

Tufts University Department of Urban & Environmental Policy and Planning

UEP 293-09: Community Practicum Fall 2015

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Mondays 9-11:30am @ Brown House classroom (97 Talbot Ave)

Office Hours: Wed's 1:30-3:30pm and by appointment

Description

The Community Practicum brings graduate students and community partners together to learn and conduct joint projects on critical issues to advance more just, democratic, and sustainable cities. The Practicum builds on the Practical Visionaries Workshop, (see <http://pennloh.wordpress.com/projects/practical-visionaries-workshop/>). While UEP's Field Projects course enables students to gain practical experience through discrete projects in a consulting model, the Practicum will provide opportunities for deeper, longer-term community collaboration through co-learning and co-production of knowledge. The Practicum is an element of UEP's Co-Education/Co-Research (CORE) model of community partnerships. Community partners are invited to participate in any of the course sessions, of which three will be conducted at community locations.

Theme and Partners

The Fall 2015 Practicum theme is ***Community Control and Ownership Strategies for Boston***, and the primary partner is the *Greater Boston Community Land Trust Network*. The lead partner in the Network is the Dudley Street Neighborhood Initiative (DSNI) and other partners include Chinese Progressive Association (CPA), Coalition of Occupied Houses in Foreclosure, Urban Farming Institute of Boston, and the Right to the City Alliance. UEP has been working with some of these partners for more than 25 years. Over the last four years, many of these partners have been active in the Practical Visionaries Workshop. A spring 2015 Field Project supported these partners in the formation of the Network. This Practicum will help the Network develop financing and policy strategies, as well as support the initiatives of specific partners. The co-learning will focus on causes of urban displacement, theories of community control and the "right to the city", solidarity economy and economic democracy frameworks and practices, and the theory and practice of community land trusts. Other partners include the Right to the City Alliance Boston and Center for Economic Democracy.

A community land trust (CLT) is a nonprofit organization governed by community members that stewards land for long-term public benefit as part of the commons. CLTs protect land from the pressures of the real estate market, as the land is never resold. Thus, CLTs have become a tool for promoting permanently affordable housing, urban farming, and other public goods. Established in the late 1980s, DSNI's land trust now has 225 units of permanently affordable housing, parks and gardens, a town common, community center, charter school, community greenhouse, and several urban farms. As a hot real estate market continues to fuel gentrification and displacement in the Boston area, many neighborhoods have become interested in CLTs. In Chinatown, CPA recently formed a land trust in early 2015. CLTs are a part of the City of Boston's housing strategy. The Practicum will work with partners to capitalize on this window of political opportunity.

Course Objectives

- Deepen relationships between UEP and community partners through a joint learning community.
- Provide support to UEP community partners through student research and projects and shared space for learning, visioning, and strategy to advance more just, sustainable, and democratic cities.

Learning Goals:

- **For all students:** Gain knowledge and experience of ways to work with community partners beyond the expert-consultant technical assistance paradigm; appreciation for the expertise of community practitioners.
- **For non-thesis students:** Experience participatory action research and co-learning and build relationships with UEP community partners that may lead to internships and engaged theses.
- **For thesis students:** Develop community-engaged thesis projects related to priorities of CORE partners.
- **For partners:** Develop deeper understanding of critical community issues to inform strategy and action. Gain space and time for reflection and relationship building.

Course Requirements and Assessment

1. Class Preparation and Participation (20%)

All students are expected to read and review the required materials before class and to participate fully in class discussions. All readings will be available through Tufts Trunk, Tisch Library, and web links.

2. Reflective Journals (20%)

This Journal will consist of two Trunk postings (each 500-750 words or 2-3 pages double spaced):

- Course Beginning (due Sep 28): What are your learning goals for this course? How would you like to contribute to the work of community partners through the Practicum project?
- Course End (due Dec 7): What have you learned in this course in relation to your learning goals and beyond?

3. Individual or Team Project (50%)

Projects will be designed to help thesis writers advance their thesis projects and for non-thesis students to work individually or in small teams on discrete projects for community partners. Initial project proposals are due Oct 5. Final project outputs are due Dec 7. Project ideas include:

- Center for Economic Democracy – help develop Ujima community finance fund model
- Chinese Progressive Association – support Chinatown Community Land Trust land acquisition
- City of Boston Office of New Urban Mechanics iTEAM – research potential impacts of CLT model on affordable housing production costs
- Coalition of Occupied Homes in Foreclosure – support establishment of land trust to hold newly acquired homes
- Dudley Street Neighborhood Initiative – support management systems for Dudley land trust
- Mattapan United – inventory vacant land and ownership in Mattapan
- Right to City Boston – support policy development around Community Stabilization

4. Support Community Sessions (10%)

Support the planning and facilitation of the two co-learning sessions with community partners in weeks of October 26 and November 30.

Schedule

For most class sessions, the first 1.5 hours will focus on the weekly theme and readings, followed by an hour to work on Practicum projects and prepare for community sessions. Note that three sessions (asterisked below) – Sep 21, Oct 26, and Nov 30 – will be off-campus at community locations and may be held at an alternate time convenient for our community partners. Also, there is a degree of flexibility built into this schedule to allow for the curriculum to be co-created with partners.

Week 1: Sep 14 Overview of Course and University-Community Partnerships

Course overview. Overview of Community Land Trusts. Introduce frameworks for university-community partnerships, including participatory action research and UEP's CORE co-learning partnership model.

Readings & Resources (26 pgs)

- Loh, Penn, and UEP Faculty. May 2014. "Co-Research/Co-Education (Co-RE) Partnerships: A proposal to deepen Tufts UEP community partnerships." (6 pgs)
- Tufts Practical Visionaries Workshop. May 2015. [Slides] "Development without Displacement: The Case for Community Land Trusts." Tufts UEP Field Project Team. (18 pgs)
- Community Land Trusts Work. 2-page policy brief by Tufts Practical Visionaries Workshop. May 2015. (2 pgs)

Week 2: Sep 21 Community Orientation at Dudley Street Neighborhood Initiative*

Visit Dudley Street Neighborhood Initiative (504 Dudley St, Roxbury, 02119). Take walking tour of the community land trust and get to know DSNI staff and other leaders in the Greater Boston Community Land Trust Network.

Readings & Resources (~82 pgs)

- Tufts Practical Visionaries Workshop. May 2015. "Development without Displacement: The Case for Community Land Trusts." Tufts UEP Field Project Team (Ben Baldwin, Marie Gay, Victoria Kulwicki, Rachel Nagin, and Joel Wool). pp 4-41.
http://ase.tufts.edu/uep/Degrees/field_project_reports/2015/Team1CommunityLandTrust.pdf
- Loh, Penn. 2014. Urban Farming, One Vacant Lot at a Time. *YES! Magazine*, Issue 72, Winter 2015, pp. 34-39. <http://www.yesmagazine.org/issues/cities-are-now/how-one-boston-neighborhood-stopped-gentrification-in-its-tracks>.
- Greenwood, Davydd J. and Morton Levin. 2000. Reconstructing the Relationships between Universities and Society through Action Research. In *Handbook of Qualitative Research* edited by Norman Denzin and Yvonna Lincoln, 85-106.
- Smith, M. K. 2007. "Action research," in *the encyclopedia of informal education* [web].
<http://infed.org/mobi/action-research/>
- Anguelovski, Isabelle. 2014. "From Prosperity to Decay, Wasteland, and Revival in the Dudley Neighborhood in Boston," in *Neighborhood as Refuge*. Cambridge, MA: MIT Press. pp 56-69.
- [optional] Hoyt, Lorraine. 2010. A City-Campus Engagement Theory From, and For, Practice. *Michigan Journal of Community Service Learning*, Fall 2010, 75-88. [Tisch Library]

Week 3: Sep 28 Solidarity Economy & Economic Democracy

Introduce solidarity economy and economic democracy frameworks as alternatives to neoliberal capitalism and state socialism. Situate CLTs as part of these frameworks.

Brainstorm and prioritize project ideas.

Due: Reflective Journal 1.

Readings & Resources (~77 pgs)

- Wright, Erik Olin. 2012. Transforming Capitalism through Real Utopias. *American Sociological Review* 78(1): 1-25.
- Alperovitz, Gar, James Gustave Speth, and Joe Guinan. March 2015. The Next System Project: New Political-Economic Possibilities for the 21st Century. Next System Project Report 1. http://thenextsystem.org/wp-content/uploads/2015/03/NSPReport1_Digital.pdf
- Lewis, Michael and Dan Swinney. 2008. "Social Economy & Solidarity Economy: Transformative Concepts for Unprecedented Times?" in Allard, Jenna, Carl Davidson, and Julie Matthaei editors. *Solidarity Economy: Building Alternatives for People and Planet*. Chicago: ChangeMaker Publications. pp 28-41.
- Loh, Penn and Boone Shear. 2015. Solidarity economy and community development: emerging cases in three Massachusetts cities. *Community Development* 46(3): 244-260.
- Akuno, Kali. February 9, 2015. Economic Democracy: People Power and Cooperative Alternatives for a Sustainable Black Future. Huffington Post. http://www.huffingtonpost.com/kali-akuno/economic-democracy-people_b_6645102.html
- Solidarity Economy Prezi. See: http://prezi.com/uaa5vaqmdllj/solidarity-economy-ek-9-26-11/?auth_key=f7dccbb1555608cdc071828dd725432cc23d0cae
- [optional] Akuno, Kali. February 2015. Casting Shadows: Chokwe Lumumba and the Struggle for Racial Justice and Economic Democracy in Jackson, Mississippi. Rosa Luxemburg Stiftung, New York Office. (23 pgs) http://www.rosalux-nyc.org/wp-content/files_mf/kaliakuno_jackson_web.pdf

Week 4: Oct 5 Community Land Trusts 101

Origins, history, theory, and practice of Community Land Trusts.

Share project proposals.

Due: Project proposal.

Readings & Resources (~82 pgs)

- Mann, Cassie. 2015. Literature Review chapter of Masters Thesis for Tufts UEP. ~pp 23-61
- Institute for Community Economics. 2010. An Interview with Charles Sherrod. In *Community Land Trust Reader* edited by John Emmeus Davis. Cambridge, MA: Lincoln Institute of Land Policy. pp 194-201.
- Institute for Community Economics. 2010. In *Community Land Trust Reader* edited by John Emmeus Davis. Cambridge, MA: Lincoln Institute of Land Policy. pp 228-256.
- Barnes, Peter. 2010. Wealth of Commons. In *Community Land Trust Reader* edited by John Emmeus Davis. Cambridge, MA: Lincoln Institute of Land Policy. pp 541-548.
- Loh, Penn. 2015. Building Wealth on Community Land Trusts. Draft article for YES! Magazine. ~4 pgs.

Week 5: Oct 12 Right to the City

Right to the City as theory and practice and policy. Possible Guests: Right to the City (Darnell Johnson, Lisette Le)

Prepare for Co-Learning Workshop.

Readings & Resources (~85 pgs)

- David Harvey. Sep/Oct 2008. "The Right to the City." *New Left Review* 53, pp 23-40.
- Marcuse, Peter. 2012. Whose Rights to What City. In *Cities for People, Not for Profit* edited by Neil Brenner, Peter Marcuse, and Margit Mayer. New York: Routledge. 24-41.
- Schmid, Christian. 2012. Henri Lefebvre, the Right to the City, and the New Metropolitan Mainstream. In *Cities for People, Not for Profit* edited by Neil Brenner, Peter Marcuse, and Margit Mayer. New York: Routledge. 42-62.
- Causa Justa – Just Cause. April 2014. Development Without Displacement: Resisting Gentrification in the Bay Area. pp 6-37. <http://cjjc.org/images/development-without-displacement.pdf>
- Browse Right to the City Alliance website: <http://righttothecity.org/>

Week 6: Oct 19 Policies for Community Control and Capturing Land Value

Ways to think about policies for land, property, and community control.

Prepare for Co-Learning Workshop.

Readings & Resources (~66 pgs)

- Practical Visionaries 2011. Group 1 final report. "Community Control Over Development". pp 4-12. <https://pennloh.wordpress.com/2012/12/20/community-control-over-development-a-conceptual-framework/>
- George, Henry. 2010. From Social Problems. In *Community Land Trust Reader* edited by John Emmeus Davis. Cambridge, MA: Lincoln Institute of Land Policy. pp 66-75.
- Fainstein, Susan. 2012. Land Value Capture and Justice. In *Value Capture and Land Policies* edited by Gregory K. Ingram and Yu-Hung Hong. Cambridge, MA: Lincoln Institute of Land Policy. pp 21-40
- Wolf-Powers, Laura. 2012. Community Benefits Agreements in a Value Capture Context. In *Value Capture and Land Policies* edited by Gregory K. Ingram and Yu-Hung Hong. Cambridge, MA: Lincoln Institute of Land Policy. pp 217-232
- Voith, Richard P. and Susan M. Wachter. 2012. The Affordability Challenge: Inclusionary Housing and Community Land Trusts in a Federal System. In *Value Capture and Land Policies* edited by Gregory K. Ingram and Yu-Hung Hong. Cambridge, MA: Lincoln Institute of Land Policy. pp 261-284
- Kadish, Rachael, Sofie Seiden, and Becca Tumposky. 2014. [Prezi] Development without Displacement Policy Strategies for Tenant Protection and Community Control. Tufts UEP Environmental Justice course Fall 2014. <https://prezi.com/f9qvw3-jmwgr/development-without-displacement/>
- [optional] Causa Justa – Just Cause. April 2014. Development Without Displacement: Resisting Gentrification in the Bay Area. pp 55-89. <http://cjjc.org/images/development-without-displacement.pdf>

Week 7: Oct 26 Co-Learning Workshop on Financing Strategies*

Exact day/time and content to be developed in collaboration with Greater Boston CLT Network. Focus on strategies for financing community land trusts.

Readings & Resources

To be determined.

Week 8: Nov 2 Community Controlled Finance

Democratic and community controlled capital. Case study of Boston Ujima Project. Possible Guest: Aaron Tanaka, Center for Economic Democracy.

Readings & Resources (~84 pgs)

- Center for Economic Democracy. 2015. Boston Ujima Project concept paper.
- Ly, Jennifer. 2014. Boston Community Finance Working Group: Report & Findings. Center for Economic Democracy. 3-14.
- Shuman, Michael. 2013. Creating a Community Investment Fund: A Local Food Approach. A Project of Cutting Edge Capital. 3-42.
- Whyte, William F. and Kathleen King Whyte. 1991. Making Mondragon. ILR Press. Chapter 8: The Central Role of the Cooperative Bank, pp 68-87 and 49-52.
- Rangan, V. Kasturi, Sarah Appleby, and Laura Moon. 2011. The Promise of Impact investing. Harvard Business School N9-512-045, Nov 4, 2011. 12 pgs.

Week 9: Nov 9 Policy Strategies Roundtable

Exploration of policy strategies to help advance the CLT movement. Guests to be invited.

Readings & Resources

To be determined.

Week 10: Nov 16 Anchor Institution Strategies

Cooperative anchor institution strategies. Cases include Evergreen (Cleveland), Bronx Cooperative Development Initiative, and Wellspring (Springfield, MA). Possible Guests: Wellspring (Fred Rose, Emily Kawano), BCDI (Nick Iuviene, Yorman Nunez)

Readings & Resources (~65 pgs)

- Iuviene, Nicholas, Amy Stitely, and Lorlene Hoyt. October 2010. "Sustainable Economic Democracy: Worker Cooperatives for the 21st Century." MIT Community Innovators Lab. Accessible at: <http://colabradio.mit.edu/wp-content/uploads/2010/10/Coops-CoLabOct2010.pdf>
- Evergreen Cooperatives website: <http://evergreencooperatives.com/>
- Bronx Cooperative Development Initiative case study: <http://fieldguide.capitalinstitute.org/bronx-cooperative-development-initiative.html>
- MIT CoLab. Development Study for the Bronx Cooperative Development Initiative: A Model for Economic Transformation. pp 10-44. http://colab.mit.edu/sites/default/files/MITCoLab_BCDI_Development_Study.pdf
- Video (~3 min): Introduction to the Bronx Cooperative Development Initiative: <https://www.youtube.com/watch?v=YLf2qEQFTk4>

- Wellspring Cooperative website: <http://wellspring.coop/>
- Rose, Fred. 2014. Bringing Wealth Creation Closer to Low-Income Communities. *Communities & Banking*, 25(1), 17-21.

Week 11: Nov 23 Community Control Cases: Philadelphia and Brazil

Explore cases of community control of land: Philadelphia Take Back the Land Campaign and Brazilian Landless Workers Movement (MST).

Readings & Resources (~67 pgs)

- Borrás Jr., Saturnino M. and Jennifer C. Franco. July 2012. The “Land Sovereignty” Alternative: Towards a Peoples’ (Counter)-Enclosure. Transnational Institute. 12 pgs.
https://www.tni.org/files/a_land_sovereignty_alternative_.pdf
- Lopes, João Marcos de Almeida. 2007. The “Back of the City”: The Landless and the Conception of Another City. In *Another Production is Possible: Beyond the Capitalist Canon* edited by Boaventura de Sousa Santos. New York: Verso. 202-239.
[http://www.boaventuradesousasantos.pt/media/Chapter%208\(3\).pdf](http://www.boaventuradesousasantos.pt/media/Chapter%208(3).pdf)
- [optional] Carter, Miguel. 2010. The Landless Rural Workers Movement and Democracy in Brazil. *Latin American Research Review*, 186-217.
- Videos: Story of MST parts I, II, III. <http://www.mstbrazil.org/videos>
- Campaign to Take Back Vacant Land. 2011. Put Abandoned Land In Our Hands. Philadelphia. 16 pgs.
http://takebackvacantland.org/?page_id=5
- Hart, Kasia. Philly Land Bank and CLTs. Practical Visionaries Blog.

Week 12: Nov 30 Community Co-Learning Workshop*

Exact day/time and content to be determined with community partners. Opportunity for students to share project learnings.

Readings & Resources

To be determined.

Week 13: Dec 7 Final Project Presentations

Presentations by students. Reflections on Practicum.

Due: Reflective Journal 2 and Final Project.