

Proposed Course Syllabus for DePaul Law School and Business School  
**Community Economic Development: Harnessing Market Forces to Serve Social Purposes**

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Office Hours Tuesdays and Thursdays before class by appointment.

Course Overview: This is a multi-disciplinary course which focuses on issues of neighborhood revitalization, low-income housing, entrepreneurship, financial institutions and neighborhood vitality generally in low-income communities. The class focuses on issues of poverty alleviation and economic development, emphasizing non-adversarial, transactional approaches to advocacy.

Course Textbooks:

*Community Economic Development: A Legal Guide for Advocates, Lawyers and Policymakers*; Roger Clay and Susan Jones, Editors; Forthcoming (Summer 2009), American Bar Association. (Referred to in syllabus as "ABA").

William Simon, *The Community Economic Development Movement: Law, Business and the New Social Policy* (2001).

Course Assignments:

Midterm Paper (25%)

Preparation of either business case, Week 10 or Week 12 (10%)

Course participation and preparation (15%)

Final Paper (50%)

**Week One: Introduction to and History of Community Economic Development.**

Tuesday Reading:

Simon, Chapter 1, "Introduction," and Chapter 2, "Background: The Turn to Community-Based Organizations in Social Policy."

ABA Chapter 1, Introduction to Community Economic Development.

Nicholas Lemann, *The Myth of Community Development*, N.Y. Times Mag., Jan. 9, 1994, Section 6 at 27.

Thursday Reading:

Raymond H. Brescia, Robin Golden, and Robert A. Solomon, *Who's in Charge, Anyway? A Proposal for Community-Based Legal Services*, 25 Fordham Urb. L.J. 831 (1998).

## **Week Two: Theories of Community Economic Development.**

Tuesday Reading:

Simon, Chapter 3, "Three Logics of Community Action."

Scott L. Cummings, *Community Economic Development as Progressive Politics: Toward a Grassroots Movement for Economic Justice*, 54 *Stan. L. Rev.* 399 (2001).

Thursday Reading:

Alicia Alvarez, *Community Development Clinics: What Does Poverty Have to Do With Them?*, 34 *Fordham Urb. L.J.* 1269 (2007).

Optional:

Susan R. Jones, *Promoting Social and Economic Justice Through Interdisciplinary Teaching Work in Transactional Law*, 14 *Washington U.J. Law & Pol'y* 249 (2004).

## **Week Three: Public Housing and Fair Housing Efforts.**

Guest visit from Cara Hendrickson and/or Adam Gross.

Tuesday Reading:

Sheryll Cashin, *The Failures of Integration: How Race and Class are Undermining the American Dream* (2004).

Thursday Reading:

Cara Hendrickson, *Racial Desegregation and Income Deconcentration in Public Housing*, 9 *Geo. J. on Poverty L. & Pol'y* 35 (2002).

Optional:

Peter J. Salsich, Jr., *Thinking Regionally About Affordable Housing and Neighborhood Development*, 28 *Stetson L. Rev.* 577 (1999).

## **Week Four: Nonprofit Organizations and Community Development Corporations.**

Tuesday Reading:

ABA Part 3, Section 1, Community Development Corporations; Section 2, Intermediaries - Enterprise and LISC; and Section 3, National Nonprofit CED Institutions.

Thursday Reading:

Michael H. Schill, *Assessing the Role of Community Development Corporations in Inner City Economic Development*, 22 N.Y.U. Rev. L. & Soc. Change 753 (1997).

### **Week Five: Tools of Community Economic Development.**

Tuesday Reading:

ABA Part 2, Section 3, Community Development Block Grants, Megan Glasheen, Reno Cavanaugh; Section 5, Workforce Investment Act, John Foster Bey.

Thursday Reading:

ABA Part 4, Section 1, Equitable Development, Angela Blackwell, Policy Link; Section 2, Community Benefit Agreements, Julian Gross, Law Offices of Julian Gross; Section 7, Asset Accumulation Strategies, Melvin Oliver or Tom Shapiro.

### **Week Six: Zoning and Planning.**

Tuesday Reading:

Introduction to Jane Jacobs, *The Death and Life of Great American Cities*, 3-25, (Random House, 1961).

David Rusk, *Cities Without Suburbs* (1993).

Thursday Reading:

Myron Orfield, *American Metropolitcs: The New Suburban Reality* (2002): Introduction; Chapter 6, Land-Use Reform; and Chapter 7, Metropolitan Governance Reform.

Peter Dreier, John Mollenkopf and Todd Swanstrom, *Place Matters: Metropolitcs for the Twenty-first Century* (2001): Chapter 7, Metropolitcs for the Twenty-first Century.

### **Week Seven: Eminent Domain and Local Government Economic Development Powers.**

Tuesday Reading:

Adam P. Hellegers, *Eminent Domain as an Economic Development Tool: A Proposal to Reform HUD Displacement Policy*, 2001 L. Rev. M.S.U.-D.C.L. 901 (2001).

Thursday Reading:

ABA Part 4 Section 12, Eminent Domain in the Aftermath of Kelo, Patricia Salkin.

## **Week Eight: Tax Incentives and Economic Development Zones.**

Guest Visit from Scott Lindquist or Jonathan Kaden, Sonnenschein, Nath & Rosenthal LLP

Tuesday Reading:

Tutorial: Tax Credits 101, Enterprise Community Investment Website  
<http://www.practitionerresources.org/showdoc.html?id=19468&topic=Affordable%20Housing&doctype=Website>

ABA Part 2, Section 8, Tax Abatement/Tax Credits/Historic Tax Credits, Don Holm, Farris Bobango Branan; Section 9, New Market Tax Credits, Herbert Stevens, Nixon Peabody.

Thursday Reading:

ABA Part 2, Section 6, Enterprise Zones/Empowerment/Renewal Communities, Linda Schakel, Ballard Spahr; Section 7, Tax Increment Financing, Dina Schlossburg, Blank Rome.

Optional:

Audrey G. McFarlane, *Race, Space and Place: The Geography of Economic Development*, 36 San Diego L. Rev. 295 (1999).

## **Week Nine: Cooperative Organizations and Governance Structures.**

Tuesday Reading:

Simon, Chapter 5, "The Community as Agent of Economic Development - Tools - Institutions," and Chapter 8, "Institutional Hybridization."

Thursday Reading:

Duncan Kennedy, *The Limited Equity Co-Op as a Vehicle for Affordable Housing in a Race and Class Divided Society*, 46 How. L.J. 85 (2002).

## **Week Ten: Community Development Finance.**

Guest Visit from Calvin Holmes or Chicago Community Loan Fund Staff

Tuesday Reading:

Michael Barr, *Banking the Poor*, 21 Yale J. on Reg 121 (2004).

ABA Part 2, Section 1: Community Reinvestment Act, Richard Marsico.

Thursday Reading:

Coastal Enterprises, Inc. (Yale School of Management Case Study).

ABA Part 2, Section 2, Community Development Financial Institutions, Donna

Fabiani.

Optional:

Matt Fellowes and Mia Mabanta, *Borrowing to Get Ahead, and Behind: The Credit Boom and Bust in Lower-Income Markets*, The Brookings Institution, Survey Series (May, 2007).

### **Week Eleven: Small Business Advocacy.**

Tuesday Reading:

Michael E. Porter, *The Competitive Advantage of the Inner City*, Harv. Bus. Rev., May-June 1995, at 55.

Simon, Chapter 4, "The Community as Agent of Economic Development - Local Perspective."

Thursday Reading:

Timothy M. Bates, *Why Do Minority Business Development Programs Generate So Little Minority Business Development?*, 9 Econ. Dev. Q. 1, 3 (1995).

Optional:

William H. Mellor and Patricia H. Lee, *Institute for Justice Clinic on Entrepreneurship; A Real World Model in Stimulating Private Enterprise in the Inner City*, 5 J. Small & Emerging Bus. L. 71 (2001).

ABA Part 4, Section 10, Inclusive Business Practices, Tim Lohrentz, Insight Center.

### **Week Twelve: Social Entrepreneurship and Social Enterprise.**

Tuesday Reading:

Chapters 1, 8 and 20 in David Bornstein, *How to Change the World: Social Entrepreneurs and the Power of New Ideas* (2004).

Chapter 1, "Social Entrepreneurship," and Chapter 10, "Planning for the Social Enterprise," in J. Gregory Dees, Jed Emerson, and Peter Economy, *Enterprising Nonprofits: A Toolkit for Social Entrepreneurs* (2001).

Thursday Reading:

"The Business Border," excerpt from Chapter 12 of *The Nonprofit Sector: A Research Handbook*, Walter W. Powell and Richard Steinberg, Eds.: "The Federal Tax Treatment of Charitable Organizations," John G. Simon, Laura B. Chisholm and Harvey P. Dale (2006).

DVCRF Ventures, CDVCA Case Study (1996).

Optional:

ABA Part 3, Section 5, Social Enterprise; For Profit Charities.

**Week Thirteen: The Meltdown: How Low-Income Communities Respond to the Collapsing Financial System and Mortgage Foreclosure Crisis.**

Tuesday Reading:

Raymond H. Brescia, *Capital in Chaos: The Subprime Mortgage Crisis and the Social Capital Response*, 56 *Cleveland State Law Review* 271 (2008).

Thursday Reading:

Selected Current Readings, to be determined.