Wayne State University
Department of Urban Studies & Planning

UP 6340: Community Development

Instructor  Patrick Cooper-McCann (cooper@wayne.edu)

Course Info  Fall 2017, CRN: 15960, 3 credits

Class Sessions  5:30 to 8 pm on Wednesdays at 25 Manoogian Hall

Format  Lecture/seminar

Office Hours
I am available to meet in 25 MANO before and after class on Wednesdays. I will arrive by 5 pm each day and will stay until 8:30 pm. You do not need an appointment. You may also email me to arrange another time to meet. Please let me know when you’d like to talk and how: either over the phone, by Google Hangout, or in my office, 3185 Faculty Administration Building (inside the Department of Urban Studies and Planning).

Course description
This course provides an overview of contemporary community development practice in U.S. cities, with a particular focus on legacy cities like Detroit. The course focuses primarily on the role of community development corporations and other community-based agents for neighborhood revitalization. Topics include access to capital, housing development, economic development, repurposing vacant land, organizing for power, building community capacity, and planning comprehensive community change.

Learning objectives
Student who successfully complete this course will be able to:

- Compare and contrast conceptual approaches to community development
- Explain the evolution of community development corporations, including (a) the tools and financing available to support their work, (b) the strategic choices they have made about how to improve community conditions, and (c) the ways they have pursued their primary objectives of housing and economic development
- Explain alternative approaches to community development, including organizing for power, building community capacity, and planning comprehensive change
- Identify challenges inherent to community development in “weak market” cities like Detroit, and explain alternative revitalization strategies that are not contingent on property redevelopment, e.g. the repurposing of vacant land
- Write and present a proposal that recommends an appropriate program or policy change that will contribute to the development of a particular community

Required readings
This course has one required book: Ronald F. Ferguson and William T. Dickens, eds., *Urban Problems and Community Development* (Washington, D.C.: The Brookings Institution, 1999). Used copies are available for sale on Amazon. The book is also available as a free e-book through the Wayne State library, and a physical copy will be placed on reserve at the Undergraduate Library. All other readings are available as PDF downloads on Blackboard. All readings are required unless noted otherwise.

**Course requirements**
This course has five graded requirements: class participation, a midterm exam, a grant proposal, a presentation of the proposal to the class, and a final exam.

1. **Participation**
Full participation requires completing all assigned readings prior to class; arriving to class on time; taking notes on readings, lectures, and class discussions; and engaging in class discussion by posing thoughtful questions and comments. Meeting with the professor in office hours is optional, but students may also receive credit for participation by doing so. Students may have one excused absence from class without penalty.

2. **Midterm exam**
The midterm exam will be held in class on October 25. It will test all readings and lectures covered prior to that date (August 30 through October 18).

3. **Grant proposal**
Students will be required to write and present a brief grant proposal. Students may work on the proposal individually or in pairs. The proposal offers an opportunity to research a community development program or policy of personal interest and then develop a proposal to implement that idea in a particular community in the Detroit area. An initial “letter of intent” will be due on October 11. A first draft of the proposal will be due November 8. The final draft of the proposal will be due November 29.

5. **Proposal presentation**
In addition to submitting the written proposal, students will be expected to present their proposals to the class on December 6. All students are expected to attend all student presentations. Presentations will be brief, but depending on the size of the class, this session may be longer than the normal class period. Please plan accordingly.

6. **Final exam**
The final exam will be held at the usual location and time (5:30 to 8 pm in 25 MANO) on December 13. The exam will test all readings and lectures covered after the midterm.

**Grading**
Grades for this course will be based on the five requirements as follows:

- Participation 10%
- Midterm Exam 35%
- Grant Proposal 20%
The grade of any assignment submitted late, including interim products, will be reduced by one marking grade (e.g. from a "B+" to a "B"), unless the student requests and receives an extension from the professor in advance. All assignments must be completed to receive a course grade. A course grade of "Incomplete" will be granted only in exceptional circumstances and must be arranged, in writing, before the last class session.

Schedule of Topics and Assignments

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<th>Topic</th>
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<td>Defining Community Development</td>
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<td>Federal Policy Context</td>
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<td>Access to Capital: Mainstream &amp; Alternatives</td>
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<td>9/27</td>
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<td>Community Development Corporations</td>
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<td>11/29</td>
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<td>Organizing and Building Community Capacity</td>
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<td>Final Exam</td>
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Student Disability Services statement
If you have a documented disability that requires accommodations, you will need to register with Student Disability Services for coordination of your academic accommodations. The Student Disability Services (SDS) office is located in the Adamany Undergraduate Library. SDS’s telephone number is (313) 577-1851 or (313) 577-3365 (TTD only). Once you have your accommodations in place, I will be glad to meet with you in office hours or at another agreed upon time to discuss your needs. The mission of Student Disability Services’ is to assist the university in creating an accessible community where students with disabilities have an equal opportunity to fully participate in their educational experience at Wayne State University. For more information about SDS, please see their website, http://studentdisability.wayne.edu.

Statement on academic misbehavior
Academic misbehavior means any activity that tends to compromise the academic integrity of the institution or subvert the education process. All forms of academic misbehavior are prohibited at Wayne State University, as outlined in the Student Code of Conduct (http://doso.wayne.edu/codeofconduct.pdf). Students who commit or assist in
committing dishonest acts are subject to downgrading (to a failing grade for the test, paper, or other course-related activity in question, or for the entire course) and/or additional sanctions as described in the Student Code of Conduct.

**Cheating:** Intentionally using or attempting to use, or intentionally providing or attempting to provide, unauthorized materials, information or assistance in any academic exercise. Examples include: (a) copying from another student’s test paper; (b) allowing another student to copy from a test paper; (c) using unauthorized material such as a "cheat sheet" during an exam. (d) unauthorized access to a test from a previous semester also constitutes cheating.

**Fabrication:** Intentional and unauthorized falsification of any information or citation. Examples include: (a) citation of information not taken from the source indicated; (b) listing sources in a bibliography not used in a research paper.

**Plagiarism:** To take and use another’s words or ideas as one’s own. Examples include: (a) failure to use appropriate referencing when using the words or ideas of other persons. (b) altering the language, paraphrasing, omitting, rearranging, or forming new combinations of words in an attempt to make the thoughts of another appear as your own.

Other forms of academic misbehavior include, but are not limited to: (a) unauthorized use of resources, or any attempt to limit another student’s access to educational resources, or any attempt to alter equipment so as to lead to an incorrect answer for subsequent users; (b) enlisting the assistance of a substitute in the taking of examinations; (c) violating course rules as defined in the course syllabus or other written information provided to the student; (d) selling, buying or stealing all or part of an un-administered test or answers to the test; (e) changing or altering a grade on a test or other academic grade records.

**Course drop/withdrawal information**
In weeks one and two of the full term, students can drop this class and receive 100% tuition and course fee cancellation. In weeks three and four, students may drop but will not receive tuition cancellation. Courses dropped in weeks three and four will not appear on your academic record. Beginning with the fifth week of the term students who wish to drop the class can initiate a withdrawal request on Pipeline. You will receive a transcript notation of WP (passing), WF (failing), or WN (no graded work) at the time of withdrawal. No withdrawals can be initiated after the end of the 10th week; students enrolled in the 10th week and beyond will receive a grade. More information on this can be found at: [http://reg.wayne.edu/pdf-policies/students.pdf](http://reg.wayne.edu/pdf-policies/students.pdf).

**WSU Resources for Students**
Student Disability Services (SDS): [http://studentdisability.wayne.edu/](http://studentdisability.wayne.edu/)
Academic Success Center: [http://www.success.wayne.edu/](http://www.success.wayne.edu/)
Counseling and Psychological Services (CAPS): [http://www.caps.wayne.edu](http://www.caps.wayne.edu)
Dean of Students’ Office: [http://www.doso.wayne.edu](http://www.doso.wayne.edu)
College of Liberal Arts & Sciences: [http://clasweb.clas.wayne.edu/CurrentStudents](http://clasweb.clas.wayne.edu/CurrentStudents)
Schedule of readings

1. August 30 – Course Overview

2. September 6 – Defining Community Development


3. September 13 – Federal Policy Context


4. September 20 – Access to Capital: Mainstream & Alternatives


5. September 27 – Community Development Corporations


6. October 4 – Housing Development


7. October 11 – Economic Development


8. October 18 – Community Development Systems


Optional: Margaret Weir, “Power, Money and Politics in Community Development,” in Ferguson and Dickens, 139-178.

9. October 25 – Midterm Examination

10. November 1 – Community Development in Weak Markets


3. Dale E. Thomson and Harley Etienne, "Fiscal Crisis and Community Development: The Great Recession, Support Networks, and Community Development Corporation
11. November 8 – Repurposing Vacant Land


12. November 15 – Comprehensive Community Initiatives


13. November 29 – Organizing and Building Community Capacity


   • “3. Organizational Development”
3. Ferguson, selected pages from “Conclusion” in Ferguson and Dickens, pp. 589-604.

14. December 6 – Student Proposal Presentations

15. December 13 – Final Exam