New York University  
Robert F. Wagner Graduate School of Public Service  
P11.4635: Community Equity & Wealth Building  
Spring 2014

Class time and place: Thursdays – 6:45 p.m. to 8:25 p.m.  
March 27, April 3, 10, 17, 24, May 1, 8  
Goddard Hall, Rm. B06

Instructor: Sarah Ludwig

Contact information: Tel.: 212-680-5100 or sil2005@nyu.edu

Office Hours: By appointment

Course Summary and Objectives:

This course introduces graduate students to topics in community financial justice and strategies for achieving equitable community development. Students will examine ways that communities have organized to gain access to capital; methods and mechanisms to ensure equitable development; and technical tools needed to secure and retain community assets in lower income urban neighborhoods and communities of color. Students will learn about challenges and impediments that community organizations face, particularly in the contexts of lending and housing discrimination and the ongoing economic and foreclosure crises.

The course exposes students to a variety of perspectives, and students are expected to evaluate with a critical eye the validity and efficacy of all strategies. The course uses New York City neighborhoods as laboratories for observing and developing successful strategies for community equity and asset building.

Course requirements:

- Students are required to check the NYU Classes site for the course on a regular basis.
- Students are expected to come to class prepared to discuss all required readings and response questions. Reading response questions will be posted in the Forums section on NYU Classes.
- Over the seven-week term, students must post at least four (4) entries to the Forums section on NYU Classes. (Where multiple questions are listed, you may respond to one or more questions, but only one response will be credited/weekly posting.) Discussion postings are due before the corresponding class; students will not receive credit for late submissions. Students who choose to post more than four entries over the course of the half-semester will receive extra credit.
- Students will complete one short paper (3-4 pp.), which will be due before class in Week 4. The paper topic will be posted on NYU Classes.
- Students will have the choice between taking a final exam and writing a 10-page paper. Students who wish to write a paper in lieu of the final exam assignment must submit a paper proposal by Week 3.
**Course reading:**  
Students will be required to complete extensive reading before each class. Most of the reading consists of articles and chapters from books, and will be posted on NYU Classes or available through web links in the syllabus. Short recommended readings are listed at the end of the syllabus.

The following book is required for the course, and is available at the bookstore and on reserve in Bobst Library:


Students are encouraged also to read the following books:


**Grading:**  
Grading for the course will be weighted as follows: 50% final exam/research assignment; 20% short paper; and 30% class participation and discussion postings.

**Class Schedule:**

**Week 1 (3/27/14) – Course Introduction**

**Week 2 (4/3/14)**

**What is Community Equity? What is Community Wealth-Building?**

**Readings:**

- Evergreen Cooperatives Toolkit, Ch. 2. 2012. “The Need for Community Wealth Building Today”

**The Legacy of Redlining and Disinvestment**

**Readings & Film:**

- *Streets of Hope*: Chapter 1, “Remembering” (pp. 7-35).
- Pratt Center for Community and Environmental Development. 1994. Film: *Building Hope: The CDC Oral History Project*
● *Capital and Communities in Black and White*: Chapter 4, “Redlining and Community Reinvestment” (pp. 65-90).


**Readings:**
● Center for Responsible Lending. 2012. “Collateral Damage: The Spillover Costs of Foreclosures”
● Del Rio, Deyanira. 2010. “Mortgage Lending and Foreclosures in Immigrant Communities: Expanding Fair Housing and Fair Lending Opportunity Among Low Income and Undocumented Immigrants,” from Kirwan Institute’s series on the Future of Fair Housing and Fair Credit.

**Week 4 (4/17/14) – Organizing for Economic Justice and Accountable Development**

**Readings:**
● *Streets of Hope*: Ch. 2, “Creating the Dudley Street Neighborhood Initiative;” Ch. 3, “Don’t Dump On Us: Organizing the Neighborhood;” and Ch. 4, “Planning an Urban Village.”
● Gross, Julian et al., 2005. “Community Benefits Agreements: Making Development Projects Accountable,” Good Jobs First and the California Public Subsidies Project. (Read Intro. & Ch. 1.)

**Week 5 (4/24/14) – Changing the Frame: Financial Reform & the New Economy**

**Readings & Video:**
● Crafting a Long-Term Agenda for Change: A Case History of National People’s Action, Grassroots Policy Project and National People’s Action. 2014. (Cut & paste:
http://s.bsd.net/peoples/default/page/-/Reports/NPA%20Case%20History%20.pdf

- Loh, Penn. 2013. What is the Color of the New Economy? And Why it Matters
- Strike Debt! – read website thoroughly.

Week 6 (5/1/14) -- New Economy Models

Finance Readings:

- CDFI coalition website. 2014. “What are CDFIs? (Read all five tabs.)
- The Working World website: read through.

Affordable Housing & Land Use -- Alternative Approaches Readings:

- Streets of Hope: Chapters 5, “Controlling the Land through Eminent Domain,” and 6, “Land and Housing Development: The Triangle and Beyond” (pp. 115-167).
- PolicyLink, Inclusionary Zoning – read all sections.

Week 7 (5/8/14) - New Economy Models (cont’d)

Worker Cooperatives Readings:


Green Economy Readings:

- Warren, Deborah B. and Steve Dubb. 2010. “Growing a Green Economy for All,” The Democracy Collaborative, University of MD. (Read Executive Summary.)
SOME QUICK SUPPLEMENTAL READINGS:

“Predatory Equity”

Gentrification and displacement

Immigrant Financial Justice Issues

Documenting Community Wealth