Wayne State University  
Department of Urban Studies & Planning  

UP 6680: Neighborhood Decline and Revitalization

Instructor  
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Course Info  
Winter 2022, CRN: 21878, 3 credits

Class Sessions  
5:30 to 8 pm on Tuesdays via Zoom

Format  
Online synchronous lecture/seminar

Office Hours  
I’m available to talk about the class, the urban planning program, Detroit, your career, and other topics. Please email me to arrange a time to talk. I’m available most afternoons. I’m also available to answer quick questions on Zoom immediately after each lecture.

Course description  
This course examines why neighborhoods decline and how plans and policies can be specified and implemented for neighborhood improvement. Students will consider what neighborhoods are; what functions they play; why they can change in terms of income levels, racial composition, physical conditions, commerce, public services, and social interrelationships; and how the livability of neighborhoods changes in response. Students will then evaluate a variety of policy options for responding to income stratification, racial segregation, and physical deterioration. A group project will challenge students to diagnose the origins and consequences of neighborhood change and develop effective prescriptions for revitalizing neighborhoods and forestalling their decline.

Learning objectives  
Students who successfully complete this course will be able to do the following:

- Discuss the influence of neighborhoods on individual and community wellbeing
- Understand and apply the basic housing submarket model to elucidate the causes and processes of neighborhood change
- Understand the forces that affect neighborhood vitality and produce patterns of spatial inequality, and analyze the various policy options for responding
- Locate and analyze data to diagnose the condition and trajectory of a particular neighborhood and prescribe appropriate policy prescriptions to improve it
- Work collaboratively to produce a professional planning report

Required readings  
All readings will be posted on Canvas and are listed in preferred order of reading. Some readings are assigned more than once. Readings are required unless marked optional.
Technology requirements
This class meets weekly using Zoom. To participate, you will need a computer with reliable internet access and a camera, microphone, and speakers. For assistance with technology issues, contact the C&IT Helpdesk at 313-577-4357 or helpdesk@wayne.edu. Students who lack adequate hardware or reliable internet access should email the Dean of Students at doso@wayne.edu or call 313-577-1010 for assistance.

Zoom policy
Students are expected to turn their cameras on during class discussions and any other time they interject to speak. Seeing each other’s faces makes it easier to build a sense of community in the classroom. It’s helpful if students keep their cameras on while I lecture, too. However, you may turn your camera off temporarily whenever you need to do so.

Privacy and confidentiality policy
All class sessions on Zoom will be recorded, and the videos will be made available on Canvas for the duration of the class. The recordings should not be downloaded or shared with anyone outside of the class. The videos will be deleted at the end of the semester.

Assignments and due dates
This course has three major requirements: class participation, an exam, and a six-part Neighborhood Plan assignment. In total, you will receive eight grades:

1. Participation = 15% of final grade (January 11 to April 19)
Participating in class improves your learning. It also gives your classmates the chance to learn from your insights and experiences. Participation will be graded based on 1) class attendance, 2) engagement in class discussions, 3) completion of a required survey, and 4) submission of Discussion Board posts before class in the second half of the semester. Students may have one excused absence without penalty. If you are not comfortable speaking up in class, consider other avenues for participation, including posting in the chat during class, emailing the professor about topics that interest you, or office hours.

2. Neighborhood Plan = 45% of final grade
Student teams will analyze how a Detroit neighborhood is changing and then outline how the city should plan in response. The assignment has six graded components. The full instructions will be shared after class on February 2. The due dates are as follows:

   a. Individual Tract Analysis Part 1 = 2.5% (due on 2/6)
   b. Individual Tract Analysis Part 2 = 2.5% (due on 2/13)
   c. Team Plan = 4% (due on 2/27)
   d. Half Draft of the Final Report = 3% (due March 27)
   e. Full Draft of the Final Report = 3% (due April 10)
   f. Final Report = 20% (due April 22)
   g. Final Presentation = 10% (5:30 to 8 pm on April 26)

3. Exam = 40% of final grade (shared on March 8; due on March 13)
A multiple choice, short answer, and essay exam will require students to synthesize and reflect on the theoretical and conceptual elements from the first half of the course.

The grading scale is as follows: A: 94-100, A-: 90-94, B+: 87-90, B: 83-87, B-: 80-83, C+: 77-80, C: 73-77, C-: 70-73, D: 60-70, F: 0-60.

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.

**Assistance with writing**

The Wayne State Writing Center offers free virtual tutoring sessions Monday-Thursday, 10 to 5. Sign up here: [http://www.clas.wayne.edu/writing/](http://www.clas.wayne.edu/writing/). You can schedule a session to receive help with any written assignment. The tutor will help you edit your own writing.

**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 at 1600 David Adamany Undergraduate Library in the Student Academic Success Services department. The SDS telephone number is 313-577-1851 or 313-202-4216 for videophone use. Once you have met with your disability specialist, I will be glad to meet with you privately during my office hours to discuss your accommodations. Student Disability Services’ mission 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. You can learn more about the disability office at [www.studentdisability.wayne.edu](http://www.studentdisability.wayne.edu).

To register with Student Disability Services, complete the online registration form at: [https://wayne-accommodate.symplicity.com/public_accommodation/](https://wayne-accommodate.symplicity.com/public_accommodation/)

**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](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. Beginning with the third week of the term students who wish to drop the class must initiate a withdrawal request. 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: [https://reg.wayne.edu/students/information#dropping](https://reg.wayne.edu/students/information#dropping).

**Schedule of Readings**

**Part I: Understanding Neighborhoods and Neighborhood Change**

1. January 11 – What Are Neighborhoods?

2. January 18 – How Do Neighborhoods Shape Our Lives?


3. January 25 – The Housing Submarket Model of Neighborhood Change


3. Take a look at the handout: “Three Housing Submarket Template”

4. February 1 – Neighborhood Downgrading and Upgrading


5. February 8 – Finding and Analyzing Neighborhood Data


4. Case study to be announced

6. February 15 – Where and Why Have Neighborhoods Declined?


7. **February 22 – Addressing Class Stratification**


8. **March 1 – Addressing Racial Segregation**


4. **Skim:** *Growing Detroit’s African-American Middle Class: The Opportunity for a Prosperous Detroit* (Detroit, MI: Detroit Future City, 2019).

9. **March 8 – Addressing Gentrification**


The exam will be shared on March 8 and due on March 13; no class on March 15

**Part II: Crafting a Neighborhood Plan (Readings Subject to Change)**

10. March 22 – Neighborhood Planning


3. At least one additional reading to be announced


11. March 29 – Investing in the Housing Market


12. April 5 – Investing in Commercial Property


**13. April 12 – Investing in Open Space**


**14. April 19 – Investing in People and Services**


**Final Project due on April 22; Final Presentations on April 26, 5:30 to 8 pm**