

Identifying Neighborhood Thresholds: An Empirical Exploration

There has been longstanding interest by scholars, planners and policymakers in the dynamics of neighborhood, typically related to issues of demographic, racial, and income changes, and resultant alterations in patterns of real estate investment and valuations. Attention has increasingly turned, however, to the role that neighborhood plays in shaping the behaviors of its residents, especially youth. Recent research has shown that the neighborhood affects a variety of outcomes, including propensities to participate in the labor market, engage in illegal activities, bear children as teens out of wedlock, drop out of secondary school, and use illegal drugs.

Given the significance of the neighborhood in shaping a variety of social outcomes, policy makers are tempted to ask several obvious questions. How do “unhealthy” neighborhood environments get to be that way? Are there key indicators of neighborhood well-being that allow one to predict statistically the course of the neighborhood over the ensuing decade? Are there certain social conditions that tend to build upon themselves in a way that rapidly generates massive neighborhood problems? Is there a point of “no return,” a critical value of an indicator past which the neighborhood begins a spiral of inevitable decline in the quality of life it offers?

The Importance of Thresholds

Unfortunately, little is known about the answers to these questions. To begin filling

this void, Professors Roberto Quercia (Department of City and Regional Planning) and George Galster (Wayne State University) identified ample theoretical reasons to suggest that the sorts of changes associated with urban neighborhoods are characterized by “threshold” effects. That is, when a neighborhood reaches a critical value of a certain indicator, such as a poverty rate greater than 53.3 percent, it may trigger more rapid changes in that neighborhood’s environment.

Building on these theoretical arguments, this project, funded by the Annie E. Casey Foundation, undertook an exploratory

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FROM THE *Director*

“Smart Growth is likely to play a key role in determining which cities and regions will continue to grow and prosper in the new economy and which will not.”



Both the concepts of “smart growth” and “the new economy” are of enormous concern to scholars and practitioners in both the public and private sectors. The concept of smart growth subsumes a variety of practices, such as mixed-use development and infill development, to minimize the effects of suburban sprawl including traffic congestion, air and water pollution, and natural resource consumption. The concept of the new economy refers to emerging business practices based on speed, flexible networks, the internet and technological innovation, that are radically changing the way business is being conducted in the U.S. and around the world.

Some have come to realize that there is an important connection between the concepts of smart growth and the new economy. That is, smart growth is likely to play a key role in determining which cities and regions will continue to grow and prosper in the new economy and which will not. Despite their intercon-

nectedness, however, research and policymaking on smart growth and the new economy seldom overlap.

Recognizing the need to address the intersection of smart growth and the new economy, CURS is proud to announce the creation of a new program called “Smart Growth and the New Economy.” The program will bring together experts from a variety of departments on campus to work together in exploring many fascinating and practically important questions such as: Which smart growth practices do business leaders see as vital in helping to create conditions conducive to the new economy? How successful are different types of places and different types of living and working arrangements in supporting new economy workers? What is the potential for high tech businesses to locate and operate in more pedestrian and transit oriented new-urbanist, mixed-use developments?

We have recently hired a David Salvesen (see page 10) for this new and exciting program. Look for further details in future editions of CURS Update.

Bill Rohe

"If the existence of thresholds is accepted, the findings imply that neighborhood interventions should be targeted. Trajectories of neighborhood quality of life are non-linear, thus interventions are likely to produce substantially different payoffs depending on where in this trajectory they are directed."

empirical investigation to determine whether key aspects of the neighborhood's "quality of life" are subject to these threshold effects. Galster, Quercia, and Alberto Cortes, a PhD student at Wayne State University working with Dr. Galster, evaluated statistically the relationship between the value of numerous indicators measured in the 1980 Census and subsequent changes in each of four dimensions of neighborhood quality of life during the 1980-1990 period. Those indicators are poverty rate, adult non-employment rate, female headship rate for families with children, and secondary school drop out rate. We used a sample consisting of virtually all census tracts in U.S. metropolitan areas.

Study Findings

Stressing the exploratory nature of the study, the authors found evidence of threshold-like effects. First, with regard to factors correlated with greater changes in themselves once they reach certain values, poverty rate exhibits a distinct threshold effect when neighborhoods exceed a poverty rate of about 54 percent. For neighborhoods above the threshold there is a rapid and apparently, ever increasing growth in poverty over time. For neighborhoods with lower poverty rates, however, the pattern is one of relative stability.

Second, with regard to factors correlated with greater changes in neighborhood quality of life indicators, the authors also found evidence of threshold effects. For instance, rental rates greater than 85.5 percent are associated with larger subsequent increases in neighborhood poverty rates.

Policy Implications

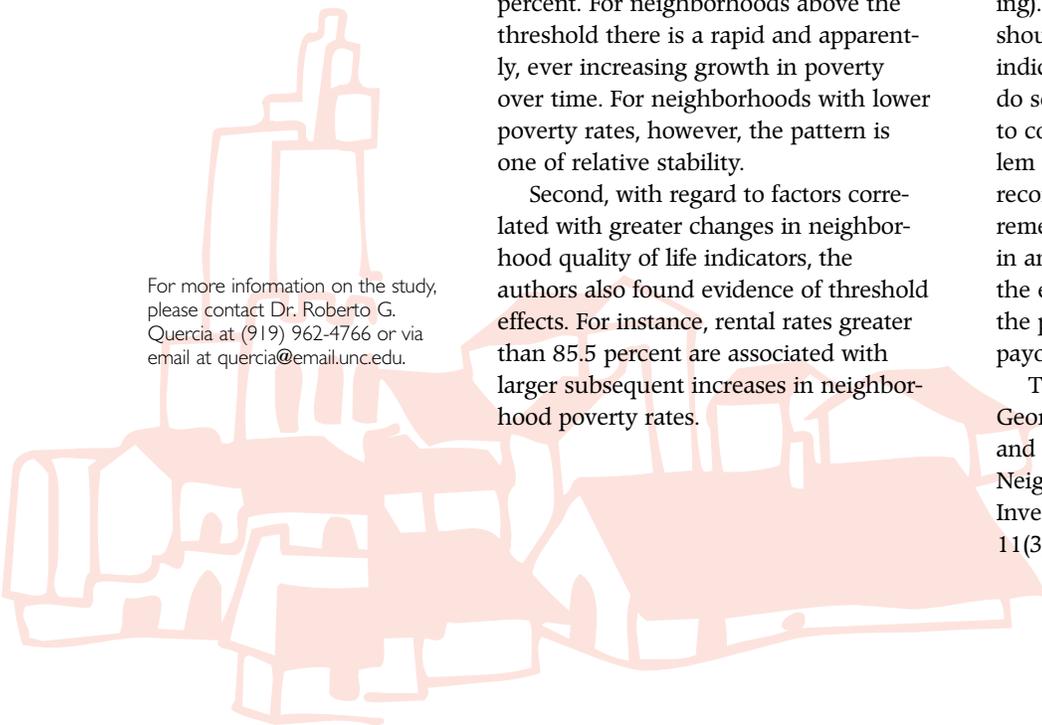
If the existence of thresholds is accepted, the findings imply that neighborhood interventions should be targeted. Trajectories of neighborhood quality of life are non-linear, thus interventions are likely to produce substantially different payoffs depending on where in this trajectory they are directed. This suggests two broad types of programmatic approaches: preventive and remedial.

Preventive initiatives should target neighborhoods with rising values of a predictor variable (e.g., rental rates) that has not yet exceeded its threshold value (e.g., 85.5 percent rental rate). The goal of this type of initiative should be to prevent neighborhoods, already in a trajectory of decline, from exceeding the critical threshold value past which decline will rapidly accelerate.

In contrast, remedial programs should target neighborhoods with a stable value of a given predictor variable that is above the threshold (e.g., rental rates above 85.5 percent but not increasing). The goal of this type of initiative should be to reduce the value of this indicator to its threshold, because not to do so would expose the neighborhood to continued high growth in the problem indicator. We cannot, of course, recommend whether a preventive or remedial approach is more appropriate in any particular case. Such depends on the efficacy of the program for changing the predictor variable, relative to the payoffs from changing that indicator.

The study was published in Fall 2000: George C. Galster, Roberto G. Quercia, and Alvaro Cortes. "Identifying Neighborhood Thresholds: An Empirical Investigation." *Housing Policy Debate* 11(3): 701-732.

For more information on the study, please contact Dr. Roberto G. Quercia at (919) 962-4766 or via email at quercia@email.unc.edu.



Making Sustainability Work: An Examination of the New Zealand Experience

*a*n international group of researchers that included Center Fellow, Philip Berke, Associate Professor in the Department of City and Regional Planning, and New Zealanders Jan Crawford with Planning Consultants, Ltd., Neil Ericksen, Director of International Global Change Institute at the University of Waikato, and Jenny Dixon, a Planning Professor at the University of Auckland, recently completed the first phase of a two part study, which began in 1995, of New Zealand's far-reaching reform effort to advance sustainable management of natural and physical resources.

New Zealand is widely perceived as being at the forefront in promoting strategic environmental planning to set the framework for achieving sustainability. The implementation of New Zealand's Resource Management Act of 1991 is the subject of the study which places considerable weight on the role of local planning to achieve the country's sustainability mandate.

What is so significant about the New Zealand experience? First, local governments must prepare plans aimed at achieving sustainable environmental outcomes, rather than by simply regulating land uses and resource development activities. Second, central government takes a co-operative rather than coercive approach for achieving local compliance with national goals. Central government agencies aim to build local capability to plan instead of requiring local governments to follow rules and then invoking penalties when they fail to undertake prescribed roles.

To assess how well these features work in producing plans that simultaneously advance local interests and achieve national environmental goals,

the research moved beyond a descriptive assessment of most national studies on environmental policy. The statistical, interview, and case study data used here provide a comprehensive and systematic basis for generating new ideas about planning for sustainability.

Findings

Three major findings emerged. First, the quality of plans produced under New Zealand's mandate cast doubt on how well local plans take advantage of the presumed benefits of planning. The researchers specified principles (e.g., clear identification of issues, high quality fact base, internal consistency of policies and monitoring) for evaluating plan quality. They maintained that plans that incorporate these principles are of higher quality than plans that do not incorporate them, and thus more effective in guiding communities to achieve the Act's goal of sustainable management. Unfortunately, this was not the case.

Second, when district and regional council commitment (dedication to planning) and technical capacity (ability to plan) are strong, the quality of plans, and thus the effectiveness with which they guide councils to achieve sustainable outcomes, is significantly greater. While the findings support the study's underlying theories, they also reveal troubling gaps in commitment and capacity throughout the planning process at the regional and district levels. Capacity (e.g., staff, financial and data resources) was uneven across councils and inefficiently used at different stages of the process. Commitment to the plan-making process on the part of planners and elected officials was also uneven. Too many elected officials did not take the time and effort to understand the mandate. They often set unre-



For more information on this study contact Dr. Berke at 919-962-4765 or via email, pberke@email.unc.edu.

alistic deadlines for completing different stages of local plans. They were not sympathetic and mistrusted planning staff when deadlines were not met.

Third, findings indicate that when key legislative provisions in the mandate are understood, then regional and district councils' capacity to plan and the quality of their plans were high. Moreover, the central government capability building efforts played a crucial role in helping councils produce high quality plans. These findings reinforce the importance of well-conceived mandate designs and adequate resources for achieving good plans designed to achieve sustainable outcomes. However, the findings show that New Zealand's central government has not taken a strong leadership role and has not received sufficient resources to pursue it's implementation responsibilities. Weak leadership has also resulted from confusion and complexity of the multiple roles that numerous central government agencies have in bringing about planning.

The implication of these findings is that when national mandates ignore key characteristics of design and implementation they are not integrating important policy tools for creating high quality plans.

The Task Ahead: Achieving Sustainability

New Zealand's planning initiative offers important lessons that are instructive for many other countries, regions, and communities seeking to achieve the goal of sustainability. Berke and his research team offer recommendations for enhancing the quality of local plans as a basis for achieving sustainable outcomes, building local capacity, and improving planning mandates' design and implementation:

- 1 clarify vague provisions of existing policy and prepare a more integrated national policy for sustainability;
- 2 strengthen central government capability to implement national policy which involves charging the lead planning agency with tasks of building local commitment and capacity to plan, giving the lead agency resources needed for these tasks, and evaluating the agency's performance in implementing the tasks; and
- 3 monitor the performance of local plans and issue a regular environmental audit report to the public to increase commitment to planning for sustainability; and to improve the quality of regional and district plans.

While this research focuses solely on New Zealand and is thus inherently limited in terms of generalization, the research team's recommendations, if put into practice, should help other nations and their communities achieve support for sustainability policies. The research team also believes that inquiry into other experiments in planning for sustainability will broaden the understanding of the dynamics of environmental planning and policy. Such research is essential in providing strategic advice to planners, policymakers, and citizens who must choose and live with the policies that will govern progress in their societies well into the twenty-first century.

Congratulations!

Drs. Philip Berke, Department of City and Regional Planning and Maria Manta-Conroy, former planning student now at Ohio State University, for winning the 2001 Award for Best Article in the Journal of the American Planning Association. Their paper titled "Are We Planning for Sustainable Development?: An Evaluation of 30 Comprehensive Plans" was funded by a grant from the Lincoln Institute of Land Policy. They traveled to New Orleans to receive the award in March at the APA National Conference.



From left to right: Sy Adler and Deborah Howe, co-editors of the Journal of American Planning Association, Philip Berke and Maria Manta-Conroy

INJURY SEVERITY IN MULTI-VEHICLE REAR-END CRASHES

By Asad J. Khattak

Federally sponsored through the University Transportation Centers program, Southeastern Transportation Center, University of Tennessee at Knoxville, Dr. Asad J. Khattak, Department of City and Regional Planning and Dr. Glenn Cassidy (formerly with the Department of City and Regional Planning) conducted this study on multi-vehicle crashes. Multi-vehicle rear-end crashes constitute a substantial portion (15%-20%) of the total crashes in the United States. The objective of this study was to examine the effect of driver, vehicle and roadway factors on the propensity of driver injury in rear-end crashes. Real-life crash and inventory data on two-vehicle and three-vehicle rear-end crashes are analyzed. The study is based on a 1994-1995 Highway Safety Information System (HSIS) database for North Carolina access-controlled roadways (N=3912 crashes); 12.5% were three-vehicle rear-end collisions. The results on injury severity in rear-end crashes show that in a two-vehicle crash, the leading driver is more likely to be injured, whereas, in a three-vehicle crash, the driver in the middle is more severely injured than the leading driver.

For more information, contact Dr. Khattak at (919) 962-4760 or via email, khattak@email.unc.edu.

In police records, injury severity is measured on the KABCO scale (K=Occupant Killed, A=Severely Injured, B=Moderately injured, C=Minor injury and O=No injury). To analyze injury severity on the KABCO scale, three models were estimated for injuries of Drivers 1 (front), 2 (middle) and 3 (rear). A variable was created to capture the effect of vehicle age; this variable also serves as a proxy for safety improvements such as center high mounted taillights that were mandated on passenger cars in 1985.

The modeling results shows that being in a newer vehicle provides protection in rear-end collisions to Driver 1—the increase in chances of “no injuries” is 8.7%. Similarly, being in a newer vehicle protects Driver 2—the increase in chances of no injuries is 3.5%. Interestingly, striking a newer Vehicle 1 can increase the chance that Driver 2 sustains no injuries by as much as 2.6% and that Driver 3 sustains no injuries by 6.5%. This is possibly due to the early warning effect of center high mounted taillights on Vehicle 1. Moreover, street lighting mitigated the increased injury severity of nighttime crashes and females were consistently more severely injured in rear-end crashes, despite fewer of them getting involved in such crashes.

Vans, pickup trucks and station wagons/SUVs provide greater protection to drivers when struck compared to when they strike another vehicle—although in both cases their drivers are less likely to be injured than passenger car drivers. This result indicates that the vehicle mass effect is quite strong in rear-end crashes. Overall, newer and larger vehicles seem to perform better in terms of rear-end collisions.

Reinventing South Square Mall

With funding from the Z. Smith Reynolds Foundation, Dr. David Godschalk (Department of City and Regional Planning) and Chuck Bohl, Senior Research Associate at CURS partnered with the Durham Area Designers (DAD) to host a design charette this past fall. The “Fall Design Institute” took a creative look at the future of South Square Mall in Durham and the impact the mega-mall development nearby (Southpoint) was having on the small, local shopping area.

The Fall Institute brought together “dead mall” experts from different regions of the United States to discuss issues with local planners, engineers, and architects as well as some interested Durham community members. Charles Terry Schook, co-founder and President of Shook Design Group, Inc., Victor Dover, of Dover, Kohl and Partners, Richard Bailey, Director of the Chattanooga News Bureau, Richard Hall, President of Hall Planning and Engineering, Inc., and Todd Zimmerman, co-owner of Zimmerman/Volk Associates shared their experiences and ideas from various areas across the country.

For more information on the design charette, contact Dr. Godschalk at (919) 962-5012 or via email at dgod@email.unc.edu or view the Durham Area Designers website at <http://www.durhamareadesigners.com/>.



DAD members and community citizens design ideas for reshaping South Square Mall and its future possibilities.

Following the charette, a “Community Design Workshop” was held to allow local architects, local citizens and other participants to work in teams to discuss and debate the future of South Square Mall. In discussing the revitalization of the mall, several issues regarding future uses were suggested including recreation, educational facilities, shopping, housing, transportation, design, landscaping as well as many other aspects of new designs. The architects and DAD members developed sketches to bring to life the citizens’ suggestions for revitalization of the local mall as well as the ideas developed by this team of professionals. The charette and workshop were successful due to the cooperation between DAD members and CURS as well as the large interest and involvement of the local residents of Durham and surrounding communities.



September 29–October 1 Charette and Design Workshop in Durham, NC

FACULTY Fellows

Sixty-five UNC faculty members from twenty academic departments are affiliated with the Center as Faculty Fellows. The Center Fellows collectively have an active interest in conducting basic and applied research designed to better understand our cities and regions and conduct extensive research to improve them. The Center provides opportunities for collaboration and ongoing communication for this diverse and accomplished group.

*The Center
welcomes four
new Faculty
Fellows:
Dr. Daniel
Rodriguez, Dr.
Meenu Tewari,
Dr. Walter C.
Farrell, Jr., and
Dr. Mark Daniel*



RODRIGUEZ

Dr. Daniel Rodriguez, Assistant Professor of Transportation and Land Use Planning, Department of City and Regional Planning, joined the faculty at UNC in the Fall of 2000. Rodriguez hails from the

University of Michigan where he received his Ph.D. in Urban, Technological and Environmental Planning, concentrating in transportation planning for developing countries. He earned his MS in Transportation from Massachusetts Institute of Technology and a Bachelor of Science from Fordham University in New York.

Dr. Rodriguez teaches courses in transportation policy, transit planning and strategy, and urban spatial structure. Dr. Rodriguez's research emphasis includes transportation and land use policy, implementation of travel demand management programs, the importance of accessibility to jobs, recreation areas, and health for residential location decisions, and understanding the planning factors that constrain the realization of individuals' preferences. His current research examines the benefits and behavioral aspect of "proximate commuting," a cost-effective travel demand management program for reducing urban commuting.

Dr. Rodriguez has worked internationally for the World Bank and the Universidad de los Andes in Bogotá, Colombia, where he developed and taught a course for government employees and graduate students. Earlier last year, he received the National Research Council's Fred Burggraff Award recognizing excellence in transportation research by researchers 35 year of age or younger.



TEWARI

Dr. Meenu Tewari, Assistant Professor of Economic Development and International Planning, Department of City and Regional Planning, joined the faculty at UNC in January 2000. Dr. Tewari

taught at the Massachusetts Institute of Technology (MIT) for three years as Lecturer of Economic Development and Urban Planning before joining UNC. Dr. Tewari received her Ph.D., and two Master's degrees from MIT. She earned a Bachelor of Architecture from the School of Planning and Architecture in New Delhi, India.

Dr. Tewari teaches in the area of eco-

nomics development, local industrialization, international development and regional planning. Dr. Tewari's research interests include industrial and economic transformation of lagging regions, economic adjustment, sources of upward mobility and skill formation among low-income workers, the informal economy, comparative approaches to public sector reform and organizational decentralization and development planning. Her current research examines the impact of economic and trade liberalization on regional industry in industrializing countries. She is also examining the recent transformation of North Carolina's furniture industry in light of shifts into the region of skilled immigrant woodworkers and growing integration with international markets, particularly along the European Rim.



FARRELL

Walter C. Farrell, Jr. is a Professor of Social Work, Public Health, and Public Policy and Associate Director of the Urban Investment Strategies Center in the Frank

Hawkins Kenan Institute of Private Enterprise in the Kenan-Flagler Business School. His research interests include the study of minority economic development issues, demographic change and interethnic conflict in contemporary society, public education and public school privatization, workforce diversity, and urban social issues. He has published more than 150 journal articles, book chapters, scholarly essays, and research/technical reports. His research and commentary have been cited in numerous national print media, including *The Wall Street Journal*, *The New York Times*, *The Los Angeles Times*, and the *Chicago Tribune*; and he has appeared on the CBS Evening News with Dan Rather, and the Today Show with Matt Lauer.

Prior to joining the UNC-CH faculty in July 1999, he was Professor of Educational Policy and Community Studies (where he also served as chair), Curriculum and Instruction, and Urban Studies at the University of Wisconsin-Milwaukee.

Mark Daniel, Assistant Professor of Health Behavior & Health Education and of Epidemiology in the School of Public Health and a Research Fellow at the Cecil G. Sheps Center for Health Services Research joined the faculty at UNC in the Fall of 1999. His work has ranged

UPDATE



DANIEL

from applied clinical to health services research and impact and outcomes evaluation of community-based disease prevention and control initiatives in vulnerable populations. Dr. Daniel's interests include

methodological issues in the design and analysis of cluster trials in field-based settings, behavioral/psychosomatic medicine (mind-body relations), and the impact of macro and meso system influences on health at individual and aggregate levels of analysis. He is currently investigating how social context impacts directly on health, trying to account for the direct effects of social environmental stress (e.g., that caused by inequality or marginalization) as well as indirect effects mediated through behavior.

THE RECENT ACCOMPLISHMENTS AND PUBLICATIONS OF A NUMBER OF FACULTY FELLOWS ARE SUMMARIZED BELOW.

Dr. John B. Stephens, Assistant Professor of Public Management and Government for the Institute of Government, has co-authored with E. Franklin Dukes and Marina A Pisolish a book entitled *Reaching for Higher Ground in Conflict Resolution: Tools for Powerful Groups and Communities* published by Jossey-Bass Publishers in September, 2000. The authors drew from their facilitation, mediation, and training experiences in helping groups move towards a higher ground in the areas of education reform, environmental issues, public health, family tensions, church denomination policy, and other areas.

Dr. Stephens also completed a report on participants' reflections in the Stormwater Management Stakeholders Initiative 2000, convened by the Division of Water Quality, NC Department of Environmental and Natural Resources. A twenty-eight-member group critiqued the goals, design and process for conducting the consensus-seeking stakeholder effort. Stephens gathered reactions by written surveys, group discussion and individual interviews. The eighteen-page compilation is available from Dr. Stephens at 919-962-5190 or email at www.stephens@iog-mail.iog.unc.edu.

Dr. Donald M. Nonini, Associate

Professor, Department of Anthropology recently published an article entitled "The WTO and the Question of Global Democracy," in *Global View*, Fall 2000 issue, which argues that the World Trade Organization is above all else an undemocratic institution, at more than one level.

Dr. Charles Daye, Henry P. Brandis Professor of Law, was recently published in the Fall 2000 issue of the *Washington University Journal of Law and Policy*, Volume 3. His article entitled "Whither 'Fair' Housing: Meditations on Wrong Paradigms, Ambivalent Answers, and a Legislative Proposal" discusses the robustness of racially- and economically-segregated residential patterns. It argues that the legislative objective of the Fair Housing Act is ambiguous as to achieving desegregation or stopping discrimination and that it does not address class-based exclusion at all. The article proposes statutes to prohibit exclusion by governments and to condition federal funding on inclusionary policies.

Dr. David Godschalk, Stephen Baxter Professor in the Department of City and Regional Planning, has recently published "Coastal North Carolina: Planning for a Sustainable Future," a chapter in *Eye of the Storm: Essays in the Aftermath* published in Wilmington by Coastal Carolina Press in 2000. "Progress Report on Charting a Course for Our Coast: Not All Smooth Sailing," was published by *Carolina Planning* in its Winter edition, 2000, and his article "Smart Growth Around the Nation," was included in the Fall, 2000 edition of *Popular Government*.

Dr. Judith R. Blau, Gillian T. Cell Chair of Sociology, received a three-year National Science Foundation grant to study educational outcomes among youth with diverse racial backgrounds. Her most recent publications include papers on nineteenth-century urban newspapers, a theoretical analysis of public goods and public spaces, and nineteenth and early twentieth century immigration. Dr. Blau has recently published a book entitled *Blackwell Companion to Sociology* (Blackwell, 2000).

Dr. Paul Bloom, Professor of Marketing at the Kenan-Flagler Business School at UNC at Chapel Hill, edited a book titled, *The Handbook of Marketing and Society*, which was published in January, 2001 by Sage Publications.

Dr. Rachel A. Rosenfeld, Professor, Department of Sociology,

recently became the new chair of the department. Dr. Rosenfeld has also been selected to serve as the President-elect for the Southern Sociological Society.

Dr. Richard N. (Pete) Andrews, Professor, Department of Environmental Sciences and Engineering and Curriculum in Public Policy Analysis is currently on University Distinguished Service Research Leave at the Kenan Institute for Private Enterprise. In the fall of 2000, Dr. Andrews joined the Parr Fellow in Ethics with the UNC-Chapel Hill Institute for Arts and Humanities. Dr. Andrews recently received funding from the United States Environmental Protection Agency for work on environmental and economic impacts of environmental management systems and from the Asia Environmental Partnership to conduct research on environmental policy strategies for a global economy.

Dr. Sherryl Kleinman, Professor Department of Sociology, will be a "Fellow" at the Institute for Arts and Humanities this Spring.

Dr. Raymond J. Burby, Professor City and Regional Planning, presented a keynote lecture on "Land-use Planning and Management for Flood Hazard Reduction" at the International Conference on New Trends in Water and Environmental Engineering for Safety and Life, in Capri, Italy in July, 2000. He also presented a plenary lecture on "Getting Out of the Technological Box: Building Constituencies for Planning Through Citizen Involvement" at the N.C. Summer Planning Institute, Chapel Hill in August, and was a featured speaker at the annual meeting of the N.C. Coastal Federation in Morehead City in October, 2000.

In November, Dr. Burby served on the Conference Planning Committee for the Sixth International Conference on Seismic Zonation. The conference convenes an international group of experts to discuss new developments in evaluating earthquake hazards, mapping earthquake hazard risk, and formulating public policies to increase resilience to earthquakes.

Dr. Burby recently co-authored three publications. They include writing Chapter 5 for *The Practice of Local Government Planning*, 3rd edition, Washington, D.C.: International City, entitled "Environmental Analysis," a co-author of "Building Code Enforcement Burdens and Central City Decline," which appears in the *Journal of the*

NEWS FROM CURS

New Staff at CURS

CURS Launches Smart Growth/New Economy Program

In January, CURS launched a new program on Smart Growth and the New Economy with seed funding from the Graduate School and the College of Arts and Sciences. This new, multidisciplinary program will focus on the links between two strategic areas of growing national and international importance: smart growth and the new economy. Smart growth emerged in response to the negative effects of suburban sprawl—the spreading out of American cities and regions that has become intertwined with problems of traffic congestion, air and groundwater pollution, resource consumption, and community livability. At the same time, the New Economy—based on speed, flexibility, expanding networks, technological innovation and knowledge as its raw material—is radically changing the way companies do business, the relationships between workers and companies, and the location and character of the workplace and marketplace.

Working with a consortium of researchers from the Department of City and Regional Planning, the Business School, the Institute of Government and other departments on campus, the program will conduct research and policy studies that bridge the two program areas. The program will disseminate its findings through conferences, symposiums, publications and on its website. For more information on the program, contact either David Salvesen at (919) 962-7045 (salvesen@unc.edu) or Mary Beth Powell at (919) 962-3076 (mbeth_powell@unc.edu)

in February 2001, **Linda Yates Comer**, was hired as a full-time employee at the Center, even though she began working as a temporary employee through UNC's Tarheel Temps last July. Linda fills the Processing Assistant position



COMER

formerly held by retired Carroll Cyphert although her duties have been expanded to include serving as the Center's Newsletter editor as well. Her other daily responsibilities at the Center include making travel arrangements, processing travel reimbursements and advances, meeting/event planning, parking coordinator, and assisting with the routing of grant proposals.

Linda, a native of Chapel Hill, holds an Associate Degree in Commercial Art and Advertising Design from the Technical College of Alamance. Her experiences are wide and varied having lived in Hawaii, where she worked as a travel agent to more recently providing bookkeeping services for Counter Culture Coffee and Carolina Coffee Shop as well as her father's plumbing business in earlier years.

Please feel free to stop by and introduce yourself to Linda the next time you're at the Center. And Linda, we're glad you're on board!



SALVESEN

David Salvesen joined CURS in March as the Director of its new Smart Growth and the New Economy Program. He brings to CURS over 12 years of experience as a planning consultant and as a senior policy analyst at the Urban Land Institute. David received a masters degree in Urban and Regional Planning at the University of Wisconsin-Madison, a bachelors degree from Rutgers University and he is currently completing his doctoral degree in the Department of City and Regional Planning here at UNC.

As the program director, David will focus his efforts on establishing a national, multidisciplinary program of research and outreach on smart growth and the new economy. He will be developing a steering committee to guide the program, meeting with charitable foundations to obtain support for the program, developing research proposals, participating in conferences and networking with other organizations involved in smart growth and new economy issues.

Welcome, David!

ANNUAL FACULTY FELLOWS LUNCHEON ENJOYED BY ALL



Director, Bill Rohe presents Center highlights at annual Faculty Fellows meeting.

Staff News



Daniel Rodriguez Department of City and Regional Planning was the lucky winner of the \$1,000.00 research support door prize at the September 29, 2000 Faculty Fellows luncheon. Rodriguez is joined by Associate Director, Mary Beth Powell and Director, Bill Rohe.

William (Bill) Rohe co-authored several recent articles including: "Community Policing and Planning" (*Journal of the American Planning Association* Vol.67, No. 1); "Subsidized Housing and Neighborhood Racial Transition" (*Housing Policy Debate* Vol. 11, No. 1) and "A New Look at Creative Finance" (*Housing Policy Debate* Vol. 11, No. 4). He also co-authored a working paper for the Research Institute for Housing America entitled "The Social Benefits and Cost of Homeownership" and presented this work at the "Symposium on Low-Income Home ownership as an Asset-Building Strategy" at Harvard University. Dr. Rohe was recently elected to serve on the Board of Directors of the Urban Affairs Association.

Mary Beth Powell was recently reappointed by Governor Easley for a second term on the State Infrastructure Council. Created by the N.C General Assembly in 1998 through the Critical Needs Bond Act, the Council's charge is to develop a strategic plan for allocating water and wastewater infrastructure proceeds and to identify new sources of funding for water systems throughout the state.

James (Jim) Fraser has presented papers at three April 2001 conferences including: "Homeownership and its

Impact on Neighborhood Revitalization", Neighborhood Reinvestment Corporation Meeting in Chicago, IL; "Global Imperatives, Organizational Culture, and Organizational Commitment" at the Annual Southern Sociological Society Meeting in Atlanta, GA; and "Shaping Local Neighborhood Revitalization: Whose Agenda Permeates Community Revitalization Activities" at the Pacific Sociological Association Annual Meeting in San Francisco, CA. In November 2000 he presented "Developing Connections Between the Meaning of Community Revitalization, Public Participation, Organizational Culture, and Community Outcomes" at the Mid-south Sociological Association Meeting in Knoxville, TN. He has also published three articles: "White Attitudes and Race- and Income-Targeted Policies: The Relative Significance of Group Self-Interest, Stratification Beliefs, and Racial Attitudes." *Journal of Poverty* 4(3): 43-71; "Interpretive Repertoires of Whites on Race-Targeted Policies: The Use of Time in Constructing Policy Attitudes." *Sociological Perspectives* 43(1):13-28; and, "Job Satisfaction in Higher Education: Examining Gender in Professional Work Settings." *Sociological Inquiry* 70(2):172-187. Dr. Fraser has been appointed to the Committee on Sociological Practice of

the Southern Sociological Society for 2002-2004.

Rebecca (Bekki) Elmore, recently co-authored the following publications: "Eye Symptoms and Eye Protection Use by Seasonal and Migrant Farmworkers," to be published in the *Southern Medical Journal*; "Farmworker Reports of Pesticide Safety and Sanitation in the Work Environment," to be published in the *American Journal of Industrial Medicine*; "Pesticide Exposure Beliefs among Latino Farmworkers in North Carolina's Christmas Tree Industry," to be published in the *American Journal of Industrial Medicine*; and "Perceptions of Crimes Affecting North Carolina's Latino Residents: Results from a Qualitative Crime Prevention Needs Assessment," to be published in *SystemStats*, a publication of the North Carolina Criminal Justice Analysis Center for the Governor's Crime Commission.

THE RECENT ACCOMPLISHMENTS AND PUBLICATIONS OF FACULTY FELLOWS

American Planning Association, Vol. 66, No.2, Spring issue, 2000, and a co-author of "Creating Hazard Resilient Communities through Land-Use Planning" for *Natural Hazards Review* 1, 2 in May 2000.

Dr. William (Sandy) Darity Jr., Boshamer Professor, Department of Economics, was Principal Investigator on two Mellon Foundation grants. The first was to support the Minority Undergraduate Research Assistant Program for 2001 through 2003. The second was to support Sawyer Seminar on "The Concept and Consequences of Race" for the University Center for International Studies. Dr. Darity had several articles published in 2000 including the following:

"The Impact of Labor Market Prospects on Incarceration Rates" (with S.L. Myers, Jr.) in Robert Cherry and William M. Rodgers III (eds.) *Prosperity for All? The Economic Boom and African Americans*.

New York: Russell Sage Foundation 2000, pp. 279-307.

"Secular Changes in the Gender Composition of Employment and Growth Dynamics in the North and the South" (with Korkut Erturk) *World Development*, Vol. 28:7, July 2000, pp. 1231-1238.

"Racial and Ethnic Economic Inequality: The International Record" with Jessica Gordon Nembhard) *American Economic Review: Papers and Proceedings*, Vol. 90:2, May 2000, pp. 308-311.

Dr. Altha Cravey, Associate Professor, Department of Geography, has published an article titled "Toward Mentoring as Feminist Praxis: Strategies for Ourselves and Others," which she co-authored with Pamela Moss, Karen De Bres, Katie Hirshbock and Jennifer Hyndman that appeared in the *Journal of Geography and Higher Education*. Another soon to be published article titled

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"Developing Socio-Spatial Knowledge Networks: A Qualitative Methodology for Chronic Disease Prevention," Dr. Cravey wrote as first author on a collaborative effort with Dr. Wil Gesler, Dr. Anne H. Skelly, Dr. Thomas Arcury and medical research assistant Sarah Washburn. This article was published in *Social Science and Medicine*. In August, 2000 Dr. Cravey conducted a presentation "Sweatshops, Solidarity, and Guatemala" for the 2nd International Critical Geography Conference in Taegu, South Korea. Dr. Cravey wrote and co-authored with Dr. Thomas Arcury and Dr. Sara Quandt "Mapping as a Means of Farmworker Education and Empowerment" which was published in the *Journal of Geography* in December, 2000.

CENTER Projects

New Research

POVERTY/EQUITY

Type 2 Diabetes: Ethnic Variation in Knowledge and Beliefs

ANNE SKELLY-PI. The goal of this National Institute of Health funded study is to provide the information needed to develop culturally appropriate, community-based strategies to prevent or delay the expression of Type 2 diabetes in high risk groups. The targeted area of study, Siler City, North Carolina, was chosen for its ethnically diverse population. This study attempts to describe: 1) the health beliefs and knowledge in three working-poor ethnic groups at high risk for the development of Type 2 diabetes; and 2) how these individuals acquire health information in their community. For further information contact Dr. Skelly at 919-966-3612 or via email at askelly@email.unc.edu.

Geographic Effects of Rural Health Care Utilization

WIL GESLER-PI. This project is funded as a competing renewal to extend a two-year grant for an access to and utilization of health care study facilitated by CURS (See article in August CURS Newsletter, VOL. V, NUMBER 1 issue, page 9). The project will allow Dr. Gesler along with co-investigators Dr. Thomas Arcury of Wake Forest University School of Medicine, UNC's Dr. John Preisser of the Department of Biostatistics and Dr. Stephen J. Walsh, Professor of Geography and Director of the Spatial Analysis Labs to fully examine the data collected from 1059 households in twelve counties of the mountain region of North Carolina. The aims of the study are twofold: (1) First, the project team will complete the analyses of the confirmatory and exploratory hypotheses on the relationships of geography to health care utilization presented in the original proposal and (2) Second, the project team will determine the complex effects of transportation and activity spaces on access and utilization of health services among rural community residents through more

detailed measurement and analysis of the survey data. While considered important factors affecting health care utilization, transportation and activity space have been difficult concepts to effectively measure. However, GIS technologies will enable the team to test hypotheses on these important aspects of health services utilization with multivariate models. For more information contact Dr. Gesler at (919) 962-3920 or email gesler@geog.unc.edu.

ENVIRONMENTAL PROTECTION

Water Quality and Quantity Impacts of Urban Form: a Comparative Analysis of Compact and Low-Density Development

PHILIP BERKE-PI. Funded by the Water Resources Research Institute (WRI), this study will examine the new urbanism and cluster development projects in Maryland, North Carolina, South Carolina and Virginia. The information will be used to provide guidance to state and local planners and public officials on how land use planning and urban design can be used to maintain or restore watershed storage capacity for stormwater runoff to avoid flooding like that which happened in the towns of Tarboro and Princeville during the aftermath of Hurricane Floyd. It will also determine an approach to reduce non-point pollution from stormwater runoff and will provide guidance to state and local planners and public officials on how land use planning and urban design can be implemented. The study will identify how land use planning techniques such as regulations, incentives, infrastructure investment programs, and land acquisition schemes be used to implement compact development designs in ways that mitigate stormwater runoff impacts. For more information, contact Dr. Berke at (919) 962-4765 or via email at pberke@email.unc.edu.

HOUSING AND COMMUNITY DEVELOPMENT

Chattanooga Neighborhood Enterprise Loan Portfolio Analysis

ROBERTO QUERCIA-PI. This research project is funded by The Neighborhood Reinvestment Corporation (NRC). The research has two goals: (1) to describe the evolution of Chattanooga Neighborhood Enterprise's (CNE) loan portfolio with particular attention to its homebuyer training program; and (2) to perform a formal performance analysis of CNE's second mortgage loan portfolio. The latter will use a proportional hazards framework to incorporate all of the mortgages in the portfolio, regardless of when they were underwritten or whether they ever experienced default or delinquency. The research report will be the first formal analysis of second mortgage performance that includes controls for homebuyer training. For further information contact Dr. Roberto Quercia at 919-962-4766 via email at quercia@email.unc.edu.

Community Development Work Study Program

LINDA LACEY & EMIL MALIZIA-PIs. This U.S. Department of Housing Urban Development (HUD) grant is supporting three graduate planning students for two years as they pursue their professional Master's degrees. The students, Shelita Atkinson, Ruth Ann Binder and Erin Crossfield are working with community-based organizations in Orange and Durham counties helping them with various tasks related to their work in housing and community economic development.

Evaluating the NC TANF-Housing Pilot Program

WILLIAM ROHE, PI and JAMES FRASER, PROJECT DIRECTOR. The North Carolina Department of Social Services is funding this project to evalu-

ate a pilot program designed to assess the value of housing assistance in helping TANF (Temporary Assistance to Needy Families)-eligible families achieve greater self-sufficiency. This program funded eight innovative and diverse proposals involving coalitions of housing and social service organizations in counties located throughout North Carolina. This new initiative will look at the projects' overall achievements in helping eligible families secure safe, decent affordable housing and helping them move off or stay off welfare. It will evaluate the lessons learned from the pilot projects that might be replicable in other communities in North Carolina and across the country. For further information call or email either Dr. Rohe, 919-962-3077, brohe@unc.edu or Dr. Fraser at 919-962-6835, fraser18@email.unc.edu.

Survey & Analytical Support for "Making Connections" Grantees

LYNN USHER-PI. and JAMES FRASER, PROJECT MANAGER. "Making Connections" is an Annie E. Casey Foundation sponsored neighborhood revitalization initiative operating in 22 cities across the U.S. A component of this initiative is conducting a multi-method evaluation of efforts and working with the local learning partnerships at each site. This project will assemble a team of researchers-practitioners who have experience in one of the multiple domains this comprehensive community initiative hopes to impact. These include community-building, housing, economic development, education, social services and health, as well as other areas related to family well-being and neighborhood revitalization. For more information contact Dr. Fraser at (919) 962-6835 or by email at fraser18@email.unc.edu.

Urban Redevelopment Financing Strategies: A Proposal Research and Training Project

EMIL MALIZIA- PI. This project will find effective ways to increase funding for commercial redevelopment projects located in under-served, low-wealth, inner city areas. Funded by the Federal Reserve Bank of Richmond, these project sponsors are seeking out more creative and locally based strategies to finance worthy projects with debt, equity, and equity-equivalent funding to offset the decrease in funding from federal and state resources. The goal is to find better financing strategies for commercial redevelopment projects. For more information contact Dr. Malizia at (919) 962-4759 or email at malizia@email.unc.edu.

ECONOMIC DEVELOPMENT

Collaborative Research: The Clustering of Business Enterprises in the 1990's

EDWARD FESER-PI. This project, funded by The National Science Foundation (NSF), will investigate factors driving clustering of U.S. businesses by utilizing point process modeling techniques and confidential enterprise-level data obtained under special agreement from the U.S. Bureau of Labor Statistics. The project aims to determine, first, whether firms cluster in response to geographic spillovers and externalities and, second, whether information technologies have played a role in any observed strengthening or weakening of clustering over time. Analysis for successive periods will lay the groundwork for a fully integrated space-time analysis to be carried out in subsequent research. For more information contact Dr. Feser at 919-962-4768 or via email at feser@email.unc.edu.

CENTER Projects

Completed Research

The following research projects have been completed and final reports are now available. These publications may be ordered from the Center for Urban and Regional Studies, Campus Box 3410, The University of North Carolina at Chapel Hill, Chapel Hill, NC 27599-3410. The cost of the publication includes postage and handling. Please make payment by check or money order to the "Center for Urban and Regional Studies." For orders mailed outside the United States, remittance must be in United States dollars payable on a United States bank. To order via phone or email, contact Carolyn Jones, (919) 843-9708 or carolyn_jones@unc.edu

SUSTAINABLE DEVELOPMENT

A Study of Sustainable Communities and Its Relationship to Growth Management Tools & Their Efficacy in Contributing to Sustainability

PHILIP BERKE-PI. This study, funded by the Lincoln Institute of Land Policy, focused on the concept of sustainable development and its application through a land use planning and growth management framework. The study involved development of six principles that define and operationalize the concept of sustainable development. Using these six principles, a sample of 30 comprehensive plans was evaluated to determine how well their policies support sustainable development. Findings indicate that no significant differences are apparent in how extensively sustainability principles are supported between plans that state an intention to integrate the sustainable development and those that do not. In addition, these plans do not provide balanced support of all six sustainability principles, as they support some principles significantly more than others. Implications for creating better plans that promote sustainability are then discussed. In collaboration with his former doctoral student, Dr. Maria Manta Conroy, Dr. Berke has written journal articles and is currently writing a book about these findings. For more information contact Dr. Berke by email at pberke@email.unc.edu or by phone at (919) 962-4765.

HOUSING AND COMMUNITY DEVELOPMENT

Interim Outcomes Assessment of HUD EZ/EC Program in Charlotte

WILLIAM ROHE-PI. Funded by Abt Associates, this study involved an evaluation of the Enterprise Community Program (EC) in Charlotte, North Carolina. Rohe and Ph.D. student Shannon Van Zandt developed a local research design in coordination with the Abt Associates national evaluation team and then collected data on Charlotte's program over a three year period. The data collected included documentation of key EC events, periodic interviews and focus groups and the collection of secondary data on neighborhood conditions. A Baseline Conditions Report was prepared for Abt which included the model of change implicit in the program. Follow-up reports described program progress and outcomes. This information will be included in a forthcoming HUD report on the Empowerment Zone/Enterprise Community Program. Dr. Rohe can be reached by phone at (919) 962-3077 or via email at brohe@unc.edu.

Linking Econometric and Demographic Models to the Long-Term Projections System, and New Projections Guidebook

HARVEY GOLDSTEIN – PI. This project, funded by the U.S. Department of Labor, Employment and Training Administration, through a subcontract with the Employment Security Commission of North Carolina, consisted of two parts. In the first part Goldstein and Stuart Sweeney, an Assistant Professor of Geography at the University

of California, Santa Barbara, reviewed and assessed the research literature on integrated demographic-economic models that potentially could be used for long-term regional employment forecasting. Based upon this review, two approaches were recommended. The first allows for labor supply variables and employment demand to be simultaneously (endogenously) estimated. The second, simpler approach, allows for exogenous estimates of regional labor supply variables to be used to adjust forecasts of employment demand within the model. In the second part of the project, Goldstein substantially revised a previously authored guidebook for developing state and substate industry employment projections. The newly revised edition is now closely coordinated with a recently designed employment forecasting software package used by most state labor market information divisions. The new guidebook also includes information and instructions for analysts on how best to adjust state and substate employment projections to take into account regional labor supply factors. Contact Dr. Goldstein for further information at hgold@email.unc.edu or by phone at (919) 962-4767. To order the first report from this project titled "Demo-Economic Specifications For State Industry Employment Projections," (\$10.00) published in January 2000 or the second report titled "Projecting State and Area Industry Employment with the ALMIS Long-Term Projection System," (\$2.00) published in August 2000 contact Carolyn Jones at the Center at (919) 843-9708 or via email at carolyn_jones@unc.edu.

Identifying Neighborhood Thresholds

ROBERTO QUERCIA-PI. Funded by the Annie E. Casey Foundation. Dr. Roberto Quercia can be reached at 919-962-4766 or via email at quercia@email.unc.edu. See lead article on page 1.

POVERTY AND EQUITY

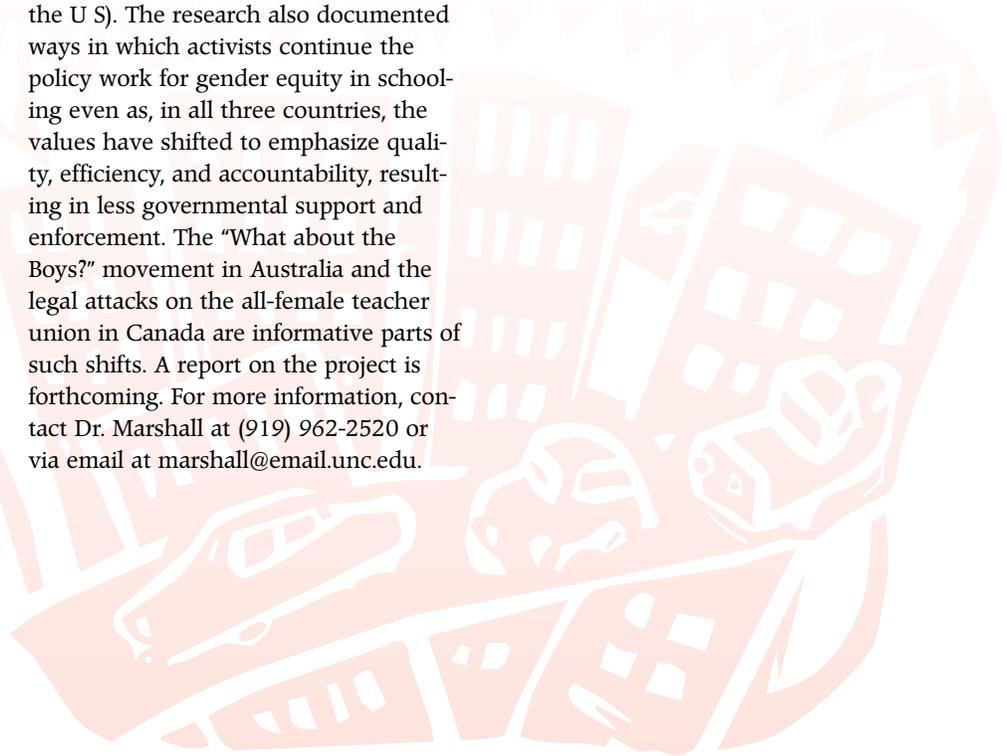
Gender Equity Values in Education Policy: Cross National Comparisons

CATHERINE MARSHALL-PI. This project, funded by the Pacific Basin Research Center, conducted comparable case studies of policy formulation for gender equity in education. With the assistance of Professors Jane Gaskell and Sandra Taylor in Canada and Australia, respectively, with Dr. Marshall conducting the U.S. portion, the research was conducted in three countries with some similarities in populations and political and educational systems. The cases, using document analysis and interviews with policymakers, activists, and teacher union officials, identified the interplay of national values, political interests, women's movement activism and teacher unions' actions as they affect governments' policy decision-making. In each country, the equity values of the 70s and 80s, the international women's movement, and the preponderance of women (more than 70%) members in teacher unions opened policy windows for gender equity laws (e.g. Title IX in the U S). The research also documented ways in which activists continue the policy work for gender equity in schooling even as, in all three countries, the values have shifted to emphasize quality, efficiency, and accountability, resulting in less governmental support and enforcement. The "What about the Boys?" movement in Australia and the legal attacks on the all-female teacher union in Canada are informative parts of such shifts. A report on the project is forthcoming. For more information, contact Dr. Marshall at (919) 962-2520 or via email at marshall@email.unc.edu.

ECONOMIC DEVELOPMENT

Migration and the State Occupational Employment Projections Process

HARVEY GOLDSTEIN-PI. This project was funded by the U.S. Department of Labor, Employment and Training Administration, through a subcontract with the Employment Security Commission of North Carolina. It estimated adjusted out-migration and in-migration rates for detailed occupations for all 50 states and resolved small sample problems for small states. Goldstein and Stuart Sweeney then analyzed the contribution of out-migration and net-migration to the generation of total new job openings, by occupational category, for 6-8 selected states. Finally, they developed recommended protocols and guidelines for how analysts might use the estimates of out-migration and net migration to adjust long-term occupational employment projections. For further information, contact Dr. Goldstein at email hgold@email.unc.edu or by phone at (919) 962-4767.



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The Center for Urban and Regional Studies ("the Center") in the College of Arts and Sciences at UNC-CH, is a research center focusing on issues and problems faced by our nation's cities and regions. Created in 1957, it is one of the oldest university-based urban research centers in the country. The Center supports research activity across campus through its "Faculty Fellow" pro-

gram, supporting and drawing on the expertise of 65 faculty members from 20 departments. The Center's mission is to promote and support high-quality basic and applied research on planning and policy issues. It is uniquely situated to support the interdisciplinary research required to tackle the complex challenges faced in urban, regional and rural settings alike.

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