New York University
Robert F. Wagner Graduate School of Public Service

P11.4635: Community Equity
Spring 2016
REVISED 2/18/16

Class time and place: Thursdays – 6:45 p.m. to 8:25 p.m.
January 28, February 4, 11, 18, 25, March 3, 10
GCASL, Room 261

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 neighborhood financial justice and strategies for achieving equitable, community-led economic development. Students will examine how public and private actions, and inaction, have shaped neighborhoods; ways that communities have organized to gain access to capital, and structural impediments that community groups face; 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.

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 examines numerous case examples and uses New York City neighborhoods as laboratories for observation. Guest speakers will join us at several sessions.

Course Requirements and Expectations:

● Please check the NYU Classes site for the course on a regular basis.
● We meet only seven times. It is vital that you attend all classes.
● 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, please feel free to 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 post more than four entries over the course of the half-semester will receive extra credit.
● Students will complete one short paper (2-3 pp.), which will be due before class in Week 4. The paper topic will be posted on NYU Classes.
● Students will complete a second short paper (4-5 pp.), which will be due on or before March 14, 2016. The paper topic will be posted on NYU Classes.
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.

We will read many chapters from the following book:


Students are encouraged to read the following books, which should be available at the NYU Bookstore:


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

Class schedule:

Week 1 (1/28/16) – Course Introduction

Week 2 (2/4/16) – Neighborhood Inequity and the Legacy of Redlining and Disinvestment
Readings:

- *Streets of Hope*: Chapter 1, “Remembering” (pp. 7-35).
- *Capital and Communities in Black and White*: Chapter 4, “Redlining and Community Reinvestment” (pp. 65-90).

Week 3 (2/11/16) – Neighborhood Inequity (cont’d) / Financial Justice
Readings:

- OFE. 2013. “*Immigrant Financial Services Study*.”
● Center for Responsible Lending. 2012. “*Collateral Damage: The Spillover Costs of Foreclosures.*”

Emergence of the Community Development Movement

Week 4 (2/18/16) -- 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.)
● McQuarrie, Michael. 2010. “*ESOP Rises Again,*” *Shelterforce.*
● Santow, Mark. 2007. “Running in Place: Saul Alinksy, Race, and Community Organizing,” Ch. 2, in Orr, Marion, ed. 2007. *Transforming the City: Community Organizing and the Challenge of Political Change.* Lawrence, KS: Univ. of Kansas Press.

Week 5 (2/25/16) – Building the “New Economy” / Strategies for Community-Led Economic Development
Readings:
● Loh, Penn. 2013. *What is the Color of the New Economy? And Why it Matters*
Community-Based Financial Institutions

Readings:
- CDFI coalition website. 2013. “What are CDFIs?” (Read all five tabs.)

Week 6 (3/3/16) – Worker Co-ops / The Green Economy

- The Working World [website](#): read through.
- Warren, Deborah B. and Steve Dubb. 2010. “Growing a Green Economy for All,” The Democracy Collaborative, University of MD. (Read Executive Summary.)

Week 7 (3/10/16) – Affordable Housing & Land Use – CLTs and Other Alternative Approaches

Readings & Video:
- *Streets of Hope*: Chapters 5, “Controlling the Land through Eminent Domain,” and 6, “Land and Housing Development: The Triangle and Beyond” (pp. 115-167).
- Schneggenberger, Andy. 2010. “Bringing CLTs to Scale in Atlanta,” in *Shelterforce*.
- New York City Community Land Initiative. 2014. *New York: We Got a Problem* (video).