adult programs and those who received only self-service assistance, controlling for differences in background characteristics and occupational choice? In addition, we compare recipients of WIA training services to recipients of WIA core and intensive services, to isolate the effect of training. Methods used to address these questions include regression-adjusted difference-in-differences and propensity score matching. A uniquely rich administrative dataset was provided by the State of Washington for this purpose. The data include workforce program participation and demographic records merged with wage history records from the Unemployment Insurance database for the years 2001-2008. This research contributes an up-to-date analysis of the association of workforce development programs with labor market outcomes over time, especially amid difficult macroeconomic conditions.

**Community Health Centres and Community Capacity in Canadian Cities**

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Background Community Health Centres (CHCs) have been a part of the Canadian urban health care landscape for over five decades. During that time they have provided local neighbourhoods with a vital democratic means for building and enhancing community capacity through participation in decisions about individual and collective health. The purpose of this study was to compare citizen participation in 17 CHCs in eight Canadian provinces in relation to the characteristics of the communities served and the characteristics of CHCs. Method Approximately 1200 participants including community members, health professionals and administrators were surveyed using a standardized, likert-scaled questionnaire. Participants also engaged in more detailed discussions through focus groups. Likert-type items were analyzed using the mean, median, standard deviation, and variance. Bar graphs were used to depict the results for each item. Focus group transcripts were analysed to identify major and common themes. Finally, an audit of key site documents was performed to assess general governance and citizen participation at the Centre. Research Questions 1. From the perspective of citizens, health professionals and health administrators, what factors facilitate/inhibit citizen to participate and CHCs to incorporate citizen participation into their decision making? – community capacity, structures, processes, organizational philosophy/values, professional ethos? 2. How is citizen participation incorporated into organizational decision making? 3. How does the input of
citizens into CHCs decision making translate into service/policy outputs? Results Community participants’ sense of individual capacity was greater than that of service providers. Community advocacy groups were considered most important in the institutional environment. Locally-elected CHC boards advocated on a wide-range of neighbourhood issues an

**The Institutional Challenge of Urban Environmentalism: Why National Land Use Policy Failed in the U.S.**

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The environmental movement in the United States contains internal contradictions when it comes to urban land use. On one hand, environmentalists have advocated for and won the creation of a number of federal laws that regulate certain aspects of urban land, such as The National Environmental Policy Act of 1969 which mandates environmental reviews on large developments and The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 which mandates cleanup of contaminated development sites, among others. On the other hand, environmental activists have had limited success with controlling urban growth more generally. A key example of this is found in efforts to pass The National Land Use Policy Act, one of the few major pieces of environmental legislation that failed in the 1960s and 1970s. This law, if enacted, would have incentivized states to create land use plans that control urban sprawl and protect environmentally sensitive areas. In the absence of such legislation, the resulting U.S. land policy has been described as a system of “specialized centralization,” wherein narrow environmental impacts of development are targeted for reduction but overall land use strategies remain highly localized and varied. This politically centrist approach, most observers agree, has not met the goal of creating ecologically sound urban areas. While the substantive political-economic drivers behind the failure of the national land use policy have been discussed in the planning literature, the institutional challenges that its demise raises for urban environmentalists remain unexplored. A key to understanding these challenges can be found in the debate over which agency should administer the policy. As early as 1963, Robert C. Weaver, the director of the Department of Housing and Urban Development (HUD) was publicly calling for coordination of the “haphazard residential and commercial development of the fringe land.” HUD, especially at this time, was oriented toward issues of community development and housing provision. It was supported as administrator of the bill by the initial sponsors and local governments. By the mid 1970s, though, there was a push by environmentalists and others to bring the national land use policy under the Department of Interior (DOI). The DOI controls public lands, mostly outside of cities. It was oriented toward conservation of natural resources. The debate over who should administer the act, then, was not a simple battle for
bureaucratic turf. It was a statement on whether land use policy in the United States should focus on community development or environmental issues and demonstrates the institutional divide between these two sides. The findings of this paper document this institutional divide and discuss what it may mean for contemporary urban environmental policies. They are based on an analysis of relevant congressional, presidential, HUD and DOI documents contained within the National Archives.

**Breakthroughs or Trailblazers? Black Mayors and the 2008 Election**

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This paper looks at the 2008 Presidential election through the prism of urban racial politics. In short, the paper asks, how was Barack Obama able to counteract racialized voting patterns in unlikely places across the country and to what extent did African American elected officials blaze the trail for this historic election? Please note that due to institutional responsibilities on campus, I would be unable to present a paper on March 10th or the morning of March 11th. I hope that this will not prevent my paper from being accepted but understand if it will. Thanks.

**Digital Evolution: Global Heterogeneity of Information Technology Use in Cities and Regions**

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In many countries, contemporary society has become associated with the production, consumption, storage and manipulation of information. As societies move from dependence on agriculture to manufacturing and to services, the significance of creativity, knowledge and the management of information gains increasing importance. Economic advantage in a global information society today is gained through innovation across the economy, sciences and arts, which fuels and depends upon access to advanced sources of knowledge, information and technology. Central to this change is the role of information and communication technologies (ICT) globally as manager and facilitator of information society and driver of economic growth. While ICTs emerged from a shared engineering background, they have evolved as a reflection of the societies and places that use them. Over the past decade, different ICT practices and characteristics have emerged to suit the needs and interests of different locations. In addition to computers as access to the Internet, the rapid emergence of the mobile phone as an entry point to the Internet and communications services has changed the cost and dynamics of information access. Each city/region
represents a different environment for ICT adoption and use, and analysis of practices globally affords insights into how ICT is shaping, and is shaped by, different conditions. This study surveys cities and regions globally and reports contemporary quantitative rankings, qualitative profiles, social and ICT relationships, policy assessments and futures scenarios. In particular, emphasis will be placed on ICT as an economic development vehicle, access and affordability, social justice and equity issues, and implications of approaching ICT ubiquity across cities.

**Hispanics on the Margins: The Spatial Organization of Traditional and Fringe Banking Services**

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Since the mid-1990s, the U.S. financial service sector has become increasingly bifurcated into a two-tiered system: the traditional banking system serves primarily middle and upper income individuals, while a less regulated and more expensive alternative financial service sector caters to lower income individuals. An estimated 56 million individuals either do not use banks at all, or use them only sporadically, for essential financial transactions like writing and cashing checks, and obtaining credit. Instead, many low income individuals rely on payday lenders, check cashers, pawn brokers and money wiring companies for basic financial services and transactions. These fringe banking services charge high fees, contribute to spiraling debt, create disincentives to save and contribute little toward establishing credit worthiness, thus impairing their customers’ ability to improve their financial fortunes. Racial and ethnic minorities are disproportionate users of fringe banks, thus exacerbating the inequity of a bifurcated financial system and regressive fee structure. Case studies in select cities have found that fringe services are more geographically accessible to predominantly minority neighborhoods while traditional banks are more accessible to white neighborhoods. However, many of these studies have focused on African Americans, or collapsed all racial and ethnic minorities into a single nonwhite category. Hispanics may be more likely (than either African Americans or immigrants from other regions) to be unbanked, in part because of their immigrant background, legal status, language limitations and culturally ingrained distrust of traditional banks. Indeed, the very limited research that focuses on Hispanics has found a strong relationship between the location of fringe providers and Hispanic neighborhoods. Therefore, this study uses GIS mapping to explore the spatial relationship between Hispanic communities and traditional and fringe banking services in two metro areas. Specifically, we examine the prevalence and proximity of fringe and traditional banking to majority Hispanic, integrated, and non-Hispanic neighborhoods. We identify patterns of disproportionate access to fringe and
traditional services for Hispanic and non-Hispanic residents across the metropolitan areas, assessing differences between central city, suburban and peripheral city areas. Existing research frequently compares the racial composition of neighborhoods with fringe providers against the average for the county. This is problematic if minorities tend to live in more commercial areas (the universe of possible locations for fringe providers). This study overcomes this methodological limitation by incorporating zoning data to determine the appropriate yardstick against which to measure whether fringe providers predominantly locate near Hispanic communities.

**The Influence of Racial Segregation on Gaps in Metropolitan Job Isolation**

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Despite declines in racial segregation across most U.S. metropolitan areas in recent years, racial and ethnic minorities still display uneven geographic access to jobs. Job isolation, especially for African Americans and to a lesser extent Latinos, still remains a common characteristic of metropolitan areas. Conceptually, job isolation is the extent of physical separation of people from jobs. In this article, we seek to provide a detailed analysis of the racial and ethnic gaps in job isolation across U.S. metropolitan areas, paying particular attention to the role of racial segregation. Using data gathered from a variety of sources including the 1990 and 2000 U.S. Census, and the 1994 and 1999 Economic Census and the Zip Code Business Pattern files we plan to generate descriptive and multivariate evidence to address why blacks and to a lesser extent Latinos display greater degrees of job isolation than whites. The analysis will also use decomposition analysis to examine the specific metropolitan area factors, such as racial segregation, job sprawl, metropolitan size or racial composition, among others, that help account for these differences, as well as their rank order of importance. We anticipate that racial segregation as well as job sprawl in metro areas remains the most important structural factors that influence the observed racial gaps in job isolation.

**Supportive Housing for People with Disabilities: North Carolina’s Real Choice Systems Grant Program**

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The way this country houses people with disabilities has changed dramatically over the past
forty years. Instead of sequestering the disabled in psychiatric hospitals, state schools, nursing homes, and intermediate care facilities for the mentally retarded as we did in the past, they are now allowed to live in less restrictive settings. The transition to the new paradigm of deinstitutionalization, however, has not proceeded smoothly. Housing options emerged too slowly to keep pace with the growing deinstitutionalized population, and essential supportive services were not available to help keep people in their homes if they managed to find a place to live. This paper presents the results of an evaluation of a program in North Carolina designed to address both the housing and supportive service needs of people with disabilities, the Real Choice Systems Grant Program. The program provides supportive housing for people with disabilities in Low Income Housing Tax Credit (LIHTC) developments. The evaluation was to determine: 1) the extent to which the Local Housing Support Committees implementing the program at the local level help facilitate interaction among the organizations participating in the project; and 2) the impact of providing supportive housing in LIHTC developments to people with disabilities. Data from key informant interviews and panel discussions suggest three ways in which the committees are helping facilitate interaction among organizations. The first is through the personal relationships established during the meetings. The second is through the increased knowledge of services available. The third is by reducing the potential for conflict over the allocation of a scarce resource, the supportive housing units. The key informants and panel members consistently and unanimously felt that there were significant benefits for the residents who received supportive housing. The units provided stable, affordable, good quality housing that was better than where the person might have lived without the program. They also said that the change in living situation, even in the absence of any other services, can have enormous benefits for the residents. Quantitative data suggest that the frequency with which residents accessed services increased slightly after they moved into their new units, while the cost of services remained about the same. The types of facilities providing the services, however, changed significantly. The percentage of services received at facilities that suggest intensive levels of service or emergencies – ambulance, inpatient hospital, outpatient hospital or ambulatory surgical center, and skilled nursing facility – all declined after residents moved into their new units. Office visits increased slightly, while services delivered in the patient’s home jumped dramatically. The differences in the types of facility where services are received may lead to significant cost savings over time.

Selling the American Dream: Narratives of Homeownership and Debt

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In recent years, housing policy in the United States has promoted homeownership to what are termed “underserved” (i.e., minority) markets. In concert with the policy push towards
opening up homeownership opportunities, mortgage lenders, encouraged by the deregulation of financial markets and the ability to obtain capital via securitization of mortgage debt developed new financial products claimed to promote opportunity.

In contrast to discourses of opportunity, a growing body of research on subprime lending indicates that, far from providing increased opportunities, subprime lenders targeted minority neighborhood and utilized sales tactics that saddled many buyers with unsustainable levels of debt.

This paper is an examination of how and why individuals ended up with the high debt loads associated with subprime loans. In order to answer this question, interviews were conducted with borrowers holding subprime mortgages. In terms of sales tactics used, initial findings indicate that lenders utilized discourses of opportunity when encouraging minority homeowners to take on the debt associated with home purchases. Furthermore, the deceptive sales techniques were frequently used to hide the true cost of the mortgage from the customer. For their part, borrowers viewed homeownership as a way to access home equity and control. In addition, the fear of rejection engendered by the history of financial exclusion also led borrowers to place their trust in unscrupulous lenders who promise the American Dream but deliver something very different.

*Trends in Racial Tolerance Among Minority Adolescents, 1983-2006*

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The paper examines trends in racial tolerance among American adolescents between 1983 and 2006. Special attention is given to trends in racial tolerance among African American adolescents over this time period. National data indicate that trends among black and white adolescents follow different patterns and historical trajectories. Data were drawn from the Inter-University Consortium for Political and Social Research. While the data show the emergence of more positive trends among white adolescents, trends among minority adolescents show more consistent historical patterns.

*Ending TANF as We Know It*

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This paper examines the implications of the upcoming reauthorization of the Temporary
Assistance for Needy Families (TANF) Program. With urban poverty often viewed as inevitable, the role that social welfare programs such as a redesigned TANF could play will be suggested. Through the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA), the open-ended funding of the Aid to Families with Dependent Children (AFDC) program was replaced by TANF, a program of state block grants, fixed at roughly the level of the federal share of AFDC spending in 1994. The main TANF limits imposed on the states were a lifetime limit of five years on the receipt of welfare benefits and the requirement that recipients work in exchange for their check. The legislation also explicitly allowed states to tie a range of behavioral conditions to the receipt of aid. Most states adopted a "work first" approach and required TANF recipients to take any job offered to them, regardless of individual circumstance, hardship, or barriers to employment. TANF reauthorization encompassed in the Deficit Reduction Act of 2005 requires states to engage more TANF cases in work activities, increases recipient work hours, and redefines eligible work activities (largely excluding education). These requirement are pushing states to further reduce welfare rolls and make it more difficult for recipients to comply with the new requirements. The TANF program is scheduled for reauthorization once more in 2010. This paper will address recommendations for changing the parameters of TANF to accommodate current economic realities and to take into account experiences within the TANF program in terms of outcomes such as poverty reduction, work participation, percentage of eligible families who actually receive benefits, and the effectiveness of training programs and job retention of TANF recipients. It will summarize national studies and present examples from the states of Delaware and Connecticut, both of which have maintained fairly rigid programs. Yet in both states, advocates and recipients have been pushing for policy changes to "humanize" each state's program such that realistic policy and program decisions can be enacted that will truly meet the needs of "needy" families.

The New War and Security in the City: Colliding Normative Orders and the Transnational Market for Force

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This paper focuses on the concept of “new warfare” and the urbanization of violence that is accompanying the emergence and expansion of a transnational market for force. It argues that this market for force has profound implications for urban life as the private security industry is increasingly relied upon to determine the form that security takes in cities and urban environments. The specific focus is on the securitization of the City of Vancouver for the 2010 Olympics. There has been an intensification of surveillance in Vancouver and beyond as attempts are made to secure the City and its environs, creating security zones, “free speech zones,” and special judicial arrangements that will function as exceptions to...
the regular laws and institutions. In some cases these zones extend many miles beyond the City and into areas subject to conflicting governance claims coming from indigenous groups. There has been a proliferation of municipal by-laws and local business and university regulations seeking ostensibly to regulate commercial practices, but that place profound limitations on fundamental freedoms of speech and assembly. Special judicial arrangements are being created to dispense justice around the clock in an expeditious manner. The City becomes a site for colliding normative orders as these local laws and regulations come into conflict with the Canadian Charter of Rights and Freedoms and other national laws, along with the international human rights laws to which Canada is party. This paper presents a critical view of these developments as the local manifestations of a growing transnational market for force, whose influence trumps fundamental rights and freedoms as the grundnorms for security in the City.

**The Urban Sustainability of Entertainment Districts: A Comparison Between Montreal and Toronto**

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In a context of economic restructuring, metropolitan governments in North America use revitalization schemes as a tool to remedy to the urban devitalization of city-centres. These schemes include a diversity of objectives: promoting social and economic development, redefining the built environment through the promotion of mixed-uses, the marketing of the city to reinforce a positive image towards private investors and potential residents. These schemes in North America are often oriented towards the development of entertainment and cultural activities as a preferred strategy to promote economic development. Several cities in North America could be taken as examples: Montreal, Toronto, Los Angeles, New York, Detroit, or Dallas. Previous research has emphasized that these initiatives seldom deliver the magnitude of economic benefits they promised. Moreover, this type of projects could as well increase problems of social injustice and exclusion. Thus, the issue of urban sustainability related to the impacts of these revitalization schemes needs to be raised. Our research is based on the analysis of two case studies which are comparable regarding their scope and objectives: the Toronto Entertainment District and the ‘Quartier des Spectacles’ in Montreal. Our aim is twofold: to analyze the planning process at the local scale and to situate these projects in the overall development strategy of each city. Are these projects based on a planning process which is integrative? Are they sustainable from an economic perspective? This research is based on a documentary analysis (media review and official planning documents) and on interviews with stakeholders involved in the planning process. Our preliminary results indicate that the
objectives of both projects are similar regarding the action on the built environment and the goals in terms of city marketing and economic development. However we anticipate different planning processes due to the specificity of each city regarding their development framework at the metropolitan scale which have necessarily an impact on project framing.

**Social Capital and Community-Managed Water Supply in Madhya Pradesh, India**

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In an effort to provide and extend water supply services to the urban poor, community management of such services is now being promoted by international development agencies. Its success in rural areas provides the precedent for its replication in urban settings. However, there is a weak understanding about whether community management is really a feasible model in larger and often more complex urban communities (Kleemeier 1995; Doe and Khan 2004). This paper analyzes three community managed water supply projects in Madhya Pradesh, India to unravel the factors associated with project effectiveness. The primary objective of this paper is to explain why, despite using the same blueprint, there were variations in project effectiveness. Why was one performing better than the other? The paper uses primary data from a household survey (n=622) conducted during fieldwork in the cities of Gwalior, Indore, and Jabalpur (September 2007 to April 2008). The sampling frame consisted of 9 slum settlements that had received the projects. A control group, comprising of 4 slum settlements that did not receive the project, was also included in the study. The findings indicate that project effectiveness is strongly associated with the level of social capital within the community and household participation in the project. Although women’s participation was an important component of the CMWSS, it did not appear to influence project effectiveness. However, it is interesting to note that, overall, women tended to be more satisfied with the project than men. The paper concludes with a discussion about the implications of these findings for urban service provision in developing countries.

**Access to Education as a Driver of Urban Socio-Spatial Differentiation: Evidence from Manchester, England**

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Research interest over many years has centered on the socio-spatial distribution of households in cities and the degree to which different categories of resident have become more or less segregated through time. The paper builds on initial research findings
presented at UAA 2008 by exploring the role played by access to education as a driver of polarization. The research interrogates the commonly held view that the life-chances of children of more affluent parents are enhanced by the combination of parental expectation and ambition, and adeptness at exploiting opportunities to access high-performing schools. If these suppositions have any credence, empirically it might be expected that children of more affluent parents are more likely to attend schools performing at a higher level, and for their own individual performance to be more likely to exceed expectation. Equally, it would also be expected that children from poorer households would disproportionately attend schools with lower levels of performance and to achieve below expectations. This in turn would represent a powerful polarizing influence, with spatial consequences. The paper explores this scenario by drawing upon empirical data from four local education authorities in England, and an allied program of semi-structured interviews with policy actors, to address three questions: first, the extent to which children from poor households are more likely to attend ‘low-performing’ schools; second, whether children in such situation do worse than their counterparts attending high-performing schools (and vice versa for children from affluent households); and third, the role played by policy decision-making in contributing to these patterns.

More than Support and Services: Analyzing the Economic Impact of the Nonprofit Sector

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The nonprofit sector plays increasingly critical roles in our cities, regions, states and nation in the 21st century. Not only do nonprofit organizations fulfill diverse social and environmental missions to improve quality of life, these organizations collectively constitute a vital part of urban and regional economies. Nonprofit organizations pay employees, rent or purchase space or land or both, buy supplies, and perform economic functions common to any business enterprise. In many places, nonprofit organizations, particularly medical and educational institutions, may be a city or region’s largest employers. As more cities and regions recognize the role of the nonprofit sector as an economic engine, it is important to document the economic contributions of the sector and analyze and compare various approaches. Difficult – and contentious – as some measurements may be, impact analysis of the charitable sector is growing, as greater accountability in the sector is demanded by funders, government, donors, policy analysts, planners, and other involved. Understanding nonprofit organizations as an economic sector brings both opportunities and constraints. Opportunities arise for nonprofit organizations to promote their importance to stakeholders and the public. Constraints exist where large health and education nonprofits dominate the more numerous smaller organizations in terms of employment, payroll and regional impact. Any study of the nonprofit sector must reflect the sector’s diversity and be sensitive to
differences within the sector. Nonetheless, any quantification of the economic impacts must always be regarded as a partial analysis. What is the role of the nonprofit sector in a regional economy? The research here examines the impact of the nonprofit sector in the Pittsburgh region. The nonprofit sector employed nearly 150,000 people in 2004, accounting for 14 percent of the region’s total employment. The research combines various datasets, including the IRS Business Master File, with the Pittsburgh REMI model, for impact and projections. The research finds the nonprofit sector has represented a dynamic source of the region’s economy and employment growth, especially in the past 25 years, after the collapse of the region’s heavy manufacturing base, and is projected to continue over the coming decade. Though the nonprofit sector is not immune to recessions, it has weathered them better than much of the commercial sector. In Pittsburgh, the nonprofit sector has represented a source of resilience for the regional economy in recessionary periods and beyond. The work concludes on how impact information can benefit urban policy.

**Gendering the Talk: Imagining a Sustainable Resource Community**

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In this paper, we unpack the gendered discourse of building a sustainable resource city, with a focus on the concepts of family values and frontier masculinity. Based on qualitative research in Fort McMurray and a close reading of the report on sustainable community indicators put together by the municipality, we illuminate the gendered assumptions underpinning the making of sustainability in Fort McMurray, and explore how gendered practices of community-making intertwine with class, race, and ethnicity.

**The Ecology of Hope in and Beyond Fort McMurray: Sustainability and Relations to Place**

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Fort McMurray is a crossroads of disparate, co-existing populations, some of whom have called it home for decades and others who conceive of it as ‘only a place to work.’ Our paper explores the ecology of hope across this range of people (what Doreen Massey has called the ‘social relations of co-presence’) – mobile industrial workers, cosmopolitan professionals, and rooted long-time residents – as manifested in radically different relations to the place(s) of Fort McMurray. While these place relations are a matter of the particular labour structure of the oil industry, they have profound implications for trying to create urban community. Our arguments are based on sixty depth interviews and a social mapping project.
Spatial Concentration and Incorporation of Immigrants in French Metropolitan Areas

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This paper presents the preliminary results of a qualitative survey conducted in a number of French cities with high levels of spatial concentration of immigrants between October 2009 and March 2010. The question we ask is: how does the geographic concentration of immigrants affect the rate and degree of their social, economic, cultural and political incorporation? Location and concentration shape the information, interactions and attitudes that individuals are exposed to and share. Our central hypothesis is that immigrants in concentrated settings will experience a receiving country in different ways than those in non-concentrated settings, and this will affect their incorporation into the receiving country in measurable ways. The ability to successfully incorporate immigrants is essential to sustaining cities in a time of globalization. Among the propositions to be tested: 1. High immigrant concentrations impede the assimilation of first generation immigrants into the economic, social, cultural and political mainstream of the receiving society; 2. The ability to move in and out of immigrant enclaves will affect whether the enclave is viewed positively or negatively, especially by second generation immigrants; 3. Immigrant concentrations that combine economic disadvantage, cultural/social isolation, and school failure will lead to more anti-social behavior and tension that concentrations that have fewer of these features; 4. These types of concentrations generate negative perceptions of high concentration territories among the mainstream society that are likely to extend to the entire immigrant population, regardless of people’s level of incorporation. The persons interviewed were first and second generation immigrants selected among the 24,000 persons previously interviewed in the fall of 2008 in the context of the quantitative TeO survey (Trajectories of Immigrants) conducted by the French national institute of Demography (INED).

Agent-Based Modeling of Domestic Violence: A Chicago Case Study

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Domestic violence against intimate partners remains a serious social problem. It affects men and women of all ethnic and social backgrounds but women from African-American, immigrant and low-income communities are especially vulnerable due to structural inequalities and the lack of resources.
I will investigate the relationship between the rates of domestic violence and unequal access to formal support by building an agent-based spatially explicit model on the basis of Chicago. The purpose of the model is to study social dynamics and for simulating of public policy interventions on the rates of family abuse. The model is based on probabilities calculated with statistical equations. Equations representing the major relationships among factors affecting violence will be derived from the literature. I will represent the effectiveness of formal support network (social service programs, workforce development programs, emergency shelters and criminal justice offices) by calculating accessibility and attractiveness indexes of these services in ArcGIS.

The output of the model will be an animated visualization of domestic violence dynamics over time and space in Chicago. The results from each time step can be written out and be used for other GIS statistical analyses. The user of the model will be able to change various input parameters, such as the location of services, the timing of their response or the effectiveness of their help and to test impact of new policies on diverse populations.

It is critical for policy makers to understand that domestic violence incidents are underrepresented in official statistics. A spatially explicit agent-based simulation of human interactions within and with the system may show important patterns not usually captured by traditional modeling approaches.

**The Promise of New Home: HOPE VI Residents’ Perceptions and Thoughts About the Project at Baseline**

Joanna D. Duke (Arizona State University), Wendy Wolfersteig (Arizona State University),
Wendy Wolfersteig (Arizona State University)

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By now there has been much skepticism over the assumptions underlying the trend toward mixed income housing, particularly with regard to the federal HOPE VI program. In general research on HOPE VI outcomes is used to analyze whether mixed income policy assumptions are being met in terms of better housing, social integration, health, employment, and safety. To date one important dimension that has been missing from these studies is an in-depth look at the perspective of residents before their relocation takes place. A comparison of baseline and relocation data can inform policy makers of whether residents’ lives have improved, or in-depth qualitative research can look at residents’ lives in their new homes. But these assessments happen after the fact, when the policy has already been developed and implemented. Also important is considering how residents perceive the project before it begins. The purpose of this study is to examine baseline qualitative responses of public housing residents who were targeted to relocate for a HOPE VI project in Phoenix, AZ. Specifically, the paper looks at how residents feel about moving and their current
neighborhoods, what services they want to see in their new neighborhoods, what they perceive to be the purpose of the program, and other general feelings and responses related to the HOPE VI program and implementation. Comparisons are then made to the HOPE VI policy discourse and, more broadly, mixed income policy assumptions. Finally, post-occupancy data will be used to determine if residents’ expectations and reported needs have been met.

**Skip Gates, Race, and the Experience of Citizen Complainants Against the Police**

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The recent arrest of prominent African-American Harvard professor, Henry Louis Gates, Jr. at his home in Cambridge, Massachusetts by a white police officer and the comments of President Barack Obama, the nation’s first African-American President, regarding the incident briefly thrust the issue of racial profiling back into the national spotlight. Moreover, this incident seemingly disavowed the notion that 21st Century America was now a post-racial society in light of President Obama’s historic election, and it once again brought the issue of the historically contentious relationship between the African-American community and the police to the forefront of public consciousness. This article uses a survey of a sample of citizens that have filed complaints against the police in Cleveland, the first major American city to elect an African-American mayor and one of the first cities to establish civilian review of the police, to examine their experience and satisfaction with the citizen complaint/police review board process. This article uses Albert Hirschman’s theory of “exit, voice, and loyalty” to explain the findings that despite their overwhelming dissatisfaction with the citizen complaint process, a majority of blacks are willing to use the complaint process again should the need arise in the future whereas whites and other minorities are not. This study has implications for public officials and law enforcement administrators in regards to improving civilian oversight of police and police-community relations, particularly within the African America community. Keywords: Race, police misconduct, civilian oversight, police-community relations

**Toll Roads in the Age of Global Capital: A Comparison of Contests in Chicago and Pennsylvania**

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Tolling has always been controversial in the United States, but it has also been an important strategy for realizing major infrastructure improvements in restricted, high-traffic corridors
and congested urban areas. Turnpike authorities, some of the most important urban institutions that developed in the mid-twentieth century, were created to finance and manage them, public corporations with considerable power and independence. Although the adoption of new tolls came to a virtual halt in 1956 with the adoption of a federal gas tax, tolling soon emerged as a favorite cause of economists and transportation planners, who reached a virtual consensus on its desirability in the 1980s. Economists and transportation analysts viewed congestion-plagued revenue-generating facilities as underpriced and their public administration inefficient and overly politicized. As globalization expanded the interest of new investors and neoliberal ideologies supported private investment and administration for vital urban infrastructure and services, turnpikes and toll roads became some of the most high-profile and controversial targets of privatization efforts. This paper will examine recent battles for control over revenue-generating transportation facilities in urban areas, focusing on two of the most hotly contested facilities: the Pennsylvania Turnpike and the Chicago Skyway. The two cases turned out very differently, and a comparison reveals that institutional structures had as much influence over the outcome as did the particular vicissitudes of politics. It will also put these specific struggles into their larger context: on one side, it will emphasize the historic roots of political opposition to privatization as well as the remarkable resilience and power of the public corporations—the authorities—that control many tolled facilities. On the other, it will examine the ideological and economic reasons for supporting privatization among American leaders as well as the characteristics of the handful of multinational corporations interested in financing and administering toll roads.

**Parsing the Place of Place in Metropolitan Property Crime**

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Past research on spatial patterns of property crime generally have either focused on areas within a city, treated cities without regard to their metropolitan spatial context, or analyzed parts of a metropolitan area. This paper analyzes the effects of municipal characteristics and the spatial locations of municipalities relative to each other on both overall and specific types of property crime within a metropolitan area using data on the 353 municipalities of the Philadelphia metropolitan region from the Metropolitan Philadelphia Indicators Project. The analysis assesses the relative contributions of a place’s economic structure, socioeconomic characteristics, law enforcement characteristics, transportation access, and spatial structure while controlling for issues of adjacency. The results indicate that the relative contributions of these factors depend upon the type of property crime examined.

**Evaluating the Health Impact of Crushed Concrete Enterprises on Vulnerable Communities**

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Environmental issues are of critical concern and a major health care risk factor in urban centers. From the formulation of the environmental justice movement, health care of residents burdened with cumulative pollutants in impacted communities have been paramount in their thrust for justice. This paper addresses a gap in research by examining the health impacts of environmental injustice in low-income and minority neighborhoods where pollution generated by crushed concrete (CC) enterprises release high levels of particulate matter on residents living within 2 miles of the site. It also maps cumulative polluting sources within a two-mile radius of the CC emitting sources. • Using Toxic Release Inventory (TRI), National Environmental Protection Agency (NEPA) standards, and Texas Commission on Environmental Quality (TCEQ) regulations, and cumulative mapping of pollutants in the study area where crushed concrete manufactures are located, the research examines the impact of environmental risks on children and senior citizens experiencing asthma and other respiratory problems. • This exploratory research surveys residents who live within two (2) miles of licensed and permitted crushed concrete companies. It reviews health records covering a two (2) year-period at local health departments and in the county hospital in Houston, TX. Schools and day care center absenteeism of children are reviewed, and focus groups with senior citizens are conducted. The research analyzes absenteeism of children and emergency room admittance of senior citizens and children to learn the frequency of their need for emergency respiratory treatment. Control groups are used in communities without the CC burdens and their health records are examined to compare the occurrences of emergency respiratory treatment. • The research seeks to understand whether and to what extent, if any, in communities where crushed concrete facilities are located and releasing of particulate matter, do they negatively impact residents who have asthma and other respiratory illness as measured by doctor and emergency room visits and through absenteeism from school and work. • It seeks further to learn if impacted communities can sustain themselves from the jobs and economics divertive from the crushed concrete companies located in their neighborhoods. Finally, it seeks to determine whether there is a gender bias in the locating of such facilities to further understand the least resistant gender being female heads of households with children, the population being low income and minority, and the level of public participation in the citing and monitoring of said enterprises.

Danish Local Government and the Climate Challenge

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Danish local governments confront a fundamental governance task if they are to properly address the climate challenge, and steer their local communities towards sustainable patterns of life. Despite 30 years of Danish environmental policy development at the national level, local governments in general have not yet pushed hard for a sustainable transition of their local communities. At the same time, they potentially play a key role as agents of change in the climate field in a number of ways: 1. As planning authorities for city development and agricultural production. 2. As managers of public buildings and institutions. 3. As planning authorities for heating plans and as owners of local power plants and energy companies. 4. As planning authorities for the local public transport system and as purchasers of public transport. 5. As purchasers of goods and services. 6. As employers of more than one million people in Denmark. The paper evaluates the extent to which Danish local governments have developed climate strategies and assess the different barriers to their implementation that exist. A particular focus is on urban renewal and private-public cooperation with respect to energy-renovations, because a sustainable transformation of the built environment is a crucial path to the CO2-neutral society.

**Small Market, Big Impact? Assessing the Pocket Farmers Market Model for Growing the Local Food Movement in Metro Vancouver**

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Farmers markets have been very effective over time at building public consciousness around the benefits of eating locally produced food, supporting local producers, and understanding more deeply how food moves from field to table. They have helped to develop a greater degree of local food literacy and sophistication among urban consumers and are low cost, high value economic generators for the cities that host them. With the growing demand for farmers markets in almost every corner of Metro Vancouver, one challenge to this model remains - getting farmers to market in all of the communities who want their food.

Pocket farmers markets represent a new approach for getting fresh locally grown food to people's table while allowing farmers to remain on their fields. By acting as a broker on behalf of farmers and small scale food producers, small community-based organizations are growing the demand for local food by creating new and reliable local markets for these producers in areas where the traditional farmers market model proves unfeasible in its current form.

This paper will evaluate the pocket farmers market model and assess the degree to which it shows evidence of being the next systematic evolution of the local food movement in Metro Vancouver.
The Changing Character of Urban Redevelopment

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Urban redevelopment is ubiquitous. Three factors have produced the perception that the older cities of the US and Europe require planned redevelopment: (1) deconcentration of population and industry; (2) global economic restructuring; and (3) technological change. Within developing countries massive rural to urban migration, informalization, and pressures from new elites have likewise forced governments to take an active role in redeveloping cities. While we can identify similarities of approaches in different contexts, particularly in terms of the building of megaprojects, nevertheless varying levels of development, of political systems, and of economic bases have resulted in different strategies. In the US decentralized government and a weak welfare state have led to displacement and project-based planning In Europe the welfare state and traditions of strong planning have produced an emphasis on social housing and public infrastructure. We nonetheless see a convergence between Europe and the US in the development of public-private partnerships as redevelopment sponsors. Developing countries widely vary in terms of whether they have imitated Western modernism, committed themselves to slum upgrading, or have largely failed in efforts to reduce urban squalor. Urban redevelopment is intrinsically tied to issues of income distribution, racial discrimination, and political power. Planning and policy-making has moved from a physical determinism which assumed that decent housing and a renewed downtown would produce a renewed city to an emphasis on stimulating economic growth. Economic development, however, offers no guarantees of improvement for the worst off members of the population. Ultimately redevelopment policy can improve cities for all residents and to some extent cause economic expansion, but it cannot in itself end poverty.

Creating an International Labor Market in Shanghai: Racial and Ethnic Dynamics in an Asian Global City

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Shanghai’s resident foreign population has experienced dramatic growth and diversification during the past decade. From a low-point of only 60 resident foreigners during the years of the Cultural Revolution, to a current estimated population of 300,000 foreigners, Shanghai has become a desired destination for skilled international migrants both from within Asia and from other continents. One of the puzzles presented by this large population is the nature of the labor market niches that non-PRC residents occupy. How are foreign workers
able to complete on the basis skills and costs with an expanding and competitive pool of Chinese skilled labor? Are certain positions in the labor markets of global cities such as Shanghai defined on an ethnic or national basis? Based on interviews with over 200 resident expatriates in Shanghai, as well as interviews with key experts in the human resources area in Shanghai, this paper discusses the racial and ethnic dimensions of the transnational labor market in Shanghai. Several pathways are examined by which foreigners are able to secure jobs in Shanghai. Using Shanghai’s food and beverage industry as a primary example, social mechanisms and discursive constructs are identified through which forms of work are ethnically marked, or through which racial and national characteristics are described as having particular economic usefulness. At the same time, non-racialized/non-ethnic dimensions of foreign “talent” are also identified. The paper points to the salience of race and ethnicity in understanding the particular formation of a class of transnational skilled employees and managers in an emerging global city in Asia. The emerging Chinese global city is shown to be a space of transnational mobility and ethnic tensions associated with neoliberal urban governance.

**Placemaking and Disaster Recovery: Utilizing Place-based Recovery Strategies In Post-Katrina New Orleans**

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One of the key questions addressed in the series of post-Katrina plans in New Orleans was how to simultaneously use limited recovery dollars to help rebuild damaged infrastructure and improve neighborhood quality of life for long-term economic recovery. A key strategy employed by the city agency tasked with the recovery planning, the Office of Recovery and Development Administration (ORDA), was a place-based strategy of targeted investments in 17 nodes throughout the city. The approach aimed to create key neighborhood “pulse nodes” of redevelopment partially financed by the public to help catalyze both residential redevelopment and private sector investment through infrastructure investments and targeted incentives. This approach, though much broader in scope, mirrors similar placemaking efforts around the country designed to revive greyfield neighborhood retail and adjacent housing redevelopment. This study examines the political and economic rationale for this approach in a post-disaster setting. Through analysis of key demographic and neighborhood economic data, the authors examine the economic potential for establishing a mixed-use center to serve the Gentilly neighborhood of New Orleans. The analysis shows that while current population and incomes of the area could support mixed-use center key structural weaknesses in the planning framework for recovery that have resulted in failure to maximize the development potential of the area. For placemaking to be an effective tool in a post-disaster environment, redevelopment policy implementation
needs to move beyond purely economic, market-based logic and embrace key political implementation challenges. Planning-based redevelopment scenarios are examined as a potential tool to help implement recovery plans.

**Mapping Over: Landlord Abandonment and Mortgage Foreclosure in New York City Neighborhoods**

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Today’s foreclosure crisis is by no means limited to urban neighborhoods. However the history of urban disinvestment and reinvestment and racial exclusion in U.S. cities promises to interact with the problem of foreclosure in ways that will make foreclosure’s impact on urban neighborhoods unique. This study investigates the historical geography and reproduction of urban inequality through landlord abandonment and mortgage foreclosure in New York City, acute housing crises which have disproportionately affected low-income and minority New Yorkers. These crises bookend a period of dramatic reinvestment in central cities and restructuring of urban space to design “livable cities”, processes rooted in the shift from the industrialized welfare economy to an entrepreneurial financialized economy.

Using GIS analysis this study explores the geography of abandonment and foreclosure in New York City at the census tract level. It draws on a database of properties from New York City’s inventory of tax-foreclosed buildings, and HUD data on foreclosure rates and high-cost subprime loans. I also investigate associations between changes in neighborhood characteristics over time to differentiate neighborhoods that experienced both abandonment and foreclosure from those that experienced one or the other.

The foreclosure crisis reinscribes and realigns the forms of inequality and exclusion experienced by low-income and minority residents. Today some of the same areas that suffered the most severe degree of landlord abandonment now have the city’s highest rates of foreclosure filings. Preliminary data suggests that abandonment and foreclosure overlap in the predominantly minority neighborhoods of Bedford-Stuyvesant, Brownsville, East New York, and Bushwick in Brooklyn, and Morrisania in the South Bronx.

This study builds on extant research concerning the neighborhood-level geography of mortgage foreclosure by exploring the relationship between a history of extreme disinvestment and current levels of mortgage foreclosure. The implications of this work for housing, neighborhoods and community development will be discussed.
A Locally Initiated Multi Local-Government Cooperation Under Indonesia's Decentralization Reform: The Case of Secondary Metropolitan Area of Kartamantul (the Greater Yogyakarta)

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With present political and decentralization reform Indonesia is considered as one of the most populated democratic countries in the world, despite one may argue that Indonesia's democratization is essentially a 'top-down democratization', since the government do not emerge from the public needs. Nevertheless, Indonesia is now being transformed from the authoritarian to a more democratic system, and at the same time to a parliamentary and presidential system at all level of government, from central to local government. One of the major problems in the implementation of new decentralization policy in Indonesia is weaknesses in the institutional capacity, both at national and local level. The ability of the local governments to respond to the decentralization has been considerably varied, depending on their capacities. Another problem is 'local egoism' as many local governments consider themselves as a 'kingdom of authority' which in turn make inter-local-government hard to make. Against the above background in mind, this paper will discuss the extent to which a locally initiated metropolitan government institution could help to deal with problems of inter-local-government development, using the Kartamantul (Yogyakarta Metropolitan Area) as case study. It will draw some lessons learned from the practice of metropolitan governance in the region. The Kartamantul joint secretariat has been found to be effective in coordinating and managing solid-waste and waste-water infrastructure development. Several key success factors in the Kartamantul Joint Secretariat include: First, collective horizontal decision making process; Second, the transparance and openness in the negotiation process among the local governments involved, in which they may have different and often conflicting interests; Third, the leadership and shared vision of all heads of the local governments in the region; and Fourth, the heads of the involved local governments share the common vision that urban infrastructure development should be implemented in a synergetic way in order to provide better quality public service.

Attitudes Toward Transit Oriented Development: Results of a Joint Telephone and Web-based Survey in Honolulu during Summer 2009

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The Honolulu high capacity transit project is a 20-mile elevated rail line that will connect West O'ahu with downtown and the Ala Moana Center. The system will feature electric,
steel-wheel trains each capable of carrying more than 300 passengers. The goal of the project is to safely and reliably move thousands of people per hour between 21 stations without reducing limited highway and road space. The project is scheduled to begin construction in late 2009. To increase chances for federal funding, the city’s Department of Planning and Permitting has actively supported the planning of transit-oriented development (TOD) at several stations. This paper presents results of a joint telephone and Web-based survey conducted during summer 2009. Data were collected from 585 adult residents of the Island of O’ahu by Market Trends Pacific, Inc., a professional market research firm in Honolulu. The phone survey used random digit dialing (RDD) of both listed and unlisted household telephone numbers to ensure a representative sample. The study used several methods to publicize the Web-based survey, which was undertaken primarily to reach people without land-line phones. These methods included publication of an article in a daily newspaper and an announcement in a monthly newsletter published by the electric utility. Despite these efforts, the Web sample is not representative of the island’s population. Each mode of data collection had identical questions to measure attitudes toward several features of TOD such as high-density housing, mixed land use, limited parking, and streetscapes that better serve pedestrians and bicycles. Questions about TOD features were only posed to people who said that they either would or might consider moving closer to work or school to save money, if the price of gasoline were to rise and stay above $4 per gallon. As a result, 110 persons answered TOD questions in the telephone interviews and 45 persons did so in the Web-based survey. In general, the results of the phone survey indicated solid support for the idea of living within walking distance of food, drug and other retail stores. Much smaller percentages of respondents to the phone survey favored the following features: having a common area for children to play, a more densely populated area, living in a building with professional offices or small retail stores, living close to a bus or potential rail transit stop, and having less space to park a personal vehicle even though one could walk or use a bicycle more often. In general, there was more support for TOD among those who participated in the Web-based survey, which posted graphical images to illustrate each of these TOD features. Compared to the phone sample, substantially higher percentages of Web respondents were white, younger in age, and college graduates. They also had higher family incomes and were more likely to live in an apartment or condominium.

The socio-politics of urban post-industrial green space: Paris, Toronto and Milwaukee

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This presentation critically considers the transformation of decommissioned urban industrial space into parks and green space. As western cities become increasingly de-industrialized,
with factories and production units shifting away from urban centres, a physical legacy of industrial infrastructure remains. While much of this land has been redeveloped in response to demands for housing, office and commercial space, a great deal of it has also been converted into green space that furnishes ecological habitat, as well as recreational and environmental service needs. The ecological form and functions of new green space is politically charged. How these green spaces are planned, who enjoys the provision of post-industrial parks and open space, and whose visions are captured in designs are all questions of profound importance for environmental planners. This presentation combines empirical research from three cities with distinct industrial and urban planning histories (Paris, Toronto, Milwaukee) with theoretical analysis from the fields of political ecology and urban design to examine the socio-politics of green space creation in former urban industrial lands.

**Municipal Governments and International Human Rights Law: Possibilities for a Better Urban Future**

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While linking Public International Law with municipal governments may still seem unusual for many jurists more familiar with a state-centered model of the world legal order, such a link is becoming increasingly evident, in part because of globalization. Recent legal work has explored this connection. This paper attempts to further this exploration by focusing on International Human Rights Law, a branch of Public International Law that consists of a large set of norms enshrined in covenants, conventions and protocols that are elaborated by states. These guarantee civil, political, economical, social, and cultural rights. Many, like the right to an adequate standard of living, are especially relevant in the context of increasing pressures in urban settings. The paper analyzes the reciprocal interest that seems to exist between municipal governments and International Human Rights Law. In the last ten years, several western municipal governments have adopted their own human rights charters (e.g. Montreal) or have integrated the principles of treaties that were not ratified by their state into local legislation (e.g. San Francisco). With the planned adoption of the Global Charter-Agenda for Human Rights in the City during the next United Cities and Local Governments (UCLG) World Congress in 2010, this movement should now expand to cities around the world. Furthermore the United Nations Treaty Bodies, the entities charged with supervision of the principal international human rights instruments, have also shown interest in the activities of municipal governments worldwide in their various analyses. Those municipal initiatives and UN Treaty Bodies comments and observations are examined in this paper. While the implications of this reciprocal interest are not widely understood, the paper explores their possible benefits for municipal governments and International Human Rights Law and more generally for quality of life of urban dwellers and sustainable development of
Does Gentrification Increase Spatial Accessibility in Poor Neighborhoods?

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Although gentrification is typically associated with the opening of “boutiques” other mass-appeal amenities such as drugstores, groceries, and other retail services might proliferate with the onset of gentrification. The lack of such retail amenities can have significant affects on quality of life. Indeed, scholars in the U.K. have coined the term “food deserts” to describe neighborhoods where affordable and nutritious food is not readily available (Wrigley 2002). Instead of markets where fresh fruits and vegetables and other nutritious options are available, residents of many poor neighborhoods have to make do with corner stores with higher prices and fewer nutritious options. Some have linked residence in these food deserts to unhealthy lifestyles that contribute to morbidity and illness (Acheson 1998). Interviews of residents of two gentrifying neighborhoods underscored the lack of retail amenities prior to the onset of gentrification Freeman (2006). This paper documents how trends in retail accessibility are related to gentrification. We utilize census data, property values data and data from the Home Mortgage Disclosure Act to operationalize gentrification. Dunn and Bradstreet data is used to with GIS methods to measure spatial accessibility. The analysis examines changes in spatial accessibility in gentrifying and non-gentrifying neighborhoods between 1991-2005 in New York City.

Changes in Family Structure and Generational Balance of the Population in Tokyo’s Metropolitan Suburbs

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This study seeks to analyze the interrelationship between the urbanization process and population structure from the latter half of the 20th century to 2020. The analysis is driven by questions such as “is the function of the suburbs going to end?” and “which suburbs cannot survive and how broadly will they exist in the Tokyo metropolitan area?”. To properly analyze the present situation of the suburbs and to link micro- and macro-level analyses, two indexes were newly developed. The first is “Urbanization Peak Time (UPT)” calculated by DID area ratio. This well explains the process of urbanization in terms of physical urbanization and the characteristics of the suburbs because of the strong relationship between UPT, the population, and the family structure up to the present. The second is “Generation Balance Index (GBI),” which shows the relationship between the
parental and child cohorts. GBI can indicate generational changes when calculated using different time or cohort data. In this study, how the residential structure in the Tokyo metropolitan area has been changing and will change is analyzed along time, spatial and micro-macro scale axes. The study clarified that the Tokyo metropolitan area has now moved to the Second stage. The First stage, from 1960’s to the latter half of 1990’s, was a period when the urbanization process seen in the past and the population and residential structure had the strong relationships. Thus, many similar residential districts emerged. The Second stage, however, is a period when the population and residential structure of the suburbs are separated from the UPT of the past and have become diverse at a micro-level. This period should be from 2000 to about 2020. The results of these analyses clarified that the last cohort who created the suburbanization was the 1950’s cohort and that the residential choice of the 1960’s and 1970’s cohorts, most of whom were born in the Tokyo metropolitan area, will decide what the suburbs will be like in the Third stage. By 2020, the child generation of the cohort who led rapid suburbanization will have flowed out from districts such as farming areas, commercial areas or even own-detached housing areas, and thus the suburbs will have the diversity of a mosaic. This phenomenon will not be apparent at the macro-level. The study indicates that community-based policies will have higher priorities than now, and that what will be done in the Second stage will determine which suburbs will survive. The results provide a base for making suburban policies for the aged and for communities. The methods used in this study offer an analytical framework for problem-finding, problem-analyzing, and policy-transference in suburbs facing transition.

The Benefits of Subsidized Housing Above and Beyond Adequate and Affordable Shelter

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Subsidized housing is intended to improve a household’s residential environment by providing safe, quality, and affordable housing. By limiting the amount of money households must spend on rent, subsidized housing also has impacts beyond providing adequate shelter. In some circumstances, receiving subsidized housing allows a household to build assets and/or reallocate money from housing to other critical expenditures. This study examines the characteristics of near-poor applicants to housing produced by the New York City Department of Housing Preservation and Development and compares applicants’ reasons for seeking new housing to conditions in their units at the time of application. Our sample is based on 886 households that were deemed eligible for subsidized housing at a 101-unit development in Brooklyn, New York. These households completed a brief self-
administered questionnaire (SAQ) which we combined with data from their housing applications to learn more about applicant characteristics. Approximately half of households appearing for an interview paid more than 30% of their income toward rent at the time of application (the typical definition of affordability). Households that were offered and accepted housing had a higher rent burden than all households (35% compared to 30.4%). Even among those with low housing costs, a large proportion reported delaying at least one kind of health care in the previous year. Three-quarters of those who delayed health care delayed dental care, 40% delayed medical care, 20% delayed prescription drug purchases, and over 7% delayed mental health treatment. Our findings show how subsidized housing could address financial insecurity among low-income households by reducing housing costs and enabling families to allocate more resources to critical health-related expenses.

**Paths to Corruption: Examining the Factors and Solutions of Corruption Among Public Officials**

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Sustainable cities require strong economic, social and environmental foundations; however, without a transparent, ethical leadership - even with these factors - cities are destined for strenuous times. With an ever increasing microscope on political officials and their behavior, Americans are seeing an increasing amount of allegations, indictments, and convictions of political leaders. The misuse of public office for political gain (Svensson, 2005) i.e. corruption has become a phenomenon that is far too often present within the American governance system. Corruption not only impacts the process of governance, it also enlarges governmental costs, lowers investment and economic growth (Mauro, 1995), and deteriorates citizens’ trust of public officials. While citizens are demanding a clean, accountable, and efficient government, there is little evidence that demonstrate the efforts being made to reduce political corruption. Current research provides unique typologies for the phenomenon (Shah, 2005; Jain, 2001; Rose-Ackerman, 1988) and links corruption to other economic and social factors (Wade, 1982; Rose-Ackerman, 1996) yet, a gaping whole exists in the literature that specifically focuses on the influences and reasons to why officials becomes corrupt. Due to the lack of a comprehensive body of research focused on this area, academics and practitioners have an inadequate literature base when seeking remedies to this dilemma. It is the responsibility of both academics and public practitioners to invest more effort to conduct in depth theoretical and empirical investigations of the corruption problem and to provide policy options to reduce public officials’ corruption and strengthen government accountability. In particular, the question of what factors contribute to the likelihood that a public official commits corruption should be systematically
investigated. Our research seeks to answer this question. We use current studies in public ethics and accountability to develop a theoretical framework that identifies the conditions in which a public official may engage in corrupt behavior. We then empirically test this framework using a dataset involving about 140 convicted corrupt New Jersey officials. Follow up interviews, conducted as needed, allow researchers to delve deeper into the corruption phenomenon. Do corrupt politicians have similar characteristics? What experiences led these officials to engage in corrupt behavior? How can we discourage this behavior in American government? Our results answer these and other questions. Based on our empirical and qualitative results, we will provide (policy and practical) suggestions to address the issues identified and overall corruption of public officials. By examining one of the most corrupt states in America, this project has both local and global implications. The results of this study provide a very important first step to better understanding and correcting paths to corruption.

**Social Equity and School Drop Out Rates**

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Historically, The Newark Public Schools has tried to combat the increasing high school dropout rate. As we know, students drop out of school for many reasons: family problems, poor attendance, course failure, gang involvement, lack of interest in school, as well as other mitigating factors. Consequently, when our students drop out of school, there is a high involvement in criminal activity, an increased rate of dependence on social welfare systems, an increase in the likelihood of drug and alcohol addiction, a greater likelihood of early pregnancy, as well as many other high risk behaviors.

The Newark School District is diverse, impoverished, and in need of improvement. The district enrolls 42,149 students in 76 sites: 64 serve K-8 students, and 12 serve the high school population. As the largest school district in New Jersey, Newark Public Schools serves a diverse population: approximately 59% are of African descent (African-American, Caribbean, and West African); 32% are of Hispanic heritage (Puerto Rican, Central American, and South American); 8% are white; and 1% are Asian or other heritage. The Newark school district has identified 41 languages other than English spoken in the homes of its students. This current year of 2008-09, 9% of students are English language learners and 10% receive special education services. The City of Newark (whose 2000 census population count was 273,546) exemplifies the poverty and political isolation characterizing large American cities: the city’s per capita income is not quite 60% of that of the state; the majority (67%) of the children and youth enrolled in district schools are from families with incomes that qualify them for federal free or reduced-price lunches; the population is highly transient; issues of multi-generational family disintegration and low literacy levels are endemic; and, until
recently, for more than 30 years there had been an erosion in educational quality, resulting in chronically low-performing schools. For the school year 2005-06, the district was identified by the New Jersey Department of Education as a “district in need of improvement” because it did not make Adequate Yearly Progress (a NCLB requirement) in all grade spans in elementary, middle and high schools for two consecutive years, in either language arts/literacy or mathematics content areas.

Efforts to raise academic standards in public schools enjoy wide bipartisan support and led earlier this year to the enactment of President Bush's No Child Left Behind Act. In demanding greater accountability from schools and educators, the act provides stiff penalties for schools that fail to raise achievement, such as reorganization and replacement of staff. Judging by the number of students reported as dropouts, our dropout rate is very low. However, extensive analysis of students transfers reveal lack of consistency in utilizing the coding system and the established procedures. The reality is, therefore, that there are a large number of dropouts who are not identified.

**Governmentalities of Accommodation and Tolerance in Montreal**

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Multiculturalism has been part of the Canadian ethos since 1971. In the mid-1990s, Quebec embraced interculturalism as the preferred way to manage diversity and promote integration by favoring ethnocultural interactions and instituting French as the common public language. This approach encourages resolving intercultural conflicts through day-to-day deliberation and negotiation but also proposes the legal framework of ‘reasonable accommodations’ to address indirect forms of discriminations. Although the legal provision is designed as a differential treatment of equality rights, some people preoccupied by cultural preservation of the dominant group have come to understand it as a preferential measure and increasingly saw ‘accommodation’ as the antithesis of integration. When an anti-accommodationist of a small rural community received instant national and international media attention for the publication of “life standards”, a local code of conduct for prospective immigrants prepared in response to the perceived excess of intercultural accommodation, the Government of Quebec launched a province-wide Consultation Commission mandated to assess accommodation practices related to cultural differences. This article analyses the events that led to the creation of the Commission and to the release of their final report. Recognizing that the Commission created the space for a public debate on the accommodation and tolerance of differences, the article examines how the Commission also reiterated the dominant framework of difference as something to be accommodated and tolerated. Using Foucault’s notion of governmentality, the article asks
to what extent is difference depoliticized and privatized through the benign strategy of accommodation and tolerance. Rationalities of accommodation and tolerance produced and promoted by the state, media, civil society and citizens will be examined through a discursive analysis of the Commission’s report, consultation documents and print media coverage. The article will pay particular attention to how the conduct of accommodation and tolerance is discursively constructed/enacted, historically constituted and spatially configured.

**Texas Border Communities: Challenges and Community Building**

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The Mexico Border area has been a focus of growth during the last decade. The increase on trade has resulted on migration to the Border States, both in Mexico and the U.S. Looking on the Texas side, McAllen, Brownsville and Laredo are the metropolitan areas that attracted most population. The lack of affordable housing in these rapidly growing cities has resulted on the growth of low-income settlements on their outskirts, known as colonias. Colonia is a Spanish term for neighborhood or community. In Texas a colonia refers to a residential area along the Texas-Mexico border that may lack basic water and wastewater systems, electricity, paved roads, and safe and sanitary housing. Colonias are mainly populated by Hispanics, most of them of Mexican heritage, and the reasons for the emergence of colonias are not unlike the reasons for the emergence of slums in Latin America (Ward et al. 1999). The size, location, and evolution of colonias are diverse. Some are very small, some are relatively large; others are old and some are still emerging ..Some colonias have been incorporated into the cities next to them, and a few have become cities. There are different growth paths for these colonias, and not much is known about their internal functioning as communities, as places for living. What is being observed is that some colonias are becoming “communities” where residents express a certain level of “satisfaction” with the neighborhood (Giusti et al. 2009). Local businesses are emerging to complement limited family incomes and to locally supply goods and services needed in growing communities (Giusti 2007). Further, most population in colonias are actually American citizens and grassroots organizations are emerging in colonias. While colonias are part of the United States, they seemed to be unnoticed in policy decisions for long time. Land regulations are minimal or non-existent in colonias. They have grown “informally” and had been characterized as the true expression of free market forces (Larson 1995). The creation and growth of colonias had not followed regulations generally accepted in other parts of the country. During the 1990s the problems became too hard to ignore, and the Texas legislature started the “colonias program.” This resulted on considerable funding to improve infrastructure mainly to provide water and wastewater in colonias. However, they are still
on need of much financial and political support. This paper aims at getting a broad understanding of the status and future of colonias in Texas. Is this migrant population well established in colonias or are they moving to other places. If this is the case, where are they going? Are these perceived “transitory” communities actually temporal meaning that people are re-locating? These questions are to be observed from a multilevel approach. The data will come from surveys on 150 microbusiness owners, 173 beneficiaries from a housing lending program –Nuestra Casa- from population census, a

Making Space—Stakeholder Participation in Boundary Change Initiatives

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Political boundary reform is a vexing problem for urban regions as the social and economic changes wrought by globalization can rapidly reduce the relevance of new political spaces. Given the challenges of predicting future geographic shifts, engaging community stakeholders is considered by reformers as an important component of successful and sustainable boundary reform. This paper compares recent political boundary reform projects in Auckland, New Zealand and Pittsburgh, Pennsylvania, and highlights the extent and outcome of community participation and visioning exercises that occurred during these urban-political restructuring processes. The proposed boundary reforms amount to 'geographical imaginaries' created by key decision-makers. These reform ideas require the acceptance by constituent communities in order to succeed. This paper uses a comparative perspective informed by work on the rescaling of state spaces and on regional visioning projects to consider the role local communities performed in supporting or rejecting the restructuring efforts in Auckland, New Zealand and Pittsburgh, Pennsylvania. The Auckland, New Zealand case involves the post-2004 efforts to reconfigure regional governance, culminating in the Royal Commission on Auckland's Governance and the legal codification in 2009 of the new "Super-City". The Pittsburgh, Pennsylvania case included recent efforts to provide a new plan for regional governance to promote the consolidation of local municipalities. This paper asserts that while each case occurs in a very different geographic and institutional context, they are predicated upon similar economic development projects which seek to gain or retain competitive advantages in the global economy.

Neighborhood Change and Child and Family Well-Being

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The first purpose of the paper is to show how neighborhood processes and compositional
characteristics among selected neighborhoods in ten cities are related to child well-being. For multiple reasons, including program planning and evaluation, it is important to know how neighborhoods vary. Too often, low-income neighborhoods are viewed as homogenous units. When they are treated differently, it is often on the basis of race, ethnicity, or poverty. However, recent research on neighborhood processes has shown that race, ethnicity and poverty are not sufficient to show how well neighborhoods support families.

The second purpose of the paper is to show how neighborhood processes and composition are associated with the employment of parents—one aspect of family strength. This paper reports on the analysis of a recent (2002-2004) in-person survey of 8,000 households conducted by the Annie E. Casey Foundation in 10 cities in the United States. This survey serves as the baseline for an evaluation of the Making Connections (MC) Initiative and as a tool to understand what kinds of policy or programmatic changes are needed in each of the 10 cities. One assumption of the initiative, based on the current literature on neighborhood effects, is that improving neighborhood conditions will make families stronger, thereby improving the well-being of children. The analysis of the relationship between neighborhood characteristics and parental employment previews some of the analyses that will likely be done when longitudinal data is available. We anticipate that some neighborhoods will change over time. Since neighborhood strength is certainly multi-dimensional, in this paper we report on our analysis of multiple geographic variables to show how one might characterize neighborhoods and set up a framework for measuring change in neighborhoods. The implications for this work for decision-making at the neighborhood or municipal level are significant. Not simply relying on poverty to characterize communities, but being able to better understand neighborhood assets can provide decision-makers with a greater range of alternatives when deciding how to address social problems in neighborhoods.

**Assessing the Farmers Market Nutritional Program in Memphis**

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Theories of urban poverty emphasize the dearth of quality foods in low-income neighborhoods. At the same time, urban scholars have elevated the farmer’s market as an urban public good. This study evaluates the Farmer’s Market Nutritional Program (FMNP)—a federal program, administered by the states, which provides low-income seniors with vouchers to use at farmers markets. Using the Memphis Farmers Market as a case study, I assess the benefits and limitations of this program in meeting the needs of recipients as well as the farmers. Findings will be based on interviews with voucher recipients, farmers at the market who accept the vouchers, as well as administrators of the farmers market and the FMNP.
On the Line in the Motor City: Narratives of Latina Auto Worker Culture

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Latina auto workers are an unrecognized population within the U.S. auto industry. This study gives voice to them by using personal accounts of their struggles working on an assembly line while raising a family. I discuss the shared vision of the American Dream of Latinas and explore how their desire for the American Dream is made all the more difficult by lifelong marginalization and the challenge of cultural assimilation. In particular, I explore the settlement patterns of Latino families to Michigan, their personal experiences navigating the auto factory work place and the effects of their role as an auto worker on their family. To gain a broader understanding of the experiences of Latinas working in the auto industry I also look at their perceptions of their own childhood experiences. Studying their interactions with others in the auto factory and exploring factors effecting the raising of their children will illustrate the complexity of their everyday lives.

Does Childhood Neighborhood Environment Affect the Labor Market Performance of Minority Young Adults? Evidence from a Natural Experiment in Denver

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The research investigates whether labor market outcomes (employment, unemployment and welfare usage) for black and Latino young adults who resided in Denver public housing for a substantial period during their childhood are statistically related to various conditions in the neighborhoods in which they were raised. Data analyzed come from a large-scale survey of current and former residents of the Denver (CO) Housing Authority (DHA). DHA has operated since 1969 a large number of scattered-site public housing units located throughout the City and County of Denver. 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 selection bias in the measurement of neighborhood effects. The project collected information from: (1) 765 telephone surveys with current and former DHA tenants and (2) U.S. census and local Denver administrative databases related to the characteristics of neighborhoods. The first source provides retrospective information on outcome variables and family characteristics. The second source provides a variety of neighborhood indicators measured at two spatial scales, so that neighborhood context can be richly operationalized in our multivariate statistical models. The findings will be of
significance to both urban scholars and practitioners. In terms of scholarship, the findings should make several important contributions regarding the size of cumulative neighborhood effects on outcomes for Latino and Black young adults who were raised in low-income households. In terms of practical value, the findings will inform a longstanding debate about the aims and consequences of affordable housing policy for increasing opportunities for economic self-sufficiency through the location of subsidized households in places that enhance positive developmental impacts on low-income children.

**Debating Demolition: Ideology, Power and Public Housing in Post-Katrina New Orleans**

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Following Hurricane Katrina, a network of HCD practitioners emerged in the city to fight for equitable recovery for the displaced poor. As a participant-observer, I examine the specific contentious case of the demolition of the “Big Four” projects and their planned mixed-income (MIH) replacement. The “color-blind” rhetoric versus racialized reality of MIH policy triggered major disagreement in planning and policy advocacy for the displaced poor. In New Orleans, organizational resources and degrees of political power explicitly influence who had the authority to redevelop public housing, but the legitimacy to do so was much less assured. Cultural cleavages (e.g., race, geography) presented serious challenges within this diverse HCD network. This paper traces the competition for legitimacy in which practitioners engaged as a key exercise to gain power over the redevelopment process – and the deeper ideological conflicts implicit in this struggle. Specifically, the “right to housing” and the “right to return” for former public housing residents presented a counter-hegemonic challenge to a perceived globalized, neoliberal urban regime of demolition, dispersal and MIH development. Critics decried neoliberalism’s impact on the housing and community development sector in New Orleans by its commoditization of housing, its de-emphasis on community organizing versus physical redevelopment, and the displacement of public housing residents due to plans for properties and services geared mainly towards the middle-class. Worldwide, universal human rights activism as a mode of resistance has grown alongside neoliberalism since the Nixon Era. Claims such as the “right to housing” and the “right to return” made in New Orleans sought – and seek – to upend hegemonic notions of “the natural” order of private housing markets or disasters. These claims, grounded in international human rights treaties, also bridged the gaps between locally oppressed groups fighting for their right to urban space – for instance, displaced public housing residents in New Orleans and tsunami survivors in Indonesia. Economic human rights activism is growing in New Orleans and other U.S. cities, as spatially-organized class inequality in the lives of the marginalized poor invites a contentious transnational politics situated in local places that shares a common discourse of injustice and displacement. Anti-demolition advocacy in New
Orleans suggests this activism is not exclusive to transnational migrants with material ties to sending countries, given it is native-born blacks leading these global advocacy strategies.

**The Political Meaning of Extraordinary Struggle: Bringing Residents Back into the Conversation About Public Housing**

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While the particularities of public housing residents’ hardships often capture the attention of the national media, lesser known and understood is how public housing residents work to address the instabilities they encounter or how they work to improve their living environment. Moreover, much of the existing literature on public housing provides an inadequate narrative for bringing elderly, poor, and working-class people fully into history, not simply as victims but as actors. As a consequence of this gap in the literature public housing residents have been denied the political wisdom that historical analysis of their struggles might provide. Through the study of a public housing project in East Harlem in New York City, this study aims to disentangle institutional and contextual effects from individual characteristics to probe for the political meaning of the extraordinary struggles public housing residents encounter. Using Census, archival, and interview data, this study responds to the following questions: 1) how do public housing residents address the instabilities they encounter?; 2) how, given their unique institutional arrangements, do they improve their living environment; and 3) how do the various institutional actors respond to residents’ actions? In addition to responding to the three questions – wherein which I situate residents' everyday struggles within their social, political, and economic context – I explore whether or not the prevailing model of life in public housing developments, which was informed by the experience of public housing residents in Chicago, is a good fit for this public housing development in New York City. While this study reveals that some residents – in an effort to improve their community and as a form of resistance in their fight for public housing as a human right rather than as temporary housing – educate themselves about the policies and procedures used by the New York City Public Housing Authority and the New York City Police Department to govern them, it also reveals that residents are met almost equally with resistance and cooperation by actors from these institutions. Lastly, the findings of this study suggests that the conventional model of life in a public housing development is not a universal fit for all public housing developments in the United States and argues that a more accurate model might include criteria that detail the conditions under which the Chicago experience with public housing is applicable and when it is not.

**The Transit Portion of the American Recovery and Reinvestment Act: An Analysis**
The $787 billion American Recovery and Analysis Act was passed by Congress on February 13, 2009 and signed into law by President Obama four days later. A portion of the Act provides for infrastructure investment. The total funding portion going toward infrastructure is $80.9 billion (approximately 10% of total funds). While the single largest portion of this funding is for road, highway, and bridge reconstruction ($27.5 billion), at least $8.4 billion has been set aside for public transit. Broken down further, $6.9 billion will be used for new equipment for public transportation projects, $750 million for the construction of new public rail transportation systems and other fixed guideway systems (i.e. heavy and light rail operations), $750 million for the maintenance of existing public transportation systems, and $100 million to assist public transit agency management. Most (80%) of the urban transit funding will come in the form of grants, but some will be awarded on a competitive basis. In either case, states, localities, and transit agencies are required to provide project details, including costs, in order to receive funding. The Act itself has been a considerable source of controversy (starting with the obvious: no Congressional Republican voted in favor of it), and the transit portion is no exception. However, to public transit agencies and advocates, transit manufacturing employers, and transit-dependent urban dwellers, the funding may be coming at a critical juncture. In the past few years, urban transit investment has been difficult to obtain because of a lack of funding sources (including New Starts projects, which often require a 50% local match to receive federal funding). When gasoline prices soared to over $4.00 a gallon during 2008, transit agencies were often faced with instituting higher fares and cuts in service despite often double-digit increases in ridership. What will be the impact of the Recovery Act on urban transit? One study titled Job Impacts of Spending on Public Transportation showed that for every one billion dollars invested in public transportation, 30,000 jobs were created. The Recovery Act investment may create as many as 250,000 jobs as well as help transit systems address growing demand for public transit services. Funding can also provide for a more sustainable transport system, help reduce the country’s dependence on foreign oil, and lessen the transportation sector’s impact on the environment. This paper will analyze the results of the transit portion of the stimulus package thus far; will there really be employment creation despite the economic downturn, and is this new transit investment really going to have a positive impact on urban communities? Can these outcomes be realized for just $8 billion (or just one percent of total stimulus funds)?

Where are we Going? Resident Perspectives on Portability in the Illinois Housing Choice Voucher Program

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The Housing Choice Voucher remains one of the primary low income housing subsidies in the United States. One of the main features of the program is the provision for voucher portability between housing authority jurisdictions. While voucher-based residential mobility has been studied extensively through policy-driven quasi-experiments such as the Gautreaux Consent Decree in Chicago, and the 5-city Moving to Opportunity for Fair Housing demonstration program, very little research has sought to address the “everyday” experience of residential mobility through the portability provision of the Housing Choice Voucher. The outcomes from voucher policy experiments indicated overall mixed results in terms of residential mobility serving as a pathway to opportunity. Portability remains a major instrument by which voucher holders can access to the place-based opportunities described in these prior policy experiments. Between 2000 and 2007, some 9,155 households made portability moves within the state of Illinois. This research reports the findings of a series of focus group interviews with voucher heads of households who have recently used the portability feature of their voucher to move into housing authority jurisdictions in Illinois. Focus groups were designed to answer two distinct questions 1) what was the experience like porting with a voucher, and 2) what has the experience been like acclimating to a new community. I also compare findings from these focus group interviews with a brief analysis of longitudinal data on voucher household neighborhood context and household status collected for all households who ported with their voucher in Illinois between 2000 and 2007. The results of this research will prove invaluable to program administrators, local government, and policymakers in their continuing work to create high-quality, supportive communities for Housing Choice Voucher participants to call home.

**Default Differences: Examining Neighborhood Characteristics and Resident Connections to Homeownership**

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Empirical investigations that examine the relationship between high-risk lending and mortgage default using “options theory” or “trigger theory” tend to emphasize individual financial factors and minimize social-psychological factors that may shed light on why owners in default exit their properties. While recent qualitative work has elucidated the emotional and psychological impacts of foreclosure, these investigations have not focused on how and why defaulters stay or exit their homes and how neighborhood characteristics may impact these trends. This mixed-methods study in Nashville, TN addresses these gaps. Cluster analyses of census tracts were conducted to explore whether neighborhoods with high foreclosure rates have unique characteristics based on past foreclosure predictors.
Neighborhood 1 had above average percentages of “high-cost” loans, African Americans, female heads of households, low median incomes, lower education levels, unemployment, and properties vacant for ninety days or more. Neighborhood 2 had above average percentages of highly leveraged loans, foreign born citizens, newer homes, employment, and higher income. Interviews with defaulters from each neighborhood shed light on the social-psychological factors that impact informants’ decisions during default and further solidify how the distinct attributes of these neighborhoods relate to these factors. Neighborhood 1 informants tend to feel closer psychological ties to their homes and stronger reluctance to exit, which may be partially explained by the neighborhood being a historically disenfranchised, black community. Neighborhood 2 informants report weaker social networks and less connection to their homes, which may be explained by the short life of this community, as it was developed from farmlands in the 1990s. Hence, these findings support that areas with high-foreclosure may have unique presses and rationales that relate to residents’ decisions to exit. Implications for foreclosure prevention and intervention will be discussed.

**Ethno-Cultural Inclusion Policies in Multi-Ethnic Cities—Comparing Outcomes**

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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. Cities have historically been the central reception point for new migrants. What makes circumstances different today, is that as a result of these pressures, cities are not simply diverse, they are increasingly ‘hyper-diverse’—no single population dominates. At the neighborhood level, migration pressures have led to complex spatial concentrations—hyper diverse communities (those in which no single populations dominates), majority ethno-racial communities (those in which one ethnic population dominates), dual ethno-racial communities (those with two populations dominating). It is at the neighborhood scale that the tangible side of diversity is felt most directly. While the nation-state is the point of reference for immigration policy, the locality is the site in which people come face to face with difference.

The challenge, in light of such trends is how policy makers can accurately craft policies to respond to the needs of urban dwellers, when the composition of the population and by extension the needs of those populations are not uniform, but in flux. Migrants come to the city with radically differing histories, cultures, skills, priorities and needs. In addition, the conditions under which populations are received (hostile of supportive) offer important insights into migrant political behavior. Do different populations react differently to ethno-cultural policy interventions, and if so what factors might best explain these differences? Do
these policies reduce disparities amongst urban dwellers or stigmatize migrant populations and reinforce notions of migrants as “the other”?

Sustaining cities today demands that we consider both the pressures of popular mobility, and the effectiveness of local policy intervention. Only in this way can we build cities that function as places of interaction, as opposed to unrest. This paper will explore ethnocultural inclusion policies—in Toronto, London, and Amsterdam. All three cities are hyper-diverse, and considered to be in the vanguard of inclusion policy efforts. I use the term ‘inclusion’ policy to reflect the idea that policy in this area has been developed and targeted to a variety of outcomes – political, social and economic. Using our own adaptation of the Migrant Integration Policy Index (a tool developed for comparative analysis of national migration policy), we will explore the impacts of variations in local migrant inclusion policies on economic, political and social disparities between migrants and citizens, and between migrant groups in cities. Thus this paper seeks not only to present data on policy effectiveness, but also on comparative methods of analysis.

The Eye of the Storm: Nonprofit Organizations responses to Hurricanes Katrina and Rita in the Gulf Region

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Nonprofit organizations are essential to community and individual well being particularly in times of disaster. Since the September 11 attacks more research has been conducted and scholars are more interested in understanding how people respond during a crisis. Further, since Hurricanes Katrina and Rita in 2005, significant threats to the welfare of American society have been exposed. The capacity of non-disaster human and social service organizations to respond to major disaster and crises is low (Rogge, 2003; Fremont-Smith, Boris & Steuerle, 2006). Often during disasters nonprofit organizations do not have the mechanisms to be able to create new structures and systems to address the magnitude of need during a disaster. These processes have to be developed before the disaster occurs (Rogge, 2003). The importance of assisting communities in developing a crisis management plan is essential. These capacity issues may place these organizations under tremendous stress. This is especially true due to the role of nonprofits in the federal response to crisis and disaster. Community vulnerability theory suggest that disasters put at risk an entire ecosystems including community infrastructure, political systems, the environment, homes, possessions, and lives. Members of vulnerable populations include low-income low wealth individuals, older adults, children, female-headed families, and racial minorities. These
populations are vulnerable because of factors such as lack of insurance (health and property), access to external resources and recovery services, and weak physical capital (Marrow, 1999). After major disasters, as nonprofit organizations return in fewer numbers, they are also more likely to return with significantly diminished financial capacity. To the extent that these organizations are only able to provide the services that they do because of their tangible assets, it is incumbent upon researchers and public policy makers to understand the downstream impacts of further community deterioration that results from underfunded and marginally capitalized nonprofit organizations. Often, these organizations are not fully reconstituted due to a lack of information where the federal and private responses to their organizational recovery efforts post-disaster are both inadequate in magnitude and immediacy. Therefore, this analysis using NCCS data attempts to assess the financial capacity and fiscal sustainability of these essential nonprofit organizations in vulnerable communities. Utilizing the unfortunate but natural experimental backdrop of hurricanes Katrina and Rita, our methodology takes advantage of the opportunity to assess our variables of interest in a pre/post design typically not possible in this type of social science inquiry. To this end, we offer several propositions with testable hypotheses about the financial positions of nonprofit organizations in vulnerable communities after natural disasters.

**Exclusive Ecologies**

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In the past two decades, many scholars have analyzed the ways in which discourses of fear shape urban locales, instigating acts of fencing, gating, concealing and creating obstacles for entry into privatized spaces. Investigating the construction of an ecological city in Abu Dhabi, called Masdar City, this paper aims to analyze the ways in which these acts of gating compare and contrast with the formation of exclusive ecological communities. In attempting to develop a more sophisticated understanding of exclusive ecologies, I will trace the production of what is referred to as ‘arcologies,’ that is enormous ecological habitats of high human population density, beginning with their initial use in science fiction literature in late 19th century. After tracing these spaces of dwelling within architecture literature, most famously exemplified by Soleri, I will conclude with a discussion of Peter Sloterdijk’s notion of the ‘absolute island,’ a space characterized by the total isolation that is only possible because the island has been artificially created. This way I hope to emphasize how ecological communities, built upon discourses of ecological destruction, add to the exclusion prompted by gated communities in many cities of the world.

**The Politics of Constructing an Urban Population Profile: Impacts on Community**
Development and Financial Resourcing

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Urban population profiles are used for various bureaucratic processes, including planning, taxation, and tourism. As such, they are deeply political processes, particularly in regions of explosive economic activity and a relatively weak tax base. Who, for example, should pay for roadways leading to a city when many of the people using these roads are not permanent residents and work for a particular industry? What about single-purpose roads (such as those that lead directly to the oil sands)? Should municipal governments assume these burdens, or should they instead be the responsibility of private industry? The primary purpose of this presentation is to highlight how questions like these trickle in to population enumerations. Particular attention will be paid to economically volatile Fort McMurray, Alberta, and its 'shadow population', or the people that spend part of the year in Fort McMurray, but reside (and therefore pay taxes) outside of the region.

Globalization and Native American Tribal Governance: A Case Study of The Lumbee Indians of North Carolina

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The Lumbee Tribe of North Carolina is the largest tribe of Native Americans living east of the Mississippi River, with the vast majority of tribal members living in southeastern North Carolina, specifically, Robeson County. During the ten years immediately following the enactment of the North American Free Trade Agreement, Robeson County lost over 8000 jobs due to plant closings and relocations, equating to over a $4.5 billion dollar reduction in regional household income (Hossfeld, 2006; Dumas, 2005). During the midst of this economic devastation, the Lumbee Tribe took steps to formalize their tribal governance structure, including the formal adoption of a written constitution and the establishment of a Tribal Council (http://www.lumbeetribe.com/Government/CONSTITUTION.PDF, 2001). Over the last eight years, the Lumbee Tribal Council has taken steps to combat the economic and social devastation caused by globalization. This paper seeks to evaluate the efficacy of the Lumbee Tribal Council at addressing the pervasive effects of globalization. The use of content analysis of Lumbee Tribal Council minutes as well as an analysis of economic indicator data will be utilized for this paper.

Constructing a Methodology to Measure the Social Consequences of Brownfield Regeneration in Urban Communities
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Research on brownfield land in the UK has centred, in part, on assessment of how brownfield strategy targets are attainable, and the barriers to meeting them. Little research attention has been directed at the social implications of the reuse of brownfield land in areas subject to physical regeneration. Research on the social ramifications of brownfield regeneration has tended to comprise general critical reflection of the socio-cultural consequences of the urban renaissance agenda and its implications for wider attempts to conceptualise the overall direction of urban policy. Research has focused, in particular, on revitalised city centres, but has paid limited attention to the fortunes of other inner-urban areas. This paper explores the scope for developing a methodology to promote better understanding of changes in urban social structures associated with brownfield regeneration efforts. Social capital is used as a means of conceptualising and identifying social change within urban communities influenced by the reuse of brownfield land. This paper reports on three phases of enquiry, ‘drilling down’ from the conurbation level, to the city scale and down to individual neighbourhoods, at which social capital will be measured in relation to the re-use of brownfield sites. The selection of appropriate case studies at which to measure social capital at the neighbourhood level will be discussed in detail. Key issues in constructing a valid and robust methodology will be raised, including the use of case studies to develop a timeline of development to indicate change over time. Issues related to the individual and complex natures of individual communities restricting comparability between case studies will be discussed. Appropriate methods of measuring social capital within local communities will be outlined with regards to existing research. Key strengths of existing research will be drawn out to construct an approach to collecting the most relevant data to identify social change in local urban communities in relation to the re-use of brownfield sites. A conclusion highlights key decisions made in constructing the methodology and identifies potential issues for its implementation.

What Can Consumer Research Contribute to Theories of How Quasi-Public Spaces May Support Neighbourhood-Based Community?

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Increasing urban density has been proposed as a means of addressing sustainability concerns within low-density cities, such as those in Australia. A common aspect of this proposal in planning theory and policy is the collocation of residential and commercial areas, employment opportunities, and public transport, in what are known as activity centres, or transit oriented developments. Quasi-public spaces such as retail shops, cafes and bars
feature highly within this approach. They are proposed as being able to strengthen
neighbourhood based community and sense of place, by providing locations in which
residents can gather and interact, and offering convenient localised access to goods and
services. Whilst the idea of the corner shop as a space of collective identification is not new
in urban theory, it does not follow that the provision of such spaces automatically
guarantees they will play a community building role. Indeed, the more lifestyle focused
consumption spaces that are often incorporated within resultant developments can also be
exclusionary, such as when the upscaling of retail offerings during gentrification outprices
existing residents. Of interest here is the apparent tension, and the potential for balance,
between the commercial and community building outcomes of these quasi-public spaces.
This paper will suggest that insight into this issue can be drawn from the extensive research
that occurs within marketing, on consumers’ experiences of interactions within retail spaces,
and on the collective identification processes of consumer communities. It particular it is
argued that when considered in tandem with theories of public secondary relations, such as
proposed by Goffman and Lofland, that consumer research may make a valuable
contribution to a consideration of ways that the activities of businesses and the experiences
of consumers may be mobilised for community building purposes within the urban
development process. Whilst sociology the different ways individuals may interact, or avoid
interaction in a city’s public and quasi-public spaces, consumer research suggests that
through the co-creation of consumer value experiences, individuals can experience and
share in collective identity definition. That is, research on consumer value experiences and
consumer communities can highlight how the value offerings of retail businesses may
influence public sociability, and thus be utilised to encourage interaction and shared identity
definition. This paper proposes therefore that the consideration of what consumer research
can tell us about how individuals use consumption practices to define and share identity,
can have value for understanding how consumption practices may be utilised to define and
share place-based identities, which can inform the theory and practice of building mixed-use
activity centre type neighbourhoods.

Metropolitan Governance and the Requirements of Deliberative Democracy. A Review of
Recent Theoretical Developments

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Even if the issue of metropolitan governance seems no longer to be on the political agenda,
it does not mean that it is not occurring. According to Paul Kantor (2008), even if political
cooperation within city regions is not up to the expectative of urban theorists, local
governments tend to cooperate without necessarily being involved in institutional changes:
“Local governments have other ways of pulling together for compelling metropolitan-wide
objectives”. The way of interacting between cities and suburbs count on diverse “pluralist, associational and macropolitical varieties of political coordination”. Even though, I think that these solutions can overcome some of the coordination problems faced by local governments in metropolitan contexts, they often open the door to a reinforcement of an elitist vision of local politics. Thus to what extent such a vision can be challenged by introducing principles of deliberative governance? In order to address this question, I will examine recent developments of the literature in the field of metropolitan governance comparing its results with what has been claimed in reference to principles of deliberative democracy. In other words, can deliberative democracy bring in relevant elements that help to democratize local and regional politics? Reference: Kantor, Paul (2008) “Varieties of city regionalism and the quest for political cooperation: a comparative perspective”, Urban Research & Practice, Vol. 1, No 2, July 2008: 111-129.

Another Way to Foreclose: A Semi-Historical, Semi-Geographical Look at Tax Lien Foreclosures

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Across the U.S., communities are struggling to address the impacts of the worse foreclosure crisis since the Great Depression. Policy interventions have been focused on voluntary efforts to modify mortgages to enable borrowers to stay in their homes. But some homes wind up in foreclosure as the result of unpaid taxes rather than mortgage delinquency. In this paper, we explore tax delinquency and foreclosure in Toledo, Ohio and Newark, NJ. First, we explore state rules that enable, or in some cases, require municipalities to sell tax liens. We are interested in how and why these rules emerged, how they have changed over time, and the current process of tax liens sales and foreclosure. Second, we are interested in the prevalence and geography of tax foreclosures in our study municipalities. We explore how many tax sales occur, where they are located, and how long it takes between delinquency and foreclosure. We also explore whether there is a geography to tax foreclosures. Third, we explore the tax lien investor landscape. We are particularly interested in the production of moderate to large sized firms and networks that cover many geographies as well as the involvement of large financial investment banks and whether there is linkage between tax liens and capital markets.

The Paradox of Municipal Power and Authority: Eminent Domain, the “Public Good”" and Community Benefit Agreements

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Municipalities are granted broad “police powers” to promote land use and zoning outcomes that must meet the constitutional litmus test of serving the “public interest" or promoting the "public good.” Those of us in the academy, as well as those of us in professional practice within the fields of urban planning and community and economic development have struggled mightily with the concepts of the “public interest” and the “public good.” The nagging question is which public, whose interests, and how do we define the public good? Historically, courts have given considerable purview and discretion over these questions to municipal entities as they navigate the day-to-day realities of managing fiscal, social, and community and economic development issues within their boundaries. The taking of privately owned land by municipal entities has been subject to serious critique and subject to a significant hue and cry from the general public whose interest is presumptively being served. There must be assurance that there will be distributive effects that advance the public interest and actually deliver public benefits. Governmental decision-makers, planners, community development practitioners, etc. must fortify the legitimacy of the exercise of their municipality’s eminent domain authority by demonstrating a tighter nexus between the governmental act of taking and the tangible benefits that the community receives. The emerging tool of community benefit agreements may be an important vehicle for creating a clearer nexus between the exercise of the eminent domain power and the "public good." These agreements could serve to lessen public perception and legislative backlash that suggests that local government is able to act in ways that poorly serves community interests, while tremendously burdening private landowners.

**Regional Economic Development Coordination Through Collective, Contractual and Networks Mechanisms**

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We identify three mechanisms to coordinate development policy in metropolitan areas - Collective mechanisms encompass the entire set of affected institutional actors; contractual mechanisms involve bilateral agreements among actors, and network mechanisms connect subsets of actors with the affected populations. Empirical analysis of a national survey of local governments in 12 metropolitan areas we investigate how each of these mechanisms emerge and operate individually, but, since in practice multiple mechanisms are typically in place, we also seek to understand how they relate to and interact with each other. Using data on the number of participants in joint ventures we explore how collective contractual or network (Negotiated) mechanisms are employed to address institutional collective actions problems in economic development.
Characterizing the Environment for Walking and Bicycling at a City University

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Landscape features impact transportation mode choices. Universities are linked to more active transportation, such as walking and bicycling, due to sufficient connectivity, limited parking, or close proximity of housing to classrooms and offices. We assessed the urban landscape at the University of Hawaii at Manoa using the Pedestrian Environmental Data Scan (PEDS). This abstract describes our findings and makes infrastructure suggestions to facilitate walking and cycling. Using an official campus map, roads were divided into 67 street segments. Pairs of trained research assistants assessed each segment twice; inter-rater reliability was 70% for 82% of the items. Almost 90% of street segments were low volume roads (n=60). Uses included office or institutional (76%), single family homes (31%), restaurants/cafes/other commercial (28%), multi-family housing/apartment complexes (24%), recreational (24%), parking garages (13%), vacant lots (10%), and industrial (8%). Most segments had sidewalks (93%) constructed of concrete (90%). Sidewalk conditions were mostly good (46%) or fair (39%), with few obstructions (9 had poles, 5 had parked cars, 1 had garbage cans, and 14 had other items such as fire hydrants and utility boxes). Three-quarters of sidewalks were flush with the curb, 4-8 feet in width (75%), and over half had more than four curb cuts per segment (55%). Thirty-seven percent of street segments (n=25) had incomplete walkways, although an average of 5.5 walkway connections (SD=3.73) were found per segment, and most segments had one or more crosswalks (84%). Forty segments had a posted speed limit (15-25 MPH). Traffic control devices included stop signs (n=45), speed bumps (n=35), traffic lights (n=25), traffic circles (n=2), and other (n=3). Pedestrian crossing aids included pedestrian signals (n=21), signs (n=19), median/traffic islands (n=18), curb extensions (n=2), warning pavement markings (n=2), and other (n=2). Although over half of segments (66%) had visible bicycle parking facilities, only 15 segments had bicycle route signs, 6 had painted bicycle lanes, 5 had bicycle crossing warnings, and 2 had bicycle paths. Segment lighting tended to be road oriented (75%), although many segments (52%) also had pedestrian-scale lighting. Amenities included public garbage cans (55%), benches (49%), vending (37%), water fountains (6%), and other (bathroom, mailboxes; 48%). Forty-three percent of segments had none or very few trees shading the walking area. Thus, although most segments had paved walkways for pedestrians, incomplete sections need to be connected and more shade trees are needed. Other than bicycle parking, few facilities existed for bikes. Improvements in these areas are recommended to support active transportation. Funded by the State of Hawaii Department of Health’s Healthy Hawaii Initiative.
Community Housing Development Capacity in Central Urban Neighborhoods: An Examination of Texas’ Affordable Housing Density

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As the demand for housing density increases and housing affordability for households becomes more difficult, an examination of housing program outcomes in three major cities in Texas is needed to discover if Community Housing Development Organizations (CHDO’s) are developing a higher density of affordable housing in central urban neighborhoods. Recent studies indicate that there is a gap between some of the Smart Growth principles and the housing needs of low-to-moderate income households. Since CHDOs are the advocates for low income housing development in historical low-income and minority neighborhoods, one of the largest problems experienced is the limited contiguous land that hinders a higher density of affordable housing development in central urban neighborhoods. The question leading the research is: What are all the factors that limit Smart Growth development for low-to-moderate income households by CHDOs in central urban neighborhoods? Each study area has an established boundary that was used to map the area utilizing GIS. Once these areas were identified, CHDOs inside the study areas were measured for capacity and housing production. The spatial distribution of housing development, housing affordability, and infrastructure availability was cross examined with some of the smart growth principles. Also, a survey tool was distributed to low-to-moderate income individuals at home buyer workshops and welfare offices to discern what their housing needs were. After determining which CHDO’s had the capacity to develop and after prioritizing the housing needs of the low-to-moderate income households, some of the principles of Smart Growth were evident as well as viable housing partnerships. The findings show that central urban housing affordability is more likely if CHDO’s take the lead in housing developments in historical minority and low-income neighborhoods. Another finding suggests that housing partnerships and programs help CHDOs provide housing affordability and they help these organizations build the capacity to develop by donating land from land banks. This study is important because central urban neighborhoods are endangered by gentrifying development that changes the character of neighborhoods and dislocates low-to-moderate income households away from opportunity.

The Roots of Vancouver’s Ambivalent Urbanism

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In recent years, Vancouver has often been lauded as one of the pre-eminent examples of contemporary North American urbanism. The policy and planning behind these
achievements is alleged to have discovered the ‘sweet spot’ between advancing urban density without having to repudiate sub-urban sprawl. Vancouver is alleged to have successfully navigated between the alternative spatial dynamics and mobility imperatives that are embodied in the urban and suburban paradigms.

This paper seeks to critically examine and probe the details of such a narrative. First we will examine the multiple factors that have allowed for this symbiotic development, including: a surfeit of capital, a virtual urban tabula rasa, the youth of the city, a cultural predilection toward equivocation, an urban policy vacuum in Ottawa and limited micromanagement from the provincial government, the success of Vancouver’s planning department in negotiating with major developers, and a spectacular physical location.

Further we will consider the multiple understandings of ‘sustainable development’ that co-exist somewhat uneasily across the region as reflected in population density, transportation modal shares and population growth. We will also consider green and brownfield conversions; the role of political mediation among contending development objectives; and the effect of particular transport decisions.

This paper will trace some of these encounters over a sixty year period that illustrates how the city and region have attempted to juggle development paradigms, accommodate conflicting trajectories and equivocate about urban form. The paper asks whether the alleged balance between urban and suburban land use and transportation is a genuine phenomenon, and if so whether it is sustainable. We will conclude by considering whether the urban and sub-urban paradigms can thrive and/or coexist, whether one must ultimately subsume the other, or whether neither will remain viable in the form that has made Vancouver an exemplar of 21st century urbanism.

_Urban Fiscal Austerity: The Challenges Facing Cities_

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The Fiscal Austerity and Urban Innovations (FAUI) project base at the University of Chicago is the largest running research project analyzing survey and census data to assess the fiscal health of cities around the world. Discussions on the impacts of the world-wide recession on city governments have been facilitated by fellows participating in the FAUI research community. Cities face a fiscal bind as tax base erosion results from industrial plant closures and mortgage foreclosures. City budgets are strained to the maximum as infrastructure decays and legacy costs for employee pensions and benefits escalate exponentially. This paper presents current comparative research data from survey research recently conducted...
in Canada, Europe and the United States on fiscal management practices deployed by city administrators to sustain service delivery to local constituents during this period of fiscal austerity.

**Sink or Swim: Towards Environmental Governance in Coastal Bangkok**

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With over 60% of the population in the East Asian region living in coastal areas, there is significant stress on resources and marine areas as a result of land-based pollution, urban development, trade and shipping. This problem is magnified in the coastal regions of many East Asian globalizing cities like Bangkok where pollution is increasing 10-20% per year above international standards, land is being lost to coastal erosion, and community livelihoods are in danger. Bangkok’s coast supports a major portion of the country’s livelihood in the form of trade, fisheries, housing development, tourism, and industry. However, frequent epidemics of cholera, hundreds of homes lost to coastal erosion, rising sea levels, and devastating sewage and pollution problems are frequent in the coastal areas. Despite the policies and organizations designed to protect the coast, there is regional competition for economic growth and investment at the city level that is impeding environmental management of coastal Bangkok. This “competitive city” logic of economic growth is often in conflict with sustainable livelihoods and ecological preservation paired with allocation to governmental capacity for environmental regulation and planning. Major trends in political economic restructuring represent significant rescaling of power and transitions from traditional government arrangements to complex, adaptive systems of governance that represent cross-scale and multi-level linkages. In a time of severe environmental degradation as a result of global urbanization and climate change, my study focuses on how regulatory mechanisms and governance are formulated at the municipal and regional scale to mitigate coastal degradation. Through field research in Bangkok, I found that there are major transitions to address the centrality of the city as not only a site of significant political power and economic growth but also its role in regional environmental degradation; I propose this shift has several major implications for more effective, environmental governance at the municipal and regional scale.

**The Definition of Housing Market Areas in England: Implications for Housing Market Analysis and Planning Policy**

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In recent years, housing market research and policy in the UK have come to acknowledge that housing markets are heterogeneous and characterised by local issues. However, engaging with local housing market processes has been difficult because of the dominance of a narrow research and policy agenda that has tended to focus on the national level housing market. Traditionally in the UK, local authorities have co-ordinated local housing provision and have been responsible for assessing and allocating the amount of land needed to accommodate new housing. This has impacted on housing market analysis and policy development because of the acceptance of local authority administrative boundaries as approximations to local housing markets. In practice, local authority administrative boundaries have little functional meaning within the housing market and, in the past, their use as approximations to local housing markets has restricted the scope for housing market analysis and policy development. In response, in recent years there has been increasing emphasis placed on understanding the analysis of sub-regional housing markets processes. Planning Policy Statement 3: Housing (PPS3) encourages the identification of ‘functional’ sub-regional housing market areas as a basis for developing a housing evidence base that could be used to inform regional and local plans and policies. However, precisely how sub-regional housing market areas (HMAs) should be defined has been subject to much debate in England. There has been limited guidance offered by central government in the form of its Housing Market Assessment Manual (2004) and more recently the HMA Advice Note (2007) which is intended to guide local authorities in the definition and use of HMAs for the purpose of developing housing and planning policies. Significantly, the Advice Note offers no firm recommendation as to how best to define HMAs, suggesting three broad approaches that could be adopted: house price modelling, migration patterns, and travel-to-work patterns. However, the implications of adopting these alternative approaches for defining HMAs for housing market analysis and planning policy have yet to be explored. Through a case study of North West England, this paper will unpack the three approaches for defining HMAs and offer an insight into the principles of the approaches and the mechanics underpinning each of their methods. It will then go on to analyse what the adoption of alternative definitions for HMAs means for understanding housing market structure and functioning and what the implications are for planning policy. The purpose of the exercise is to contribute to the theoretical and methodological debates surrounding HMA definition and to stimulate further discussion on how best to take forward the development of a national framework for defining HMAs.

*Community Development Corporations’ Economic Development Successes: Dependent or Independent from Regime Change—A 26-year study*

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Urban regime change brings about expectations among community activists and community organizers of the possibility of major policy shifts. Regime theory needs to be more carefully researched in relation to community development corporation’s economic development. Does regime change effect community development corporations whose main mission is for economic development and job creation? Or do politicians with different electoral bases always support the same development coalitions? What role do CDC leaders play in gathering coalition support for their agendas? Does a change in regime assist the efforts of CDCs to be included in the urban policy coalition and play a role in agenda setting, new coalition building, resource mobilization, development and planning decisions? Does the role increase, decrease or maintain status quo? My research is trying to find the answer to the role politics and regime change plays in the economic development success of community development corporations measured by business creation, job development, community employment rates and job retention. This paper is a case study of the Northwest Community Development Corporation in Milwaukee, Wisconsin. The NWCDC is considered to be the most successful CDC in the state of Wisconsin and consistently obtains the largest percentage of both public and private finance dollars. In addition to the historical analysis of the NWCDC and the the historical analysis of the Milwaukee mayoral/common council regime during the 26-year existence of NWCDC I will conduct interviews with both past and current staff, board members, community members, business leaders, city elites and government officials. I will measure NWCDC success during this time period as defined above. I will also review literature that addresses this research question. This research fits with the theme of the conference in that many people are looking inward to places such as neighborhoods and local communities as a way of finding hope in the massive globalization taking place in the world. The social, economic and political realities metro areas face today in their neighborhoods and communities will go a long way in determining the impact of globalization. Community development corporations can impact economic sustainability if they can build strong coalitions that are both resistant and adaptable to regime change.

Policy Engagement with Social Sustainability in Metro Vancouver: From Framework to Indicators to Action?

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The Metro Vancouver region’s renown for sustainability policies and high quality of life results is threatened by a number of difficult social trends. This is not a unique condition among cities which rank highly on the key international livability indexes; in fact, social research into the policy translation of sustainable development finds that often, rather than approach environmental, economic, and social progress as necessary and integrated goals, a sustainability agenda can privilege environmental quality as a direct trade-off for social
quality (Keil 2007). Emerging theory and policy in the realm of social sustainability attempts to change this interpretation toward one in which “without social policy there can be no effective environmental policy” Stren and Polese (2000, 15). This stance is threatening to the dominant postpolitical discourse of sustainability, meaning the universal acceptance of sustainability as a value and a virtue without the concomitant recognition that this acceptance mandates significant changes to development patterns and decision making powers in cities and nation states alike (eg. Swyngedouw 2007). Metro Vancouver is one of the few regions around the world where efforts have been made to define and operationalize social sustainability in a local policy context. This basis for local understanding of social sustainability as a policy construct, coupled with the region’s global reputation for ‘livability,’ makes policy innovation likely. At the same time, local social policy innovation is hampered by the restricted powers of local governments in Canada, although interpretations of these restrictions vary among municipalities. Qualitative research was conducted with interested municipal councils and staff in the Vancouver region into the potential for the measurement and monitoring of indicators of social sustainability. Results of this research demonstrate that despite success in generating a framework for local social sustainability policy and indicators at the regional scale, municipalities’ interests in social sustainability monitoring and policy action stem from a remarkable range of perceived social needs. This diversity of needs as well as a range of perceptions of the opportunity space for social policy innovation calls the utility of a common social sustainability indicator set into question. Evidence collected from the research also suggests that policy engagement with social sustainability presents a direct assault on the postpolitical interpretation of sustainability. The implications for meaningful indicators and local action toward social sustainability are that new coalitions of actors and locally-strategic selection of initiatives are needed.

The Issues and Achievements on Transfer of Development Rights system in Tokyo, Japan, and Vancouver, Canada

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In Japan, many historic buildings are now being demolished and many poor designed condominiums are being built which don’t fit to the character of the area. The main reasons are, 1. The development’s pressure is really high, especially in the urban central area. 2. Japanese Transfer of Development Rights (TDR) system doesn’t work well, because Japanese zoning is not so rigid and there are so many other building bonus systems, which are so complicatedly combined. So, TDR system doesn’t become incentives for the new developments. 3. Almost all of the old buildings in the Urban center, which were built after World War 2, were made from wood and are not so good quality. So, it is difficult to
4. There are no effective demolition permit systems, and development review systems in Japan. Rick Pruetz identified 10 success factors (Demand for bonus development, customized receiving areas, strict sending-area regulations, few alternatives to TDR, market incentives, certainty of use, strong public preservation support, simplicity, promotion and facilitation, and a TDR bank) from the United States’ practice in the article “What Makes Transfer of Development Rights Work?: Success Factors From Research and Practice”, The Journal of American Planning Association, 2009. However, the Canadian planning system is different from that of United States’. In Vancouver city, Canada, they have the rigid zoning, discretionary development permitting system and the effective TDR system, which has TDR bank function. So, the purpose of this paper is to identify the existing issues and the effective features that contribute to the TDR systems by examining the systems of Tokyo and Vancouver and the implementations. In this paper, after identifying the detailed merits and demerits of existing Japanese regulations and incentive programs related to the TDR, in Vancouver city, I investigated 28 historic buildings, which are registered in the TDR bank as a historic preservation site. The research materials are the national laws, ordinances, by-laws, development agreements, the administrative reports and the minutes of the city council, the historic preservation committee meeting, development permit board meeting and the urban design panel meeting, etc. From the case study of the Vancouver city, I could categorize 28 historic buildings into 4 types from the viewpoint of preservation. And the effective factors of TDR system are the flexibility and the discretion of the Canadian planning system (even the building which was built in 1980 is also registered as a historic building) and the rezoning system, which enable the density bonus as an incentive for the development.

Mobilizing Foreign Residents in Tokyo: The Potential and Limitations of Advocacy Initiatives in Affecting Policy Change

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Borrowing from the theoretical contributions of social movement research and international relations theory, this paper examines how foreign resident support groups employ strategies and resources to influence government policy regarding foreign resident rights in Japan. Drawing on data from the author’s involvement in the activities of a Japanese umbrella organization for domestic foreign resident rights advocacy groups, this paper examines how these support groups mobilize limited organizational resources to influence the domestic political machinery to conform to international norms pertaining to foreign resident rights. The study explores the factors that affect support groups’ ability to realize their objectives from “below” (domestic grassroots initiatives). It also investigates the effectiveness and limitations of the so-called initiatives from “above” – the kind of initiatives
that engage emerging international norms on the migrant rights to garner leverage and accountability for their specific claims, aiming to alter immigration policy at the local and central government levels. Through this case study, this paper suggests that a synthesis of sociological and international relations theories can assist in gaining a more nuanced understanding of the efficacy of particular social movements. This study also presents empirical data that may be used by support organizations to establish effective strategies to improve the living conditions of foreign residents.

The Inner City as Site of Cultural Production Sui Generis

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The creative sector within the inner city constitutes a defining spatial imprint of the 'new cultural economy' of the metropolis, and a motive force in the reconstruction of the urban core. The centrepieces of the cultural economy include galleries, museums, theatres, markets, exhibition space, and schools of art and design. But amid these institutions thrives a specialized production economy, including new media, computer graphics and imaging, video game and film production, and architecture, complemented by a rich mixture of amenities, and derived housing demand. The growth trajectory of the new cultural economy, the insertion of new industries within the contested spaces of the inner city, and the rise of a putative creative class concentrated within gentrifying neighbourhoods have stimulated new scholarly discourses and debates, as well as media attention and a prominent place for contemporary culture and its signifiers within the public imagination. This essay traces the processes of cultural production in the central city; examines the mix of regeneration and dislocation effects; and presents a synthesis of research drawn from instructive cities and sites.

Age-Friendly Planning: Case Studies in Canada and China

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In addressing the issues with population aging, the World Health Organization (WHO) initiated the Global Age-Friendly Cities (AFC) in 2006. The purpose of this movement was to create the physical and social environments designed to enable older adults to age actively. The AFC is new thinking about local planning, linking ideas about “livable communities,” or “smart growth” to ensure enabling and supportive environment as many communities have been challenged with the increasing number of older adults. Responding timely, the British
Columbia, Canada, just initiated planning grants (i.e., Age-Friendly Communities Grant, Measuring Up the North) and local communities are required to reflect diverse seniors’ voices in community planning tables and to implement their infrastructure more friendly for the elderly and the disabled. The purpose of this paper is to investigate regional policies and local communities’ responses in creating their communities more age-friendly in our efforts to develop an evaluation framework in two countries where AFC has recently been established, Canada and China. BC’s inter-agency government model has emphasized the critical role of the built environment in creating more activity-based resources for less mobile people; however, China’s model has focused on on-site service programs and delivery. We also evaluated walkability at 4 high-rise sites (or 16 street-level segments) where majority of the residents were seniors (65), using the Senior Walking Environmental Assessment Tool – Revised (SWEAT-R). Items on the SWEAT-R include four topic areas: 1) functionality; 2) safety; 3) aesthetics (e.g., quality of micro-scale urban design, visual appeal of streetscape); and 4) destinations (e.g., availability of local amenities and transportation). Functionality of the built environment was well presented at all the sites. For example, at almost all of the segments, mixed-land use was practiced and sidewalks and buffer zones were presented. Safety was emphasized at northwest and southeast corners at each segment, but the most problematic area was the mid-block crossing area and broad apron curb cuts at all the selected sites. In terms of availability of local amenities, there was evidence to put outdoor gathering places and parks to promote physical activity especially at the sites in Hong Kong. While government-built social housing estates have adopted universal design, there is not yet stringent compliance to such design in private housing. The analysis of neighborhoods for those who lack mobility (e.g., the elderly and/or disabled) is not a standard protocol of local planning departments. Creating age-friendly housing policy and amenity development takes time, and needs a consistent leadership at the local and international levels including a broad range of stakeholders.

**Race and Redevelopment in Our Nation’s Capital: The Revitalization of the Shaw/U-Street Neighborhood**

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Just as black gentrification has complicated traditional notions of gentrification, a new redevelopment pattern, multiracial gentrification, has begun to emerge on the urban landscape. Washington, D.C.’s Shaw/U-Street neighborhood, a historic, low-income African-American community, is experiencing multiracial gentrification, with an influx of affluent and middle-income whites, blacks, and Hispanics. Using ethnographic procedures including participant observation, formal interviews, and informal interactions with residents and key stakeholders, this research attempts to answer two primary questions. First, what
conditions are associated with the creation of a mixed-income community in a formerly low-income African-American neighborhood? Second, what actually occurs, socially and politically, in a racially and economically diverse urban community? More specifically, does the intersection of race and class help explain resident behavior and the organizational structure of the neighborhood? Evidence from this study will help scholars better understand the dynamics influencing community change, the concept of multiracial gentrification, and the challenges associated with sustaining an integrated urban neighborhood.

The Values and Aspirations of the Homeless: Examining the “Us vs. Them” Perspective

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This paper analyzes the results of an explorative, qualitative study of the current mindset of a small collection of Washington, DC’s homeless population. This study aims to address the “us vs. them” perspective of homeless people, inquiring if homeless people maintain more commonalities with members of the non-homeless population than their stigmatized image suggests. Interviews will be conducted with a sample of homeless residents of Washington, DC. The interviews will include a list of predetermined topics of discussion as well as open-ended questions, and the conversations will be recorded for subsequent analysis. Questions focus on the norms, aspirations and values of the homeless, guided by an interest in looking at their current activities and future goals and the extent to which they strive to be middle class Americans. They will also examine the homeless peoples’ views on how the non-homeless public perceives them versus how they perceive themselves. Common themes will be determined after reviewing the interviews. Moreover, this research project and paper attempt to shape the way the non-homeless view the homeless: If the interviews reveal the homeless peoples’ aspirations, hopes and dreams that they are struggling to accomplish, then perhaps more non-homeless people will be inclined to support them (and the movement to abolish homelessness in general). However, if the homeless people reveal despondence, this project could be an indicator of the need for a new approach for addressing homelessness. Whatever the results, they will provide new information about how this sample of the District of Columbia homeless population perceives itself.

Community Revitalization Planning: The Delaware Blueprint Community Model

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Faculty in the University of Delaware’s Center for Community Research and Service (CCRS) and School of Urban Affairs and Public Policy, completed the first phase of a community revitalization planning initiative developed by the Federal Home Loan Bank-Pittsburgh (FHLB-PGH) in March 2009. This initiative, Blueprint Communities (BCI) was planned for each of the three states in its service area: Pennsylvania, West Virginia and Delaware. CCRS was contacted by FHLB-PGH when it was ready to launch BCI in the state of Delaware. CCRS faculty and graduate students, with support and involvement of FHLB-PGH, restructured the training, coaching and funding elements of the BCI to develop a more targeted and appropriate initiative for Delaware. A major content change in the BCI training curriculum was the end goal of the training and coaching phases. CCRS structured the training, coaching and technical assistance for the community planning teams so that each team would learn how to develop a community revitalization plan and produce a written plan that would include at least one feasible and manageable project or program for implementation. The CCRS model explicitly included the vetting of each phase of the revitalization plan process with community members, incorporating their input and decision-making, into the plan before its submission as a final document. The goal of the Delaware Blueprint Community Initiative was to provide up to 10 different communities within the state with training, technical assistance and coaching services to help them develop community revitalization plans. Through a RFP process, 9 community applications were designated as Blueprint Community planning teams totaling 72 persons. The planning teams were comprised of community members, elected or appointed public officials, Delaware FHLB-PGH members, nonprofit or for profit developers, and community organization leaders. This paper presents an analysis of the Delaware Blueprint Community Revitalization Planning Model compared and contrasted to specific planning theories and models being utilized by community practitioners and professional planners today. Models examined and compared to the Delaware BCI are • Rational Planning • Communicative Planning • Community Organizing • Asset Based Community Development

Politics and Nonprofits: The Political and Public Policy Involvement of Housing Nonprofits

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This paper explores relationships between nonprofit housing providers and government with a particular focus on power in local public policy making and opportunity structures in urban areas. The central question is whether the provision of low-income housing leads nonprofits, particularly faith-based organizations, into public policy-making networks that may, over time, give them access to the broader governing regime? Some scholars and policy analysts maintain that faith-based nonprofits will tend to limit their activities to the
provision of services, not venturing into policy or political arenas. It is certainly plausible, however, that FBOs can and will use their service function to gain greater access to and power in politics and policy, not only for housing, but to the larger urban governing system. Using survey and interview data, the paper explores the political and policy-related activities of nonprofit housing providers assessing the extent that efforts go beyond the provision of low-income housing and housing services. Previous research has established that some nonprofits, particularly FBOs, use their experiences with housing services as a springboard to other community and economic development activities. Some of the more commonly recognized service expansion areas include job and entrepreneurial training, business incubation and consultation. Less clear is whether service delivery nonprofits might similarly extend their reach into political and policy arenas. Focusing on nonprofit housing providers, both faith-based and secular, in the state of Michigan, this paper demonstrates that nonprofit housing providers, regardless of their faith status, can use involvement in housing services to expand their political and policy reach within communities. This expansion occurs through a series of collaborative relationships with other nonprofits and the government.

The nature and type of services being provided determines the access points that nonprofit housing providers have to influence broader political and policy arenas. Even in those instances when a nonprofit housing provider has no explicit intention to engage in politics or policy-making, the nature and extent of partnerships within the housing arena provides opportunities to interact with larger political and policy issues. This suggests that the increased reliance on nonprofit providers can ultimately lead to both short and long term impacts on local governance system.

Measuring the Impact of School Diversity: How Changing Demographics Require New Definitions for “Diverse” Schools

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Whereas urban diversity has historically been conceived of in black and white, today’s urban population is undergoing dramatic demographic transformation (Fry, 2007; Katz & Lang, 2003). The public schools are at the forefront of this change. City schools remain largely nonwhite but with new racial groups and suburban schools are experiencing a new influx of diversity (Frey, 2001). Although most school-level measures of diversity use single point in time measures (e.g., Clotfelter, 2004), this ignores rapidly changing metropolitan demographics. Accurate measures of school racial context must account for both group identity and the stability of groups over time (Morris 2005; Orfield, 1985), or risk misinterpreting the effects of school diversity. Because previous research suggests that diversity can result in a retreat from discussions and interactions (Campbell, 2007; Mutz,
2002), this paper tests more precise conceptions of diversity to demonstrate how a more nuanced understanding diverse schools can effect students’ perceptions of interactions within the school. Methods To account for nesting in the data, we estimate the regression models using clustered standard errors. We examine four student outcomes: sense of belonging; teacher caring; students get along; and extracurricular participation. We control for student characteristics important in predicting students’ interactions in school (e.g., grade, gender, hours worked, etc.). Findings Our analysis illuminates the connections between shifting urban demographics and students’ sense of belonging. Using the traditional method of defining diversity (diverse or not diverse), we find that students in diverse schools report slightly higher levels of belonging and are more likely to report that students in their school get along with one another. However, using a definition of diversity that includes group identity, we find not all diverse schools are the same -- more positive perceptions of school climate are found for those who attend schools comprised of whites, Asians and Latinos. We find the strongest evidence that more nuanced definitions of diversity are needed when we consider the stably of diversity. Students in stable diverse schools – schools that have maintained their composition for the past decade – report significantly more positive relationships and higher rates of involvement in school activities. Implications This analysis suggests that we must account for the changing demographics taking place in many metropolitan areas. Simple definitions of diversity can misrepresent or understate the outcomes of diverse schools. While diverse schools are sometimes reported to have few statistically significant outcomes, these results suggest that stable diverse schools are more supportive, connected environments for students. In order to design effective school communities, we must understand how changing urban demographics contribute to the interactions among students who attend them.

**Global Processes and Local Measures of Urban Liveability**

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This is an important moment to reflect on how we might measure sustainability—social and environmental—as the world faces cross-cutting crises of global climate change, financial sustainability, intensifying urbanization and cleaving communities. Across the late-twentieth century, the century-long trend to economically auditing globalizing corporations was widened to include questions of ecological sustainability. The Global Compact, the Global Reporting Initiative and a bourgeoning collection of other reporting and indicator sets were developed in order to sensitize profit-driven corporations to the environmental cost of doing business. Now global cities are increasingly being drawn into this same process. However, this is being done without sufficient attention to getting beyond the economically-defined strictures of triple-bottom-line systems or the status-orienting fantasies of liveability.
lists. The problems are manifold. Cities are being listed in league tables that do more to emphasize global inequities than enhance sustainability. The form of the sustainability indices tends to maximize practices of narrow compliance. There is a tendency for an externally-derived set of indicators to drive planning on locally-specific questions. And most generally, there is a masking of structures of power and a distorting of what makes for liveability and sustainability in a given city. Reporting on sustainability indices and liveability metrics can potentially enhance the reflexivity of the urban planning process, but there is a galloping tendency to treat the issue of how to improve the placing of one’s city on a hierarchical table as more important than the sustainability issues themselves. Two prominent indicator tables are the Mercer Quality of Living survey and the Economist’s Intelligence Unit survey. Both surveys get front-page headlines in cities around the world, particularly in those cities which do well. However, in neither case does the survey contribute substantively to enhancing either liveability or sustainability. This should be obvious when we consider their claims and orientations. Mercer for example is based on ‘carefully selected factors representing the criteria considered most relevant to international executives’. This paper reflects on the form that liveability indices currently take and critically addresses some of the ways in which this might be done otherwise. Achieving sustainable cities begins as the task of reflecting upon the nature of human activity in those places. The aim is to develop and subsequently to implement practices that can ensure that cities and communities are being re-created to ‘meet the needs of the present without compromising the ability of future generations to meet their own needs’.

**Decomposing the Impact of Immigration on Metropolitan Area Poverty Rates: 1980-2007**

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Historically, immigrants have tended to settle in large metropolitan areas, particularly in gateway cities like Los Angeles, New York, Chicago, or Miami. However, in the recent decades, substantial growth of immigrant populations has occurred in non-traditional areas (Capps 2002; Frey 2006; Singer 2004). Rapid immigration to the United States has reshaped the demographic and socioeconomic composition of many metropolitan areas. In this paper, we will provide a systematic analysis of the effect of immigration on poverty in U.S. metropolitan areas. The impact of immigration on a metropolitan area’s poverty rate is more complex than is often assumed (Jargowsky 2009). Immigrants are typically poorer than the native born when they first arrive, but many immigrant groups experience rapid economic gains once they become established. The arrival of new immigrants coupled with domestic migration of the native born, as well as differential fertility and mortality, alters the proportions of the native born and foreign born in the population. In any given period of time, the change in a metropolitan area’s poverty rate reflects the combined effect of
changes in population shares and subgroup poverty rates. Using data from 1980, 1990, and 2000 U.S. Censuses and the 2007 American Communities Survey, we will decompose the changes in metropolitan poverty rates into several components. For each period of time we analyze, we will separate immigrants who arrived prior to the beginning of the period (established immigrants) from immigrants who arrived during the period (recent immigrants). These two distinct groups can and often do have offsetting effects. Mechanically, the former group contributes to both the initial and ending poverty rate, and can affect the poverty rate in two ways: by increasing or decreasing in poverty or by comprising a greater or smaller share of the total population. Recent immigrants, in contrast, do not contribute to the initial poverty rate, so it is not possible to calculate the change in the poverty rate for this group. Given these considerations, we will decompose the change in the metropolitan area poverty rates into the shares due to each of five distinct sources: the changes in the poverty rate of natives and established immigrants; the changes in the relative population share of natives and established immigrants; and the total impact of recent immigrants. Further, we can divide the immigrant components by region of origin and the native-born components by race and ethnicity. We will also give special consideration to the native-born children of immigrants, who in a certain sense are part of the immigrant population. By systematically analyzing the impact of both recent and established immigrants, and by taking account of changes in the native population as well, this research will provide a comprehensive understanding of the impact of immigration on metropolitan poverty.

**The Adoption of Asset Management Regulations by Public Housing Authorities in the U.S.**

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In the United States, there are 1.2 million public housing units which 3,300 Public Housing Authorities (PHA) manage and the U.S. Department of Housing and Urban Development (HUD) gives aid. Historically housing projects had been managed on an agency wide basis. To determine what it should cost to operate well-run housing, HUD contracted with Harvard Graduate School of Design to work on the Public Housing Operating Cost study in 2000. This research compared the costs for privately operated, HUD-assisted and FHA-insured rental properties. As a result of the Harvard Study, in 2005 HUD mandated a change using private sector best practices for public housing requiring that funding, budgeting, management and oversight that was done on an agency wide basis be done on a project basis. This method is called asset management. Smirniotopoulos in “Demystifying asset management: a guide for LHAs” defines the practice of asset management as “identifying, valuing, and periodically monitoring an LHA’s [PHA’s] assets and incorporating that process—and the information it generated --into the agency’s planning, decision making, and operations.” The 2007 report
to Congress describes asset management as “the largest change to the way public housing is operated in more than 30 years.” However, the viability of managing according to the private sector model has been debated due to the purpose, structure, and financing of public housing. The history of public housing and the function it serves has caused public housing to have particular structural problems. Some argue that public housing has greater challenges than other types of housing because it is dealing with a more deficient design and has been located in poorer areas. As opposed to private sector and FHA assisted properties for which the properties are continuously developed, public housing building occurred mostly from 1940-1970. Advocates for asset management argue that moving 1.2 million units to this asset management model would “create opportunity for greater sustainability, development of new and improved affordable housing options, and linkages to private financing that were previously unavailable.” Furthermore, it is helpful to know the financial condition for each property in order to make decisions. However, those opposed argue that these opportunities have not occurred and public housing is not a market which attracts private investors. They also argue that PHAs have been historically under funded and it is unlikely that having properties individually managed would make up the deficiency. Most importantly projects that are not self-sustaining will no longer be able to survive by the PHAs spreading funds throughout their properties. Finally, loosing this public housing will also cause people to have less places to live, and the populations served by the PHAs have few other housing options.

**The Regime Moment: The Brief But Storied Life of Urban Regimes in American Cities**

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In his pathbreaking work, Regime Politics, Clarence Stone traces the history of Atlanta's governance from 1946 to 1988. Stone labeled the coalition that guided a sweeping program of action over this 42-year period an "urban regime" because governance was not centered strictly within the institutions of government. Instead, the regime concept suggested an enduring, stable, and cohesive structure of power arising from close cooperation downtown business interests and City Hall.

In this paper, we argue that the executive-centered coalition described by Stone was a phenomenon that existed for only a brief moment of time in most American cities, and that in most cities it did not survive the urban renewal era. We advance this argument through an empirical longitudinal case study of one American city, St. Louis, and seek to place St. Louis and Atlanta into context through a review of the literature on governance arrangements in other American cities. The St. Louis study traces successive modes of
governance in St. Louis over a 53-year period, from 1953 to 2006. For a brief period in the 1950s, a massive flow of federal funds overcame the extreme fragmentation characteristic of St. Louis's politics. The urban renewal program directed resources and political authority in the mayor's office and in the broad civic alliance he enlisted to support urban renewal. This coalition fit perfectly the Stone's template for an urban regime. However, controversies over the program soon tore the coalition apart, and nothing like a classic urban regime has ever been reassembled. The literature on urban governance indicates that St. Louis, rather than Atlanta, should be regarded as the archetypal case of governance in the postwar era. This finding directly challenges the way the regime concept has been employed in the literature on urban governance

Changing Cities Through Mega Events

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My study is about opportunities for revolutionary developments in cities. Often, we think of transport and urban development as an evolutionary process, yet there exist a few opportunities for cities to revolutionize. Prime examples for such opportunities are mega events. Based on my hypothesis that mega event owners, as global change agents, exercise a decisive influence on local urban and transport planning through the requirements they impose on cities, the challenge inherent to leveraging the mega event opportunity is the alignment of urban requirements for staging a world-class event with the metropolitan vision by using the mega event as a tool for desirable change. In my study I examine the dynamics of the urban-change process in the run-up to the Summer Olympic Games. The Olympic cities in my research are Barcelona (1992), Atlanta (1996), Sydney (2000), and Athens (2004). I comparatively analyze the extent to which each city did or did not align the planning of preparations for the mega event with the metropolitan strategies for long-term urban and transport development. Through field observations, document analysis, and interviews, I identify the influences the International Olympic Committee (IOC) brings to the transport planning process of metropolises, analyze the Olympic impacts, and finally propose a causal model linking IOC influences and urban transport outcomes. I find that the influence of IOC produces a similar pattern of urban and transport change. Existing theories of urban development do not fully capture the interdependencies among factors operating before, during and after mega events. My research suggests that the mega events owners are powerful global agents in local urban and transport planning that guides cities towards similar urban change in the run-up to the Olympics.

Sprawl, Equity, and Fire Department Response Times Across the U.S.
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This study was an examination of fire department response times in eight major cities of the United States including Houston, TX, Charlotte, NC, St. Paul, MN, Portland, OR, Seattle, WA, Louisville, KY, San Francisco, CA and Miami, FL. This study investigated and analyzed fire protection as an urban service as measured through response times first through proportional access by looking at socio economic status (SES), and secondly through spatial access by examining several different aspects of urban sprawl. This topic was examined from a quantitative and qualitative perspective. Response times were regressed as the main dependent variable with SES and urban sprawl variables in the quantitative portion of the study. Three fire chiefs from different fire districts were interviewed for the qualitative portion. Results from the quantitative findings indicated that response times did vary by the SES nature of the fire district and that sprawl did affected response times. Results also indicated that fire protective services did vary within a city and between cities. There was inequality in Houston and Miami and to a lesser extent in San Francisco as lower socio-economic groups fared poorly with respect to fire service as measured by response times, while in other cities such as in Louisville and Seattle this was not the case as resources were distributed based on need and not potential loss. It was also found that the wealthy were better off in some of the cities, such as Houston, as they have lower response times and this ultimately translates to fire services being distributed based on a potential for loss rather than actually loss, which is inequitable. Similarly, sprawl factors negatively affected response times in the same cities that were inequitable, mainly Houston and Miami, while in Louisville and Seattle response times were not affected by sprawl in a negative manner. Other important findings that emerged from the qualitative portion of this study were that different aspects of sprawl affected each fire district differently depending on where that district was located within the city. Based on the results of this study I argue that smaller independent fire departments are more effective at responding to emergencies when compared to one large unified fire department for an entire city. Another policy recommendation that emerge from this paper is that developers should be forced to pay the additional costs of providing protective services in sprawled developments so as to not take away resources from where they are truly needed.

Experiences of Grief and Loss in an Urban Multi-Ethnic Community: A Three-Year Follow-Up

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The experience of grief is one of the most basic of human emotions. It touches both our vulnerability and our strength. The experience of loss through relocation is not a new
concept. However, the effects of such experiences on public housing residents facing forced relocation, whether through HOPE VI or other urban renewal projects, past and future, has not received adequate attention and may fall into the category of “ambiguous loss,” not widely acknowledged by those who are not experiencing the loss. At the time of HOPE VI relocation and redevelopment in Salishan, a public housing development in Tacoma, WA, the majority of residents were immigrants and refugees, many of whom experienced significant losses and accompanying grief prior to their arrival in Salishan. For those who came as immigrants and refugees, previous losses may include other forced relocations, the loss of homeland, community, cultural traditions, sense of security, and/or family members. A significant number of other residents in Salishan are elderly and/or live with disabilities, again suggesting that they have already experienced significant losses, including income, mobility, health, status, and security. Other residents may have experienced personal and/or life trauma or simply the sense of loss in being marginalized members of society. Additionally, the community, itself, has experienced losses. Paradoxically, community losses and grieving have often served to bring residents closer together. This paper will follow up on an earlier paper which explored the literature on grief and loss and its applications to residents experiencing forced relocation in the Salishan housing development. Data collected from interviews with residents, staff, and community members two years into the redevelopment will be compared with follow-up interviews and focus groups three years later. The relationship of gender, culture, age, religion, and social class to different experiences of grief and loss and the meanings attached to those experiences will be examined. The counterpoint to grief and loss is strength and resiliency; the focus group content, in particular, illustrates the strengths of this community. The paper will also examine the ways in which social support networks, life experiences, and even social policies contribute to or provide a buffer to the negative aspects of trauma. The policies that do not take into account or dismiss the attachment people feel to both their natural and built environments will be critiqued, with suggestions for ways to first recognize, then minimize the trauma of forced relocation in public housing.

*Class and Culture in Key West, Florida: The Impact of Tourists and Seasonal Residents*

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Key West has generally been viewed as a relatively unique community in a variety of respects. Its location at the southernmost point of the continental United States, its climate, flora, remoteness (at least historically), diversity, “live and let live” culture and more have attracted visitors over the decades. It also is a town that has been through a series of dramatic transitions since being initially inhabited as a permanent settlement in the early 1820s. At one time it was said to be the wealthiest community, per capita, in the United States.
States, due primarily to the wrecking industry that flourished until shortly after the Civil War, at another point, during the depression years, it was one of the poorest. Since at least the 1930s, the qualities and uniqueness of Key West have attracted many writers and others in the arts to live there or frequently visit. Hemingway is the most notable example, but Elizabeth Bishop and Tennessee Williams are also noteworthy. In the early 1970s, Jimmy Buffett found Key West and also, inadvertently or not, popularized it. These and others in the arts have added to the aura of the community. The navy uplifted Key West’s economy during the early 1940s and continued to be the key component of its economy until the early 1970s. During these decades, due primarily to the navy and commercial fishing, Key West was primarily a moderate and middle-income community with an average cost of living. Tourists ventured to Key West during this era, and some in Key West promoted tourism, but tourists and tourism by no means defined Key West’s economy or culture. This changed by the late 1970s and even more so afterwards. This paper examines the promotion and growth of tourism, the politics of tourism and development, and the strain on affordable housing for tourist sector workers and for others in Key West’s labor force. Key West transitioned towards a community that housed many very well off seasonal residents and included a large inventory of hotels, motels and guesthouses, which relied on relatively low-wage labor. And as the cost of living increased, it became more difficult to live in or move to the community for those who lacked significant financial resources. Some fought against these trends, but others promoted them. Key West official motto, “One Human Family,” is only partially true. It applies, generally, to relationships between gay and straight residents and visitors, but falls short with regards to issues of class and race.

**Tax Increment Financing and Effective Economic Development Policy: Investigating the Role of Board Structures**

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Tax Increment Financing (TIF) is one of the most popular means employed by state and local governments to facilitate economic development efforts. TIF adoption establishes a geographic area for which bonds are issued to finance public improvements that will presumably foster economic development or redevelopment. When it comes to assessing outcomes of TIF practices, the literature has been preoccupied with the notion of effectiveness, typically operationalized as an increase in property values through investments in infrastructure improvements. While these evaluations of TIF have yielded consistently mixed results (Man and Rosentraub, 1998; Dye & Merriman, 1999; Klacik, 2001; Weber, Bhatta and Merriman, 2003; Carroll, 2008), to date there has been little evaluation of the process by which TIF outcomes are a function of TIF board structures and programmatic efforts. In short, concentrating instead on measurable outcomes, extant
studies on TIF have typically overlooked how TIF structure and process affects redevelopment outcomes. This paper explores several research questions related to TIF board structures, politics, and programmatic efforts. More specifically, this paper investigates the following questions: 1. Do particular board structures lead to more effective TIF? 2. Do particular board structures lead to increased spending for a larger community benefit? 3. Is there a connection between economic development goals, projects implemented, and effectiveness of TIF? 4. Are there policy changes to aspects of the TIF structure that could be made at the state level that might lead to more effective economic development policy? This research employs a cross-sectional survey design. The sources of data include: 1) surveys of executives and TIF board members in Michigan, 2) data from the Michigan Economic Development Corporation (MEDC), and 3) archival data collected by the U.S. Census Bureau. Surveys will be conducted in all Michigan cities that employ TIF. Survey questions address the following topics: structure of the TIF board, how TIF board members are selected, characteristics/traits of TIF board members, goals of TIF board members, information sources for decisions, and decision-making processes. This analysis provides insight into the operations of the TIF model of urban redevelopment by examining TIF structure, process, and outcomes. Beyond this examination, however, the paper represents the first effort real effort to detail and identify particular TIF structures that are more likely to lead to TIF projects and spending that provide greater benefits to the broader community thus benefiting local residents. Lastly, the findings presented in this work serve as a cautionary tale for other states as they craft and (re)evaluate their legislative directives concerning TIF.

**Telecommuting, Urban Sprawl, and Transportation Energy Consumption**

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When workers telecommute, their commuting costs are expected to be minimized. At the same time, however, workers tend to choose to live in residential suburbs, thereby leading to more non-commuting trips. Therefore, we need to investigate which of these two factors more significantly influences transportation energy consumption. The purpose of this study is to examine the effects of home-based telecommuting on urban sprawl and transportation energy consumption. This study analyzed nearly 200,000 stratified sampled trip dairy data and various Geographic Information System (GIS) data in the Seoul Metropolitan Area (SMA). Then, the multiple regression techniques were used to estimate the telecommuters’ residential locations, commuting trip distance, and non-commuting trip distance. The main results of this study are as follows. First, many telecommuters tend to live in suburban areas. On the other hand, non-telecommuters tend to live near city centers because they can benefit from greater job opportunities. Second, telecommuters’ residential location
leads to more frequent and longer non-commuting vehicle trips because suburbanization causes the increased use of automobiles. Finally, in terms of transportation energy consumption, the effect of telecommuters’ residential relocation (suburbanization) is more critical than the effect of telecommuting. These results lead us to the conclusion that the common public perception that telecommuting always a good method for reducing transportation energy needs to be reconsidered.

**Micropolitics of Democratic Engagement in the Neoliberal City**

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Much recent research, most prominently by Robert Putnam, finds that diversity correlates dramatically with declines in trust and engagement. The paper assesses Putnam's findings across differences in local civic institutions. We draw on U.S. Census Data and the Social Capital Benchmark Survey to examine a Boston neighborhood characterized by a remarkable set of local civic institutions – the Dudley Street Neighborhood Initiative – that have responded to seemingly overwhelming market and demographic pressures in creative and inclusive ways. How do the micropolitics of urban neighbourhoods mediate the relationships between diversity, trust, and engagement? In an age when the capitalist city is increasingly taken as the canary in the coalmine of neoliberal state responses to global economic trends and pressures, attention to such local innovations may suggest a more nuanced and hopeful picture of democracy under both neoliberal trends and the legacies of inequality and injustice.

**Urban Political Leadership—The Art of Circulating Political Capital**

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This paper deals with urban political leadership. Intensive qualitative studies have been conducted on four Danish mayors with observations of meetings led by the mayors and interviews with the mayors and some of there political friends and foes (the city manager, the leader of the opposition, the leader of the local party branch, the editor of the local newspaper, a prominent member of the local business elite etc. – in sum 31 interviews). The case study of one of the mayors has been published in the book “The Facilitative Leader in City Hall” edited by James H. Svara, and the idea in this paper is to use all four case studies to develop a model of urban political leadership, where leadership is understood as “circulation of political capital”. The Danish mayor is formally a “weak” mayor (somewhat comparable to the mayor in the US council-manager form of local government) but de facto
he is indeed very powerful in the local political realm and in the local community in general. The case studies demonstrate that this is primarily due to his ability, in Clarence Stone’s terms, to use “power to” instead of “power over” and to conduct what James H. Svara has coined “facilitative leadership”. At least since the writings of Machiavelli it has been suggested, that political leaders are evaluated on the basis on their results, but the case studies suggest that often more political capital can be gained by investing successfully in building alliances with the opposition in the council, the CEO, the local business community etc. Of course these alliances can be used to implement political programs but the study demonstrates, that in a system characterized by consensual norms building alliances in itself returns positive value. Ever since Edward C. Banfield’s 1961-study of political influence in Chicago a vocabulary of political capital, investment, returns etc. has from time to time been applied on urban politics but whereas Banfield by and large used an “exchange model” to describe urban political leadership (a mayor gets political influence by trading with his political assets) in this paper a “circulation model” will be developed where political capital can also be earned by investing in alliances according to the dominant consensual norms. The circulation model will of course also be discussed in regard to its potential effects on urban democracy.

**Development Projects and Forced Relocation in Developing Country Cities: Do International Guidelines Prevent Impoverishment?**

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Many growing cities in developing countries face problems of the growth of unplanned spontaneous neighborhoods, which usually lack basic urban infrastructure (water, electricity, sanitation) and services (schools, health centers, community centers). Authorities desire to improve tax revenues and basic services, including transport, water, and sewage, to meet the needs of growing populations. Thus, urban governments in developing countries undertake formal programs of infrastructure development and “slum” renovation. These programs often forcibly relocate large numbers of residents, most commonly the urban poor, impoverishing them in quite predictable ways. Those living from informal sector jobs often lose clients or suppliers, and most lose the social networks that sustain them. In response, major institutional institutions, notably UN-Habitat and the World Bank, have created policies that emphasize the importance of avoiding mass expulsions and relocation. The World Bank Policy on Involuntary Resettlement also mandates actions to improve or at least reconstitute livelihoods of the displaced through formal resettlement programs. This paper looks at the effectiveness of these policies in preventing the impoverishment of relocated and resettled urban residents, using field research from 3 West African and 2 Indian cities, complemented by documentary sources on other cities. On the one hand,
these policies have led 4 of the 5 countries to adopt policies against mass expulsions; many recount the influence of the 1996 Habitat II Conference in Istanbul in this choice. When countries receive World Bank funding for specific infrastructure projects, they are indeed obliged to follow its policies. Moreover, these policies have also influenced projects funded nationally; Burkina Faso improved its compensation policies in urban projects when it became a full participant in Bretton Woods institutions. On the other hand, people are still displaced and still become impoverished. In part this is because urban resettlement projects come to be defined primarily as housing projects, and little attention is paid to the reconstitution of income sources and livelihoods. Income often plummets, and relocatees are unable to pay for their improved new housing, thereby leading to re-sales and fueling real estate speculation. At the same time, policy in itself is insufficient to change entrenched patterns of urban housing development. In all the study countries, some people entitled to new lots or housing claimed that they did not receive them, due to corrupt practices. Implementing organizations found it difficult to work efficiently with cooperating agencies because of bureaucratic competition and constraints. Unanticipated problems were common. Policies do need improvement, but organizations also need to adopt strategies to improve implementation.

**Women of Color Organizing to Transform the State: Some Lessons from White Center**

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Residents of White Center, WA have migrated from all parts of the world, including Southeast Asia, Latin America, East Africa, and the Pacific Islands. Neighborhood residents face many barriers beyond those related to citizenship within systems such as the economy and jobs, housing, education, planning and policy-making. In this article I focus upon a local advocacy group with membership primarily of women of color, either recent or first generation immigrants, and their active work to represent their communities within local politics and to transform neighborhood institutions. I explore the role of intersecting dimensions of gender, legal status, culture, and class as influences within their organizing efforts, and within their interactions with local political structure and participatory processes. In particular, I focus upon the group’s clash with the North Highline Unincorporated Area Council (NHUAC) within the political process surrounding annexation of the area. Ultimately, I question the ability of area or neighborhood councils as local participatory structures toward neighborhood improvement and representative governance, to adequately serve as public forums and means to address the needs of low-income communities, immigrant communities and women of color.

**Urban Vertigo in Phoenix: Protagonists Stage the Edge City**
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An increasingly pervasive “urban vertigo” challenges the strangely un-urban urbanism of the transnationalizing locality of metropolitan Phoenix, Arizona. Critical ethnography interprets the sprawling “edge city” urban design of Phoenix as a response to tectonic shifts of three formative “edges” driving urbanism worldwide: transnationalization, racial-spatial minoritization, and neoliberal urban incorporations of an interiorized third world. This paper tracks key counterpoint protagonists who enact this urban drama. On the one hand are the city’s “sublime subjects,” whose privilege and power are the effect of their positioning in an over-exalted, hegemonic high-ground. Their metropolitan fantasy space is replete with an otherwise anomalous set of urban design maneuvers that reflect the psychological anxiety that comes with the unstable condition of sublimity, of living on edge(s): uncannily prosthetic architectural iconography, gargantuan or new-urbanist commodity palaces, neoterritorial trade zones, big box “terminal architecture,” exclusionary residential “communities,” settler-colonial gentrification-by-subdivision, magical urbanism rendering the appearance/disappearance of immigrants, ground-floor “lofts” that import into the city’s core a suburban model of property privatization. Yet this social-spatial positioning of the city’s sublime subjects overcompensates for a psychical-political disturbance: a loss of their power that now most safely subsists in “shadow” governmentality. On the other hand are the city’s subaltern subjects: migrants, minoritized ethnics, low-end service providers, including working class Anglo/whites. These abject figures re-design the city in their own image, slicing public swaths through privatized spaces to puncture any sublime parallel-worlds fantasies and reveal their continual intersection. Subalterns indelibly inscribe their presence into the urban landscapes of power, destabilizing exclusionary security of the historically supremacist subjects’ sublimity, exposing as hollow the compensatory bargain that once secured racial privilege for the white working class, asserting emboldened advocacy for migrant inclusion, and inadvertent re-colonization of the city by carnicería and taco shop. Both sublime and subaltern subjects are vulnerable to the tectonic dynamism of reformatory urbanism; their points of intersection stage the urban dramas whose narration makes visible a cartography of shifting tectonic upheavals in urban space and place. Urban vertigo brings with it a disintegration of the modernist urban imaginary’s vision of a coherent urban body (politic) and signals the unliveability of the current urban order. By rendering uncannily the spatial-temporal estrangement that urban vertigo signals in the everyday urbanism of the edge city, the paper calls for an urban social sustainability that more equitably and transparently aligns the social-spatial dynamics of the city’s uneven ground.

The Relationship Between Concentration and Mix of Subsidized Housing Types and Indicators of Distress at the Census Tract Level in Metropolitan Areas

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Subsidized housing has been criticized for concentrating poor households and contributing to neighborhood decline by acting as a barrier to redevelopment of central cities (Goering & Feins, 2008; Schill & Wachter, 1995). Housing and poverty deconcentration policies implemented in the 1990’s such as HOPE VI and voucher mobility programs may have resulted in changes in the location of subsidized housing contributing to positive changes in the lowest income neighborhoods (Dawkins, 2007; Ellen & O’Regan, 2008). It is possible that subsidized housing, if well built and managed, could be beneficial to communities, even in the lowest income neighborhoods, but that this may differ by type of subsidy. A cross-sectional study will be conducted using HUD’s “A Picture of Subsidized Housing 2000” which includes public housing, other HUD site-based, LIHTC and vouchers. The study will investigate the relationship between the extent (density) and mix (types of subsidized units) and various indicators of distress at the census tract level in metropolitan areas. A spatial segregation index will be calculated to compare MSA’s, central cities and suburbs on the extent of subsidized housing concentration. A new classification measure will be developed which will be used to classify all census tracts as to both the extent and the type of subsidized units. Results using this measure will be compared with the other measures of subsidized housing concentration.

Ecotowns: A Tale of Two Realities

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The British government’s recent Eco-town Programme represents a challenge in the way we develop new housing and new communities in the United Kingdom. The programme seeks to address the principles of sustainable development, build sustainable communities and achieve sustainable living through new urban developments and expansions. It seeks to balance smarter land use, housing construction, access to public transport and local work; with social integration and principles of social inclusion and affordability. State-of-the-art green building, energy and transport technologies and materials are to be used in an urban development context. The task is to ensure zero-carbon housing and that energy efficiencies are achieved through waste reduction, energy conservation technologies and use of more sustainable sources of energy. Eco-towns are to be the communities of the future.

The search for a more sustainable way of life is not new but a new momentum of interest is currently spreading across Europe. The Bristol Accord (ODPM, 2005), agreed by the
European Union twenty-seven member states in 2005, established the fundamental concepts of sustainable communities and there has been an increasing interest and commitment to a new European strategy, as well as new national programmes. There is also strong interest in USA in European approaches with President Obama’s green jobs and sustainable agenda and in Asia as look to responding to Kyoto agreement Ecotowns are one example of sustainable communities and in the United Kingdom, the eco-town programme is as important as the garden cities and new towns of the 50s and 60s programmes.

In the United Kingdom, the criteria for ecotowns, as set in the Eco-towns Prospectus (DCLG, 2007a) are:
• eco-towns must be new settlements, separate and distinct from existing towns but well linked to them. They are additional to existing plans, with a minimum target of 5,000 homes the development as a whole should reach zero-carbon standards, and each town is to be an exemplar in at least one area of environmental sustainability
• eco-town proposals should provide for a good range of facilities within the town – a secondary school, a medium-scale retail centre, good quality business space and leisure facilitie
• affordable housing should make up between thirty and fifty per cent of the total housing stock through a wide range and distribution of tenures in mixed communities, with a particular emphasis on larger family homes
• a management body is to be created which will help develop the town, provide support for businesses and people moving to the new community, co-ordinate delivery of services and manage facilities.

This paper examines the evidence from the most advanced eco-towns and cities in the European Union and reports on much larger developments in Asia at city level, particularly China’s ambitions. In Europe, the report examines the challenges which have arisen and the learning and skills issues which need to be understood by eco-town builders by using the “four Cs” framework of the Cambridge Quality Charter for Growth:
• Climate
• Connectivity
• Community
• Character

Across each of the four Cs, perhaps the most important ingredients relevant to the success of eco-towns are partnership and collaboration. If the new eco-towns can make rapid progress on the “four Cs”, it will greatly assist the skills challenge ahead. Individual case studies are summarised and lessons arising from Europe and Asia:
• Amersfoort, the Netherlands
• Freiburg, Germany
• Hammarby Sjöstad, Sweden
European eco-towns have benefited from strong local authorities, deeply committed to the sustainable development agenda over a long period. In Sweden, Germany and the Netherlands, there is over twenty five years of experience in developing eco-living strategies, and stronger evidence of achievement in environmental goals and objectives. In Spain and China there is a renewed commitment to eco-town and city experiments. In

The case studies examined that are generally recognised as leading examples of eco-towns or cities, however, many communities and cities around the world are already beginning to follow in the footsteps of these pioneering places. The paper concludes with a critique of some early indications of where the British Ecotown programme is failing to grasp the lessons from successful examples in Europe and the world and examines the difficulties hindering a successful Ecotown programme in the United Kingdom.

**Local Policy-Making and Climate Protection: Filling in the Data Gap**

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Close to 1,000 U.S. municipalities have formally committed to reduce local greenhouse gas (GHG) emissions through their participation in one of several climate protection networks. Theory on free-riding and the under-production of public goods suggests that local governments would be reluctant to voluntarily pursue policy which creates global benefits but entails local costs. Whereas joining a climate protection network and/or adopting official emissions reduction policy are relatively low cost acts, the implementation of such policies entails higher costs. This raises legitimate questions about the extent and type of follow-through being made on municipal climate protection commitments. However, little empirical information is available on the climate-relevant actions that municipal governments are actually taking, much less on the impact they have on local GHG emissions. Importantly, there have been no quantitative studies that examine the climate-relevant activities of a large number of cities at anything deeper than a dichotomous (“yes/no”) expression of formal commitment. The objective of this paper is two-fold: first, it seeks to fill in the data gap around the GHG-mitigating activities undertaken by municipalities, whether or not they have made explicit climate protection commitments. Second, it tests competing theories of local policy-making to assess their relative ability to explain cities’ efforts in this area. Several theories established in the economics and urban politics literature offer perspectives relevant to explaining why local governments decide to engage in climate protection policy. These include the interest group/growth machine model, a risk-based
theory of decision-making, and a hybrid supply-side theory of public goods provision composed of elements of the fiscal constraints, institutional capacity, and policy entrepreneur theories of policy-making. The analysis uses an original data set to shed light on the ability of these theories to explain local decisions regarding the production of global public goods like climate protection. Specifically, an index is constructed to measure the extent of cities’ commitment to climate protection in three general areas: (1) planning and budgeting, (2) internal changes to city government facilities and operations, and (3) outreach/incentives/regulations aimed at reducing the emissions of residents and local businesses. Data for the index is gathered via a web-based survey sent to the heads of local environmental departments in all U.S. cities with populations over 25,000 in eight states. States were strategically selected based on the strength of their current climate protection policies and whether they are likely to be “winners” or “losers” in the face of a large scale switch from fossil fuels to clean energy sources. This enables preliminary insight into the dynamics that exist between state and local level policies.

Brands, Hurricanes, Terrorism, and Riots: How Cities Promote Themselves After Catastrophic Events

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This paper describes a study that is examining how cities that have experienced a disaster promote themselves to tourists and investors. In the past decade, cities have increasingly used public relations campaigns to reduce losses in tourism and investment that occur after a disaster. For example, after 9-11, a “New York is back” campaign touted the city as “the safest large city in America.” Few studies have examined, in-detail, how cities promote themselves after disasters. Most current studies are either descriptive (e.g. how a campaign was implemented) or instructive (e.g. guidelines on how to promote a disaster-affected city). What is missing are in-depth analyses of issues such as what are the themes of post-disaster publicity campaigns and the claims made in the campaigns. The lack of in-depth studies is problematic because how a city promotes itself after a disaster plays an important role in shaping how it rebuilds. In a city affected by a disaster, the rebuilding period is often viewed as an opportunity to create a better city. City residents often start the post-disaster rebuilding process with the goal of not just rebuilding but also addressing past problems (e.g. the lack of affordable housing). Unfortunately, as the reconstruction proceeds, the goal of progressive reconstruction is often abandoned as the desire to return to “normal as quickly as possible” overshadows the desire to rebuild smarter and better. Public relations campaigns play a key role in shaping perceptions of what a community should look like after being rebuilt. Those with significant resources use public relations to sway opinion regarding what projects should receive priority. Public relations campaigns help define what the
“normal community” should look like after a disaster. To address the gap in knowledge regarding how cities promote themselves after a disaster, I am examining post-disaster public relations campaigns carried out by New Orleans, New York, and London. By analyzing websites, posters, advertisements, media coverage, and other materials, I seek to identify the campaigns' main themes and how various publics (e.g. residents, outsiders) have responded to the campaigns. Preliminary findings reveal that post-disaster public relations campaigns emphasize gentrification and technology as keys to successful disaster recovery. The return of middle-class residents to disaster zones is portrayed as crucial to successful recovery while technology is described as critical to protecting against future disasters. Critics of the campaigns argue that focusing primarily on middle-class residents can disenfranchise the poor. They also note that many issues (e.g. poverty) that contribute to disaster vulnerability cannot solely be addressed through technology.

**Building Energy Governance in Major Global Cities: Comparative Analyses in London, New York, and Tokyo**

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Buildings are responsible for a major part of resource use, waste generation, energy use, and associated greenhouse gas emissions in cities. Although buildings significantly contribute to the climate change problem in cities, they must be central part to a solution as well. According to Mckinsey Global Institute, the building sector contributes over one third of the energy efficiency opportunities to reduce global energy demand. Moreover, the Intergovernmental Panel on Climate Change estimated that the buildings sector has the highest potential for cost-effective greenhouse gas mitigation. However, this substantial potential is not realized due to numerous barriers such as misplaced incentives, financial and structural barriers and market failures (Levine, et al., 2007). Accordingly, various policy instruments such as building codes, subsidies, and information campaigns are applied by governments worldwide to overcome these barriers. The mosaic of current policy instruments affecting the building sector is complex and dynamic, ranging from local initiatives to a portfolio of national policies and regulations. Institutions and governance play a key role in addressing building energy issues in urban areas. The right mix of appropriate government regulation and policies, greater use of energy saving technologies, and behavior change can substantially reduce carbon dioxide (CO2) emissions from the building sector. Therefore, a well-established building energy policy/regulation system and governance mode will be keys to strengthening implementation and enforcement forces for local governments and facilitating local industries and citizens in the process of governing for driving energy efficient technology market transformation and changing energy use behavior pattern gradually. This paper will focus on commercial building sector in three...
major global cities: London, New York, and Tokyo. It will review and compare their energy structures, building energy regulation systems, including energy efficiency policies and regulations; energy conservation policies and regulations; and renewable energy application policies and regulations applied to new commercial buildings and existing commercial buildings. Besides assessing the existing building energy policy and regulation systems in three major global cities, this paper will explore and compare different policy actors and intergovernmental relationships of building energy governance in each city.

**Tenure Change and Capital Improvements in Post-Foreclosure Properties**

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Facing large numbers of foreclosures and potential for speculation in the market for post-foreclosure properties, some policymakers have become concerned that a large number of properties, particularly those that are real estate owned (REO), may be acquired by real estate investors, who may convert owner-occupied housing to rental units and fail to make proper capital improvements to properties. Tenure conversion is thought to increase occupant turnover and potentially lower surrounding property values, particularly if necessary maintenance and improvements are neglected. The actual frequency of tenure change resulting from foreclosure is unclear, since little research has focused on the issue. Likewise, few studies have examined the relationship between tenure and capital improvements to properties, particularly in relation to foreclosure events. This paper investigates tenure change in post-foreclosure properties in the Boston area. One city, Chelsea, is investigated in great depth, and as data are available, the analysis is expanded to three neighboring cities with comparably high rates of subprime lending and foreclosure. Property-level deed transactions and Home Mortgage Disclosure Act data are used to examine rates of tenure change following foreclosure for a sample of properties transacted between the mid-1990s and the second quarter of 2009. Tenure change is evaluated with respect to neighborhood characteristics, property characteristics, and method through which the foreclosure was resolved (whether auction, REO sale, or short sale). In particular, this paper examines outcomes of two- to three-family units, which are common in the Boston area. These properties have been shown to experience high rates of foreclosure, are attractive to investors, and often represent an asset-building strategy for immigrant families who occupy one unit and lease out the others. In addition to tenure change, this paper quantifies the relative amount of capital improvements made by occupant-owners and investors to post-foreclosure properties. Building permit data are used to assess the size and frequency of improvement projects by tenure type, property type, and neighborhood characteristics. Recently national, state, and local programs have been implemented to
assist delinquent occupant-owners in avoiding foreclosure and to help new homebuyers acquire post-foreclosure properties. These programs are often not extended to investor-owners. It is important for policymakers to understand the magnitude and patterns of tenure change when developing and implementing neighborhood stabilization programs such as these. In particular, knowledge about the types of property most susceptible to tenure change, the ways investors acquire foreclosed properties, and which type of owners are more likely to improve properties will be useful.

**The Challenge of Urban Water Usage in China and Its Response Strategies**

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In the 2003 International Water Forum, experts pointed out that global fresh water resources are quickly shrinking. Global warming, drought, pollution, water overuse, population increase etc. are all contributing to the decrease of this value resource. China, as a vast country with a large population and limited water resources, faces acute problems of water shortage. Its fast growing urban centers are now quickly run into water use challenge. This paper is an effort to describe the acute water shortage problem facing China’s urban centers, and evaluate its implemented or proposed strategies in alleviating this acute urban water shortage problem from an international comparative perspective.

**Assessing and Rethinking the Role of Transit Agencies in an Era of Escalating Gasoline Costs**

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Significant variability in gasoline prices since 2005 have brought increasing attention and scrutiny toward US travel behavior. Escalating gasoline prices represent a change in incentives for US travelers and transportation agencies that could lead to changes in travel behavior, specifically to a reduction in driving and an increase in mass transit usage. This research reports the results of a project in which forty-two US cities are analyzed over a ten-year period for the effect of gasoline prices on transit ridership. Initially, a time-series analysis is performed to estimate the trending patterns and seasonal fluctuations of the price and ridership data. Once the time-series behavior of the data is ascertained, a series of models are run estimating ridership at the MSA-level. This stage reveals grouping of the cities by modal and geographic characteristics. From those results, several exemplar cities are broken down by agencies and modes to highlight the key challenges facing urban transit systems, and the initial response to those challenges. Initial results suggest a varying
response by mode and by location. Transit agencies that are in relatively auto-dependent cities tend to experience a greater sensitivity to gasoline process. Rail transit receives a greater ridership increase than does bus transit when gasoline prices increase. The elasticity of ridership to gasoline cost also appears to increase over time. Agencies are not immune to the cost changes either, as there seems to be a threshold point where they are forced to adjust service. Adjustments include the removal of lightly ridden bus lines and reorganizing buses to feed into rail transit. The results are discussed in light of the implications for urban areas and transport sustainability. A critical discussion is presented suggesting the costs and benefits that agencies typically consider, as well as the short and long-term goals of agencies, need restructuring. Little effort is made in the US to either use levers to influence the cost of transport or to encourage modal shifts. Gasoline prices represent an opportunity to reconsider the role of transit agencies in urban governmental and entrepreneurial structure, and toward changing travel behavior and improving urban quality of life.

Food Security for Cities in China: The Legacies of Late Industrialization

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Food security is likely to be a growing problem in the coming decades for cities dependent on regional and global food production and distribution systems based on use of fossil fuels. Cities which industrialized early and expanded into their rural hinterlands during the decades of cheap oil and natural gas will have a more difficult transition than cities which industrialized late, or which have sustained intensive agriculture around the cities as a result of government policy. Many of China’s cities will have an easier transition to locally sustainable food production as a result of the unique features of China's political economy during the past 50 years. However, urban policies in land-use and transportation must reflect the importance of local food supply if these advantages are to be preserved. The paper illustrates using selected cities in China.

Commodification of Sexual Intimacy: Focused on Kiss-Bang Service in Seoul

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Korea’s shift to a post-industrialization era has expedited the progress of sexualization of labor. Sex appeal has become an important element of the service business in general, as well as sex services commodifying human sexuality and bodies themselves have been varied and growing.

Most of all, I would like to focus on Kiss-bang services which have increased rapidly in Seoul.
And, I will suppose that in this kind of sex service, taking care of emotional and communicative desires of the buyers seems more important than satisfying their physical sexual drives. The sex workers working at the Kiss-bang concentrate their attention not only on selling their bodies, but also on romantic emotion and sexual intimacy. In order to explain the emergence of commodification of sexual intimacy, I will first make a sociological analysis that there is a connection between the enforcement of laws prohibiting prostitution in 2004 and the emergence of Kiss-bangs where sexual intercourse isn’t officially allowed. But this analysis isn’t good enough to show why a lot of buyers ask only for intimacy services. So finally I will maintain from a viewpoint of the theory of recognition that what is ultimately asked in Kiss-bang services isn’t for physical satisfaction through sexual intercourse, but emotional recognition through sexual intimacy.

**Relationship Between Urban Goods and Services and Dietary Habits in Public Housing Residents**

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Access to less variety of goods and services in socioeconomically deprived neighborhoods may contribute to poor dietary habits, high rates of obesity and poor health outcomes among African American public housing residents. This study measured all goods and services in twelve neighborhoods surrounding public housing developments in Houston, TX and related them to resident dietary habits. Neighborhoods (N=12) were defined as the area within an 800 meter radius surrounding each HD. Goods and services in each neighborhood were audited by field assessors using the Goods And Services Inventory (GASI, Lee et al, 2008) and included supermarkets, convenience stores, table service restaurants, fast food restaurants, bars, liquor stores, places of worship, schools, and others. Individual level variables were aggregated to the neighborhood level to complete ecologic analyses. All models were adjusted for neighborhood median household income. Residents (N=212, 64% women) completed vegetable and fruit (VF) and fat screeners along with a detailed diet history questionnaire (DHQ) to measure dietary protein (M=131.1 g), fat (M=134.0 g), cholesterol (M=398.2 mg), carbohydrate (M=472.6 g) and fiber (M=30.7 g). Presence of supermarkets was significantly associated with presence of fast food restaurants (p<.001). Screener and DHQ variables were unrelated to each other, and there were no differences in dietary habits by gender or housing development. Models were adjusted for neighborhood SES. Simultaneous ecologic multiple regression models demonstrated that having more supermarkets in the neighborhood predicted consumption of less energy from fat and more
energy from carbohydrates. Having more convenience stores was associated with consuming more energy from fat and less energy from carbohydrates. Having more bars was associated with less energy from fat. Having more liquor stores was associated with fewer servings of VF and more energy from protein. Having more places of worship was associated with higher fat consumption (ps range .001 -.05). Lack of access to a variety of goods and services influences dietary habits. Greater supermarket access may provide broader healthful food choices and less consumption of fat, despite access to other unhealthy options, such as fast food restaurants. On the other hand, limited access to convenience stores and increased access to liquor stores reduces healthful food options, reducing consumption of VF and increasing consumption of more fatty foods. Existing studies have begun to quantify the distribution of food sources, but further research is needed to describe the relationship between the accessibility to various goods and services and dietary habits in most vulnerable populations. Funded by Active Living Research, Robert Wood Johnson Foundation.

**Intra-Metropolitan Spatial Differentiation and Socioeconomic Inequalities in U.S. Metropolitan Areas**

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The purpose of this research is to investigate the relationship between intra-metropolitan spatial differentiation and socioeconomic inequality within U.S. metropolitan areas. Since the early 20th century, most U.S. metropolitan regions have experienced significant decentralization. The negative consequences of uncontrolled decentralization have been extensively documented in terms of housing, environment, and transportation. However, very little research that examines the impact of intra-metropolitan spatial differentiation on socioeconomic disparity and polarization within a metropolitan area has been conducted. Urban scholars and policy makers have focused their attention on the widening socioeconomic disparity in urban and suburban communities because such disparity in socioeconomic conditions matters when it leads to the exclusion of the disadvantaged groups from opportunities to jobs, housing, education, and public services. Theoretically, metropolitan growth management policies may control urban sprawl on the fringe of metropolitan areas and directs development and investment to designated areas in established communities. The redirection of development and investment to established communities should increase socioeconomic integration among subareas. In contrast, urban sprawl may increase socioeconomic disparity because it stratifies intra-metropolitan space, increasing socioeconomic disparity among subareas. This research examines whether metropolitan growth pattern and policies have impacts on intra-metropolitan spatial differentiation and how intra-metropolitan spatial differentiation is associated with
Global Cities and Climate Change Networks

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Cities and local governments that have no binding obligations to reduce GHG in the international treaty (the Kyoto Protocol) are trying to tackle global climate change. In addition, these cities and municipal governments have formed cooperative networks such as the C40 Climate Leadership Group, the International Council of Local Environmental Initiative (ICLEI)’s the Cities for Climate Protection (CCP), and the US Mayor Climate Change Agreement. Which factors are associated with cities’ participation in global climate change networks, even when their national governments do not or need not comply with the international treaty on climate change? I argue that global cities—the hubs of international economic and policy interactions—are more likely to commit themselves to be members of international networks for tackling global climate change issues because they are the centers of idea/policy diffusion as well as they have economic interests regarding climate change. The first hypothesis draws attention on the level of cities’ integration to globalization. To address international factors of local governments, we need to consider global aspects of city, not just domestic socio-economic elements since the different level of interconnectedness of a city to global culture, economy, and politics can tell the variations of local governments’ international environmental participation. Aside from the degree of cities’ integration to globalization, a city’s vulnerability from climate change may play a role. Given unintended consequences and risks of climate change, it is critical to understand risks of climate change are unevenly distributed across geography. In addition to cities’ own attributes, characteristics of nation states where cities are located in expect to influence city
level policies because cities are under the hierarchy of a nation state. Attributes of the country may affect the behavior of cities’ international activities. In particular, regime types are thought to be the primary factor countries’ participation in international treaties and better environmental outcomes. A series of statistical analyses support the hypothesis that global cities are more likely to commit themselves to the global environmental networks like C40 and CCP. It means that the position of the city in global economy and transport hub is crucial to socialization and diffusion of idea on global environmental responsibility. Additionally, this study suggests that climate vulnerability and geographical location of cities matter. In particular, coastal cities facing severe climate extreme are more likely to participate in the networks. Hierarchical models suggest that attributes of cities- not country attributes such as democracy, income level, and Annex I country under Kyoto Protocol-account for cities’ participation in international networks.

**The Effects of Institutional Design in Program Performance: Promoting Sustainable Cities in Portugal**

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Local governments are often faced with strong limitations of financial and technical resources that undermine local initiatives to address sustainability problems. In order to overcome these deficits, European governments are promoting intergovernmental partnerships between different levels of governments to develop public programs at the local level that specifically advance sustainability goals. The institutional context in which these partnerships develop defines the opportunities for program intervention and affects the degree of success in promoting environmental quality at the local level. In Portugal, partnerships between the national government and municipalities took on two different formats. The first is based on the formation of single-purpose organizations to deal with city sustainability issues such as urban transportation and traffic circulation, environmental quality and education, and preservation of historical buildings. This is mainly a top-down approach to public intervention, since participating cities were selected by the national government and programmatic features (funding included) were established by national legislation. In contrast, the second approach is primarily bottom-up, resulting from voluntary initiatives by local governments that submit sustainability projects to competitive funding. These projects are implemented by general, multi-purpose local government structures to achieve similar goals. Our main argument is derived from the institutional design literature and suggests that programmatic features influence the level of program performance, both in terms of outputs and outcomes. Using matching samples of eight Portuguese cities, we test and confirm the hypothesis that cities using the first design to...
programmatic intervention were more successful in accomplishing sustainability goals than cities engaging in the second approach. Whereas the second program design produces better outputs, the first is more appropriate to achieve sustainability goals.

New Urbanism and the Barrio

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The last decade has seen a global turn toward New Urbanist design in the redevelopment of urban neighborhoods. In this paper, we question globalization's effect on urban design and its coherence with the needs and priorities of place. In October 2007, the City of Santa Ana released a draft Renaissance Plan to revitalize a transit oriented district and government center supported by two neighborhoods. The plan exemplifies New Urbanist design principles that promote mixed income residential neighborhoods and respect local culture. Using a case study in two Mexican and working-class immigrant barrios and the adjacent downtown district, we investigate these principles. We describe different community-wide perspectives concerning "redevelopment" and employ a textual analysis of the Renaissance Plan. One salient finding is that local planning codes reflect and support cultural and class beliefs that alienate Latino barrios. Another finding is that it is in the construction of a new science of form that the disciplinary gaze of New Urbanism reshapes places upon cultural- and class- alien norms. We conclude by suggesting research on the tensions between ethno-cultural dominant city councils and ethno-cultural and economically marginalized neighborhoods while exploring how policy and discourse impact urban place. We also describe alternative modes of urban design whereby the needs, challenges, and qualities of place can be better reflected in redevelopment schemes.

Urban Renewal Activities from the Perspective of Community Development

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Starting from the 1980's, Beijing initiated some massive urban renewal activities in its old city area. The dual need for urban development and historical site preservation forced Beijing to use a variety of renewal approaches such as “large scale rebuilding”, “small scale gradual renewal,” and “partial renovation” to deal with rennovation problems. Due to its unique geographical location and preservation value (East of Tiananmen which is the central landmark of Beijing, and a typical historical preservation block), the area of Nan Chi Zi enjoyed the city government’s special attention. All the above mentioned approaches have
been tried. This study empirically examines the impact of these renewal practices in Nanchizi. Through large scale questionnaire and some intensive interviews, the author finds that in spite of the fact that the renewal activities improved the residential condition and community environment, the residents are not necessarily happy with the renewal process. The fundamental reason is all the urban renewal approaches have been “top town” —“government + developer + expert.” Local residents’ participation is limited and citizen desires are not cared for. While citizen-participated community development has been in practice for decades, China obviously lacks this awareness. The Nan Chi Zi study demonstrates the importance of involving citizens in urban renovation decision making. After all, not only what has been accomplished but how things have been accomplished also count.

Immigrant Religious Institutional Activity as Complementary Urban Governance

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Because of limited English proficiency, a desire to be non-controversial in a new country, undocumented status, or inexperience with democracy, immigrants often have a weak relationship with local government, communicating little with government representatives and voting at low rates. Religious institutions often fill the void left by local government, playing key roles in providing essential daily services, and beyond that providing structure to the community and serving as public forums where community values are shaped. In their expanded role in immigrant communities, their activities constitute a form of urban governance that complements and sometimes supplants the activities of local government. Given the importance of immigrant religious institutions in urban governance in immigrant communities, it is important to understand how they govern. To explore this question, we draw on data from our study of Chinese immigrant religious institutions in NYC. First, we identified and mapped the Chinese immigrant religious institutions in NYC’s three Chinatowns. Then we conducted a telephone survey of 97 churches and temples selected randomly from our database of 200 identified institutions. We also conducted in-depth interviews with leaders and members of 21 of the institutions. Topics included the influence of religious institutions in the community, services provided, involvement in advocacy issues, and how leaders and members see their responsibility toward the larger society. We find that Chinese immigrant religious institutions are deeply engaged in secular aspects of members’ lives. Common services provided are: free meals, educational workshops, visits to nursing homes, prison visits, and counseling. In a number of cases, potential drawbacks or limitations of this involvement arise in the form of support for gender inequality, lack of
acceptance of homosexuality, and reluctance to address taboo health issues, such as HIV. These positions may have a negative impact on sub-groups within the Chinese immigrant population and may result in the absence of needed services, such as HIV education, which may be difficult to access outside of the community because of language and cultural barriers. Immigrant religious organizations provide immigrants with a sense of connectedness, empowerment, and protection that government agencies are not able to provide. On the other hand, they may fail to provide needed services and potentially even thwart efforts to provide controversial ones, such as HIV education, which the local government more easily provides to English-speaking populations. Because immigrants make up a large percentage of the population of many cities, understanding how immigrant communities govern themselves provides a more complete picture of how urban governance actually unfolds and the benefits and drawbacks of this complementary system.

**Opening the Black Box: How and Why Homeownership Generates Positive Social Impacts**

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Notwithstanding the recent housing and economic crisis, the promotion of homeownership has remained an explicit policy goal in the United States for over 50 years, and many studies have found that homeowners are more involved in local politics, civic groups, schools, and neighborhood organizations. The most common explanation given for the relationship between homeownership and community involvement is based on financial self-interest; homeowners are more involved in their communities because they have a financial stake given that home values reflect community conditions. We consider this explanation valid but question whether it is complete. While no homeowner would want to lose money on their home, other factors may also influence community involvement. We first test the potential role of social norms. We posit that homeowners become more involved in their communities in order to fulfill societal expectations of homeownership. We measure social norms through the number of friends and family members who own homes. Our analysis also accounts for factors that may be confounded with homeownership. Herbert and Belsky (2007) observed that “many studies do not include measures of the confounding factors that may help produce the outcomes associated with homeownership, most notably residential stability and housing quality.” We address this shortcoming by testing potential confounds of homeownership, including residential stability, the type and quality of the housing unit, and neighborhood conditions. Residential stability in the house and neighborhood may be important because community involvement takes time. Housing type and quality may matter because of housing stock differences. Rental housing stock provides
substantially fewer single-family detached housing units while owner-occupied housing is typically larger and of higher quality. Because homeowners tend to cluster together, housing unit and quality may aggregate and result in better neighborhood conditions that in turn influence social outcomes. We account for these potential confounds while testing our social norms hypothesis on a database of low-to-moderate income homeowners and renters. After accounting for selection into homeownership and controlling for demographics, preliminary findings show that social norms have a small but significant impact on community involvement as measured by voting, civic engagement, and collective efficacy. Homeownership, residential stability, single-family homes, dwelling quality, and the percentage of homeowners in the neighborhood also predict higher community involvement. We conclude that social norms do affect community involvement and that the impact of homeownership is diminished when accounting for residential stability, dwelling quality, and neighborhood conditions. These findings provide a glimpse inside the “black box of homeownership” by demonstrating that factors other than financial self-interest also contribute to community involvement.

**Job Accessibility and Impacts on Low-Income Commuters in Beijing: Is There Spatial Mismatch in Transitional Urban China?**

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The spatial mismatch hypothesis has been an important theoretical foundation for western urban research in the last four decades. Since its proposal in the 1960s, it has stimulated a great volume of empirical literature on adverse impacts of employment decentralization and housing segregation on disadvantaged population such as ethnic minorities and low-income residents. Since the market-oriented reform, Chinese cities have experienced dramatic institutional and spatial transformation, and seen increasing job and residential mobility of residents. While scholars have noticed the trend of home-work separation in result of urban expansion and suburbanization in this context, so far little research has been done to investigate the extent and impacts of spatial inequality on low-income residents, particularly in their daily job-housing spatial experience. In addition, given the unique context of emerging market economy and changing urban planning philosophy and practice, one may expect different mechanisms underlying the phenomena of home-work separation, and possible, spatial mismatch in transitional Chinese cities. In this paper, we contribute to this intellectual gap by investigating the extent of spatial mismatch in the city of Beijing, and its impacts on commuting behavior of urban residents, particularly low-income commuters. Using population and employment data at sub-district (jiedao) level from the Fifth Population Census and the First Economic Census, we calculate job accessibility index for...
each sub-district as a measure of spatial mismatch in Beijing. Based on data from a 2007 resident survey in Beijing, we also examine the extent to which sub-district job accessibility index may affect individual commuting time. Our analysis finds that job-housing mismatch is emerging in the city of Beijing but exhibits unique spatial patterns and mechanisms as opposed to the US case. Job accessibility shows great variation across sub-districts in Beijing, with inner-city neighborhoods more accessible to employment than the suburbs. Massive inner-city redevelopment and suburban housing construction further intensify such mismatch. In addition, regression analysis shows complex relationship between job accessibility and individual commuting. Sub-district job accessibility has no significant impact on commuting time in general, but it shows significantly curve-linear relationship with commuting time of low-income residents. Higher job accessibility index may encourage longer commuting by low-income residents living in the sub-district up to a certain threshold, beyond which low-income residents tend to commute shorter. Relative concentration of low-income residents and yet higher-wage jobs in inner-city residents, as well as greater reliance on public transportation in general, may explain such complex picture.

**Chinese Immigrants’ Transnational Living in Global Cities**

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The Chinese in Japan have two preferences. First, they prefer Japanese permanent residency over citizenship. Second, they prefer big cities. A Japanese permanent residency and a Chinese passport allow them to maintain a flexible cross-border living arrangement. They can leave Japan for China if opportunities rise, and they can return to Japan if situations change. While in Japan, Tokyo is their choice of settlement. If they decide to go back to China, no matter where they originally come from, Shanghai or Beijing are their desired “homes”. Based on extensive interview and survey data, this paper shows that Chinese immigrants’ preferences are shaped by the social and cultural contexts of Japan and by the expanding transnational economy between Japan and China. On the one hand, Chinese migrants’ preference for a transnational living represents immigrants’ strategies to overcome their marginality in a society they perceive as resistant to immigration and closed to outsiders. Although an illusion in some respects, America presents itself as a melting pot that turns every newcomer into an American. Japan, on the other hand, often represents itself as a racially homogeneous nation. The Chinese arrive in Japan fully conscious of the clear distinctions made between Japanese and foreigners. Despite Japanese citizenships or permanent residence, Chinese newcomers perceive a “wall (kabe)” standing between themselves and mainstream society. On the other hand, Chinese migrants, especially skilled ones, typically employ their Chinese cultural and linguistic skills in the Japanese labor market.
and occupy economic positions that deal with businesses in China. In other words, Chinese migrants find career opportunities in the transnational economy between Japan and China. Their economic locations in transnational economy allow them to entertain the possibility of a life in global cities across borders in order to “take the benefits of both societies.”

Transportation Enhancements and the Future of Infrastructure Planning

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Transportation Enhancements (TE) are a key source of funding for pedestrian and bicycle, historic preservation, and environmental projects nationwide. TE dollars are federal funds established as part of the Surface Transportation Program since 1992. As of 2008, approximately $7.56 billion in TE funds have been obligated in 24,174 projects around the country. TE projects have had an enormous impact on communities by improving walkability, encouraging economic development, and increasing sense of place, yet they have not been the subject of systematic analysis. This study utilizes the comprehensive TE database kept by the National Transportation Enhancements Clearinghouse and interviews with TE managers in several states to document and analyze the TE program. First, the paper will describe the history and current implementation of the TE program, which is managed individually by state. Second, the paper will discuss the various benefits of TE projects, both quantitatively and qualitatively with the use of case studies. Particular attention will be paid to link the benefits of the program with important contemporary concerns of both researchers and practitioners, such as sustainable transportation and placemaking. Current implementation issues such as rescissions and the American Reinvestment and Recovery Act of 2009 will be discussed. Finally, the paper will analyze proposed changes to the TE program in the next transportation authorization bill in light of major critiques of the program and of federal transportation planning more broadly. TE are the major and sometimes only tool to bring pedestrian, bicycle, historic preservation, and environmental projects to fruition, particularly at the local level, where available funds are scarce and highly competitive. There is a need for more research to quantify the impact of this program and compile best practices that professionals working in fields that shape the built environment can learn from. In addition, the nascent move towards performance-based standards for transportation planning means that those who advocate the holistic approach of the TE program must find a way to measure the benefits of this type of transportation project. Perhaps because the benefits of TE are still poorly understood, this program is continually at risk of under-spending and lukewarm support from decision-makers. The upcoming transportation bill reauthorization has the potential to either keep the TE program as-is or to significantly overhaul it.
Rail-Based Transit-Oriented Development in Metropolitan Cities: Potentials at Brown and Green Sites

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Rail-based transit-oriented development (TOD) has been one of the major urban planning tools in promoting sustainable cities. Its potential benefits lie not only in the transport domain but also other environmental and socio-economic domains. Firstly, successful TOD can promote a modal shift from automobiles to rail transit. Reduced automobile use can directly contribute to lower air pollution and reduced traffic congestion. Secondly, TOD also encourages the increased use of non-motorized transportation, including walking and cycling. The development of walkable communities near transit stations promotes a healthier lifestyle for residents living in TOD communities. Thirdly, TOD utilizes land and the supporting infrastructure more efficiently and minimizes the disruption to the rural/natural environment for human settlement. The cost of large-scale infrastructural development (including sewage, electricity and the road network) associated with the urban sprawl can also be reduced. Generally, the real attractiveness of TOD as an urban planning strategy is not so much to change people’s travel behavior but to provide people with an option -- a living environment that facilitates and allows them to pursue a more sustainable lifestyle.

This study aims to examine the different impact of TOD in areas which have different characteristics at the time of the building of the rail transit lines. In particular, would the impact of the rail transit differ if it is built in areas which have a certain level of development already as opposed to areas which have largely been undeveloped? In this paper, the former are called brown sites and the latter are called green sites. Hong Kong, a metropolitan city committed to TOD, has been chosen as a case study. Data related to changes in the detailed land use pattern, development intensity, population and employment around transit stations along two railway lines (one running through brown sites and the other running through green sites) built in the mid-2000s are collected and analyzed. The analysis provides useful reference on the potential impact of TOD that policy-makers can expect on different sites.

Framing Changes: The Transformation of Nature and Culture in Rural Hawai‘i

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This paper examines the struggles over competing uses of agricultural and rural lands in the State of Hawai‘i. Hawai‘i, which was once a magnet for investment capital for large-scale
coastal resorts, has recently become one of several jurisdictions experiencing rapid growth of new homes in rural areas. This influx of ‘amenity migrants’ has resulted in numerous controversies that concern the rights of land owners, developers, local residents, and Native Hawaiians, as well as raising questions about the appropriate policy mechanisms, about property relations, the impacts of growth, and about the proper scope of government authority to minimize development impacts on resources. We focus on the interface between micro-politics of resource use and formal regulatory framework to understand the cultural and political processes that influence rural transformation. We direct particular attention to the processes that shape the “framings” – the principles and assumptions that underlie political debates and actions – of rural management policies in Hawai’i. Unlike other areas of high amenity values in the United States where the narrative of ‘nature’ dominates the discussion on rural planning, we posit that other equally powerful competing frames have played important parts in policy processes that shape rural transformation in Hawai’i. By evaluating rural management tools that have been developed by state and county officials in Hawai’i, we seek to understand how policies derived from alternative frames affect diverse constituents that include indigenous groups and poor working class residents.

**What's the Number?**

Judith A. Martin (University of Minnesota)

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This work describes an effort to determine how much public money has been spent on development/redevelopment efforts in Minneapolis and St. Paul since the 1960’s. Partly a detective story, partly an exercise in frustration, it illuminates the challenges of accessing public data, especially historical data, and some reasons for this. And it’s a big number.

**The ‘Elote’ Wars: Street Vending in Chicago**

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Street vending in U.S. cities has become increasingly prevalent, particularly in immigrant neighborhoods. In some respects, street vending is a peripheral economic activity, involving a small number of workers and neighborhoods. In other respects, the political and economic issues it raises are paradigmatic of the on-going conflicts over the future of urban economic development and immigrants’ political, social, cultural, and economic integration into U.S. cities. Who has the right to use public space, for what purposes, and who decides? Using a mixed methods approach, this paper examines street vending in five of Chicago’s immigrant
neighborhoods, namely the factors leading to its re-emergence, the structure of the street vending industry, and the potential policy responses to regulating the activity. The work is situated within the literature on the informal economy that considers why informal work exists (and by some accounts has been re-emerging) in cities in the global North. Based on a survey and focus groups with vendors, we find that street vending in the city does not result primarily from immigrants’ importation of economic survival strategies, as one strain of the informal economy literature predicts. Rather, street vending is an outgrowth of weak employment opportunities in the formal sector in combination with an ambivalent stance on the part of municipal government officials. Furthermore, the industry of street vending is segmented and highly organized. These industry dynamics help to explain its growth in Chicago and potentially in other U.S. cities as well.

**Beware the Charge of the White Elephant: Dreaming (too) Big in a Smaller Canadian Community**

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The construction of large scale infrastructure projects designed to reinvigorate or reimage local communities remains a contentious topic in cities throughout North America (Hannigan, 1998), where the creation of tourist bubbles (Judd, 1999; Judd and Fainstein, 1999) – with major sports facilities acting as anchors – has been an emergent strategy in cities such as San Diego, CA, Columbus, OH, and Baltimore, MD (cf. Euchner, 1993; Rosentraub, 2009). Most academic research has focused on larger communities that have been forced to reinvent themselves in light of declines in traditional industries and a movement toward service-based economies. More specifically, research has examined the economic benefits (or lack thereof) of such projects (Baade, 2003; Baim, 1994; Coates and Humphries, 1999, 2003; Rosentraub, 1997), the public goods benefits they engender (Crompton, 2004; Johnson, Grothuis, & Whitehead, 2001; Johnson and Whitehead, 2000; Santo, 2007), and how the policy debate plays out in media coverage (Buist & Mason, 2009; Delaney and Eckstein, 2008; Turner and Marichal, 2000). However, the decision to invest significant public funds in a major sports and entertainment infrastructure development project – and the risks associated with doing so – are not limited to larger communities. With this in mind, this study employed document analysis, semi-structured interviews with key informants, and an analysis of local media coverage to examine the plight of one smaller Canadian city (population less than 50,000) and the process under which it garnered public support to build a 5000 seat sports arena to host sports and entertainment events. Results show how city leaders faced many of the same pressures and expectations faced in other larger cities that dedicated significant public funds for sports-anchored urban development. In addition, an exploration of how the city has assessed the return on its investment is
undertaken, revealing that problems associated with incurring significant debt to build such facilities may be exacerbated for smaller communities that lack the financial means to pursue other development opportunities to complement or enhance the arena development. In other words, while facing similar pressures to reinvent their cities, city leaders in smaller communities may be faced with more daunting consequences to their actions as they are left with few resources with which to pursue subsequent development opportunities.

**Social, Economic, and Political Options: What are the Most Compelling Factors Influencing Building Green from a City’s Perspective?**

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Cities are known to have a few weapons in their arsenals to accomplish goals. In the area of sustainability those tools including are reducing barriers, creating incentives; and/or regulating to get specific outcomes. Yet none of these options become usable without consideration of political, economic and social factors swarming around any decision made in a city. What are the tools or combination of tools at various actors disposal to collaborate to build and manage cities that promote environmental, institutional and economic sustainability? There are numerous theories and studies that consider the social, political and economic factors individually. Political factors such as the influence of elites and urban regimes (Basolo 2000; Stone 1989), social issues of equity in sustainable planning (Saha and Paterson, 2008), and economic factors such as the tools in terms of taxes and subsidies (Sullivan, 2002; Feiock and Stream, 2001; and Eisinger,1988) have all been considered. Is it possible to flesh out what combination of these have the greatest potential for a city that would like to advance sustainable goals through green building? This study addresses the question, what responses could be most effective for social and political actors in cities to put forward to address the global issue of climate change through land use, specifically green building? To examine the potential for political, social and economic options to influence green building both negatively or positively we perform a factor analysis on survey responses to political, social and economic elements that may influence green building in cities with a population of 2,500 or greater in the Pacific Northwest. Cultural variation in states is considering by including the mandates and tools available in each state. This information will provide a road map to understand what may be most instructive in certain contexts so that cities that want to address the global issue of climate change through green building in their planning practices will have the best opportunity to do so.

**Linking Perceptions of Safety to the Activity Patterns of Low-Income Youth**
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Traditionally, activity patterns of teenagers have not been considered in the planning and design of public places. This study models the relationship between adolescents’ perceived safety of the places where they engage in their daily activities, the socioeconomic factors, and crime. The Teen Activity and Transportation Enterprise (TATE) project was an exploratory research and outreach project carried out at Feinstein High School, a nontraditional school in the inner city of Providence, Rhode Island. Students developed activity lists that revealed how they spent their time when not in school or at home, and used activity mapping techniques to differentiate areas of the city perceived to be safe and unsafe. A mixed regression analysis was performed using perceived safety as the dependent variable. The independent variables included place-based characteristics such as crime rates, distance of an activity from home, time of day the activity took place, and gender. The researchers found that all factors except age and race were significantly related to perceived safety. Gender alone did not meet our level of significance, but when this factor was combined with time of day, females felt significantly less safe. Frequency, duration, and distance from home are positively correlated with safer locations. Students were acutely aware of and were affected by the level of crime in their neighborhoods; they were sensitive to changes in frequency, duration, distance, and time of day. This sensitivity and awareness should lead researchers and planners to include teenagers’ views and consider their safety when planning and designing public places.

Safe Havens? The Role of Settlement Agencies in Sustaining Newcomers in Urban Centres

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Based on a Canadian collaborative and interdisciplinary research project, this paper examines the role of public institutions and public spaces in the settlement experiences of newcomers in three major urban centers. Using a social sustainability lens, we conducted focus groups with refugees, newcomers and settlement-agency workers in the cities of Calgary, Toronto and Montreal. Using Statistics Canada 2006 census data and city maps, we identified newcomers, their areas of settlement and the locations of key public services in each city. Of these three cities, Toronto is the largest receiver of immigrants and refugees, followed by Montreal then Calgary. Toronto is recognized as one of the most diverse cities in the world. Our analysis of our findings determined the crucial role that workers employed by agencies serving refugees and immigrants play in the settlement process. These attachments were both emotional and professional. Newcomers identified the importance of their personal relationships with the settlement-agency workers, of the practical
assistance received and of the provision of needed health and social services. Most of the settlement-agency workers had arrived themselves as refugees or immigrants and acknowledged the stresses of their work, both personally and professionally. In this paper, we critically examine the strengths and limitations of these relationships in a neo-liberal political context that promotes local responsibility for the social well-being of immigrants and refugees. The organizational context of the services in the three cities varies in terms of their centralization, fragmentation and their approach to locality. We compare the different organizational models with respect to their role in supporting and/or inhibiting social sustainability in major urban centres. Our findings are expected to inform public policies that support the settlement of newcomers and social sustainability at both the local and national level.

Educational Access Issues for Inmates and Ex-Offenders and the Impact of the Lack of Access on U.S. Cities

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This paper explores the issue of educational access for prisoners and ex-offenders in the United States. As the U.S. continues to house and maintain state control over a frighteningly large proportion of our population, it has continued to decrease the access to higher education for prisoners and ex-offenders. This research begins by focusing on the status of educational programs for incarcerated as well as those previously incarcerated in the early 1990’s, prior to Clinton’s Violent Crime Control and Law Enforcement Act of 1994. The paper will then explore the impact of the 1994 Act and its elimination of access to Federal Pell Grant monies for prison education programs over the past 15 years as well as the impact on the ex-offender community. Also explored is the economic impact of the lack of education for inmates as well as the impact of the destruction of these programs on rates of recidivism. In addition, the paper looks at current programs such as the Inside-Out Prison Exchange Program, which seeks to increase educational access for inmates despite the current policies. These programs are in contrast to many of the predatory for profit educational programs that have begun to target this large,
Demolitions as a Neighborhood Revitalization Strategy

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This paper explores housing demolition as a neighborhood revitalization strategy in the City of Buffalo, New York. The first policy brief issued by the newly elected mayor in the City of Buffalo in 2005 was a ‘5 in 5’ demolition plan. The objective of the mayor’s policy brief series was to release to the community progress and future action by the new administration on community concerns. The Mayor’s office identified the most pressing concern facing the city was abandoned properties. According to the Mayor’s office, abandoned properties in the City continue to perpetuate the city’s negative image: “The blight thwarts economic investment; it strains the city finances; and, of prime importance, it compromises the safety of our residents who live adjacent the City of Buffalo’s most pressing issues.” A catch-22 situation currently exists in the City of Buffalo’s poorest neighborhoods. The outcomes of neglect and abandonment are visible images of neglect and uncrowding—falling down buildings, illegal dumping of tires and other unwanted household debris. Housing demolition proponents have argued that removal of older housing units will strengthen the urban housing market, provide opportunities to build larger, more up-to-date housing through land banking, and in the long-run stabilize property values thus making it more attractive for future developers. A growing number of neighborhood constituents are expressing concerns, however, over the impacts of demolition on inner-city neighborhood blocks. Often, the lots left after demolition, themselves, become neighborhood eyesores and symbols of abandonment and blight—a problem that is only compounded by the city’s ongoing fiscal crises and lack of financial resources to provide adequate maintenance (many lots remain completely neglected after demolition). This paper examines housing demolitions from the perspective of a neighborhood redevelopment strategy. The City of Buffalo contains one of the nation’s oldest housing stock with over 57% of it housing units constructed prior to 1940. The empirical research comes from results of analysis of ten years of housing demolitions conducted by the City of Buffalo. The study assesses the impacts of the City of Buffalo’s housing demolitions on surrounding property values. Two of the neighborhoods most impacted from housing demolitions impacted will be review and analyzed as to the impacts of the demolition strategy on as a case study for demolitions as a neighborhood revitalization strategy.
**Citizen Participation and Electronic Government in the States: Help or Hindrance?**

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**PhotoVoice as Authentic Civic Engagement: Lessons Learned in One Immigrant Community**

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It is widely acknowledged that the best public policy is achieved when it is informed by the concerns, hopes, and experiences of community members. Public agencies wishing to engage the nation’s newest community members can find this to be challenging. Civic engagement can be difficult for those who are non-English speakers and come from very different cultural and political environments. The Multnomah County Chronic Disease Prevention Program (MCCDP) and Metro, two public agencies in the Portland, Oregon region, have actively sought to learn from immigrant communities in order to serve them better. Concerned about the obesity epidemic among youth and in Hispanic populations where obesity rates are particularly high, the MCCDP was awarded a 5-year grant from the Northwest Health Foundation and Kaiser Permanente to provide healthy eating and active living education to a community of recent Hispanic immigrants in north Portland. Over time, it became clear that in spite of the County’s best efforts, the barriers that these community members faced to healthy life-styles were not well understood. In partnership with Portland State University and additional funding from Metro (the Portland area’s regional government), a PhotoVoice project (that could overcome the obstacle of language) was initiated. Using cameras and captioning, community members were invited to explore these barriers and describe their experiences. They became the researchers, they developed their findings, and they presented their findings to a variety of audiences including policy-makers. This paper describes the PhotoVoice methodology, the modifications that were made to the methodology for this project, the environment in which it occurred, and lessons learned regarding the methodology. PhotoVoice can be seductive in its apparent low-cost and simplicity. However, our experience suggests that while PhotoVoice is an obvious tool for engaging immigrant community members, deeply authentic results are dependent on laying a groundwork of trust that take time and resources. In addition, raised expectations of the participants related to engagement in the political process in this very public way can lead to disappoint when results don’t materialize.

EcoDistrict Development and Civic Ecology

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Portland, Oregon has initiated the EcoDistricts Initiative to operationalize sustainability at the neighborhood, campus and district scale. The EcoDistricts Initiative is part of a “nested” regional development agenda that includes a focus on creating strong, mixed-use centers along major transportation routes, a “20 minute neighborhood” strategy to concentrate local retail and services within compact, mixed-use walkable neighborhoods, and a green

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main street program to revitalize existing commercial centers. The EcoDistrict concept aims to focus development efforts in four core areas: 1) energy and resource efficient buildings, 2) integrated green infrastructure for wastewater, stormwater, energy and habitat, 3) zero-carbon transportation, and community connectivity. This presentation will discuss the EcoDistrict in Portland and the issues the Initiative must address in order to create a community that is truly socially, ecologically, and economically sustainable. The goal is to create a neighborhood with the lowest environmental impact and the highest economic and social resiliency. PSU and SERA Architects have collaborated to create a pilot EcoDistrict framework on the PSU campus in downtown Portland. Portland is a hub for sustainable development, and PSU has been leading the way in research and practices. The campus comprises approximately sixty percent of the proposed EcoDistrict, and therefore will have a strong impact on its development and evolution. However, because the university exists in an urban setting, there are many other stakeholders in this project. These include student and non-student residents, business people and patrons, developers, and city government. This variety of stakeholders necessitates inclusion and public participation. The framework of Civic Ecology can provide this, and should be thoroughly integrated into the EcoDistrict planning process. Civic Ecology is an intentional framework for a sustainable community in which relationships, resource flows, and civic infrastructure are woven together. There is a focus on the "soft flows" of a place, rather than just the hardware (buildings, streets, and spaces). While the PSU EcoDistrict is an exciting concept, and the addition of civic ecology to the plan will only strengthen it, there are several issues that will need to be addressed. 1) What will the role of PSU be? How can the university (students, professors, research, etc) contribute to the planning process? How will the concept be incorporated into the teaching and research culture? 2) How will this enterprise be established and run, given the diversity of stakeholders? What new social and governance systems need to emerge to implement EcoDistricts, eco-neighborhoods, etc? 3) How can this project provide valuable teaching and learning lessons for everyone involved? EcoDistricts are a new idea that is likely to become part of Portland's comprehensive plan, and therefore will require intense research and planning.

‘Green’ Where It Matters: Immigrants’ Commuting Patterns

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Debate about immigration and the more than 38 million foreign born residents who have arrived since 1980 has become something of a national pastime. Although the positive impact of this population on the economy has been questioned in many quarters, self-employment and new labor growth statistics illustrate the increasingly important role immigrants play in our national economy. There has also been an intense debate within the
environmental community about the impact of immigrants. Yet there has been relatively little research done about how immigrants consume energy, where they live in relation to where they work, and how they get to work. As the ‘green’ movement in the U.S. has increasingly pushed for higher-density housing and transit-oriented development in order to improve public transportation (specifically rail), few have considered how immigrants use transit and what might be the best way to accommodate their needs. In fact, all too often, “green” policies advocate transit choices – favoring such options such as light rail over buses – leaning mostly toward a middle class sensibility and ‘imagined’ modal choice. Using the American Community Survey, this paper will discuss national, state (California), and local (Southern California) patterns of commuting to work among the foreign born population, illustrating their stronger tendency to use public transportation (even after controlling for income), the nature of the built environment where they live, and their travel time to work.

*Flash Mobs, Holiness Sects, and the Art of Making the Unconventional Conventional*

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"Flash Mobs" are only the most recent (and amusing) example of how non-routine forms of collective behavior in cities promote and reflect the extension of bourgeois sensibilities and principles into everyday life and public spaces.

*Measurement of Region Knowledge Competitiveness Index in Korea*

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The competitiveness of a regional can be measured in different ways: analyzing one or several factors of competitiveness, using theoretical models of competitiveness creating composite indices. Each of them can be useful in the measure of regional competitiveness. The measurement of regional competitiveness is based on the factors of competitiveness in knowledge based economy. To identify the factors of competitiveness, the following model of World Knowledge competitiveness Index in our paper. This paper assesses the relative economic competitiveness of region in the Korea by construction a singles index that reflects the measurable criteria constituting area competitiveness. The summarized scheme of the measurement of region knowledge competitiveness index (RKCI) is presented in the paper for Korea’s Economic performance. The practical aspects of the measurement of regional by a composite index are analyzed in the paper. The regional knowledge competitiveness index can be constructed by using and combining different techniques of the selection and weighting the factors, methods of data normalization, etc. We consider
that the competitiveness of regions and the competitiveness of firms are interdependent concepts in knowledge based economy. Our RKCI is to assess the relative economic competitiveness of regions in the Korea by constructing a single index that reflects, as fully as possible, the measurable criteria constituting place competitiveness.

**Accessibility and Appropriateness of Entrepreneurial Resources for Immigrant Women in Chicago**

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Chicago has one of the most diverse immigrant populations. Almost a quarter of the total population is immigrants, out of which Latino groups are predominant. Immigrant Women comprise of a significant one-eighth of the city’s population. This paper focuses on the opportunities and resources available for small home-based business entrepreneurs, especially for these immigrant women in the City of Chicago. The various programs and regulations offered by the city and other non-profit organizations assume a certain level of education, technical know-how, expertise, and access to capital for start up a business. Moreover, the difficulties they face as women and as immigrants add on to their obstacles of becoming an entrepreneur. The first objective is to analyze these programs to see if they are inclusive of immigrant women and their diverse needs. The second objective is to explore the applicability and relevance of this universally accepted definition of a “typical entrepreneur” to immigrant women entrepreneurs. The final objective is to examine the accessibility of this spectrum of resources to this specific group of women. In order to do so, the underlying framework of the programs and regulations in Chicago will be studied in comparison with the framework of other international programs and policies that are exclusively designed for women and their specific needs. The final outcome will be policy recommendations for the current programs in Chicago, which would help enhance their service to the immigrant women groups within the city.

**Policy of Dichotomization?: Japanese Local Government Multicultural Coexistence Policies toward Immigrants in the Tokyo Metropolis**

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According to the Ministry of Justice, the number of foreigners living, working and studying in Japan reached 2,152,973 in 2007, or 1.69 per cent of the total population. This number represents a 46 percent increase in the number of registered foreigners compared with 1994. In March 2006, as a strategy to stem some of the problems of integrating this influx of
migrants into Japan such as income and education gaps, lack of enrolment in the national health scheme and social welfare system, and discrimination, Japan’s Ministry of Internal Affairs and Communications (MIAC) released a Report entitled Research Group concerning the Promotion of Multicultural Coexistence: Towards the Promotion of Multicultural Coexistence in Local Communities. The MIAC multicultural coexistence plan’s recommended policies aim to overcome systemic, cultural and language barriers that exist in Japanese society which are insurmountable barriers for short-term migrants and long-term migrants. Owing to Local Government Law and the Foreigner Registration Act, local governments have been instrumental in creating innovative multicultural coexistence and social integration policies targeted at migrants and Japanese residents. Focusing on Japanese local government multicultural coexistence policies, this paper argues that current policies and approaches that target foreign and Japanese residents result in a paradoxical outcome. On the one hand, it enhances the integration of foreign residents into local municipalities. On the other hand, it strengthens the dichotomization between foreign and Japanese residents. Furthermore, by comparing local government policies in three different cities in Tokyo, this paper demonstrates that because of the different interpretations of what multicultural coexistence entails, the actual policies as well as their outcomes vary in these cities.

**Being Marginalized and/or Being Demonized: Korean Husbands’ Experiences of Inter-Married Life**

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This paper refers to how Korean husbands conceive, interpret and interact with their partner from overseas, in the course of wedding, bringing up of their children and making a living. Being marginalized in terms of education background, income, or physical (or mental) handicap, they find it impossibly hard to seek out their partner in Korea. Instead, brides from neighboring Asian countries appear to them as a realistic alternative in making up their family. However, the Korean husbands may treat their bride from poorer countries than Korea badly in many ways, feeling superior to them both economically and culturally. Thereby they are blamed for abusing their wife, making her running away, or sometimes even leading her to committing suicide. Nevertheless, blaming the husbands for failing to establish equal relationships with their foreign wives is not sufficient. While their sense of superiority to their partner may prove itself as the other side of coin—the sense of their inferior and unstable status in Korean society, the Korean public’s nationalistic propensity to put one’s nationality in an hierarchical order should be questioned. This paper is an attempt to understand these Korean husbands as a Subject rather than a simple wrongdoer, surrounded by their lower social status, nationalist sentiments and patriarchal order in Korea.
Neighborhood Characteristics, Walkability and Social Capital

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Neighborhood walkability has gained increasing attention from local governments in policy-making for active and healthy communities. As theories of New Urbanism and TOD (Transit Oriented Development) indicate, neighborhoods with relatively high densities of development, diversity of land use, pedestrian friendly streets with attractive features are characteristics of a walkable community. This paper attempts to connect the factors of walkable environment with the nature of social capital and civic engagement. Theoretically walkable neighborhoods are expected to increase the chance of social interactions and to enhance the sense of community, which leads to the activation of social capital, informal social control and civic engagement. Social capital mobilizes social resources that have the potential to facilitate modes of collective action which can be translated into the willingness to intervene for the common good. It develops as a form of informal social organization that helps neighborhoods to achieve shared expectations and collective actions such as lowering crime rates and facilitating civic engagement, which are important for the community’s well-being and quality of life. The main objective of this research is to examine whether walkable neighborhoods enhances social capital and civic engagement. It is related to the streams of research questions: What are the critical neighborhood characteristics and physical environments that influence the differences of walkability across a region? Do more pedestrian-friendly environments influence the higher level of social network and social capital? How are walkable neighborhoods associated with civic engagement? The research methodology used here is a combination of analytical reasoning based on theories and empirical tests. This work includes a wide array of objective measures available for city-wide analysis as well as field observation methods for the street level analysis. Geographic Information System (GIS) provides a useful tool to evaluate the quality of built environment for walking, visually as well as quantitatively. This paper also develops and uses walkability audit tools to measure the physical environment features that are related to neighborhood walkability. The field observation method provides detailed measures of both physical conditions and social behaviors along street segments. The study area is the city of Lincoln, Nebraska. Four neighborhoods are selected by the urban design types, walkability, and neighborhood characteristics. Resident survey is conducted to measure physical activity, social capital and civic engagement. Data are collected from various sources such as census, business patterns, and city government. Variables of social capital and civic engagement are collected through interviews and surveys.

Spatial Patterns of Neighborhood Outcomes: The Effect of Place-Based Social Capital
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Neighborhood characteristics are varied across a region. When a family chooses a residential location, it is choosing much more than a structure. It is choosing a set of neighbors who will interact socially and locally. Interactions among neighborhoods generate community outcomes, which is also interpreted as an ‘externality’ in economic terms. This study is motivated from an intellectual tradition of contextual approach that seeks to explain intra-urban variations of neighborhood outcomes such as civic participation and crime. Literatures have identified and explained various factors that matter with spatial variations of neighborhood inequalities. Among them, this study is particularly interested in social capital. A considerable amount of studies have been devoted to linking social capital and neighborhood inequalities. However, relatively small attention was given to the nature of spatial dimension and social process in empirical research. The spatial dimension of social capital arises from the fact that their value and the way they are valuable to an individual depends on the physical distance between the locations where he possesses social ties and the location where he resides. For instance, local social ties may generate positive neighborhood outcomes (e.g. a lower crime rates, better maintenance of physical environments, etc). But distant social ties may be restricted by the geographic distance. Thus social capital is location specific. This paper attempts to address this research gap. The main objective of this paper is to analyze the complex relationships and spatial dynamics among social capital, civic engagement and neighborhood outcome. I seek to examine whether social capital resource facilitates civic engagement, which influences neighborhood outcome (e.g. lower crime rate). As specific aims, this paper examines spatial dynamics of social capital (resource and collective efficacy) and neighborhood outcome (crime) at a more disaggregated level, i.e. parcel level. This way, we can improve the quality of the study by avoiding the ecological fallacy issue caused by the heterogeneity of census boundary. Via GIS techniques, geographic patterns and spatial relationship of factors are examined. I also create and test appropriate measures of social capital that are related with collective civic actions rather than personal ties. Another specific aim is to develop ‘Path model’ to statistically test the relationship that is detected visually. The study area is Lincoln, NE. Empirical testing of this study is experimental and analytical in nature. The Data comes from the various resources such as census data, city of Lincoln, community organizations, etc.

Collective Near-Home Space Appropriation: A Case Study of Baan Mankong, Participatory Slum-Upgrading Projects, Bangkok

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In taking a further step to sustain cities, the problems of urban poor housing and urban poor residents’ lives need to be addressed. This paper studies a specific practice of near-home space appropriation in Baan Mankong (BMK – slum-upgrading program) in Bangbua canal-side communities, Bangkok. There has been a considerable number of studies from diverse viewpoints, discussing space appropriation in residential areas. Some focus on crime prevention such as defensible space theory, while others attempt to develop better understanding of person-place relationship and well-being of individuals. This paper will focus on a human territorial functioning perspective (with respect to social class, ethnicity, homeownership and personality) to study urban poor residents’ attitudes and behaviors towards their near-home environment. The empirical research, based on site observation and interview, demonstrates that collective space appropriation has emerged from both natural human practices in the near-home environment and, to a certain degree, as a result of new-found empowerment from resident participation within the BMK program. The space appropriation in the case studies reveals functions, socio-cultural qualities, and meanings attached to those appropriations, which reflect local subcultures, social bonds, and place politics that pre-exist and/or have developed during the participatory process of the slum upgrading program. The paper will also discuss the kinds of spatial features and physical settings that enable collective near-home space appropriation, and how residents benefit from this practice individually and collectively. Key words: space appropriation, near-home environment, participatory process, slum-upgrading program

Factors Affecting Where Socially Motivated Creative Professionals Live and Work

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In his highly influential book The Rise of the Creative Class (2002), Richard Florida argues whereas people once followed jobs, jobs in the post-industrial economy now follow highly mobile creative workers who base their decisions to relocate on the cultural amenities, diversity of population and quality of life cities offer. To meet the demands of the knowledge economy and spur urban growth, Florida suggests that local officials should focus on attracting and retaining creative talent rather than on traditional economic development strategies. Local officials from cities across the US have enthusiastically accepted Florida’s contentions propelling strategies to attract young, educated workers from the fringe of economic development practice to the mainstream. Although Florida has identified many factors that are associated with high proportions of creative class workers, little research has explained how creative professionals decide among amenity-filled cities or the different priorities among various segments of the creative class. This research seeks to expand the discussion of the “creative class” to explore the priorities and decision making factors of a particular subgroup of highly mobile creative professionals who are deciding where to live.
and work based upon the desire to affect social change. Since the 2005 hurricanes, thousands of young professionals have been drawn to New Orleans by the opportunity to participate in the recovery processes. This paper is based on semi-structured interviews with more than 80 young professionals ranging in age from 24 to 40 who have decided to move or return to New Orleans after Hurricane Katrina. Our respondents have identified the desire to make a difference and affect social change as the primary factors guiding their decision to come to New Orleans. While many respondents appreciate the cultural amenities and quality of life in New Orleans, the amenities are not what attracted them to the city. They identify job opportunities and a thick job market, good schools, and crime rates as factors that will influence future location decisions. The rebuilding circumstances in New Orleans create a unique opportunity to examine why socially motivated young professionals migrate, where they choose to live between and within cities, and the social and economic impacts of their presence. References: Florida, R. (2002). The rise of the creative class. New York: Basic Books.

**Liberty, Democracy and the Politics of Public Space: Securing Philadelphia’s Independence National Historic Park**

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Following the September 11, 2001 terrorist attacks, managers of financial buildings, government headquarters and national monuments increased security measures to unprecedented levels. From metal detectors and concrete bollards, to armed guards and surveillance cameras, these modifications appeased a terror-aware populace and seemed reasonable in a state of emergency. But as managers continue to prioritize security over broader social concerns, critics claim that these alterations threaten civil liberties and First Amendment freedoms and engender a retreat from social life. I investigate this paradox of security and liberty through an analysis of a controversial 2006 proposal initiated by the US Department of the Interior to dramatically increase security measures in and around one of the nation’s iconic public spaces: Philadelphia’s Independence National Historical Park (INHP). Following a spirited public review process, the National Park Service (NPS) significantly scaled back the proposal to construct permanent screening facilities and a six-foot high iron fence around INHP. I unpack this complex case and draw on extensive available documentation to determine why NPS abandoned the original proposal in favor of a solution that accommodates the frequently oppositional goals of security and liberty. Using an inductive, qualitative grounded theory framework and methods including visual observation and documentation, semi-structured interviews, document review, and content analysis, I present several potential explanations for these actions, then systematically test those propositions and eliminate those less plausible given empirical evidence. I conclude
that the ideals of freedom and democracy symbolized by the INHP monuments were key motivations for the plan revision. This paper increases knowledge in the urban planning academy and profession. Academically, the paper fills several important gaps in the literature, most notably by contributing to an underdeveloped strain of literature investigating the roles played by monuments, memory and symbolism in defining attitudes toward appropriate planning actions. I additionally deploy, test, and modify a novel conceptual framework that outlines a relationship between security, democracy and public space. Yet the paper moves beyond academic critique, as I map the various institutions and stakeholders involved in security planning activities. As such, the study helps planners, policy makers, community groups and neighborhood organizations better understand the underlying motivations behind these processes.

**Developing the Archive: The Global Library in Urban Development Initiatives**

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Developing the archive: the global library in contemporary perspective. Julia Nevarez

Presenters e-mail: Julia.nevarez@gmail.com Contemporary libraries have undergone a major transformation in recent years. From the Bibliotheque Alexandrina in Egypt, a symbol of Greek empire which catered mostly elites, to its new design that seeks to be a bridge between diverse global cultures, libraries represent the modern impulse to document, acquire and collect. Contemporary libraries are becoming major public spaces that in their role as cultural institutions provide an organization umbrella to the communities they serve. By diversifying events to address different constituents, utilizing star architect in cutting-edge design and by redefining what public space should provide in cities, libraries have become another frontier in urban development as vehicles for growth. This presentation will: 1) place the notion of the archive within the theoretical perspective of knowledge accumulation and dissemination, and 2) provide case studies of libraries that in contemporary cities offer a new look at public space and knowledge acquisition and dissemination. Libraries seek to contain the universe in their desire to collect, document, and archive. The modern desire to accumulate information has encountered a challenge. From the use of objects such as books to the virtual ease in the access to information that the internet provides, both moments exemplify how the library as a cultural institution recently dovetail with urban development initiatives to attract pedestrian traffic to specific areas and revitalize decaying parts of the downtown. References: Borges, J. L. (1967. A Personal Anthology. NY: Grove Press, Inc. Derrida, J. (1996). Archive fever: A Freudian Impression. Chicago: The University of Chicago Press. Mattern, S. (2007). The New Downtown Library: Designing with Communities. Minneapolis: University of Minnesota Press. Virilio, P. (2000). The Information Bomb. UK: Verso.
Does the United States Have an Urban Sustainability Agenda for the 21st Century? A Critical Assessment

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At the beginning of the twenty-first century, over three quarters of the total population of the United States lives in urban places of various sizes. As urban dwellers we seem to agree that our cities are our urban affairs, that we care about our cities and want them safer, more desirable and more sustainable. As our American cities continue to face increasing environmental, social and economic challenges, scholars, practitioners and decision-makers continue to search for an agenda that could help reshape our cities. The author of this paper assesses the current situation and poses several questions. How can our cities and their urban regions be made more sustainable, livable and desirable? What have we done so far? Does the United States have a long-term “urban sustainability” vision and agenda for the twenty first century? Unlike Europe and European countries, the United States has been slower at embracing the so-called “urban sustainability” agenda. The author argues that with no national plan or national organization in charge with shaping the future shape and well-being of our American cities and towns, in the past three decades our pursuit of urban sustainability has primarily stemmed from local and regional organizations and levels encapsulated by several movements including: Ecological Cities, Growth Management, Smart Growth, Livable Cities, New Urbanism, True Urbanism, Sustainable Development. What do we need to do now? Could we merge our evolving urban sustainability ideas and concepts and develop a long-term, comprehensive, holistic urban sustainability conceptual and practical framework that could guide urban development throughout the United States? The author examines and critically assesses the progress we have made so far in the United States, highlights the main urban sustainability principles and tenets and launches several suggestions for policy makers, planners, scholars and practitioners interested in achieving “urban sustainability in the United States.

Urbanization of Water and Entitlements: Examining Local Institutional Arrangements for Drinking Water Supplies in Peri-Urban Hanoi, Vietnam

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Vietnam is experiencing urban transition at an accelerated pace in both planned and unmanaged urbanization. As a majority of development projects occur in the periphery, peri-urban areas in metropolitan cities like Hanoi have also undergone enormous transformation ecologically, socially and economically over a short period of time. The
transformation process has substantially changed the peri-urban physical appearance, caused ecological stress and hastened the demise of water resources as well as traditional ways of providing and managing common water in these areas. The depletion of surface water sources deprives peri-urban inhabitants of the ability to directly appropriate water as they were accustomed to before the encroachment of urban development. Other than rainwater, and without access to other alternatives, people will be required to pay for water, thus becoming increasingly dependent on drinking water providers, much like urban inhabitants. Spatially, the entitlements of people to water is different by geographical (rural/peri-urban/urban) setting; and distinguished by the availability and transformation of water resources, the engagement of various governance entities in water provision, and social relations embedded in the locality. As rural settings continue to be absorbed through urbanization, peri-urban residents experience a transition in their entitlements to drinking water. In many peri-urban areas where public utilities and the private sector are either not available or not interested in providing drinking water, a local institution is devised to manage the change in water resources and meet the needs of people for drinking water. Using qualitative data, the paper examines (i) the process of formulation and operation of a locally arranged institution for drinking water supplies by a peri-urban community in Hanoi, Vietnam, (ii) political and social forces that influence uneven and deeply problematic access to drinking water of varied peri-urban inhabitant segments, both included in and excluded from the locally arranged institution for drinking water supplies, and (iii) the transition of peri-urban people’s entitlements to drinking water in the face of transformed water resources and complex water governance.

The 287(g) Program: The Costs and Consequences of Local Immigration Enforcement in North Carolina Communities

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As of February 2009, sixty-seven 287(g) partnerships between local or state law enforcement agencies and U.S. Immigration and Customs Enforcement (ICE) have been developed in twenty-three states. The 287(g) Program facilitates the sharing of responsibility and authority for crime and immigration control between multiple agencies. It also expands the authority of local and state law enforcement officials to enforce civil immigration violations, which prior to the program, were powers solely under the purview of the Federal government. This decentralization of responsibility over immigration enforcement – from Federal to State and Local governments – is radically transforming the immigration policy landscape. In few other states has the 287(g) Program created so much widespread interest as in North Carolina, which, along with Virginia, has the most local jurisdictions implementing the program. The reason for this interest in North Carolina is that
many local officials and law enforcement officers blame undocumented immigrants for rising crime rates and burdening fiscal budgets. One way to address these concerns is to deport as many undocumented immigrants as possible. To accomplish this, local government officials and law enforcement leaders found a legal mechanism, the 287(g) Program, that would allow them to enforce immigration violations in hopes of slowing down the tide of undocumented immigration. While law enforcement officials have touted this program as another tool to enhance their ability to fight crime and identify “criminal illegal aliens,” 287(g) also grants individual law enforcement agencies the power to enforce civil immigration laws and craft local immigration policies. Since the 287(g) Program is relatively new and untested, there has been insufficient evaluation of the efficacy of the program in meeting its goals of reducing serious crime and improving public safety. Reports have addressed racial profiling, impacts on community relationships, and non-compliance with MOA provisions for oversight and transparency. However, there is need for a more comprehensive evaluation of financial and social costs of the program. There is also a need for an investigation into the premise upon which the program was founded—that immigration and rising crime are connected. To address these gaps in research, we employ quantitative and qualitative methods to examine the best available data on the 287(g) Program to estimate the costs and efficacy of this new public policy in North Carolina. We investigate local, state, and federal taxpayer expenditures on program start-up and operation in 287(g) jurisdictions, claims that immigrants are more prone to criminal behavior, and the types of crimes that immigrants have been arrested for under the program. Finally, we examined the impact of 287(g) on community relationships between law enforcement agencies and Hispanic populations.

**Does Being a Small City Help the Little Guy? Levels of Economic Inequality in Smaller Metro Areas in the U.S., 1970-2000**

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This paper investigates how post-industrialization has affected urban inequality across metro areas in the United States. Using a national sample of 80 smaller, metropolitan statistical areas, this paper assesses which factors influence increasing and decreasing levels of economic inequality (measured using a 90:10 income inequality measure) between 1970 and 2000. Using fixed effects regression models, the paper evaluates the factors that most influence changes in income inequality. Demographic and economic data from the U.S. Census and the County Business Patterns data sets are combined with primary data for the analysis. In addition to the quantitative analysis, illustrations of the types of economic changes that have occurred in these places are shown through four cast study cities: Providence, Rhode Island; Green Bay, Wisconsin; Laredo, Texas; and; Salinas, California. The
case study cities present stories of how economic changes affect particular places by showing how firms change, merge or disappear, and how that subsequently alters the local economic landscape. Since little previous scholarly work examines levels of economic inequality comparatively, this paper draws on theories of urban transformation that explain urban changes in light of the shift to a post-industrial economy, and postulates logical outcomes related to economic inequality. In particular, this paper unites theories that highlight the role of economic globalization with those that focus on differing levels of human capital to understand the interconnected nature of urban economic change. The analyses show that the shift to post-industrialization has differentially affected smaller metro areas. While some of the aspects of urban change thought to benefit cities – such as higher numbers of college educated people and high end services firms – prove to increase income inequality across time, others – such as higher numbers of low end services and new manufacturing firms – decrease inequality. The analysis demonstrates that while prominent theories of urban change offer some insights into smaller cities fates, smaller cities often face different challenges and find themselves on different paths than do their larger brethren.

*Urban Regime Politics at Work-Strong Mayor Debate in Sacramento*

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This paper will explore the contours of urban regime theory as the city of Sacramento grapples with a proposal for a "strong-mayor" government in Sacramento, California. Sacramento's newly elected mayor, Kevin Johnson, a former NBA all-star, and first African American mayor of Sacramento, in his first week as mayor announced a campaign to revise the city charter allowing for increased power in the mayor's position. Using urban regime theory, I will analyze the shift from an electoral coalition that was created by candidate Kevin Johnson to the governing coalition organized by newly elected Mayor Kevin Johnson. I will also analyze how the "strong-mayor" proposal helped define the re-articulation of Johnson's newly created urban regime, and how this re-articulation will affect the politics of the city.

*Immigrant Growth Machine: The Korean Case in Los Angeles, California*

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This study examines the historical, demographic, and sociopolitical aspects of growing transnational ethnic-based economies, focusing on the Korean population in Los Angeles.
Traditionally, ethnic enclaves have been understood as temporary sanctuaries for the newly migrated poor immigrants with cultural and language barriers. However, in this current era of globalization and migration, the combined forces of the increasing influx of resource-rich immigrant populations and transnational capital from booming Pacific Rim economies have allowed ethnic enclaves to evolve into economic gateways beyond their traditional function. Furthermore, it is the rising prominence of pro-growth ethnic interest groups comprised of immigrant entrepreneurs, developers, and organizations that helps to explain the current growth and development of ethnic enclave economies. The purpose of this study is twofold. First, this study explains the demographic and spatial factors that have created the current pattern of the ethnic-based economy for the Korean. Second, the study will focus on the role of the immigrant growth machine defined as a pro-growth ethnic coalition of business and political elites in explaining varying dynamics and outcomes of ethnic enclave developments. More specifically, the study will examine the economic, political, and cultural strategies utilized by these immigrant growth machines to expand and maintain vibrant ethnic enclave economies. This study subsequently evaluates the adequacy of the traditional notion of urban growth machine that assumed native-born white American economic and political leaders as the key players in urban development. I will rely on various sources of both quantitative and qualitative data such as aggregated and individual Census data of 1990 and 2000, ethnic business directories, fieldwork data, archival data, and in-depth key informant interview data collected in 2008 and 2009. Spatial analysis of ethnic populations and businesses with GIS technique will be employed to examine ethnic enclave patterns. This study will not only enhance understanding of the changing nature of ethnic enclave economies but also challenges the traditional notion of urban growth machines.

**Governance Dilemmas of ‘Sustainable Cities’**

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With more than half – and growing – of the global population residing in urban areas, there is no doubt that any credible call for sustainable development on global level would need to involve urban areas. This has recently has found an outlet in the concept of ‘sustainable cities’. To sustainably govern urban areas are, however, fraud with contradictions and dilemmas. The key to understanding these difficulties, we argue, are to be found in the interpretation of ‘good governance’ and ‘sustainability’ respectively, and their inherent contradictions. The Good governance agenda has for the last two decades been based on ideas of democratic, decentralised, localized, community, and participatory approaches, most of which are emanating from a development discourse, and from experiences in rural and/or semi-rural areas. Sustainability is ultimately a global term – especially in the era of
global climate change – and may be of a different scale than what cities can reasonably deal with. Hence, urban areas – and in particular the emerging mega-cities which seem to be a dominant trend within the political economy of urbanization – are not easily in agreement with neither of these processes. To the contrary, they are areas designed to be the nexus of flows of various sorts – rural-urban; domestic-global – seemingly being ill-fitted to any territorialized decentralisation and/or participatory local democracy. Moreover, major cities, harbouring vast numbers of high-consuming inhabitants in a limited space, are typically producing unsustainable processes at the expense of surrounding areas (ultimately the globe). So, major cities evade established governance approaches and breach simple ideas of sustainability. This paper aims to scrutinize the dilemmas involved in governing sustainable cities, and offers a suggestion on how to treat this challenge. In order to do this we will, in addition to a review of the literature, briefly scrutinize the experiences of some ‘pilot’ cases of ‘sustainable cities’, and draw from them illuminations of the dilemmas and, possibly, indicating the solutions at hand. From that platform we engage in discussing the preferable agenda for research and think-tanks alike.

New Urbanist Neighborhood or Conventional Suburban Environ: How Travel Preference and Residential Preference Affect People’s Housing Choice

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Recent research on travel behavior has drawn attention to the association between people’s travel behavior and characteristics of their residential location. Studies have shown that people residing in neotraditional or New Urbanist neighborhoods had fewer auto-trips and more frequent use of other types of travel, such as walking, biking, and public transit that people in typical suburban neighborhoods. However, researchers have been cautious about drawing conclusions regarding causal relations between residential location choice and travel behavior (e.g., Crane 2000; Handy et al. 2006). Researchers recognize that people with strong preferences for a given travel mode may self-select into places that can best support the use of that mode (Choocharukul, Tan and Fujii 2008). The current consensus in the literature appears to be that the causal relationship between residential location and travel behavior could be simultaneous. The type and characteristics of residential location may influence more frequent use of certain travel modes and travel behavioral patterns. On the other hand, people’s travel behavior intentions or preference may influence the selection of certain residential environments. Much of the existing research has focused on studying the first element of this possible causal relationship, that is, how residential location influences travel behavior. In contrast, the second relationship, concerning how a person’s travel intention or preference may affect residential location choice, has been understudied (Choocharukul et al. 2007). This paper investigates how people’s residential preferences and
travel preference together affect their residential choice between New Urbanist neighborhoods and typical suburban neighborhoods. We use data from a national survey of 617 residents living in 18 paired neighborhoods (neotraditional vs. typical suburban) in medium-sized cities across the continental US. The neighborhood pairs were chosen based on similarities in resident income and geographic location. We perform statistic analysis to identify the independent effects of preference (residential and travel) on people’s location choice, controlling for their sociodemographic characteristics. And we also investigate the degree of mismatch between people’s preference and choice. This study will contribute to the literature about the relationships of residential location to travel behavior by providing empirical evidence based on a comprehensive survey. In addition, it will provide community planners, developers and realtors with greater insight to the level of demand for New Urbanist neighborhoods, as well as the characteristics of housing consumers who are likely to choose New Urbanist housing in the United States.

Exurbia: Revisiting Spectorsky’s Thesis

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Auguste Spectorsky coined the term exurbia in his 1955 book The Exurbanites. Fascinated by well-to-do homeowners living beyond the suburbs but who still commuted into the city, Spectorsky believed these individuals represented a new sociological construct. This paper tests Spectorsky’s thesis fifty years later. Utilizing data from the US Census and the Internal Revenue Service, this paper traces the trajectory of exurban migration in major metropolitan areas from 1984 to 2005. It also explores the social and economic characteristics of exurban migrants in an attempt to identify whether they are unlike their urban counterparts as Spectorsky suggested. Lastly, this paper speculates on what the current financial crisis portends for exurbia.

Women and Politics in Cities: Determinants of the Descriptive Representation of Women in City Halls and Councils

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Milwaukee is typical in terms of politics and gender since its mayor is male and men comprise a majority of the members of the city council. Atlanta is atypical. The mayor is a woman and women comprise a majority of council members. This presents a puzzle: Why is the descriptive representation of women in policymaking positions higher in some cities
than it is in other cities? Surprisingly, despite a strong body of work on the descriptive representation of women in state policymaking positions, research on the presence of women in municipal policymaking positions is limited in empirical scope and theoretical development. To explain variation in the gender composition of city councils, most scholars have looked primarily or even exclusively at the effects of electoral and institutional structures. Furthermore, while studies examine the election of women to city councils (Alozie and Manganaro 1993; Herrick and Welch 1992; Bullock and MacManus 1991; MacManus and Bullock 1988, 1989; Trounstine and Valdini 2008), the election of female mayors and whether the presence of women mayors and council members are interdependent phenomena remain untested. Our study is different. First, we employ an original dataset of 239 cities with populations of 100,000 or more to update and expand the empirical reach of our knowledge. Second, we develop and test hypotheses that attempt to explain how the social, socioeconomic, and political attributes of cities affect women’s descriptive representation in local office. Our empirical models reveal that the election of women as council members and mayors are, indeed, interdependent phenomena. We also find that political, social, and socioeconomic characteristics of local communities are consequential for predicting the presence of women as mayors and council members - more consequential, even, than electoral structures and institutional features.

**Planning Technique of Marine Tourism for Carbon Reduction**

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Recently the world is concerned about research and realization efforts for solving the various problems being taken place by the climate change. If the current carbon discharge trend should be continued, it is expected that even an annual economic loss would run into 5-20% of the total global GDP. Advanced countries has already concentrated on the development of diversified means of initiatives under their understanding that green industry and technology would play a role of driving force for national growth in response to the forthcoming climate change. Under this situation, various strategy and policy are addressed in the diversified fields and positive implementation plan is pursued but concern over the marine tourism has not been sufficiently expressed so far. In the past, marine tourism was limited to the summer time but recently its type and sphere tend to be gradually expanded to such areas as experience of fishing village, marine sports including yachting, boating and wind surfing, submarine sports like scuba diving and local festival. However, huge amount of greenhouse gases (carbon gases) is being discharged from the facilities of transportation, lodging, tourism and tourism activity being used by the tourists, which are mostly consuming a lot of energy. Therefore it is considered to be required to prepare a carbon reduction plan by establishing in detail a reduction target of such gases
being generated by the marine tourism facility and its activity while moderating an economic impact. As a new strategy for ensuring sustained development of marine tourism, it is urgently required to prepare a planning technique that may establish and materialize a marine tourism model of carbon reduction type’. In this respect, this study has classified marine tourism infrastructure into 1) marine lodging facility, 2) marine leisure facility, 3) marine education and cultural facility, 4) marine park facility, 5) other public infrastructures based on its activity objectives. It is intended to deduce elements of strategic planning for carbon reduction in the relevant field of marine tourism that could be applied for each fields of 1) energy conversion, 2) energy saving, 3) energy recycling and 4) carbon offset, depending on each types. Evaluation of importance for the deduced elements is intended to be performed by the experts of marine tourism-related field. In addition, by classifying a planning index being evaluated as important depending on each type of marine tourism infrastructures, it will be applied an actual marine tourism infrastructures for evaluation.

The Embeddedness of Female Immigrant Entrepreneurs in Montreal: A New Overview

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This research focuses on female immigrant entrepreneurs in the global economy, using data for the Montreal Metropolitan Area as a case study. In our continuing research on immigrant entrepreneurs in Montreal, we present an analysis of in-depth interviews with organizations that help and sustain immigrant female entrepreneurs in their business ventures, focusing on what makes them more or less successful as a function of their embeddedness in the Montreal environment. We propose that the concept of mixed embeddedness helps explain this phenomenon. Then, we present the framework for our interviews with a variety of actors from the business environment (institutions, neighbourhood, local economy, social environment, etc). The data show that female entrepreneurs in particular struggle to obtain adequate financial support, compared to other factors which are closely linked to their relative success, all being embedded in the different structures of the economy. This finding applies whether or not their business economic activity belongs to the new economy.

Rise of a Transnational Place and the Globalization of Seoul: Local Embeddedness of Transnational Immigrants from Nigeria and Pakistan in Itaewon

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For the last decade, there has been increasing numbers of studies that criticize the economic and globalist views of the existing global city theories and emphasize the multi-scalar processes of global-city formation. In line with this perspective, this paper aims to examine the role of transnational immigrants in constructing the globalization of Seoul with a special focus on Itaewon, a locality in the central part of Seoul. In particular, we investigate how economic and social activities of the immigrants from Nigeria and Pakistan have facilitated the transformation of Itaewon from an international tourism and shopping district to a transnational place, where international immigrants are working and living through their transnational networks and activities that have been developed on the basis of the locally embedded and place-specific socio-spatial relations and processes. More specifically, the analytical focus of this paper is put on the following questions:

1) why and how have the immigrants from Nigeria and Pakistan come to Itaewon to work and live there?
2) what are the place-specific socio-spatial relations and processes that have made the transnational networks and activities of the immigrants locally embedded in Itaewon?
3) what are the socio-spatial changes caused by the development of the transnational activities of immigrants in Itaewon?
4) what are the impacts of the rise of a transnational place in Itaewon on the globalization of Seoul?

A Study on the Planning Indicates of Low Carbon New Town for Climate Change

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Recently, the world faces environmental crisis as a result of global warming. The city is intensive space of energy consumption and it has emitted a vast greenhouse gases. Energy consumption of the city is major cause of emitting greenhouse gases. Present city is vulnerable structure to climate change because of energy guzzling tendency. Therefore, to correspond with climate change, it is important to improve planning method of the city dramatically. Also, it needed to study planning indecates of city structure toward low carbon and energy saving city. This study develops planning indecates of new town about energy efficiency, new&renewable energy and energy saving and circulation. In the concrete, It suggests develop planning indecates of environment-friendly land use, green traffic, new&renewable energy, energy saving buildings, resource circulation and rainwater management. Priority of each indecates pick out through questionnaire of 40 experts. With selected indecates, korean major new town will be evaluated levels of low carbon. Analysis results will show how to cope with carbon reduction of korean new town for climate change. And it will be offered policy implications to korean new town.
Columbia University's Expansion and the Struggle for the Future of Harlem

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Columbia University claims that the Manhattanville campus expansion—a $6.38 billion dollar, 17-acre mega-project to be built over an industrial, working class minority neighborhood in West Harlem—represents a new era of collaborative, mutually beneficial partnership with the Harlem community. However, a close examination of Columbia’s planning process and the potential socio-economic impact of the expansion reveals that the project is yet another chapter in the university’s long history of pursuing unilateral, racist, and inequitable development. In 2004, Columbia unveiled the plan for the expansion as a fait accompli tabletop model, designed with zero community participation. In response, Community Board 9 (CB9) worked with the Pratt Center for Community Development (PCCD) to compose an alternative, community based plan. Completed in 2007, CB9’s plan calls for Columbia to work with the community to expand without displacing any businesses or residents who wish to remain, and to preserve the well-paying industrial and artisan businesses that were growing in the neighborhood before Columbia began to acquire the real estate. Columbia has a long history of segregating itself from the surrounding Harlem community. Since the 1940’s, the university has intentionally developed Morningside Heights as an upper-class, largely white enclave with distinct borders separating it from Harlem to the north and east. CB9’s effort at developing a collaborative, contextual compromise offered an opportunity for Columbia to right its past wrongs and pursue a new future of integration and social justice. Unfortunately, Columbia instead continued to pursue its unilateral plan, exercising its potent economic power by hording the property in the area and hiring political insiders and public relations experts to win city approval for a zoning change that would allow the expansion plan to proceed. Columbia’s strategy worked. On December 19, 2007, the City Council took the unprecedented step of approving both Columbia’s zoning plan and CB9’s community plan—effectively invalidating the CB9 plan without officially rejecting it. Columbia’s unilateral, undemocratic takeover of 17 acres of West Harlem has profound implications for the future of New York, as it threatens to destroy one of the last industrial areas in Manhattan and displace thousands of low-income, minority renters from one of the borough’s last affordable neighborhoods. In contrast, CB9’s plan offers a new model of participatory, equitable, sustainable development that balances the growth of the elite "global university in the nation's most global city" with the realities of local society. Yet until community planning is legally empowered with a role in the process, powerful corporations and institutions like Columbia will continue to be able to decide the fate of millions of New Yorkers.

Understanding Youth Violence Prevention: A City-Wide Organizational Network Analysis
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Coalitions of schools, human services & other public & private nonprofit & voluntary organizations have been organized throughout the U.S., often with Federal support, to address a variety of public health issues, including substance abuse and, in the present study, youth violence prevention (YVP). The vast majority of such coalitions & individual organizations engage in direct social services, public education & information sharing, & school & community-based prevention programs, that focus on individual responsibility & have generally not been proven effective at reducing rates of substance abuse, violence or other crimes in the targeted communities, let alone in the local population as a whole. To have any chance of demonstrating an impact at the community or wider level, clearly public policy changes are needed, e.g., to reduce youth access to firearms, but few organizations participating in government-supported coalitions have the capacity, knowledge, training, or inclination to engage in policy-related research, education or advocacy. Yet a few organizations in any given city typically do have members who understand structural causes of violence & have the capacity for political action. In a 3-year mixed method study based on in-depth interviews of organizational leaders 90 organizations involved in YVP work in Nashville, TN– including schools, government agencies, nonprofit youth development organizations, religious congregations, funding agencies, neighborhood associations, & a variety of human service & advocacy organizations serving children & youth–we address 4 research questions: What YVP strategies are being used to what proportional extent? Have those strategies changed over time? What influences intervention strategies of organizations in or outside of coalitions? Do organization size, budget, & other attributes [use of volunteers, public-private], participation in a new coalition, or organizational network centrality predict YVP strategies used, both cross-sectionally & over time? Interviews consisted of three parts: 1. open-ended questions on the nature of the organization’s YVP work including descriptions of activities, types of programs, targets of change; 2. organizational characteristics including number of staff & volunteers, budget, YVP budget, specialized YVP training; 3. the extent to which their activities were 1) strengths-based, 2) preventive (as opposed to treatment-oriented), 3) empowering (vs. service oriented), & 4) focused on changing community conditions (rather than adapting individuals to existing community conditions); 4. organizational network questions in which respondents were shown a list of all local organizations that engage in YVP & asked about their organization’s relationship with each one over the previous 12 months. Immigrant organizations were most aware of structural causes of violence but most peripheral to both the coalition & the full city organizational network.

Self-Cure Versus Auction: The Impact of Concentrated Foreclosure Activity on Distressed Properties in New York City
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Over the past few years, foreclosures and their effects have increasingly become the focus of much research on housing and neighborhoods. These studies have demonstrated that foreclosures have negative effects on homeowners and neighborhoods. For homeowners, negative effects include loss of housing and financial, legal, and tax consequences, while neighborhoods affected by concentrated foreclosures may experience depressed property sales prices, decreased property tax base, and increased crime. Prior research frequently fails to distinguish between different phases of the foreclosure process and often conflates foreclosure filings with actual auctions, diminishing relevance for policymakers. Our study shows that a majority of properties that begin the foreclosure process in New York City are able to self-cure through various mechanisms, such as short-sale or refinancing prior to auction. We investigate the subset of properties that reach auction and identify potential spillover effects of foreclosures on neighboring properties in financial distress. Specifically, this research examines the impact of concentrated foreclosure auctions on the risk of a property with a foreclosure filing (a pre-foreclosure notice, formally a lis pendens in New York State) ending up at auction or being able to self-cure. Our sample consists of 3,728 lis pendens filings from the five counties composing New York City filed during the first quarter of 2007. Approximately one-third of these filings resulted in auctions within 27 months, though this rate varied from ten percent to 40 percent depending on the borough (county) in which they were located. Cox regression models show a significant impact of concentrated foreclosure auctions at the census tract level on the likelihood that a foreclosure filing will result in an auction. The concentration of properties in earlier phases of the foreclosure process, however, has no significant effect. Even after controlling for individual property and socio-demographic characteristics of the neighborhood, being located in a tract with a high number of auctions significantly increases the probability of auction. These findings suggest that interventions in neighborhoods where foreclosure auctions are highly concentrated may not only help individual homeowners who are at risk of losing their home, but also the surrounding property owners and neighborhood.

**A New Racial Politics: The Significance for Obama Given U.S. Black Mayors' Efforts to Universalize the Interests of Blacks**

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The finding that the efforts of two twenty-first century medium-sized city Black mayors to
represent Black interests with city populations that were majority-Caucasian was successful demonstrates a new era of U.S. racial politics. Major Black mayors in the United States are advancing a new campaign and governing strategy that seeks to actively pursue Black interests in non-majority Black cities within the framework of a targeted universalism, human-relations approach. In an effort to improve the quality of life of Blacks, these mayors found governing and electoral success when initiatives were framed as affecting the lived condition of, and common humanity shared among, all city residents. Far from deemphasizing the significance of race, official mayoral rhetoric suggests the deliberate reference to the significance of race. While both mayors in this study framed their Black-interest policy actions and/or program developments as initiatives that benefited all citizens, the approach effectively sustained and garnered Caucasian support for Black-interest policies and programs. Thus, these mayors are examples of contemporary Black politicians who have been successful in gaining White support for Black interest policies and programs without ignoring the racial effect of such efforts. Their demonstrated ability to represent Black interests in such contexts while identifying the corresponding racial significance of such efforts suggests a new universalizing approach may be added to the present urban political theories concerning the effectiveness of racial public policy pursuits (racialized and deracialized). Additionally, this study explores how the efforts of these mayors serve as an example for Black politicians such as President Obama, who govern outside of the urban context yet within the non-majority Black context, and may have concerns about how to represent Black interests in the twenty-first century.

Does the Rising Tide Lift All Ships? Representative Bureaucracy and Distributional Equity in Urban Public Schools

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Research shows that students of color perform better in school when they are matched to teachers with the same racial/ethnic background. Representative bureaucracy theory suggests that passive representation — teachers that mirror the students that they serve — often leads to active representation — the use of discretion to benefit particular groups in the target population. It remains unclear whether the benefits that accrue to students from underrepresented groups result in drawbacks to students from other racial/ethnic groups (Meier et al., 1999, 2001; Nielsen and Wolf, 2001). Does the “rising tide lift all ships,” or is active representation a zero-sum game? This is particularly relevant in an era of globalization, where racial and ethnic diversity is growing in urban areas across the United States. I examine these issues empirically in the context of K-12 public schools, focusing specifically on schools that are located in large urban districts. I use school-level data to examine whether the presence of African-American, Hispanic, and white teachers affects
performance outcomes for those specific groups of students. I then estimate how teacher representation affects outcomes for other groups of students. I consider four different areas of student performance: (1) attendance rate; (2) percent of students who pass a state-mandated standardized graduation test; (3) percent of students who pass state-administered standardized subject tests (e.g., American Literature, Biology, Algebra); and (4) average SAT scores. Using a range of dependent variables permits me to test how representation affects student achievement across a continuum of indicators that range from low (e.g., attendance rate) to high (e.g., average SAT score) achievement. Each of these variables is measured separately for African-American, Hispanic, and white students. The results shed light on the extent to which active representation leads to benefits and/or drawbacks for different groups of students. Preliminary results demonstrate that active representation appears to be a zero-sum game on some dimensions but not others, raising important questions about the roles of race, ethnicity, and representation in educating students. Why does representation benefit all groups on some dimensions of performance, but only some groups on others? I develop a series of policy recommendations and suggestions for future research based on these findings.

**Loft Living in Skid Row: Competing Visions of an (In)Famous Neighborhood**

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Los Angeles's Skid Row has an identity crisis. Depending on who you ask, the neighborhood is seen in very different ways. It is an area home to an “endangered supply” of affordable housing. It is a business district undergoing a face lift as part of an effort to deal with its reputation as a filthy, dangerous place. Some simply know it as a problem that the City of Los Angeles has struggled with for decades; others see it as a “recovery zone” for people dealing with severe substance abuse issues. Depending on their background, those living and working in the area may tell you that Skid Row is either an emerging loft district with a cool, gritty Soho-feel or a continually disrespected community home to very low-income and homeless men, women, and children. I argue in this paper that what Skid Row is – how it is seen – has enormous implications for the future of the area. For the past several decades, Skid Row has been home to individuals struggling with poverty, homelessness, and substance abuse, but beginning in the early years of the twenty-first century, industrial and commercial buildings in the area were historically preserved and transformed to upscale loft residences, part of another effort to spur the “renaissance” of downtown L.A. Following the current economic recession and faltering real estate market, however, gentrification is far from a foregone conclusion. Today, owner-residents of loft condominiums, homeless and very low-income individuals, pet supply boutiques, wholesale toy outlets, and missions continue to share the neighborhood. As the real estate market remains in the doldrums,
what comes of the range of differing views of Skid Row? Amidst the coexistence of diverse individuals and groups, the extent to which these competing visions for the future of the area can come together makes a significant difference on the viability of Skid Row as a diverse, socially-inclusive neighborhood. This paper builds on a wealth of data collected over a two-year period, including over 60 interviews with a wide range of individuals invested in Skid Row, cognitive maps drawn by residents, and archival documents.

**The Impact of Local Planning Processes on the Current Economic Crisis**

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Each new quasi rural community in the process of being transformed from a rural to a suburban community has experienced its own unique turmoil attempting to balance demands of development and instant wealth for local farm owners, the promises of economic growth for local businessmen, and the chaos of automobile directed sprawl and transportation infrastructure. However, the last year has seen new economic forces taking control of the economic destiny of new and expanding exurbs surrounding urban centers. This paper will review the pattern of local political decision making in emerging suburbs that resulted in accelerating urbanization and congestion, the failure of federal regulatory policies that hampered the ability of local elected officials to make managed growth decisions, and the impact of easy mortgages for the purchase of larger and more expensive homes on larger lots in pursuit of the “American Dream of Small Estate Living.”

This paper will assess the impact of local land use policy making on the economic forces that contributed to the national economic crisis of 2008 and 2009, review recent national political forces that contributed to the growth in market value of private real estate in the emerging suburbs, and suggest new national policies and local land use policies and processes that will be needed to restore the capacity of local communities to manage their economic future.

This paper will argue that while land-use tools available to local decision makers prior to the current economic crisis were inadequate to resist market forces driving growth and the construction of unaffordable homes experienced by local communities growing beyond their fiscal capabilities, new national regulatory policies will contribute to a more stable local land use growth pattern. The result of these changes in national regulatory policies will be restraint of the national banking and investment community’s ability to accelerate growth beyond a community’s capacity for growth, and an opportunity for local governments and states to improve the quality of life in emerging suburban communities.

**Knowing Your Place: Gender and Justice in the Work of Social Sustainability**
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Respect for diversity and difference is considered a hallmark of Canadian democracy. With increasing diversity in cities, a widening gap between rich and poor, and a sense of dwindling access to (or increasing conflict within) public spaces, it is important to understand the role that urban public spaces and institutions play in sustaining local social relationships among and between diverse socio-cultural groups. Drawing on research with diverse low-income communities in three Canadian cities—Montreal, Toronto and Calgary—this paper explores the implications of community members’ experiences and perceptions of public space both for the concept of social sustainability and for social policy. It argues that knowledge and use of public space by different immigrant and refugee groups is distinctly localized and gendered and is best understood within a feminist environmental justice framework. “Knowing your place” emerges from this analysis as both negative and positive. On the one hand, it denotes social exclusion and a subtle (or not-so-subtle) means of circumscribing the use of public space by marginalized groups—a form of environmental racism. On the other hand, bioregionalists, like Thayer (2003), argue that the process of learning about the social and natural history of a place is a means of developing the spatial attachments and commitments necessary for sustainability. In this sense, knowing your place involves active engagement in the social construction of knowledge and meaning of that local place, as well as a potential quest for environmental justice. This paper brings into focus questions about the types of social and community relationships needed—as well as the types of urban public spaces, institutions and facilities needed—to create just and sustainable urban communities.

The Urban Water Management Quagmire in Asian Cities: The Case of Dhaka City

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Asian cities have been experiencing unprecedented population growth during the last couple of decades. There are different socio-economic reasons for such a massive urban exodus in South, Southeast and East Asia. It is argued that population increase in big Asian cities will continue to go up. Some argue that even the strict migration policies in Vietnam or China cannot curb the urban population explosion. Rapid population growth coupled with an increasing demand for urban utility services, namely, water, sewerage, and electricity has put urban municipal organizations in a situation synonymous with a quagmire. Dhaka, the capital city of Bangladesh has been going through such an urban utility management crisis. In Dhaka City, urban utility services in general, and urban water provision, in particular, have been going through a very dismal condition. Like many other large Asian cities, different
options are in place to improve the existing situation. However, there is hardly any sign of improvement in providing potable water for urban dwellers. Based on secondary literatures and data, this paper will review the existing water management scenario in big Asian cities including Dhaka. In particular, small scale water provision, community managed water supply and distribution, public private partnership and government involvement in urban water management will be discussed to discern their respective potentials and short comings. In conclusion, the paper will articulate policy options for better management of water resources that could ensure sustainable water supply for the inhabitants of Dhaka City.

**Does Regional Coordination Alleviate Regional Poverty?**

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During the current recession, Michigan has experienced substantial increases in poverty, unemployment, and demand for social services. In particular, metropolitan Detroit has suffered severely due to the decline of the auto industry. According to the American Community Survey, 20.7 percent of residents in Wayne County were below the poverty level in 2007; this number has undoubtedly increased. In November 2008, Michigan launched a comprehensive poverty reduction initiative, Voices for Action, with a statewide poverty summit involving more than 5,000 participants. The implementation of this new strategy is occurring via eight regional networks supported by a statewide leadership team; the metro Detroit network is a four county region including Wayne, Macomb, Monroe and Oakland counties. Coordinating regional networks to address poverty presents enormous challenges; social service provision involves an array of public sector and nonprofit organizations. Furthermore, recent research shows that the regional distribution of service providers often does not match the distribution of people in poverty. On the other hand, regional networking could promote more effective mobilization of resources throughout the metro region and greater collaboration among organizations. This study addresses three key questions. First, to what extent is poverty a regional problem in metro Detroit and do service providers see the problem regionally? Second, are local leaders and organizations involved in responding to poverty collaborating on a regional level? Third, does a regional approach promote greater effectiveness in responding to poverty? I begin by showing the growth of poverty in the region with maps tracking municipal poverty rates in metro Detroit during the past two decades. In addition to highlighting the devastating impact of the current recession, these maps show the growth of poverty in suburban areas. The assessment of the regional poverty reduction network draws on a new survey of more than 500 leaders of nonprofit organizations, advocacy organizations, government officials, and staff members in local social services agencies in metro Detroit. By applying social network analysis, I track the extent of regional collaboration among these organizations. Additionally,
I evaluate whether or not highly connected regional actors are particularly effective at leveraging funding, gaining access to information, engaging citizens, and providing supportive services. The findings demonstrate that region-wide networking to reduce poverty engages only a small set of actors in metro Detroit. Yet the network analysis also highlights strategically positioned “broker” organizations that could mobilize a broader regional response if they are activated to do so. Lastly, the study points to evidence of more effective exchange of information and responsiveness in service provision among organizations that are engaged in regional collaborations.

The Effects of Urban Regimes on the Allocation of Arts/Culture Resources: A Case Study of a College Community

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Cultural expressions in urban areas are mostly seen as the outcomes of place-based, public and private economic decisions (Markusen, 2008). Looking at art/culture as either a form of private consumption or as a form of symbolic public expression neglects to a large extent the dynamic forces that assign meaning to cultural expression, and its importance to urban economic re/development. However, the funding and support base for arts/cultural activities varies widely within and among communities, raising the question of what institutional dynamics drive those support systems. The broad questions that this project is beginning to address are twofold: (a) why do communities vary in their support for cultural activities and who benefits from these supports, and, (b) what lessons can be learned from examining urban regimes to inform our understanding about the extent and type of support afforded different parts of the cultural sector as well as particular groups of community members. In order to address these questions it is necessary to first understand 1) the characteristics of the urban regime at a particular time and location, and 2) the reasons for resource allocation decisions and their impact on the arts/culture providers. These questions are important for a number of reasons. First, the impetus on building social capital and creative cities neglects the possibility of unintended social inequality. The potential social results of institutional resource allocation decisions are relatively unknown (Putnam, 2000). Second, the funding and support base for cultural activities varies widely within and across regions and communities, raising the question whether the impact of the institutional dynamics that drive those support systems change based on regime characteristics and location. Third, whether, or to what extent, social inequalities result from the allocation of cultural resources. While investments in R&D, for example, have high rates of return on both public and private investments (Stiglitz & Wallsten 1999), the same case cannot be easily made for cultural investments. The research commences a multi-city inquiry of these questions, and focuses on an examination of resource allocation decisions made in a
college community. Specifically, it will map cultural activities in the region and the community, identify clusters of cultural institutions, performers and artists and track cultural resource allocations over time and assesses who the beneficiaries of those allocational choices are. It complements these findings with a descriptive analysis of the urban regime in the college community by interviewing with a wide variety of elected officials, the employees of arts/culture institutions such as performing arts centers, and those involved in privately and publicly providing support for the arts. Using network analysis the paper analyzes the interactions between key regime players to ascertain the centrality of some regime actors.

City Service Provision in Georgia: Revenue Structure and Propensity for Privatization

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Increasingly, cities across the nation have been exploring alternative methods of service provision to their residents, commuters, and visitors. Services that have traditionally been delivered directly by the local government are now being delivered in varying degrees by private sector industries. In addition to the energy focused in varying arrangements of private service provision, there has also been a recent surge in research regarding revenue diversification. While property taxes have historically been the most prevalent source of revenue for cities, the property tax revolts in California (Proposition 13) and Massachusetts (Proposition 2 1/2) forced city leadership across the nation to explore new possibilities for generating revenue necessary to fund their budgets and provide necessary municipal services. The result has been increasing prevalence of Sales and Use Taxes, License and Permitting Fees, Intergovernmental Revenues, and User Fees and Charges in municipal budgets. With this ever-evolving myriad of revenue sources and desire to provide local government services in an increasingly efficient and effective fashion, it is plausible that as the makeup of city revenue changes over time, there will be a fundamental shift in the city’s attitude toward private service provision. If a city’s revenue is heavily weighted toward property tax reliance and thus its own residents, they are likely to be more risk averse in regard to the level of privatization than their counterparts who are pursuing a more diverse revenue stream. Local Government service provision in Georgia cities takes one of six forms recognized by the state: 1) the service is provided by the government; 2) the service is provided by another government (such as the county in which the city is located) on a contract basis; 3) the service is provided by the respective Regional Commission (16 statewide); 4) the service is contracted out to a private service provider; 5) the service is provided by a cooperative of any combination of 1)-4) above; and 6) the service is not provided. Utilizing 1) data on local government management gathered on an annual basis by the Georgia Department of Community Affairs; 2) Revenue data prepared on an annual basis
from the Georgia Department of Revenue, and 3) demographic information and population data from the United States Census Bureau, models will be developed to measure propensity of cities in Georgia to contract service provision to citizens based on the make-up of their municipal revenue structure. All of Georgia’s 536 city and consolidated city-county governments report to these respective state agencies on an annual basis, and the model will use panel data to gauge their changing propensity over time. It is our goal to uncover, if empirically, municipalities who have a riskier revenue portfolio also engage in riskier attempts at increasing efficiency by way of contracting with the private sector.

**A Long Way Home: The Environmental, Economic and Social Impacts of a Lack of Workforce Housing**

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In many metropolitan areas across the country high housing costs close to the major employment centers force lower-wage workers to travel long distances to find a place to live. Although some of those long distance commuters choose, for a variety of reasons, to live far from their jobs, others would much rather live close to work if only they could find affordable housing. But the combination of low-wages and rapidly escalating rents and home prices can make finding affordably priced housing exceedingly difficult. Long commutes resulting from an inadequate supply of workforce housing are more than an inconvenience for low-wage workers. They put a financial burden on them and reduce the time they have to spend with family, friends, and in their communities. These long commutes also have significant impacts on the community at large by contributing to air pollution, gasoline consumption, and traffic congestion. The objective of the research described in this paper is to document the environmental, economic and quality of life impacts of the lack of workforce housing in the Asheville, North Carolina Metropolitan Area. More specifically, this analysis quantifies the potential reductions in commuting times, commuting costs, gasoline consumption, air pollution. It involves both a survey of lower-wage workers who commute more than 15 miles each way to work, and a GIS analysis of potential locations of new workforce housing close to the major employment centers. The survey was sent to 581 employees, 258 of whom responded: A 44.5% response rate. Survey questions addressed willingness to move closer to work, the make, model and year of the cars they drive, and other topics. The GIS analysis used land values, zoning categories, environmental constraints, and other variables to identify ten areas close to major employers that were suitable for the development of workforce housing. Survey respondents who expressed a willingness to move were then randomly assigned to one of the ten potential workforce housing sites and the reductions in commuting distances were...
calculated. Those reductions were then used to calculate decreases in pollution generation, commuting time, and commuting costs. The results of this study indicate substantial reductions in commuting costs; in the production of nitrogen oxide, carbon monoxide and carbon dioxide; and in the time spent in commuting. This study offers a model of how the impacts of a lack of workforce housing can be assessed in other communities.

**Sustainable Governance from Above?: The Sustainability Agenda, Metropolitan Governance, and the Role of the State**

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This paper examines the growth of sustainable city initiatives around the globe and asks whether the effective implementation of these initiatives is related to the structure of local and metropolitan governance in the city-region or state and national involvement in urban affairs? Are city-regions with strong metropolitan planning agencies better able to implement sustainability initiatives or are these policies just as effective when adopted at the local level in the absence of metropolitan mandates or incentives? Similarly, how do mandates and incentives from the state and nation influence the adoption of sustainability initiatives in the city-region? Is involvement from the nation and state a necessary ingredient in the success of city-region sustainability initiatives? What are the challenges to the adoption and implementation of sustainability initiatives at the local and regional levels in the presence and absence of involvement from higher levels of government? I will use comparative cases of city-regions with varying involvement from higher levels of government to evaluate the connection between governance from above (metropolitan, state, and national) and the success of city-region sustainability initiatives. The goal of the paper is to provide insight for policymakers into whether reforms to governance structures can support policies that make our city-regions more sustainable.

**Ensuring Equity in Major Urban Transportation Projects: The Case of the Canada Line**

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As a large urban region, Metro Vancouver demands an efficient, intermodal and well-integrated public transportation system to function as a sustainable region at present and into the future. Providing alternatives to the private automobile and integrating various modes of transport remain key policy goals of the region. These policy goals were evoked in the city’s decision to construct the Canada Line, the rapid transit line connecting the Vancouver airport to downtown. As Canada’s first airport rail link, the Canada Line...
constitutes a flagship project for the region and other major urban regions. The construction of the Canada Line has been represented as both a visionary example of transportation planning and as a misdirected Olympics project. The planning and financing of this landmark project thus have considerable implications for future decision making processes in the region and elsewhere.

The Canada Line was developed and constructed using a public private partnership (P3). The P3 planning process is becoming increasingly common in Vancouver and many other economic regions as a form of funding expensive public works projects in the face of pressures of globalization. However, literature on the P3 process indicates considerable controversy over their value and best practice. While the construction of the Canada Line affected many actors including residents and political figures, small business owners arguably absorbed the most immediate impact of construction by way of drastically reduced business. While comparable transportation projects using the P3 process included compensation for merchants, no such compensation was provided for small business owners in the case of the Canada Line. This paper will evaluate the case of merchants affected by construction of the Canada Line as a measure of equity in the planning processes in Metro Vancouver.

Planning for the Digital Citizen

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The dream of affecting change in a community while maintaining a lifestyle un-tethered by location-based living is approaching mainstream America. With the reduction in costs of technologies, government programs and interactive, community-based websites, citizens can now participate in community planning efforts without “being there”. In the last ten years, the ability to telecommunicate has blurred the lines between home, work and play and created an increasing number of people who are no longer anchored to a place for employment. These Digital Citizens, much larger in number and broader in demographic than Richard Florida’s Creative Class, have the option to seek out the most desirable of places in which to spend their lives. Certainly, access to dependable technology is a factor in their decision-making, as are the quality of weather and family/social ties. But increasingly, so is a "Sense of Place", or the local conveyance of and commitment to a definitive community DNA. A community’s ability to attract and retain Digital Citizens may in fact depend on its ability to recognize and celebrate its uniqueness. Jeremy Harris, Honolulu’s former mayor recognized this reality when he undertook an extensive and often controversial renovation program that eventually transformed the city and led to the
protection of its once neglected natural and economic resources. To support these initiatives, the city/county of Honolulu undertook an extensive public participation campaign. That process was largely dependent on face-to-face public meetings, due to the then lack of an online alternative. Today, Digital Citizens can participate in a community dialog outside the constraints of time and place through Wikiplanning™, an interactive website. By employing Web 2.0 technology available 24/7, Wikiplanning simulates the public meeting experience through online surveys, blogs, mapping exercises and picture postings. Tested in five cities across the United States including in Silicon Valley, where Wikiplanning was used to gain public input and increase civic engagement in the San Jose Envision 2040 Plan, it has proven to be a tool with widespread application. As the number of Digital Citizens increase, so must cities’ accommodations to meet their needs, because they represent the growing expectations of an evenly more broadly defined, digitally literate populace. This paper will introduce the challenges and opportunities of addressing the needs of a digitally literal population in the community design and planning process. It will be presented as the outline and introduction to an upcoming book by the authors entitled "Planning for the Digital Citizen".

Redistricting Local Government: The Case of School Districts

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American local government reflects the stratification of its metropolitan areas by wealth. Some local governments are haves and some are have-nots. Local governments being legal constructs, it is natural to turn to the law for remedies. The legal literature largely takes three approaches. The first defends inequity as the efficient product of Tiebout sorting. The second advocates regionalizing local government. The third offers hybrid schemes, based on experimentalism or subsidiarity, that involve an expanded franchise, intergovernmental deliberation, or networks. None of these are satisfactory. The first, though correct about efficiency, ignores the costs of sorting. Regionalization sacrifices efficiency and the values of local polity and autonomy. Hybrids either are unlikely to work or merely offer regionalism in disguise. My recent paper (Local Government without Tiebout, Urban Lawyer 41:1 (2009)) argues that local autonomy and a fair amount of efficiency can be had by subjecting local boundary lines to periodic redistricting, under procedures similar to those used for electoral districting. At the end of each period, government boundaries are redrawn to minimize intergovernmental variance in wealth. Between redrawings, local governments remain autonomous. But because local boundaries react to developing enclaves of wealth or poverty, existing residents are less able to choose the characteristics of their neighbors. Voice is strengthened and exit weakened. This paper extends this argument by applying it to the arena where local redistricting is both most needed and, happily, most practical:
American school districts. The need is pressing. In every state except (ironically) Hawai‘i, variation in district wealth generates educational inequities, by depriving poor children both of funding and of access to wealthier classmates. Redistricting would sever the connection between neighborhood wealth and school quality while preserving the robust localism that many argue is crucial to educational governance. Indeed, the Supreme Court treats local governmental autonomy as a constitutional value only with respect to education, alone among categories of local government activity. The most prominent scholarly objections to local redistricting question its effectiveness and implementability. On these dimensions, I argue, school district redistricting has particular potential. School districts completely partition the nation, unlike the overlapping patchwork of American local government. Districts are “creatures of the state,” not subject to home rule. District boundaries are already legally plastic: small boundary changes are routinely litigated, and, until the 1970s, districts were frequently consolidated by states. Finally, redistricting offers courts that seek to address educational inequities a remedy independent of unwilling legislatures and bureaucracies. Judges know that redistricting is judicially manageable from the electoral redistricting cases.

**Using Housing Policy to Enhance the Sustainability of Low-Income Homeownership and Neighborhood Quality: Evidence from Denver**

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Federal housing policy has for many generations encouraged homeownership as an anti-poverty and asset building tool. Since the 1980s, these policies have extended this encouragement to households of ever-lower incomes. The explosion of home foreclosures since 2005 has raised questions about the wisdom of these low-income homeownership policies. Of particular concern is the ability of low-income homebuyers to(1)sustain homeownership;(2)accrue assets through home appreciation; and (3)improve neighborhood quality. In this study, we examine the extent to which sustainability of low-income homeownership and improvements in neighborhood quality may be attributed to participation in HOP. Using a quasi-experimental design, we assessed the impact of a pre-purchase homeownership counseling program on enhancing the sustainability of low-income homeownership as well as neighborhood quality. Our sample consists of 359 Denver Housing Study low-income homebuyers who purchased their first homes between 1994 and 2008:135 who purchased with assistance from the HOP and a control group of 224 who purchased without this assistance. Data used in the study include quantitative and
qualitative data gathered from interviews with homeowners, administrative and real estate transaction data, systematic social observations of local neighborhood conditions, longitudinal census tract and neighborhood data for the City and County of Denver obtained from the Neighborhood Change Database and the Piton Foundation’s Neighborhood Facts Database, respectively. Differences in means tests were employed to describe pre- and post-purchase changes in homeownership, appreciation and neighborhood quality. To estimate program effects, we employed a difference model econometric approach in which changes in homeownership sustainability and neighborhood quality pre- and post-purchase were compared between HOP and non-HOP homebuyers. Our analyses revealed that for both HOP and non-HOP homebuyers, post-purchase neighborhoods were superior to the ones they lived in prior to homeownership. However, the gains made in neighborhood quality were significantly higher for HOP homebuyers. There were significant differences in the sustainability of homeownership between HOP and non-HOP homebuyers: foreclosure rates were approximately three times higher for non-HOP homebuyers. Average annual home appreciation rates for HOP homebuyers were significantly higher than those for non-HOP homebuyers. These program effects remained significant after controlling for changes in respondent and household characteristics. These findings suggest that participation in homeownership counseling programs can increase sustainability of homeownership and improve quality for low-income homebuyers. We discuss implications for community interventions with low-income homebuyers as well as housing policy.

**In Defense of Our Space: Cultural Spaces as Centers of Grassroots Mobilization**

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According to Margaret Kohn the political power of place comes from its ability to link the symbolic, social, and experiential dimensions of space. The symbolic function of space lies in its power to reproduce social relations and historical meanings. This function allows us to know how to read our physical surroundings and how to communicate important elements of culture and patterns of power. Transformative politics comes from separating, juxtaposing, and recombining these two dimensions. Literature on marginality and insurgent citizenship often emphasize the opposition of spaces that continuously reinvent social and alternative coping and survival mechanisms for the underprivileged populations. These spaces make an active call for a politics of insurgent citizenship and deepen their own democratic framework and a politics of claim-making). These works have contributed immensely to our understanding of radical spaces and social movements and the organizations involved. However, there is little on the survival mechanisms of these spaces, their relationship to social mobilization, in lieu of local development and larger global restructuring processes. This research focuses on organizations with and without space,
both formal and informal, that work using culture and the arts as part of a larger political movement in Santa Ana, California, a city with one of the highest concentrations of Mexican immigrants in Southern California. My interest lies in examining the life and death of cultural spaces working with and for marginalized communities, and their potential for carrying forward grassroots mobilizations. This paper examines how cultural spaces (1) are created, organized, and governed using art and culture (2) link community-based organizations to other local, regional, and transnational organizations, and (3) push grassroots mobilizations forward at the everyday level. Over 30 organizations were identified as using art and culture in Santa Ana. I used data from several sources including interviews with the organizations’ leadership, community and city representatives, and existing literature to identify social movements processes and loci of power present. Understanding how spaces fit within chains of similar local and transnational struggles, and the challenges that these spaces face in the context of globalization and increasing marginalization, help planners reinforce collective forms of action and structural transformations of the urban structure.

**Evolving Typologies of U.S. Metropolitan Land Use Patterns, 1990-2000**

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Over the last decade it has become accepted practice to view metropolitan land use patterns as having multiple dimensions, but little work has been done investigating the degree to which these dimensions cluster to identify distinct typologies. In work published in 2001, 2005 and 2006, we investigated the spatial patterns of land use in a representative sample of 50 large U.S. metropolitan areas in 1990, using data compiled at a 1-mile square resolution. We then computed 14 indices measuring both job and housing locations, which were reduced to seven independent empirical factors via principal component methods. Based on a cluster analysis of their land use patterns, we were able to categorize the metropolitan areas in one of four distinctive groups: (1) Deconcentrated, Dense areas: intensively and continuously developed but without major clusters; (2) Leapfrog areas: highly concentrated pockets amid generally low density, discontinuous development; (3) Compact, Core-Dominant areas: development with high proximity to the central nucleus, but only moderate density and continuity; (4) Dispersed areas: development extending far from the core without notable concentrations or nuclei. Since none of these types manifested uniformly sprawl-like features on all dimensions of land use, we argued it was inappropriate to consider sprawl as a syndrome measurable by a uni-dimensional scale. On the contrary, sample metropolitan areas manifested spatial patterns evincing four distinct combinations of sprawl-like dimensions. In the proposed paper we will extend and test our approach over time and space. We will compute our indices of land use patterns for all U.S.


The Metropolitan Structure of National Politics: The MetroAmerica Votes and Metropolitan Cultural Survey Project

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Since the fall of the New Deal in 1968, scholars have paid special attention to the decline of those mass aggregating forces, such as religion, unions, and sub-national party structures, which were understood to have enabled the development of the New Deal and of the coalitions that preceded it. In the decades that have followed, the failure of either party to forge a lasting majority, along with continued the decline of traditional mass aggregating forces, have led some to proclaim the dawn of a post-structural era in American politics, which is characterized by the fragmentation of the national electorate and by the stylistic appeals of personally oriented campaigns, rather than by the declining party structures within they operate. And yet, it seems that the American polity has become more intensely partisan in recent years. If this is true, then it must be time to look for new sources of structure in the American political system. Many have looked to growing regional distinctions to explain intensifying divisions in the political perspectives and preferences of national electorates. These efforts are often expressed in terms of the “red state/blue state” dichotomy. Others, such as CNN’s Bill Schneider, have shown us impressive interactive maps that illustrate interesting associations between the interests, perspectives, and preferences of constituencies as they are spread across the nation’s major urban regions. Taking a cue from Schneider and others, and building on the author’s continuing work in the Detroit region, the author proposes a national study of relationships between varieties of urban places and the nationally relevant political preferences and perspectives of their residents in
an effort better to explore regional and national electoral and political cultural structures and trends. This study will gather voting returns tallied for all localities that have populations of 10,000 or more and are located within twelve of the nation’s largest urban regions for every national and local election from 1960 to 2008. The resulting dataset will include contextual information from decennial Census reports, and spatial coding files for all of the places represented in the study. Additionally, the study will include a survey of the political attitudes and actions of numbers of the residents of these regions. Individual responses will be coded by the respondent’s locality. Together, these components will allow in-depth explorations of urban regional voting patterns and political perspectives and preferences, as they will enable scholars to draw critical connections between the two. The project promises to bring the study of urban political geography to the very center of our efforts to understand American electoral and cultural politics. A brief review and update of the author’s Detroit Election Study will be offered in the context of the presentation.

Sustainability Indicators as Micro-Deliberative Innovations: A Call for Modesty from One of the World’s Most Liveable Cities

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Recently, popular media across the developed world have rushed to publicise results of commercial ‘liveability’ indexes. For planners and researchers, the problem is that these are publicly represented as if measuring urban sustainability. While Australian cities are consistently highly ranked as pleasantly ‘liveable’, they are largely unsustainable (Newton 2007). In contrast to commercial liveability indexes are sustainability indicators projects. In part the products of shifts from government to (localised) governance, these aim to unify quantitative assessment of sustainability goals with citizen participation in policy and planning. However, indicators projects are criticised for lacking influence over decisionmaking, engaging participation or shaping a public imaginary. This raises tensions within governmentality analyses, especially where communities reject the acceptance by local government of responsibilisation for implementing central government sustainability agendas (Rydin 2007). This paper examines one indicators project in Melbourne, arguing that a key source of such failures is an over-determined understanding of citizen participation in developing sustainability indicators: the import into such projects of assumptions from social theory mean that much is expected of them. It is argued that expectations that they sustain ‘truly participatory planning’ (Rutland & Aylett 2008) dilute the energies that indicators projects do harness. The negative connotations of indicators projects—their tendency to legitimise government decisions and convince citizens of the value of public policy and government itself (Rydin 2007)—are indeed what is most valuable about them. The empirical analysis supports assertion of a need to reconceptualise such

**Neighborhood Governments and their Role in Property Values**

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Over the recent past, scholars of urban politics have noticed a "quiet revolution" (Barton and Silverman 1994) in the development and evolution of neighborhood governments. With over 50 million U.S. citizens living under the jurisdiction of neighborhood and homeowners associations, it is important to understand their effects on the neighborhood. One of the main goals of these associations is to protect and increase property values. How successful are neighborhood governments in attaining this goal, and how might different types of associations affect property values? Neighborhood governments vary widely in their governance structures and amount of resources. Homeowners associations typically have stricter bylaws and more resources than neighborhood associations, which may allow them to have a greater effect on property values. Therefore, I also test if homeowners associations have a greater impact on property values than neighborhood associations. Using property sales data and association survey data from Leon County, Florida, I use a regression model to test the impact of neighborhood governments on property values. To account for endogeneity, I also employ instrumental variable regression.

**It Ain’t Pleasantville Just Yet: Trust, Social Disorder, and Unsafe Spaces in a Mixed-Income Neighborhood**

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Mixed-income housing has become an increasingly popular way to deconcentrate poverty and to promote self-sufficiency. The theory behind a mixed-income approach is that mixed-income housing creates a different kind of neighborhood in which those living in poverty can create networks conducive to mobility. The physical design of a mixed-income development and the screening process for residents can either advance or hamper these interactions between neighbors. The creation of a mixed-income development requires developers to consider the physical and social blueprint for a neighborhood. In this paper I address two questions; 1.) How do residents manage issues related to violence and safety in their neighborhood? 2.) How does social disorder affect the extent to which neighboring occurs and access to community resources? This paper examines these questions through qualitative analysis of data gathered through fifty in-depth interviews with residents of a mixed-income public housing development, ethnographic research, and related research literature. Results indicate that due to problems resulting from social disorder in the neighborhood, residents are less likely to trust one another. In the majority of cases residents reported trusting only a few neighbors or indicated a relatively shallow degree of trust. Some neighbors employ the strategy of defensive withdrawal in order to avoid problems in the neighborhood and as a coping mechanism for managing unfamiliar situations and people. Residents believe that by keeping to themselves and not being linked to the community, they can avoid violence or other issues that often stem from incidents of neighbors interacting. Additionally these residents avoid the areas in the neighborhood designated as unsafe spaces. Unfortunately, these spaces are linked with neighborhood resources such as corner stores and a healthcare center. When residents avoid these areas the problem is twofold; not only do they not get the benefit of using a valuable neighborhood resource, it also lowers the potential for them to meet other neighbors which could facilitate greater social and economic opportunities. What is of greater import, however, is shared category membership between residents in the neighborhood, such as all residents acknowledging their joint stake in living in the same development. Shared category membership can serve as a basis for mutual trust and cooperation in this heterogeneous neighborhood. When the residents see themselves as belonging to the same faction they are more likely to work together to achieve universal goals; likewise when these residents see themselves as belonging to different groups this results in barriers and a breakdown within the community. While the neighborhood has improved, there is still need for greater attention to be paid to both integrating residents within the neighborhood as well as reducing crime and violence in the known problem areas.

**Conflicted Celebrations: Parades and the Struggle for Place in the Ethnic and Immigrant Neighborhoods of Chicago, Illinois**

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Cities are experiencing a large influx of new immigrants competing for dominance in the same neighborhoods (Koval 2006). This new wave of immigration is predominantly from Asia and Latin America and challenges the black-white racial dichotomy that has been dominant in United States politics throughout the last century (Ramakrishnan 2005). For planners, using parades to map neighborhood change and conflict can open new opportunities for addressing demographic shifts and the conflicts that can arise from them. They are particularly powerful because they claim space, express cultural identity, display power, and provide a platform for communication, while being flexible enough to accommodate competing and contradictory meanings (Guss 2001). As cities have grown more sophisticated in their use of cultural events to promote themselves as cosmopolitan cities deserving a place on the world stage (Zukin 1995), parades become a vehicle for understanding both the complex relationship between immigration, ethnicity and place, and the tensions between neighborhoods and downtown. This study will explore how ethnic parades influence political power, investment, and collective identity by exploring the historical processes that resulted in some immigrant-ethnic communities staging parades in neighborhoods and others staging them downtown. This paper will use the city of Chicago as a research site to explore what the city’s ethnic parades reveal about the distribution of political and economic power among immigrant-ethnic groups in the city and about the relationship between the city’s neighborhoods and its downtown. The study will use data from general and ethnic news sources, census data, and interviews with city officials.


The Subjective Construction of Urban Space by Migrants

Jungmin Seo (University of Hawaii at Manoa), Min-Jung Kang (University of Hawaii at Manoa)
This research addresses the formation of subjective places by immigrants to South Korea, with a particular focus on the Vietnamese, concern how they assemble, conduct, and experience both the communities of host and home countries through the regeneration of informal identity. While the emergence of migrant communities in East Asia is an ongoing phenomenon due to the global trends of population movements, the meaning of subjective place for the immigrants in Korea has been limited to addressing the superficial condition of immigrants and their relation to ‘space’ and ‘place,‘ to try to find out how they live in a new society. Similar to most immigrant receiving societies, immigration analysis is exclusively based on “numbers,” while often ignoring critical factors of the stability and social life of migrant communities; how they form their own communities and how they mingle with host communities.

A space is an empty sphere which spread out in three directions, up and down, forward and backward, and right and left, but it is recognized according to the perspective of the viewers. Space is transformed into ‘place’ by users’ cognitive experiences and their accumulation, and with this mental transformation, a strange space becomes a familiar place. Therefore, place implies more than the physical sphere. Lefebvre (1974) stresses that the relationship between “society” and “space” with the term “Social Space,” i.e., society needs the space to live, for people to meet up, and exist in. Tuan (2005) addresses place as an experiential space by listening, watching, and physical contacting, and people can feel reassured or comforted by spending time there. For immigrants who are separated from their home country, forming an intimate place is one of the ways to confirm their attachment to their homeland and relieve their nostalgia for their home country. This subjective place in which immigrants regenerate their informal identity has been carefully examined, but the process of place formation has tended to be over looked. Even of authors who emphasize the migrant connection with places did not refer to the process in detail how specific urban spaces became subjective places to the immigrants. Multiples of cognitive emotive engagements are related with the construction of subjective place, and as their mental process solidifies it manifests as a collective reality. These features that we have identified will give a more nuanced view to the processes of migration, diaspora formation and the role of urban spaces in the development of migrant communities in Korea.

**Foreclosures and Commuting Burden of Households: Linking the Affordable Housing Problem with Transportation Problems in Detroit MSA**

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As a topic under heated discussion, a growing number of foreclosures in some U.S. metropolitan areas have drawn a lot of attention in recent years. Despite of a few studies on
the presence of foreclosures, there is little knowledge on the spatial pattern of the foreclosures, even less on what are the factors that contribute to concentration of foreclosures in certain neighborhoods. Moreover, although it is almost intuitively agreed upon that low-income households’ inability (or unwillingness) to pay off mortgage is the very cause of foreclosures, there has been none systematic research that links the foreclosures with other income constraints of low-income households. In particular, considering the soaring gas price in the past decade, is it possible that a growing commuting burden of the low-income homeowners has something to do with the incidence of foreclosures? This research tends to answer this question by looking into the spatial pattern of foreclosures in the Detroit metropolitan region.

By controlling for a set of socio-economic features of the neighborhoods, the study is able to analyze the density of foreclosures at a zip code level as relate to three indicators of commuting burden of households in the neighborhoods: accessibility to jobs, commuting time, and gas consumption. The findings show that accessibility to jobs is positively correlated with concentration of foreclosures. Neighborhoods that suffer from low accessibility are more likely to have foreclosures. While average commuting time itself is negatively correlated with high density of foreclosures, for extremely low-income neighborhoods, however, longer commuting time is notably associated with more foreclosures. Gas consumption is also positively associated with density of foreclosures. Besides, the results also reveal that a drastic shortage of affordable owner-occupied housing units that fit the income level of residents may also be a factor related with occurrence of foreclosures. The findings of this study have important policy implications for both transportation planners and housing policy makers. It may also shed light on the prediction of certain neighborhoods that are more likely to have foreclosure in the near future.

**Mortgage Foreclosures: Characteristics and Patterns in Lucas County, Ohio**

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From all the recent research on foreclosures, it is becoming clear that there are significant regional and even intra-metropolitan variations in the process, its causes and effects. This paper seeks to examine foreclosures in Lucas County, Ohio, the central county of the Toledo metropolitan area. Toledo, like much of Ohio and Michigan, has a longstanding problem with mortgage foreclosure that predates the recent economic crisis, but like everywhere else, the problem has intensified. Foreclosures in Lucas County have traditionally been highly concentrated in five areas within the city of Toledo. While the entire county has experienced a substantial increase in foreclosures, these same five areas have experienced an even greater concentration of activity. In addition, recent exploratory analysis indicates
that high cost lending is the only statistically significant predictor of foreclosures at the census tract level. At the level of an individual foreclosure, however, there is not yet evidence of this link, nor is there good information on other features of loans (loan to value ratios, etc.). This research uses publically available data to examine those links and to explore the timing and result of the judicial foreclosure process in Lucas County. Among the findings: consistent with previous studies in other cities, foreclosure filings are in Toledo clearly related to subprime lending; foreclosures are concentrated in a few neighborhoods, though suburbanization of foreclosures that is common in many metropolitan areas has not yet occurred in Toledo; the time between the date of the mortgage and the foreclosure filing has decreased, consistent with the experience in other cities, though foreclosures happen more slowly in Lucas County; and, consistently, about 55% of foreclosure filings resulted in sheriff’s sales, which suggests that a foreclosure filing does not have to result in the loss of a home. Foreclosure counseling and other foreclosure prevention strategies might have a significant impact even after a filing has been made.

**Building and Planning Community in Boom and Bust**

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Through case studies drawn from Ft. McMurray (Alberta Canada) near the Athabasca Tar Sands, builders’, residents' and public officials' attempts to frame and develop neighbourhoods in the midst of an oil boom and bust economy are considered. Using interviews, photographs and cultural studies methodologies, this paper considers aspirations to community, the adaptation of land development policy and practice, and attempts to stabilize a highly dynamic economic environment.

**Resolving Environmental Remediation Disputes at American Military Bases Overseas**

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Scientists and researchers have increasingly acknowledged the importance of involving the science users and stakeholders directly in the design and interpretation of scientific studies. However, there is still the lack of systematic knowledge regarding the best ways of doing this. It is certainly true with regards to disputes over environmental health risk which often involves strong emotions and a great deal of mistrust. The question I address in this paper is: Is a consensual approach applicable to remediation decision making process at military sites overseas? If so, how should they be designed? These are especially important questions at military bases because many have been the sites of substantial contamination, which
increased community’s hostility. Two instances in which environmental remediation has been a major concern at U.S. military bases were chosen: the U.S. Naval base in Vieques, Puerto Rico and the Bombing Range in MaehyangRi, Republic of Korea. Cases are investigated following three main analytical points: 1) how the stakeholders’ interests were appropriately considered, 2) how political power distribution between community and the military influences interactive communication or negotiation of the scientific information, and 3) the role of scientists and non-experts in deliberating scientific assessments. Comparing Vieques and Korea reveals three lessons. The first lesson concerns representation. In both cases, the exclusion of groups of relatively weak voices from the remediation process caused them to challenge other community members either during the negotiation process or the public meetings. The second lesson relates to the use and availability of scientific information. It was found that withholding technical information further increased the existing power imbalance between the military and the residents nearby the military sites, which also increased the community’s mistrust towards the military officials and their contractors. The third lesson relates to the involvement of scientists and experts. The involvement of local scientists in the remediation decision making also had a significant effect on different outcomes in terms of shared knowledge and agreements made. Particular consensual approaches such as Joint Fact Finding, equipped with other elements of dispute resolution systems, are necessary for fairer, more stable and credible solutions. First, when all potential stakeholders who officially represent their constituencies’ concerns, are included in the remediation decision making process, the process will be perceived fairer. Second, more widely accepted and innovative solutions will emerge when there is a shared factual basis of technical information fostered by releasing information. Finally, residents with scarce information and resources should be assisted by technical translators who can understand and use both lay and professional languages.

**Complex Urban Networks Through the Lenses of Agent-Based Models. The Latin-American Urban Network Case**

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The complexity of urban phenomena in a rapidly urbanizing world is constantly varying; somehow thousand of variables, or probably infinite, are acting simultaneously shaping and reshaping the urban form and the urban dynamics. Agent based models (ABM) are used to study the configuration and behavior of urban networks, to identify network configuration’s determinants and to find effects of networks’ layout into city growth. This paper discusses the advantages and disadvantages of representing the 'urban world' using urban networks' models, based on literature from international planning, globalization and urban economics. Secondly, after accepting this representation, scrutinize how networks work and how cities
are affected by these complex networks they belong to; using ABM and contrasting the results with Geographical evidence for the Latin American case. This paper provides insights for future research on urban network configuration phenomena, national and international hierarchical order and the influence of network configuration and dynamics on urban growth. Accepting that the ‘nation-state representation’ (here ‘quilt-representation’, QR) does not respond properly to the contemporary trends of the global dynamics, this paper invites to think and proposes new strategies to understand and recognize the urban configuration of the world. While the QR is an accurate representation of modern ideas such as sovereignty or national independence under an inter-nation world order, it does not address the contemporary questions of a global, plural and multi-connection urban order. Aiming to create explicative models for the current reality, a representation of the components need to be developed; the models presented in this paper include elements that interact according to specific rules and provides insights to understand the dynamics of variables, the influence of parameters and explains the network outcomes based on ABM; Once the reality is represented with specific elements the dynamics can be simulated and the results will respond to the specific generated scenario. In the new representation, cities become nodes of a complicated set of connections instead of only parts of the ‘national containers’ and connections, represented as lines, are not static, they change according to the conditions and become relevant factors of the urban change. Cities as nodes become the place where growth, expulsion or attraction happens and the links become the channels though which the interchange take place. Nation-states are part of the model but they are not the key or central actor and appear as another external variable of the interaction among cities. The models are contrasted with empirical and georeferenced data (using GIS) for the particular case of Latin America, in order to discover strengths and weakness of the models and searching for insights that will allow to improve future analysis.

Immigrant Incorporation in Two Berlin Neighborhoods: East vs. West

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Fourteen percent of the Berlin population is foreign and even more have non-German backgrounds. However, immigrants and ethnics are unevenly distributed across the city’s neighborhoods. A few highly visible ethnic clusters have led to vocal concern about the rise of "parallel societies" in Germany. The Federal Government, with its new seat in this reunited capital city, conducted an official "Integration Summit" and has launched a new "integration policy" that emphasizes acculturation, especially German language acquisition, but also the adoption of democratic values, Christian public culture, German cuisine, dress, and customs, and of course, labor market participation. From the ethnic grassroots, however, "integration" has very different connotations. Based upon fieldwork in 2006-07,
this study compares the successes of, and challenges to social integration in two Berlin neighborhoods with concentrations of visible racial minorities, many of whom are former guest-workers. Neukölln, in the former West Berlin, is home to a very diverse migrant population, especially a large Muslim community of Turks and Arabs. Hohenschönhausen, in the former East Berlin, has a sizable, if smaller Vietnamese community of former contract workers who arrived under the communist regime and who encountered racial violence and discrimination after reunification.

Although still mastering German, both groups established ethnic self-help, cultural, and religious associations, and developed ethnic economic niches, especially eateries and small commercial establishments. With ethnographic techniques, including participant observation in neighborhood associations dedicated to German acclimation and multicultural understanding, the study uncovered two different conceptions of integration, reflecting contrasting local contexts of reception and historical experiences of conflict with the German majority in Berlin as well as different global relations between Germany and their homelands. Muslim migrants, whether secular (like many Turks) or observant (like the young "new Muslims"), well- or poorly-educated, were more aware of racial discrimination and saw obstacles to integration primarily in their lack of employment opportunities. Vietnamese migrants were more likely to define social integration in legal terms, partly reflecting a conflict in the 1990s in which they were accused of cigarette racketeering. Thus, becoming "German" for these two groups means something very different, and encounters different obstacles in these neighborhoods.

**Canadian Opinion Towards the Developing World and Foreign Aid Since the Tories Took Power (2006-2009): Any Evidence of Demonstrable Shift?**

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In 2007 the Tories led by Prime Minister Stephen Harper instituted a new policy attempting to bring new direction to Canadian foreign aid policy. He sought to concentrate and integrate aid focusing resources and innovative approaches on Afghanistan; and further shifting priorities in countries from Africa to the countries in Canada’s “backyard”, mainly Latin America and the Caribbean. This move has been received negatively by many activists, critics and to a larger extent by altruistic Canadians who argue that foreign aid should not be primarily an instrument of foreign policy, alongside diplomacy and armed combat; but rather an act of humane internationalism - a response to the moral imperative to help those in need. However, the main issue that has not been addressed is that policy change does not occur in a vacuum-hence, why have the Tories taken this approach? Has there been any demonstrable shift in public opinion both in terms of foreign aid and towards the developing
world that has created a permissive environment for the Tories to implement the new foreign aid policy that accentuated a shift in priority countries? If so, what are these factors? This paper is an answer to these questions. It tracked the wider context of Canadian opinion towards the developing world and foreign assistance since the Tories took power to see if there has been a demonstrable shift which created a permissive environment for the shift in priority countries. The study finds that there is indeed a demonstrable shift in Canadian opinion towards foreign aid, in terms of focus and concentration which has created a permissive environment for the Tories to implement the new focus. This shift has been caused by many factors some of which include: the International Policy Statements, the Senate report on Canadian aid to Africa, criticisms of academics and think tanks, individual opinions in blogs or through newspapers and general opinion polls. In terms of Canadian opinion towards the developing world there is no demonstrable shift and many Canadians still view the developing world as in need of help with a majority overwhelmingly encouraging the government to increase the amount of the current official development assistance (ODA). This finding justify the fact that policy change does not occur in a vacuum and that public opinion is sometimes taken into consideration by government officials to guide new policy directives.

**Full Benefits of a Green Energy Policy: How We Can Save the Environment and Create Jobs in Our Urban Communities**

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Job losses in the manufacturing sector and the pressure to adopt green policies are recurring trends within urban communities. This paper demonstrates by a detailed case study that manufacturing economies can take advantage of these two trends by developing a long term sustainable economic strategy. We use the case of Michigan to demonstrate the argument because it is a typical manufacturing economy that is going through tough economic times with high unemployment and a manufacturing sector that is challenged by the falling profits of U.S. auto manufacturers. The case study approach is useful to provide a basic context and specific numbers to support the arguments. The objective is to eschew general arguments and be very specific about the projected costs and benefits. The direct and indirect costs\benefits of an ambitious RPS mandate and efficiency policies are evaluated. The policy framework that is needed to successfully implement this strategy is analyzed based on best practices. City communities can adopt these kinds of policies to promote more green economic development.

**Rethinking Growth**
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A growing body of work is being produced by scholars, activists and artists that reframe how we understand what is happening in our cities. In this paper we focus on two directions of thought and action: “shrinking cities” and the “right to the city.” While grounded in different interests and concerns, both challenge the assumptions that underpin a litany of strategies aimed at promoting growth in our urban areas. At the most basic level this includes efforts to attract and retain employers, which in turn can increase employment and the local tax base. However, also included are investments aimed at bringing in tourists to spend money in our cities and neighborhoods, as well as higher income families through new housing development and redevelopment of public housing into mixed-income communities, and other similar strategies such as those inspired by Richard Florida’s “creative class” argument. All in some form rely on consumption of goods and services. Of those more durable goods – high end housing, retail and entertainment centers, sports stadiums and restaurants – large public investment is made that then requires sustained and long term consumption to get the “pay back” of the initial investment. Furthermore, these strategies rely heavily on spending limited public and private resources to subsidize development that often has little direct benefit or use for lower income people. This includes low-wage jobs that do little to get people out of poverty but also displacement and loss of affordable housing and/or rising cost of housing. Still, the argument is that these strategies will increase the overall tax base and therefore automatically extend benefits to all citizens, and in some cases, specifically to lower income communities when using targeted strategies such as tax increment financing and special service areas. This paper investigates how might make the current practice of urban planning and development more effective and relevant given rapidly changing conditions in US cities today. Using examples from the work coming from shrinking cities and right to the city, we first outline the arguments each makes against contemporary growth strategies and the alternatives proposed. Using these arguments, we then critically examine the alternatives each propose, focusing on projects that reframe the use of land in order to illustrate how both movements rethink growth. We then propose a framework for developing a critical urban planning “practice-oriented” curriculum based on this analysis. This includes asking the sticky questions such as how can education change current practices? While unabashedly a think piece, this paper aims to lay an empirically based foundation for much needed forward thinking curriculum development in the US as more people are looking to urban planning for ways to improve our cities.

**Does Fringe Banking Exacerbate Neighborhood Crime Rates?**

Gregory D. Squires (George Washington University), Charis E. Kubrin (George Washington University)
Payday lenders have become the banker of choice for many residents of poor and working class neighborhoods in recent years. The substantial costs that customers of these fringe bankers incur have long been documented. Yet there is reason to believe there are broader community costs that all residents pay in those neighborhoods where payday lenders are concentrated. One such cost may be an increase in crime. In a case study of Seattle, Washington, a city that has seen a typical increase in the number of payday lenders, we find that a concentration of payday lending leads to higher violent crime rates, controlling on a range of factors traditionally associated with neighborhood crime. Social disorganization theory provides a theoretical framework that accounts for this relationship. The findings suggest important policy recommendations and directions for future research that could ameliorate these costs.

**Space and Schools: Residential Segregation and Educational Attainment in Milwaukee**

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Since Massey and Denton’s 1993 work highlighting the role of residential segregation on urban problems, a tremendous body of scholarship has emerged on the impact of segregated neighborhoods and cities. Parallel, education scholars have developed a literature on the impacts of segregated schools. However, little attention has been paid to disentangling the impact of school and residential segregation on educational attainment. This study uses 2000 US Census data and data from the National Center for Education Statistics from the Milwaukee PMSA to examine dissimilarity indices for schools and neighborhoods, and the educational attainment levels by census tract. This study in progress looks to develop a better understanding of the reasons for uneven levels of educational attainment. Using tract-level data from Summary File 3 for the Milwaukee PMSA, and combining it with school-level data for schools mapped to census tracts, this study will develop a regression model that will serve to explain what variables have the strongest effect on educational attainment. Such an understanding will be important as policymakers determine how to apply the limited resources available to close the achievement gap in urban education.

"All Sewers Lead to Newark"? Race, Rebellion and Revitalization in the Making of Newark's Green Renaissance

Margaret M. Stevens (Essex County College)
Newark, New Jersey, located along the Northeast corridor of the United States and situated at the nexus of the busiest international thoroughfare in the world, was recently lambasted by late-night talk show host Conan O’Brien who commented acerbically that “all sewers lead to Newark.” Appropriately, Mayor Corey Booker sharply decried this comment and declared that Newark’s renaissance is unequivocally in effect. This paper seeks to uncover the problems associated with current efforts toward constructing a sustainable, “green” urban agenda for Newark in light of the recurrent—and often racially oriented—stigma against same as a historic cesspool of drugs, crime and underdevelopment. Indeed, Newark has a long history of rebellion and resistance dating back to the riots of 1968 which has recently returned to the public discourse with the 40th anniversary of the Newark riots. This paper returns to the history of 1968 with new research and offers a historical framework for understanding how poverty, crime and unequal educational opportunities remain at the core of Newark’s urban issues even as policy think tanks, non-profits and academic institutions attempt to implement cutting-edge green initiatives in neighborhoods and schools across the city.

**Toward a Multi-Level Assessment of Business Incubators: A Quasi-Experimental Approach**

Eric J. Stokan (Wayne State University), Lyke Thompson (Wayne State University)

As municipalities have less money to offer pre-existing businesses in the form of tax incentives, some have chosen to foster an entrepreneurial strategy through the use of business incubators. Though business incubators have been around since the 1950’s, and have been studied systematically by Allen (1985) and others since the mid 1980’s, many scholars (Bharbara-Remidios, 2003; Hackett and Dilts, 2004) note that the lack of a control group has made these studies somewhat speculative. To fill this gap, we conduct a survey relying on three national data sets: a representative sample of all businesses throughout the United States, a randomized sample of incubated firms, and a sample of formerly incubated firms with the former collected through Bresser’s International and the later two collected through the National Business Incubation Association. Using a matched-pair ANCOVA we test the differential effect that incubated firms have on job growth, relative to non-incubated firms. We then test the characteristics that make a business more or less likely to be incubated. Finally, we advance a theoretical argument and a proposed framework for the use of a multi-level model to address the inherent hierarchical contexts in which businesses and incubators exist.

**Facilitating Commercial Urban Agriculture in Metro Vancouver**
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Is urban agriculture a viable business? Commercial urban agriculture entrepreneurs are micro scale farms, which grow fresh produce within the urban realm. The produce is sold to local consumers at a variety of venues, including restaurants, farmers markets and through CSA programs. This paper aims to identify the business models for 7 commercial urban agriculture enterprises in Metro Vancouver. In the cities of Vancouver and Richmond, I followed 7 commercial urban agriculture enterprises through the growing season in 2009. I determined their emerging business models, by in-depth interviews and participant observations helping in the garden and at market venues. Across the 7 unique business models, specific elements emerged, which were key to its success or failure. Farmer to farmer networking, multiple market venue options, and concern for sustainability were key aspects to each enterprise. Shared obstacles by all 7 urban agriculture enterprises were negative or misinformed perceptions about farming, permanency of land tenure and low wages. The number of commercial urban agriculture enterprises in Vancouver has increased 5 fold since 2006. This growing economic industry will demand attention from city officials, community developer, entrepreneurs and scholars in the immediate future.

There is HOPE! A Follow-up Study of the Wellbeing of Former Clarksdale Residents

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The federal HOPE VI program made it possible for Louisville Metro Housing Authority (LMHA) to replace the distressed public housing of Clarksdale area, located in downtown Louisville, Kentucky, with a mixed income neighborhood, Liberty Green. As part of the redevelopment efforts, the former Clarksdale residents had, and still have, the opportunity to participate in the Community Supportive Services (CSS) program and other case management (CM) programs conducted either by LMHA or by collaborating agencies. The focus of this follow-up study is to provide a quality of life profile for the Clarksdale residents three years after the relocation. We propose a multilevel model to assess the relationship between neighborhood characteristics, individual socioeconomic and demographic characteristics, case management program participation and individual wellbeing. Data utilized for this study are: 1) Clarksdale baseline and follow-up survey data (N=285 households), 2)LMHA administrative data, which includes participation information on CSS and other CM programs, and 3) Census block group level information for Jefferson County, such as socio-demographic, economic, crime, and school attendance. We report on changes in the former Clarksdale residents’ health and wellbeing, employment, education, perception of crime and safety, perception of the built environment, sense of community,
Can Stimulus Sustain Cities: The Impact of Canada’s Economic Stimulus Spending on Municipal Infrastructure

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As the Canadian economy entered into recession in 2009, the Canadian government tabled an early budget in an effort to address the growing economic crisis. In directing four billion dollars to municipalities for infrastructure through the Infrastructure Stimulus Fund (ISF), the federal government steered away from its newly minted gas tax fund (GTF) as the preferred framework for delivering federal funds despite its popularity with municipal leaders and its apparent advantage in meeting the government's primary objective of getting 'shovels in the ground' quickly. While the reasons for the federal government’s policy choices remain unclear, the paper will examine the implications of the federal government’s return to top-down discretionary federal spending on infrastructure and away from policy alternatives that emphasize sustainable development and place based decision-making through community engagement? Launched in 2005, by the then Liberal government, the GTF established a broad policy framework that allows ‘up front’ federal money to be used at the discretion of local government. The ISF on the other hand is an ‘application-driven’ exercise whereby specific projects are submitted to the federal government for final selection and approval. This has led to allegations that the federal government is using ‘politics’ to gauge the value of projects funded and claims of ‘pork-barrel politics’ are tainting the policy rationale for the stimulus spending. In addition, the ISF has been heavily criticized for delays in getting the stimulus money to municipal projects. There are also longer-term concerns being raised that using stimulus money to fund ‘shovel-ready’ projects based on economic and political considerations, such as job creation, contradict the main policy aims of the GTF which was designed to fund transformative infrastructure projects that promote sustainable development. Furthermore, while the federal government stimulus package and matching provincial funding will increase the number of projects being undertaken, the long-term maintenance of the infrastructure that it creates will fall exclusively to municipalities. Asset management is already a significant challenge for local government in Canada and the stimulus spending will intensify the problem at a time when senior level governments will be looking to reduce fiscal spending to address the growing deficit. While the paper focuses on Canada’s response to the economic crisis, it engages directly with the main themes of this year’s conference and we believe it will resonate closely with our US and international colleagues, particularly those...
interested in sustainable development and multi-level governance.

**Revitalizing Neighborhood Parks in Economically Disadvantaged Minority Community: Experiences from East St. Louis**

Marianna Strzelecka (University of Illinois at Urbana-Champaign), Janni Sorensen (University Of North Carolina at Charlotte), Bruce Wicks (University of Illinois at Urbana-Champaign)

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In this presentation we employ the framework of place attachment developed around the concepts of place identity and personal emotional ties. Our goal is to demonstrate how park attachment expressed by community members relates to efforts to improve conditions of neighborhood parks in low-income or resource deficient communities. Based on empirical research we illustrate the unique management perspectives of socio-cultural aspects of revitalization projects in the inner-city area of East St. Louis. The findings suggest that the meanings ascribed to their park spaces are important factor for the residents to become engaged in neighborhood revitalization projects. Throughout the paper we also stress that park improvement projects advanced under condition of constrained financial resources become significant for community wellbeing and community development as they engage residents in common efforts to enhance their physical environment. Revitalization projects that engage the community increase interaction and strengthen neighborhood ties among residents thereby also strengthening their attachment to the neighborhood. The study relies on a qualitative mixed methods approach consisting of participant observation of the community lead revitalization of 3 parks, focus groups which explored the notion of attachment to place in East St. Louis parks and interviews with community activists and park district staff. By telling the story of East St. Louis we make three main points. Firstly, with few resources for physical improvements of park’s facilities, mobilization of neighborhood residents and their engagement in revitalization process are creative ways to improve a neighborhood’s physical condition. Secondly, the presence of external organizations and help in the mobilization of local resources may be necessary to make changes envisioned by community residents. Finally, asking community for help in revitalization projects and giving the ownership of ideas to the residents are important steps that increase local interaction and enhance residents’ attachment to a neighborhood park space making its future maintenance possible. Thus, community development is enhanced by developments in a neighborhood and it happens simultaneously to physical improvement of a local environment. Brown, Perkins and Brown (2003) provide evidence of a connection between residents’ attachment to a place and their increased commitment to community revitalization projects. This valuable information should not be neglected especially where improvement efforts are necessary at times of economic downturn. This presentation
explores the role of attachment to park spaces as an effective revitalization strategy in economically disadvantaged communities. In addition we demonstrate how revitalization of a physical environment facilitates community development. The presentation allows us to share valuable insights from the field that imply effects of participation in park revitalization.

"A Slow Assassination of your Soul": Race, Citizenship, and Gender Identities in a New Place

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“A Slow Assassination of your Soul.” This is how a Mexican immigrant woman described her experience as a factory worker in Chicago. She and other women interviewed reveal the intense intersection of race, gender and citizenship identities at the workplace and struggles to create a new context for surviving and prospering in a new context. Individuals and groups construct identities and communicate important values to those outside the group through the use of storytelling.

Based on interviews, focus groups, and several years of observation participation this paper explores the ways in which immigrant women are changing their identities and responding to the often-harsh economic realities. An exploration of these women’s experience in the context of their race and citizenship will reveal their constructions of identity and positionality in the new economic reality. Through the telling of their stories, a new identity is being formed while creating the foundations for a call for social change. Planners can utilize persuasive storytelling as a tool to create dialogue about difference in cities, while giving power and voice to those that were previously unheard.

Building Low Carbon Cities: Linking Climate Change Actions with Local Land Use Planning

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Local Land use planning has been widely recognized as a critical component in climate change mitigation and adaptations. To achieve the long-term goal of “low carbon cities”, local land use planners and decision makers need to adjust their existing land use patterns. This study extends the previous larger-scale climate policy studies to the local jurisdiction level to evaluate local land use planning capacity for climate change. This study evaluated 53
recently developed local comprehensive land use plans in California and analyzed how well these plans recognized the concepts of climate change and prepared for climate change mitigation and adaptation. The descriptive results show that local land use plans reflect very low awareness and little analysis for climate change; however, the actions for climate change varied widely in scope and content in their plans. This study provides policy recommendations to improve local land use planning capacities for climate change.

_Private Government in Hawaii: Ahead of the National Curve_

Jill Tao (University of Hawaii at Manoa)

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Homeowner associations (HOAs) are quickly outstripping local governments in numbers throughout the United States. In 2007, for example, the number of homeowner associations exceeded the number of local and special purpose governments nationwide by 3 to 1. HOAs often provide services to their resident similar to those traditionally provided by local governments: sewers, roads, garbage collection, and open space maintenance, in exchange for fees. They also require self-governance, with codes, covenants and restrictions providing guidelines as to how. Hawaii has its own set of HOAs, and the state has been lobbied hard to pass legislation outlining the relationship between the state, local governments, and HOAs. This paper examines how Hawaii may be a vision of things to come on the mainland, and what that means for future relations with local governments.

_The Formation of Regional Organizations: Why do Local Governments Join Multilateral Associations to Promote Economic Development?_

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Regional organizations are voluntary associations resulting from the explicit decision by local elected executives to provide public services using partnerships with other local governments. In Portugal, these types of partnerships are commonly known as municipal associations, but contrary to American regional special districts, do not have flexible boundaries, generally following the boundaries of participating municipalities. These are full-fledge organizations with personnel and financial autonomy, displaying common features with regional councils of governments in the American context. The formation of regional organizations is intriguing, since these can be regarded as less flexible policy instruments to accomplish service delivery goals, especially if compared with interlocal contract agreements.
Why do local governments participate in regional organizations? Why do some municipalities participate more than others? In order to answer these questions, I adapt the Institutional Collective Action (ICA) framework to explain the decision to participate and the degree of involvement by local governments in these organizations. Theoretically, the delegation of authority to regional bodies entails benefits derived from economies of scale, resource pooling, and specialization as well as costs associated with the loss of democratic accountability, shared responsibilities, and blurred lines of authority inherent in intergovernmental partnerships. When deciding whether or not to participate in regional organizations, local government officials trade-off the benefits and costs of intergovernmental partnerships. Using a database of 278 Portuguese municipalities, I employ a Poisson regression model to test the impact of the variables derived from the theoretical framework in the membership of local governments in municipal associations. Local governments in Portugal that have a long and positive history of collaboration in municipal associations are also more likely to participate in regional organizations of this kind. The results also indicate that participation is more frequent among more affluent communities. Political competition at the local level stimulates membership in regional organizations as attractive innovation mechanisms to promote economic development and circumvent political constraints. Smaller communities look at these partnerships as forms of achieving scale economies and an efficient level of regional development.

**Restoration Ecology and Urban Gardens: Developing Communities, Biodiversity, and Land Ethics**

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Crime, poverty, ethnicity, and joblessness, particularly in America’s Rust belt cities, contribute to social isolation and loss of community in urban areas. Isolation has cascading effects which become evident as individuals become segregated, not only from each other, but from their environment. In turn, these neighborhoods often take on a physical character that perpetuates isolation by creating landscapes that are both uninviting and potentially unsafe for social interaction. Natural areas such as parks, greenbelts, riparian areas, and gardens have traditionally been used in urban areas to encourage social interaction and the restorative qualities of communing with nature are recognized as contributing to an individual’s sense of well-being. Local ecological restoration projects and urban gardens offer potential solutions for rebuilding community, by providing opportunities for social interaction, while simultaneously increasing local biodiversity, and allowing residents to invest in their local environment. Over time, these interactions provide opportunities for residents to collaborate on other issues, build social capital, and develop their sense of environmental citizenship, all of which are key elements in building sustainable cities.
Northeast Ohio serves as an ideal case study to examine patterns of isolation and to identify communities which are most likely to benefit from social and environmental community building. This research uses Census data to create an index of social isolation and spatial analysis to identify target communities in NE Ohio. The potential benefits of community building activities are discussed both in terms of the residents and the environment, and will serve as preliminary research in a larger project to garner local support from urban planning boards and social organizations to implement these types of solutions.

**Perceptions of Shared Equity Housing Relative to Renting and Owning**

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The benefits of homeownership are well documented; however, the foreclosure crisis has raised public awareness that these benefits are not realized by all and that the risks of homeownership may be deleterious to household well-being. Shared Equity (SE) housing is an intervention that may minimize the risks of homeownership. SE is resale-restricted, owner-occupied housing where the resident shares the risks and rewards of ownership with a local organization that stewards the program. A group in Nashville, TN is developing a SE program; however, they were concerned that low-to-moderate income individuals who may benefit from the program would not accept the SE concept. Therefore, we conducted 14 focus groups with renters (n = 31), persons in home buyer education classes (n = 30), and persons seeking foreclosure prevention counseling (n = 32) to understand how they perceived SE relative to owning and renting. The following factors mattered to participants about their housing: identity and agency, purpose and accomplishment, control and stability, human development, wanted behavior change, community engagement, and financial investment. Every participant believed that owning was more likely to deliver these factors than renting, but the wrong loan scheme or life event may preclude these benefits and lead to negative outcomes. The majority believed that SE may be a better way to obtain the factors that mattered and the benefits of homeownership. People in default or who had experienced foreclosure were interested in SE as a way to stay in their current homes or to reenter into homeownership in the future. Approximately half of the renters and homebuyers felt that SE may be more feasible based on their finances or an ideal way to obtain their first home. Few individuals expressed concerns about “sharing equity,” noting that they valued the security of SE over the speculative profit in private market ownership.

**Industrial Pollution, Environmental Regulations, and Economic Competition: In Search of a New Conceptual Framework**
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Environmental pollution in the U.S. poses a significant threat to human health and the environment. Most people living in urban areas in the U.S., for example, are exposed to unhealthy levels of air pollution. Almost half of the nation’s 3.7 million miles of rivers and streams are so polluted that they cannot support their designated uses, such as fishing and swimming. Twenty million acres of lakes, ponds, and reservoirs have experienced significant environmental degradation. Moreover, climate change, the result of carbon emissions from industries and other sources, threatens the quality of life for future generations. Despite these environmental problems, there is strong opposition to environmental regulations that are designed to reduce pollution emitted from U.S. industries. The main source of opposition comes from the business community, conservative politicians, and many mainstream economists. They argue that environmental regulations increase business costs and stifle innovation, forcing companies to relocate overseas where environmental regulations are weak or nonexistent. The long run effects of environmental regulations on the economy, according to the standard economic argument, are a decline in productivity, a reduction in economic growth, and a decline in the U.S. standard of living. In this paper I review and critically assess an emerging perspective in the social sciences that has challenged these fundamental assumptions. The alternative perspective suggests that environmental regulations can require firms and industries to reduce pollution while also fostering product and process innovations that increase firm productivity. Increased productivity and profits can offset the costs of environmental compliance, resulting in a “win-win” situation for the environment and the economy. Scholars making this argument, however, have yet to clarify an alternative conceptual framework or identify environmental policies that effectively foster innovation.

The Impact of Participatory Decision Making on NGO Response to Changing Local Conditions

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Faith-based organizations are one of the critical elements of community structure that become part of the local response to the evolving global condition. At the same time that global economic changes have increased the demand for services provided by these nongovernmental organizations in many metropolitan areas, a movement toward participatory decision making has affected how they respond. A vast literature has examined the development of participatory governance in the public sector (Papadopoulos and Warin 2007; Steelman 2001; Treib, Bahr and Falkner 2007), While Saxon describes the
pervasiveness of ‘the participatory society,’” (Saxon 2004) much less attention has been to given participatory governance in the nonprofit sector, especially faith-based organizations. As one of the three categories of nonprofit organizations, in addition to public service and mutual benefit organizations (Himmelstein 1993), churches should be included in the analysis of participatory organizational structures. The proposed paper will examine the evolving participatory decision making process in a regional religious organization as it addresses the issue of maintaining neighborhood-based private education. Parochial schools are a long standing tradition with Catholic parishes in the United States. They play a dual role in neighborhoods in transition, serving the basic function of providing education, but also a marketing function to attract and retain young families. The Catholic Archdiocese of St. Louis in 2004 used the services of a professional consultant and stakeholder engagement to conduct an organizational restructuring process in its Northeast Deanery. While the resulting plan closed 11 parishes and 3 schools, the vision was that the remaining and reconfigured parishes and schools would be viable for at least 10 years. Within 18 months of implementing the restructuring it became apparent there was a major problem with the viability of a number of the schools. An ad hoc lay committee was formed to grapple with complex issues including finances, mission, and decision making. The ad hoc committee in 2008-9 initiated a participatory decision making process based on appreciative inquiry. The proposed paper will document how the process developed when left to local decision making; the adoption of appreciative inquiry as a methodology for both making decisions and engaging the community in the process, and its comparison to the 2004 process; and, the impact on the local community of continual organizational restructuring.

Communication, Co-Location and Education: Offender Re-entry in Essex County, New Jersey

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People experience globalization in different ways. The world is getting smaller for everyone, but perhaps for none more so than the previously incarcerated, or ex-offender population. Incarceration forces adjustment strategies of families and service providers, especially in urban contexts, to their limit. Offenders face a bevy of legal, social and economic barriers as they re-enter their communities upon release from prison. As global issues like the financial crisis transform local issues such as the provision of public services and labor markets, they frequently find themselves further maligned. For example, as need increases across all socioeconomic and education levels, service agencies’ resources are in higher demand. With an array of potential clientele to choose from, they may select those with the greatest likelihood of success (i.e. more education, stronger employment history) – success is a stronger basis upon which to seek additional funding. The formerly incarcerated represent a class of individuals who experience globalization in their own way. This paper examines four
offender innovative re-entry programs in Essex County, New Jersey to determine if they make a quantifiable difference in offenders’ lives. Hierarchical regression models reveal the differential effects of each of these programs compared to one another and to control groups. Opportunity Reconnect, NextStep, FORGE and Prison to Community represent the co-location of social and other services, community college education for halfway house residents, a gender-specific parole caseload, and a computer-based education program that was found to successfully travel with offenders as they move within the prison system and back into their communities. Each program is unique from the other based on whether participation is voluntary or mandated and the point in the incarceration or re-entry process that an offender makes contact. Taken together, they reflect a successful, comprehensive response to a mostly urban population as they navigate public services, social divides and labor markets.

Case Studies in Foreclosure Acquisition Efforts to Stabilize Neighborhoods

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Local communities are struggling with how best to address the multifaceted challenges caused by the current foreclosure crisis that destabilized many neighborhoods by increasing numbers of abandon buildings, overall blight, and crime. Accordingly, local stakeholders, such as nonprofit CDCs are responding to this crisis by providing foreclosure prevention counseling, pressuring lenders to modify loans to homeowners at risk and acquiring foreclosed housing to preserve and expand the affordable housing stock. The paper will discuss case studies into efforts by two CDCs located in small to midsize cities outside of Boston, Massachusetts to stabilize local neighborhoods by acquiring vacant foreclosed housing for acquisition and redevelopment. These CDCs are evaluating and selecting strategies to acquire foreclosed properties to help achieve various social objectives, such as to stabilize neighborhoods, return vacant properties into occupied tax paying housing, and to create affordable rental and first time home buyer opportunities. This research examines the opportunities and challenges encountered by these CDCs when attempting to acquire foreclosed property, as they compete with private investors and attempt to access funding through the NSP and other federal and state housing finance programs. For example, CDCs are often at a disadvantage when competing to acquire foreclosed property against private developers due to restrictions within NSP and other governmental finance programs. The paper also focuses on efforts by university researches to develop and analyze strategies that CDCs and other nonprofit organizations could use to acquire and redevelop foreclosed residential housing units for eventual resale or long-term self-management using decision
models. According to Enterprise Community Partners (2009), the process of acquiring foreclosed property is difficult and technically demanding while the supply of foreclosed housing stock far exceeds the financial resources available to local nonprofits. The Urban Institute report states that “research that can inform response strategies probably merit the highest priority at this point” (Kingsley, Smith and Price 2009, p 43). The aim of this research is to assist CDCs with insights into the impacts of various housing acquisition strategies so practitioners are better able to evaluate whether their approaches are achieving the desired outcomes in the most cost effective manner possible. Our research will assist local CDC practitioners target and prioritize their acquisition efforts. This research will provide both CDC and governmental stakeholders with important information on the impacts of various acquisition strategies to stabilize local neighborhoods employed at the local level in response to the foreclosure crisis. Data gathering for these studies included literature and local foreclosure database reviews, interviews, archival records, and direct observations.

**Urban Racial and Ethnic Conflict: Developing a Human Relations Infrastructure**

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The field of “human relations” represents an organized approach to intergroup relations, intergroup conflict resolution, and intergroup justice. In the US, this field emerged in response to problems of racial prejudice, discrimination, conflict and civil unrest in the early 1900s. Human relations organizations have since been established and have broadened their focus from merely maintaining social stability to a proactively striving to create an inclusive, multicultural society in which diverse groups can participate equally in our system of governance and resolve differences with fairness and respect. The scope of human relations includes the following: a) promoting ways that people can communicate and resolve differences in the face of diversity, b) collaboratively addressing social problems that create social divisions, c) intervening in conflicts so that parties can resolve their differences or pursue grievances in a non-violent manner, and c) protecting basic human rights, human dignity and principles of equality and justice. “Human Relations Commissions” were created in many large cities during and after World War II to address racial violence and discrimination. The original group of HRC’s was specifically established to deal with race and ethnic conflict, many of which took the form of race riots. There has long been a discrepancy between the weight of the hefty mandate of HRC’s and the lack of commensurate powers or resources given to support their mission. I argue that while HRC’s have been severely limited by its lack of powers and resources, a closer examination of these organizations can illuminate ways we can strengthen participatory democracy in a multicultural society. HRC’s can and do play an invaluable role in improving race, ethnic, gender, religious, and other dimensions of intergroup relations. However, their effectiveness is dependent upon a larger
infrastructure that can enable their efforts—a system of supports and resources that many practitioners have referred to as a “human relations infrastructure.” This study of human relations commissions is an attempt to illuminate an infrastructure through the lens of human relations work. In this article, I identify the main core functions of HRC’s and glean from them the foundation for a framework for a human relations infrastructure, building upon an earlier policy essay. I begin by identifying core functions to define the scope of work of HRC’s. A human relations infrastructure is by no means a solution to the current limitations of democracy or a total cure for intergroup conflict. But it is an effort to begin to develop a conceptual model and a cohesive set of tools that can allow us to more constructively address the differences that arise in a multicultural democracy.

Will Climate Change Lead to More Urban Violence? Urbanization, Urban Environmental Problems, and Social Disorder in Cities

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For the first time in history, the majority of the world population now lives in cities. Global urbanization will continue at high speed; the world’s urban population is expected to increase by more than 3 billion people between 2007 and 2050. While urban populations generally enjoy a higher quality of life compared to populations in rural areas, many cities in the developing world have large slums with populations that are largely excluded from access to resources, jobs, and public services. In the environmental security literature, great rural resource scarcity causing rural to urban migration is seen as an important source of violent conflict. This study investigates how urbanization and social and economic exclusion affect patterns of social disorder in urban centers in Asia and Africa. It utilizes a newly collected event dataset of urban social disturbance covering 64 major cities in 54 Asian and African countries since 1960. The analysis will address the importance of urbanization in the context of crucial intervening factors like poverty, democracy, employment, and access to public services.

Breaking Down Silos Toward the Right to the City: Moving Toward Community Integration of People with Disabilities

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United States welfare policy has created challenges for low income individuals to access and keep safe affordable, accessible, integrated housing, and obtain adequate healthcare and meaningful/gainful employment. For people with disabilities, there are additional challenges
based not only on medical and environmental barriers but on state codified policies. This is compounded by federal policies that favor institutional placements and segregated housing over independent living with appropriate support services. People with disabilities are not only competing with people without disabilities for community services and affordable housing, they are also facing the double challenge of finding housing that is accessible, integrated, and affordable while maneuvering through a fragmented program and policy maze to find the appropriate services from different state departments. Many of these services have different qualifying criteria that are means tested and uncoordinated among state departments. One program that assists states with integrating people with disabilities into the community is “Money Follows the Person”. This national demonstration project assists states with system changes through innovative program and financial system rebalancing opportunities to integrate people living in a long term setting by moving into the community. This paper builds on my previous work of people with disabilities locating affordable, accessible, integrated housing from a long-term care setting in Chicagoland. The literature on people with disabilities is scarce and mostly focuses on discrimination in gaining access. This research assists with closing the gap on understanding policy and program coordination with people with disabilities. This study looks at Illinois state agencies, social service agencies and public housing authorities that are working towards integrating individuals from a long-term care setting into the community through coordinated efforts of this program. To better understand provider challenges and how these agencies strategically work together to tear down silos, I employ in-depth interviews of key informants, conduct focus groups and analyze the extent to which policies and programs are employed. The preliminary findings of this research will prove invaluable to program administrators, policymakers, and local government in their continuing efforts to tear down programmatic silos for the people with disabilities integrating into the community.

**Policy, Planning, or Pulchritude?**

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In an urban era marked by unprecedented uncertainties and global interconnections, adopting a stance endorsing social, environmental and economic sustainability is essential. Long ago Daniel Burnham maintained that the “well-designed” city should be comprehensively planned, and the “well-planned” city should enable sustainable growth. But do planners have the tools to plan the sustainable city in the face of today’s forces of rapid urbanization, globalization, and an economic and legal system seemingly favoring individual rights over community responsibilities? The Austin, Texas area is an urbanizing region that displays the sprawling development patterns of rapidly growing urban systems in Sunbelt America. In 1980 Austin did endorse a “sustainable” stance with its Austin
Tomorrow Comprehensive Plan. The plan called for limited growth in the environmentally sensitive hills to the west and promoted a growth corridor in the flatter lands along a major interstate highway and to the east. In this paper I examine the region’s growth patterns since adoption of the Austin Tomorrow Plan and why the region grew like it did. What were the driving forces behind these growth patterns? Was it policy, planning, or pulchritude, or in other words the perception, real or imagined, of landscape beauty? The region is bifurcated by a geologic divide into two distinctly different landscapes: the Hill Country to the west and the Blackland Prairie to the east. Real estate marketers tout the Hill Country as an area of “undulating cinematic beauty” featuring secluded sites for elegant homes nestled in evergreens and live oaks, while the prairielands, with its flatter terrain more suitable for urban development, have essentially remained rural in nature or been subdivided into sites for more modest tract homes. Over time these perceptions of the two landscapes - one beautiful and the other plain - seem to have played a surprisingly dominant role in the modification of the region’s built environment, perhaps even moreso than Austin’s “best laid plans.” As planners and policy-makers what can we learn from the Austin experience? Do planners need to be marketing their plans as aggressively and creatively as land developers have marketed the Hill Country, or as vigorously as Burnham “marketed” his Chicago World’s Fair and his Plan of Chicago? Good planning promoting social, environmental, and economic sustainability without strong policies to back it up may be a case of The best laid schemes o’ mice an’ men Gang aft agley, An’ lea’e us nought but grief an’ pain, For promis’d joy! (Robert Burns – 1785) Keywords: comprehensive planning, landscape, urban growth, Austin

A Cross-Cultural Investigation of the Health Effects of Intersections Between Race, Gender and Class Among the Neighbourhoods of Toronto and New York City

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Although the body of applied intersectionality research literature is large and growing steadily, few studies have explicitly attempted to use concepts from this rich theoretical tradition to predict or explain quantitative differences in health outcomes associated with intersections between gender, race and class. Virtually nothing is currently known about how intersections between axes of inequality are differentially associated with health across national contexts or whether “place” within a national context intersects with axes of inequality to shape health outcomes. Combining analyses of data for 10,898 adult residents from Toronto who completed the 2003 Canadian Community Health Survey and 7,508 residents of New York City (NYC) who participated in the 2004 NYC Community Health Survey, this paper examines the health effects described by statistical interactions between
gender, race, class and neighbourhood of residence in these two urban contexts. Multilevel logistic regression modelling in each city allows us to investigate the direction and magnitude of two-way interactions between gender, race and class on the likelihood of fair or poor self-rated health status, providing a rough indication of how the health effects of such interactions might vary by urban or national context. Modelling the neighbourhood-level slopes for gender, race and class additionally allows us to determine whether neighbourhood of residence interacts with these axes of inequality as predictors of self-rated health in the two cities. Our findings highlight the value of integrating quantitative modelling with neighbourhood-level analyses for developing more nuanced understandings of intersecting determinants of health.

**Indicators to Measure the Sustainability Level of Urban Form**

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Nowadays, sustainability is a very broad concept that seems to concern every aspect of human activity. Specifically, cities are zones where sustainable development is one of the main goals of international, national, regional and local policies, not only in developed countries but also in developing ones. The great majority of the world’s population lives in urban areas and the main economic activity of a country is located in them. Thus they are the focus of the economical and social development in nations as several reports of international institutions such as the United Nations or European Union emphasize. One of the most important characteristics of the current city that is considered to be the focus of many unsustainable problems is its structure. Over the last decades, the spread across the landscape has outpaced population growth, changing city form from compact to sprawling. Low-density developments, rigidly separated zones with a specific function (housing, work, education leisure, shopping), networks of roads establishing barriers between zones and acting as the only means by which to move, and the expulsion of economic activities from centers are the principal characteristics of this process, and consequently the causes of several problems affecting human health and the environment. The objective of this paper is to establish a collection of indicators of urban form valid enough to measure the sustainability level of the city structure considering that the first step to resolve a problem is by quantifying it. Firstly, we discuss the characteristics of urban form related to unsustainability, explaining their consequences on human health and environment. Secondly, we carry out a revision of urban form indicators existing in the literature, as the base of the analysis. Finally, a selection is made on the basis of the capacity of each indicator to represent an unsustainable problem of urban form, selecting the most representative one for each problem. The final collection of indicators is a tool that could be used to
compare the sustainability level of urban form in a determinate moment of a group of cities, or to evaluate the evolution of a city's urban form over time.

**Community Development at a Crossroads**

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One of the less visible casualties of the current mortgage crisis and subsequent recession is the health of the nation’s community development corporations (CDCs) and the organizational infrastructure that supports their work. This system is beset on multiple fronts. The residents of the types of neighborhoods CDCs serve have been heavily hit by the on-going wave of foreclosures. Even some of the most capable and highly regarded CDCs – including those working in formerly strong market cities -- are seeing the community improvement work of two decades undermined. Many that responded to federal encouragement and resident demand for more affordable home ownership opportunities are left holding inventory they cannot sell, losing anticipated fee income and incurring the unanticipated costs of holding that inventory. Lost development fees are also at issue for producers of rental housing, since the crisis in the financial services industry led to a sharp drop in the sale of low income housing tax credits (LIHTCs) and in the price of those credits that sold. Although most CDCs do not rely primarily on developer fee income, their under-capitalized status means that the loss of any substantial income source can pose a financial threat. Banks that had been the largest purchasers of LIHTCs have less capital to lend and invest, fewer profits to shelter, and greater aversion to risk. CDFIs of all types are experiencing delays in repayment of loans (in addition to outright defaults); this both weakens their portfolios (making it harder for them to borrow) and means they have less money to lend. Banks have also been important supporters of Local Initiatives Support Corporation (LISC) and Enterprise Community Partners, both at the national level and in the areas of concentration where they have local offices. Other traditional partners in the CDC support system are also under stress. Foundations, state governments, and local governments have seen revenues fall as the demand for their services and assistance rises. The federal stimulus package will certainly help on several of these fronts, at least in the near-to-medium term, but how (and how much) it will help is still unclear. This paper will explicate this changing landscape and discuss the challenges, options, and opportunities these circumstances present for preserving gains at the community level (including preserving the affordability and quality of the assisted housing stock and other neighborhood assets), adapting the organizational infrastructure at all levels to meet new circumstances, and positioning the field to serve disadvantaged communities effectively going forward. It will draw not only on current published materials but also on a series of in-depth interviews by the author with senior practitioners in the field and review of
unpublished documents.

**Addressing the People vs. Place Urban Planning Debate: The Human Development-Overlay District Project and the Case of Hollywood**

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The Human Development-Overlay District Project initiated by the New York based Environmental Simulation Center and funded by the Ford Foundation is a project aiming to link human capital planning to areas undergoing urban redevelopment in four project areas nationally. The project also intends to employ cutting-edge technology towards innovative participatory planning uses with the project areas selected. This presentation will introduce the overall HD-OD national project, but focuses on the project's specific deployment in one of four national project areas, the Hollywood neighborhood of Los Angeles. Hollywood has been experiencing neighborhood change due to global dynamics, community work, and specific efforts led by the Community Redevelopment Agency of Los Angeles' Hollywood/Central project office. This presentation discusses how the HD-OD project has been carried out by the Hollywood Community Studio, the on-site outfit created due to the HD-OD plan requiring the creation of a community change center in each national HD-OD project area. The presentation also discusses local contextual factors contributing to how the Hollywood Community Studio is implementing the HD-OD project including what goals have been set, what challenges have arisen, and what changes have taken place during the first year of the project. The paper addresses the reality of localizing national initiated projects such as the HD-OD project and what nuances emerge due to the characteristics, local history, and socio-political contexts that shape projects with challenging goals such as addressing the people versus place debate that historically plague urban planning in the United States. Additionally, the paper discusses the implementation of new technologies in a participatory way at the Hollywood Community Studio by discussing the challenges of media literacy, civic engagement, and data collection faced by the local efforts in Hollywood.

**The Restructuring of Urban Governance and Place (In)Equality in Canada’s MTV Metropolitan Areas**

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The restructuring of urban economies and welfare states of the developed world over the last twenty years or so, often as part of a broad neoliberal agenda, presents challenges to the delivery of quality municipal services. With reductions in government spending and
program breadth at national levels in many countries, governments at the sub-national and local levels have had to take on increased responsibilities. At the same time, local governments and metropolitan areas have often been compelled to become more entrepreneurial and competitive, both indirectly via the compulsion of new regulatory regimes and a restructuring global economy, and directly through the imposition of new structures and financing arrangements on the part of upper-level governments onto municipal governments. This may produce greater unevenness in the capacities of local governments to maintain local services and to meet the needs of resident low-income populations, which then can drive increasing income segregation between high and low-income areas. This paper seeks to examine the effects of neoliberal restructuring on the relative capacities of municipal governments in Canada’s three largest urban regions (MTV - Montreal, Toronto and Vancouver) to raise revenue and provide equity in service provision. In particular, the paper asks whether the downloading of responsibility for service delivery has resulted in greater degrees of place inequality between jurisdictions in terms of property tax burdens and social service expenditures, and the degree to which transfers from upper levels of government have ameliorated such inequities. Data come from the provincial municipal budgetary database over the period 1995 to 2007. OLS regression models estimate the relationship between government transfers, and social service expenditures, on the geography of poverty, income, and ethnicity, after controlling for a host of municipal –level variables. The findings demonstrate empirically that the restructuring of urban governance has resulted in greater levels of place inequality over time. Both transfers from upper levels of government and municipal social services spending have actually become regressive in favouring relatively wealthier municipalities instead of those concentrating low-income households. These effects remain after controlling for socio-demographic and other governance-level variables. The implications of these findings for understanding the effects of neoliberal urban governance are then discussed.

**Leaders, Followers and Laggards: Committing to Local Climate Actions in California**

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Very limited attention has been paid to climate actions at the local level compared to the federal and state levels. Due to the pure public good nature of greenhouse gas emissions mitigation, local climate policies require decisive political support to be initiated promptly and implemented successfully. It is unclear why some cities acted as leaders to reduce greenhouse gas emissions, some acted as followers, while some remained in traditional development paths. This paper explains the determinants of the diffusion of local political will to commit to climate actions. It applies survival analysis to the time sequence of cities’ participation in the U.S. Conference of Mayors’ Climate Protection Agreement. This study
critically examines various theories and hypotheses about voluntary local climate actions. Results support the importance of political preference of the local communities and cities’ administrative autonomy. Congestion relief seems to be an important co-benefit motivating cities to reduce green house gas emissions. However, income level measures by themselves do not seem to affect the local political will to act on climate, nor do measures of local environmentalism in any significant way. The importance of individual political leadership also does not seem to be supported by our data. These results may provide evidence for more effective local political consensus building to better facilitate local voluntary climate policies.

**Achieving a Zero Drop Out Rate—Promoting Economic Development in Newark**

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Significant public attention has been directed to the decrease in high school graduation rates. There are individual and collective costs when youth do not receive a high school diploma and continue on to postsecondary education. Research consistently demonstrates that educational achievement is correlated with a series of positive outcomes including higher personal income, stable employment, satisfactory health, lower death rates, and avoidance of the criminal justice system. Cities with large percentages of dropout youth have fewer economic development opportunities, garner less tax revenue, and experience high social service costs, more crime, less civic participation, and high levels of concentrated and inter-generational poverty (Neild & Balfanz, 2006). School dropout has now been reframed as an important public health issue as a result of the short- and long-term effects it places on individual health (Freudenberg & Ruglis, 2007). In response to the City of Newark’s growing dropout crisis (graduation rate reported as 52%), the Newark Public Schools Office of Alternative Education (OAE) embarked upon a highly coordinated effort with the City of Newark, local and state government agencies, Essex County College, Rutgers University, private foundations, and local community organizations to create a youth one-stop center, the Youth Education and Employment Success Center (YEES Center). The YEES Center was established as an intake, assessment and referral site for youth who are in need of educational, employment and social service referral and placement. Through partnership with more than 25 different Newark-based agencies, the YEES Center delivers educational, vocational, employment and wrap around social services, including healthcare, housing and childcare, to at-risk and disconnected youth. Youth-geared educational programs provided through the YEES Center have been identified as Alternative High School Initiatives (AHSI) and recognized and supported by the Gates Foundation. The YEES Center and its partnership with the Family Success Centers, Fatherhood Centers and Grandparent Centers provide a unique opportunity to build human capital for Newark’s students and their families. This
paper will present an outcomes and process analysis of the YEES Center. It will assess the impact of the YEES Center on high school enrollment and graduation rates, employment, postsecondary transition, and recidivism rates of youth in Newark. Both quantitative and qualitative data will be presented, including data collected from the Newark Public School's student data systems, the YEES Center database, and data collected from surveys and interviews conducted with stakeholders and students. Empirical evidence will be presented that demonstrates how the Newark YEES Center can become a national best practice and model for communities facing significant numbers of dropouts. The economic impact of the YEES Center on Newark will also be considered.

*Urban Development—Tokyo Waterfront City Project Under the Economic Recession in Japan of 1990s*

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The Tokyo Metropolitan Government (TMG) started to develop the Tokyo Waterfront City (TWC) in 1990. TWC is located on the coast of the Tokyo Bay. It is about 6km from the downtown of Tokyo. TWC project is one of the biggest urban development projects in the world such as the Dockland in London. It will be the last big urban development in Japan. The outline of the project is as follows; Area for the TWC: 442ha Goal of working population: 70,000 Goal of residential population: 42,000. Budget: 1,600 billion yen, 16 billion dollars

TMG completed the first phase of TWC project in 1995. However, the project was stopped for a year by the replace of the Governor of Tokyo in 1995 in order to revise the plan & design. Although the project was started again in 1996, it had been seriously suffered from the babble burst and financial crisis of Japan in 1990’s. TMG continued construction of the infrastructure in TWC and selling & leasing the land there during the period. Now TWC has become one of the most famous sites worthy to visit in Tokyo. TWC has more than 40 million visitors in a year, and 42,000 working people, and 8,000 residents. This study focuses into comparing the current situation and the original plan & design. And it analyses the success and failure of the development under the long and severe economic recession in Japan. It could contribute to the urban developments in the world under global economic crisis. This study composes of 5 sections; (a) purpose of TWC project, (b) land leasing system, (c) developing schedule, (d) financial system, (e) lessons from success and failure of the TWC project and prospect of TWC project under the second economic recession now. (a) Originally TWC project aimed to create a sub CBD in order to accept business functions instead of the CBD of Tokyo. In 1980’s Tokyo was booming and concentration to the CBD of Tokyo had been accelerated. After the babble was burst, there was little demand for a sub CBD. TMG was forced to change the purpose of the project. (b) TMG decided not to sell land and introduced a new land leasing system in order to enjoy profit from the mature of the
 development and to keep power to control the land use. However, the land leasing system was not popular among business circle in Japan. (c) TMG planned to finish TWC project in 2003. It was extended to 2015 being impacted by the economic recession of Japan. (d) TMG got in trouble with finance to continue to build the infrastructure in TWC. TMG had low revenue from land leasing and land selling. TMG consolidated 3 related accounts to make use of unemployed capital and cash. (e) As a big urban development project takes a long time to complete, it would encounter economic recession. It is important to have a long-term point of view and flexibility on finance and planning.

**Between Provinces and Country: Spatial Policy Coordination Within Canadian Federalism**

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This research examines the issues related to policy coordination in Canada, focusing specifically on how policies that have spatial ramifications are coordinated and understood by government officials in the federal government and the three most western provinces of British Columbia, Alberta and Saskatchewan. As a federal state Canada’s constitutional powers are divided between two levels of government, the federal government and the ten provincial governments, each of which are considered independent within their own constitutionally defined competencies. The interaction of the various competencies is particularly complex when dealing with the coordination of policies that have broad spatial ramifications that can often touch on the constitutional jurisdictions of more than one level of government, such as those related to transportation, the environment, health, or natural resources. To understand the variety of institutional constraints related to spatial policy coordination thirty-three in-depth semi-formal interviews were conducted with senior government officials from the federal government and three western provinces representing a wide variety of departments, from infrastructure to intergovernmental affairs to social services. The interviews focused on understanding four broad questions related to spatial policy coordination; 1) To what extent do government officials understand the spatial impacts of the policy fields they are involved in? 2) How extensively do government officials interact with their counterparts? 3) What constraints are placed on government officials by the political and institutional environment that they work in? 4) How do government officials perceive the effectiveness of current policy coordination mechanisms? Taken together these four broad questions of inquiry were designed to further the understanding of the institutional barriers related to effective spatial policy coordination. While there was a wide variation in comments and understandings of spatial issues amongst those interviewed, twelve major themes were deemed to be significant factors affecting spatial policy coordination; cross-ministry relationships, inter-governmental relationships, the role of politics, the spatial factor, equality, history, decision-making.
processes, external factors, the role of technology, the impact of time, key coordination mechanisms, and coordination constraints. Each of these themes is explored in detail within the research, including aspects of general agreement and those of conflicting opinion, resulting in a practitioner derived framework that identifies the barriers to and necessary elements for successful spatial policy coordination within Canada followed by a discussion of its broader application to other federal and decentralised countries.

**A Social Justice Approach to Post-Incarceration Education Interventions—Pilot Study**

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As with most instances of criminal activity or other anti-social behavior, it typically begins with limited access to education thusly compromising a person’s ability to subsequently secure and maintain employment (Hull et.al. 2000). The average person in America being released from prison is currently operating at the same literacy rate as most third grade students. This trend has proven to be detrimental to the academic success of the population which creates a cycle of poverty, illiteracy, and oftentimes, homelessness (Foley, 2001). Critical Race Theory (CRT) forces scholars to look beyond well-intentioned rhetoric and liberal notions of equality. Instead, it suggests that we should examine the everyday practices, patterns of inequality, and results of real-life struggles for racial justice. In the context of education policy, this means community organizing should be an integral component of policy-making, as this is how people of color might get a chance to voice their vision of what good pedagogy and education looks like (Tate, Ladson-Billings, & Grant, 1993).

In 2008 in the Department of Probation in conjunction with a local community-based organization and California State University Dominguez Hills, created an alternative education program this served as a “life skills intervention” that could be taken in lieu of returning to prison. This class was designed based on research related to character education and cognitive behavioral methods using Critical Race Theory as a framework, that was implemented to assist the participant in evaluating his/her ability to successfully re-enter the workforce and/or academic environment. In several classes and interviews during the six-week intervention researchers found participants were more apt to look for jobs that did not or could not secure them a living wage rather than increase their academic skill set by reentering school.

Implementing education interventions programs that focus on comprehensive character education—i.e., promoting the positive development of people, not just academically but also emotionally, ethically, and socially and cognitive behavioral-based instruction may, not only promote an ex-offender’s overall positive development as individuals and citizens, but
also effectively prevent the occurrence of a wide range of current social problems among youth, including incarceration (Office of Juvenile Justice and Delinquency Prevention, 1994).

**The Politics of Place: Grant Park, 1968-2008**

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On November 4, 2008 Chicago’s “front yard” became the nation’s frontier. For many who could remember the destruction and chaos in Grant Park during the 1968 Democratic National Convention, Senator Barack Obama’s victory speech forty years later in the same location heralded a new era. By choosing Grant Park as the site for his speech, Obama harnessed the collective memory associated with the park to amplify the historic magnitude of his election. Obama’s speech in Chicago’s front yard added another layer to existing memories of violence, chaos, and division with experiences of peace, joy, and unity as the nation stood on the edge of a new frontier. A political history of Grant Park suggests answers to the questions of how the public views the past and how a place can encompass history. In support of this statement, I rely on various published and archival sources. I evaluate news reports of the 1968 riots in the Chicago Tribune and articles on Barack Obama’s victory event in the New York Times. Materials from the Newberry Library’s 1968 Democratic Convention Manuscript Collection and the Jack Mabley papers portray Chicagoans’ attitudes about and responses to the DNC riots. The Chicago Historical Society’s archives also holds personal papers, news reports, photographs, and sound recordings pertaining to the events of 1968 and 1979 that flesh out Grant Park’s political history. A range of documents, including pamphlets, scholarly treatises and committee reports, dating from the 1970s, ‘80s and ‘90s from the Chicago Public Library supplement the history of the four major political events that I have chosen to focus on. I also look at Chicago city planning records, parks commission reports, and other archival materials on Grant Park’s history. Finally, I utilize oral histories from current and former Chicagoans to develop my claim that these four political events have contributed to the evolution of Grant Park into a political space. The memories created in a public space often become intertwined with its history. The question then remains, what do these memories mean when trying to understand the importance of a place within a community? As historians endeavor to find meaning in the past, we look to the material remains of a time that is often very foreign to us. However, objects cannot tell the whole story. Memories and the spaces in which they were created can help make sense of the past. In this way Grant Park’s political history can help make sense of the way people view this space today.

**Neighborhood-Based Approaches for Urban Vacant Land Management**
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One of the critical areas in the revitalization of distressed urban communities in the coming years will be vacant urban land. Vacant urban land, especially that which is located in poor residential communities, is a problem that not only detracts from the quality of life and well being of these communities but also undermines efforts to revitalize these communities on other fronts, such as investment, commercial development, infrastructure improvements and environmental quality. While urban revitalization programs of the last two decades have focused on revitalizing communities in terms of housing, workforce development and job creation, these programs have had limited effectiveness in terms of assisting neighborhoods in addressing vacant land issues in these very same communities. Urban vacant land is often under the jurisdiction of city governments with complex regulatory, financial and institutional matters that constrain management decision making processes. Furthermore, traditional models for urban revitalization have had limited effectiveness in addressing vacant land problems in residential communities. This paper proposes that the time has come to consider alternative methods for urban revitalization that engage communities in the community based planning. Alternative methods of engaging communities require revision of existing models. These models fail to successfully link community engagement as an input to vacant land solutions as outcomes. Moreover, sustainable community engagement as an outcome can be linked to the outcome of preventing future vacant properties. To this end, this paper discusses how this engagement can address issues related to urban vacant land management. This paper first briefly summarizes the history of urban revitalization efforts in the Sandtown-Winchester and Harlem Park neighborhoods of West Baltimore City. Next, a review of these efforts as they relate to vacant land management will follow. Lastly, a discussion of how urban ethnography and action research together provide alternative methods for assessing the process of vacant property eradication through successful community engagement.

The Social and Economic Impact of Incarceration on Offenders, Families and Communities: An Interdisciplinary Literature Review

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This paper will explore the extensive social and economic costs of mass incarceration. These costs range far beyond the basic fiscal costs associated with housing an offender in a jail or prison for a given length of time and monitoring him or her upon release. The effects of incarceration on offenders, their families and their communities will be explored. When a person is incarcerated, it has significant personal impacts, far beyond his or her temporary
removal from society. Offender effects such as unemployment, increased likelihood of future offending, and housing difficulties are amongst those reported in the literature. Likewise, incarceration has certain social and economic impacts on offenders’ families, including familial strife, engagement with various social services, and instability. Offenders’ communities also bear social and economic burdens when incarceration occurs. These include lost tax revenues, lost economic productivity, and community instability, amongst other effects. Certainly, the mass incarceration trend in the United States has received a great deal of attention from academics and policy-makers alike. This paper does not seek to report on all of their contributions to this subject. Rather, this paper aims to provide a comprehensive list of the verified social and economic effects that incarceration has on individual offenders, their families and the communities from which offenders are removed and into which offenders are placed before and after they are incarcerated. Only by consulting the research offered by the various social science disciplines can such a comprehensive list be formed. Thus, literature arising from various disciplines, including but not limited to Urban Affairs, Sociology, Criminology, Economics, and Policy Studies, will be reviewed.

**Cities Vs. Suburbs: Explaining the Location of Economic Activity Within Metropolitan Areas**

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UAA We propose to present a paper that will report our research on the determinants of intra-metropolitan location of economic activity. There has been a substantial amount of research on the regional location of economic activity – i.e., why firms locate where they do across regions of the country. However, there has been much less at the intra-regional level – what determines where firms locate within metropolitan areas, specifically what affects firm placement within the central city rather than one of its suburbs? This paucity of research is due, to a large extent, to the lack of relevant economic data at the city level. The dearth of quantitative research at the inter-regional level is particularly frustrating since firm location surveys generally find the determinants of inter-regional firm location differ from the determinants of intra-regional firm location. However, we overcome this limitation by focusing on the 19 central cities that are also counties or whose population comprises at least 95 percent of county population. Since counties are the base for the collection of much economic data, we are able to conduct empirical research utilizing a time series – cross section design examining the determinants of intra-metropolitan economic location over the years 2000-2007. With these data in hand, we will empirically examine the effects of levels of human capital, crime, taxes, business climate, and other factors in determining whether economic activity locates within the central city as opposed to suburban areas in
the larger metropolitan area. We will then discuss the policy implications of these findings for large core cities, suburbs, and metropolitan regions.

**Monitoring the Interaction of Housing and Neighbourhood Change in the UK: Spatial Context, Drivers of Change and the Implications for Policy**

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Recent policy concerns over declining neighbourhoods and the delivery of sustainable communities in the UK have called for a more coherent and systematic investigation of our knowledge base regarding spatial change in neighbourhoods. Since housing is a defining feature of neighbourhoods, our attention to neighbourhood change should focus on first examining the interactive effect between the housing market and the neighbourhood and second, how the wider spatial context and policy factors affect them. While attributes such as infrastructure, public services, demographic and socio-economic characteristics tend to be generally present in most neighbourhoods, the precise quantity, composition and quality will vary across neighbourhoods. This poses the key question of how we evaluate and understand neighbourhood change as each neighbourhood is by no means homogenous. It logically leads to the idea of developing a neighbourhood typology. Based on the 2001 UK Census classification of the Middle Level Super Output Areas derived by the Office for National Statistics (ONS), this paper will examine the changing dynamics of different types of neighbourhoods by including the ONS’s mid year population and household estimates in the analysis. This will allow us to examine the nature of neighbourhood change in 2001 to 2005/06 and explore how the change is related to the characteristics of different neighbourhoods. The neighbourhood change dynamics will then be examined in relation to the changing housing consumption in the neighbourhood by examining house price, rental levels and transaction changes in these neighbourhoods. To address the second question, recently defined sub-regional Housing Market Areas (HMAs) will be used as the wider spatial housing market context to examine the key socio-economic, housing, environmental and policy issues that affect the operation of neighbourhoods via a case study of North West England. The multi-spatial analysis of housing and neighbourhood change within the wider Housing Market Area will allow us to explore the fundamental drivers of change both inside and outside the neighbourhood. The paper aims to contribute to the theoretical debate over the driving forces of spatial change and shed light on the role of planning and housing policy in delivering the objectives of the UK government’s ‘place shaping agenda’.

**Social Sustainability and Citizenship in the In-Between City**

Patricia Wood (York University)
The German planner Tom Sieverts coined the term Zwischenstadt (roughly translated as "in-between city") to describe urban development that is neither typically "urban" nor "suburban." In these spaces, large-scale infrastructure oriented towards global trade brushes up against residential communities that are often densely populated, diverse, under-serviced and locally bound. This type of development now dominates new urban form in Canada and elsewhere, yet we little understand its economic, social and political complexity. Drawing on the results of work with focus groups, as well as some community mapping and photography with youth, this paper documents the unsustainability but also the resilience of residential communities in the “in-between city.” In particular, the paper considers the ways in which citizenship, as a technology of governance, is spatialized both by actors for the state and by citizens within this landscape. Framing this landscape not as one of neglect (as it often appears) but as one of contestation, I argue that the political spaces produced within it are creations specifically of this contest, and that they raise questions about the potential and limitations for political action and the meaning of citizenship for residents of the in-between city.

**Rural Exodus and Urban Concentration: The 20th-Century Demography of Asian Youth**

Peter Xenos (University of Hawaii at Manoa)

This paper examines patterns of rural exodus and urban concentration among youth cohorts across much of Asia. The paper’s goal is to outline the broad demographic context for policy discussion of the contemporary rural-to-urban exodus of youth. The set of Asian national cases is instructive because in the twentieth century these countries illustrate all stages of demographic transition from barely begun to fully accomplished. Discussion encompasses systematic features of the youth bulge in each country, the reinforcing effects of the youth component of large-scale urbanward transfers, a set of concurrent social structural transformations among youth. Crosscutting these three sets of changes among youth has been a gender revolution that began a transformation of female participation in much of this social change and often the level of female participation in the urbanward migration itself. The whole configuration of changes is seen to reflect a combination of social-cultural and developmental factors, taking unique forms from one country to another. These issues are examined on the basis of the national census series – a total of nearly 200 census rounds region wide – for many countries spanning much of the 20th century. Many of the censuses allow examination of individual large cities and thus shed light on variations in youth demography within countries and throughout national urban systems.
How Community and Social Capital Matter to Neighbourhood Planning: The Case of Alvalade in Lisbon

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Literature on community and social capital has grown extensively in recent years, especially in United States. In the last decades significant research has been done regarding the significance of community and social capital. However, it is less clear whether it could influence and apply to housing. In this paper, I aim to examine how the “Alvalade Landscape” became a housing case and how it matters to address social networks and community in neighbourhood planning. Designed in response to a massive housing program; located in a land of farms of upper upper classes and suburban industrial working class living in villas and patios; the bairro was built according to the conservative values of the Portuguese dictatorship of Salazar, and at the same time, the introduction of the modern urban planning as Garden City and Le Corbusier. Alvalade became a magnet for the less affluent people, as well as the white collar and cultural elite. This is a case of Social Network Analysis approach; it is based on in-depth interviews with planners and review of a broad selection of neighbourhood plans and other documents, such as newspapers and photos coverage of the planning process in the 40s and 50s, as well as ethnographic observation, focus groups and a survey about people’s opinion of their neighbourhood, social capital and community engagement. The results indicate high neighbourliness rate, trust and reciprocity in neighbours. 98 percent of the interviewees said they trust their neighbours; in last year at least one time 22 percent provided personal care; for 70 percent Alvalade is a neighbourhood where people care about each other; during the past 6 months about 61 percent did or received a favour from a neighbour. I have indicated how social capital and community matter to link social theory and practice to improve and develop urban studies: (1) using a social network framework in housing design; (2) implementing linkages between peoples, places, organizations and policies (3) appointing a community building as a strategy.

The Critical Juncture of China’s Urbanization: A Theoretical as Well as a Practical Assessment

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Experiences in the past show that when a country’s level of urbanization reaches 50%, transformational social change will take place. Presently, China’s developmental stage is exactly at this point of juncture. Its urbanization is closing in to the level of 50%; its urban centers faces serious competition from international as well as domestic counterparts; its industry has the hit threshold to be upgraded; its economic structure needs to be
reconstructed; marketization level is increasing; regional disparities are expanding; citizens’ demands are rising; increased information flow encourages citizen independence, citizen diversity, and citizens demand for freedom of choices. Further reform is necessary to accommodate all the changes. What are China’s strategies to accommodate these challenges? Are they adequate? What more can it do. Through a review of the literature and empirical developmental experiences, this paper strives to address these issues in the context of China’s recent call for harmonious society.

**If You Build It, Will They Come? Understanding Factors Affecting People’s Acceptance of Compact and Mix-Use Environment**

Yizhao Yang (University of Oregon), Kelly O’Neill (‐)

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In recent planning dialogue, compact and mixed-use urban development has become a symbol for smart growth. This type of development patterns are thought to benefit a community economically, environmentally and socially – more efficient use of infrastructure, less consumption in land resource, less auto-dependent lifestyle, and better social interaction opportunities. The number of projects completed in reality, however, does not appear to match the level of enthusiasm expressed in discussions. Even in places embracing smart growth strategies, there seems to be more lip-service than effective implementation. Many have been puzzled by the question that if compact and mixed-use development is so smart, why don’t we see more of such kind projects developed? One of the often cited reasons behind the limited realization of compact and mixed-use projects is the unfavorable view/attitude toward this kind of environment held by American households. The persistence of such attitude has been questioned recently in light of the demographic changes in American society and the good environmental quality in new compact and mixed-use projects. This paper reports a study that examined the factors affecting people’s acceptance of compact mixed-use environment as a place to live and explored the possibility that exposure to high-quality compact and mixed-use projects could affect or change people’s attitudes. The study was based on an opinion survey of 170 residents living nearby a new compact and mixed-use project in the City of Eugene, Oregon. Interviews with residents and planners were used to supplement the survey analysis. Findings from the opinion survey indicate that people’s overall assessment of compact and mixed-use development was strongly associated with their awareness of the environmental and social benefits associated with such development form. Their general perceptions and/or experiences in compact and mixed-use living environments and their housing preference for residential qualities and/or accessibility were also found to affect their level of acceptance. People who had more positive opinions regarding the Crescent Village project were more likely to think favorably of compact and mixed-use development.
Interviews with residents revealed that, despite the presence of negative opinions toward compact and mixed-use environments, there is growing interest in such projects. Research results highlighted the potential of changing people’s perceptions by providing them with more positive experiences and educating them about the social and environmental impacts of different development patterns.

**CAPTURED! The FCC and the Media Big Whigs**

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The Federal Communications Commission is responsible for regulating broadcasting in the service of three principles---competition, diversity and localism. The formulation of policies is to be informed by sound policy research. The agency even has rules that require such a process and units that conduct some of that research. However, for much of the last decade, the FCC has willingly and systematically violated its own rules and punished its own internal researchers when the research did not match the preferred policy of the majority of FCC commissioners. That preferred policy was a consolidation of media ownership that the media industry insisted on achieving. The FCC was such a captured agency that it specifically claimed that its own research that questioned the wisdom of media consolidation did not exist when it knew that it did. What was the result of such a blatant stance? What are the lessons to be learned from such an approach to policy research? Is it true that Lola gets whatever Lola wants?

**Branding of a City, Enlivening Kansas City’s Dominant Landmark**

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In the last few decades municipal economic development, in the United States, has shifted its focus of labor and industrial to talent and human capital recruitment. These new economic trends have resulted in a new economic question for cities: How to attract a creative class of people and then retain them? This question derives from the notion that concentration of human capital can result in cultural production. Cities with the high rates of cultural production can develop a much more diverse and sustainable economic system. These cities in turn increase their destination appeal to the creative class as well as other social groups.

It is understood that the creative class is dependent upon a social network for its success. The strength of a social network is a direct result of its place-based characteristics. This
paper examines if the urban landscape of a place can be visually enhanced and spatially integrated to broaden social interactions through spatial organization. To answer this question this study focuses on the use of landmarks and outdoor digital media/art in spatial design and a visual context study of Kansas City, MO. The research is based on the idea that: activities anchored in a visually pleasing and spatially integrated environment stimulate local economies at much higher rates than copy-paste planning and design. Most existing planning and design practices do not take into account the place-based spatial and visual characteristics that are necessary to give order, focus, and pleasure to human experience.

Currently, Kansas City possesses many highly visible landmarks that are falling well short of their potential to define and enhance the visual context of the city. A hierarchical analysis was conducted on one of the most visually distinct landmarks, the KCTV Tower, to determine how many vistas this landmark intersects. This data has been mapped and overlaid onto a variety of other layer features, such as: topography, nodes and districts, public and private transit routes. The graphical presentation of the analysis greatly facilitates our understanding of the visual-spatial context of this landmark. This information leads to recommendations that can increase the organizational impact of the tower by incorporating digital media and/or lighting displays.

This study concludes that if a landmark is visually integrated into the organizational context of a city it can increase social interactions and movement, which can in turn stimulate cultural production by causing people to associate the landmark with their own city’s identity.

**Urban Homeownership in the U.S. and Mexico: A Comparative Perspective**

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Homeownership is an important goal in the U.S. and Mexico. The orientation of individuals to homeownership and the policies to aid homeownership in these countries, however, vary along cultural, political, and financial lines. This paper explores urban homeownership, focusing on its cultural significance, and public policies designed to support ownership in the two countries. To do so, we use interviews and personal communication with key informants to complement abundant secondary data sources such as the U.S. Census Bureau and Instituto Nacional de Estadistica Geografia e Informatica, official reports and existing literature. The comparative analysis in the paper contributes to our understanding of the roles urban homeownership plays in these countries, the ways public policies act to serve these roles, as well as examines potential areas of cross learning for housing scholars.
and policy makers in both countries.

**Placemaking as the Right to Cosmopolis**

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This paper examines migrants’ processes and negotiations of placemaking directed towards the inscription of their cultural diversity in the urban space they inhabit and occupy. Processes of placemaking are here understood as producing two main distinguishable types of place. There are placemaking activities purposefully aimed at the production of physical and tangible sites -places as location-, and there are also placemaking activities that unintentionally occur in existing locations and transform those material settings into places of significance, memory, and attachment. Whereas the latter are endowed with a sense of ineluctability, i.e. everybody seems to have the power to place-make and does place-make, the former are strictly regulated by regimes of power, mostly citizenship when studying non-citizens’ placemaking, whose exclusionary powers determine the access to space and primarily define legitimate and valuable only those places made by citizens abiding the law. This paper documents how in spite of the absence of any overarching discourse that openly grants non-citizens the right to the city, forms of appropriation, participation and/or inscriptions of non-citizens’ ethnic and cultural diversity do occur in the urban landscape they inhabit. By providing accounts of how these people at the margins manage to inscribe their presence in the space they occupy, I intend not only to document how the urban space become spatially diverse, but also call for a greater appreciation of the many different identities that spatially as well as socially contribute to the making of the multicultural and multiethnic cities of contemporary times. Placemaking is here advocated as a right to the city by assuming that there is an inherently human need and demand for it, and that the emergence of these spaces and places of diversity enable other than mainstream modes of existence which move us closer to the reality of a Cosmopolis where “we (all of us), in all of our differences, [are] at home.” In this paper, I present preliminary findings of (Japanese)-Brazilians’ activities of placemaking as they occur in Tokyo’s urban landscape. Placemaking in both of its aspects, physical and social, has been operationalized by looking at urban places of Brazilian food consumption, i.e. restaurants, sites where ethnic contacts are maintained and social diversity negotiated and designed. To examine these inscriptions is compelling and vital given the limited latitude of expression that migrants (read foreign workers) have in the Japanese political and ideological-normative realms. In fact, the official discourse not only denies that Japan is an immigration country, but also that its society is multicultural.

**The Impact of Information and Communications Technology on Urban Form—A Study of Travel Behavior and Residential Location Choice**
Globalization, decentralization and technological innovation continue to have a profound impact on cities. Inheriting Melvin M. Webber’s ideas in his series of essays in the 1960s proclaiming the demise of traditional city, many futurists generally forecasted the end of our cities as information technology eliminates the need for face-to-face interactions. During the 1995-2001 period, the diminishing friction of distance was a very popular theme among certain economists and futurists. They emphasized the technological capability to reduce the friction of distance and result in an absolute dissolution of proximity, proposing that the improvements in telecommunications would lead to a “Placeless Society” in which “distance ceases to exist” and usher in a new era of “Everything-Everywhere.” The Internet burst of 2001-2004 introduced some sobriety back into the discourse since the forecasts of futurists had yet to be observed. Over the past eight years or so the reality that brick and mortar business and retail establishments were not disappearing into a virtual soup generated skepticism and revisionism in much of the literature on the topic of information and communications technology (ICT) and urban form. Even with the current status and future evolution of the ICTs, numerous agglomeration benefits seemed to remain strong including specialized labor pooling (e.g. silicon valley), major proximity advantages of tacit versus codified knowledge exchange (in research and development based industries, financial industries, and variety-based industries such as fashion and apparel). Moreover, classic urbanization economies remained in play. All these ambiguity imply that the relationship between ICT and urban form is much more complicated than we expect. Nevertheless, given that the broad adoption of new ICTs has clearly changed individuals’ travel behavior and lowered travel costs, it seems intuitive that these changes could have some significant implications for urban form. The purpose of this study is to explore this very fundamental issue: the impact of information and communications technology on urban form. This study will address this issue through providing answers to two specific questions: (1) What is the impact of telecommuting on worker’s travel behavior? (2) What is the impact of ICT usage on households’ residential location choice? Data from 2001 National Household Travel Survey will be used as major data sources. My hypotheses are that telecommuters will be associated with longer commute and more non-work trips; ICT will reduce household’s transportation costs and hence encourages people to choose high-amenity suburban locations. Empirical models will be developed and regression will be used to test for our hypotheses. Furthermore, in order to get the causal effect of ICT on residential location choice, we will use instrumental variable to solve for the endogenous problems associated with our variables of interest.
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Worldwide the number of people over age 60 is rapidly increasing. In 2006, 11% of the global population was elderly; by 2050 that proportion will double. Creating a sustainable built environment to meet the needs of the elderly is a huge challenge. The World Health Organization have begun to address the need and have created guidelines for age-friendly cities as one strategy to recognize communities that provide a multifaceted approach to facilitating the best quality of life for all residents—especially older adults. Locally, cities have adopted development policies that address active living needs for elders who desire to “age-in-place” in their homes and neighborhoods. The purpose of this paper is to investigate two metropolitan region policies regarding livable communities and examine the impacts of these policies. The two case studies include the Vancouver Region in British Columbia, Canada and the Twin Cities Metropolitan Area in Minnesota, the United States of America. The legislation, its implementation, and the evaluation reports are compared for the two locations. In addition, specific sites in each of the two locations are evaluated to identify the impacts of the state/provincial legislation. The case study sites have high-rise buildings which are predominately occupied by elderly residents. The findings presented in this study address specific recommendations for ways that cities and their urban regions can be made more sustainable and livable as the number of elderly residents increases over time.