

Course Outline  
34-970-510-1 Index: 53046  
Community Development Studio  
Spring 2001

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Kathe Newman  
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### **Purposes of Course**

There are two main purposes to this course: (1) to learn about community development and (2) provide technical assistance to a community-based organization. We will focus our efforts on Corinthian Housing Development Corporation, a community development corporation in the West Side Park neighborhood in the Central Ward of Newark. We have worked with Corinthian and other organizations in the neighborhood for several years, sometimes through this studio, sometimes through CUPR's Community Outreach Partnership Center (COPC).

### **Project Description**

Corinthian Housing Development Corporation has been working in the West Side Park neighborhood for about 10 years. Its focus has been primarily on housing development. More recently, it installed an advanced computer lab; it also offers a range of classes, including web design to residents and CBO/CDC staff. The organization is also involved in the revitalization of West Side Park, a 30-acre Olmsted-designed park in the heart of the West Side Park neighborhood.

Corinthian hopes to develop a health care center (jointly with another CDC). The new health care center may include retail space, offices, and space for neighborhood-oriented activities. Corinthian has asked the studio to prepare a market feasibility study for the health care center. They would like us to determine whether there is a need for a health care center in the neighborhood, how much it will cost to run a health care center, how the center should be structured, and how they can pay for it.

To answer these questions, studio participants will read literature on health care and community development, listen to in class presentations, travel to Newark, explore Internet sites, and participate in working groups to conduct project research. The five working groups are:

- ❑ Vision
- ❑ Models
- ❑ Market feasibility study
- ❑ Rental income
- ❑ Reimbursements (Medicare, Medicaid, NJ Family Care etc...)

Each group will develop work plans that will include project goals, research questions, methods, data sources, and time lines for research completion. They will conduct their research and develop a final report and presentation.

Product Time Line

February 26 Draft Work Plans due for class discussion, review, and comment  
 March 5: Final Works Plans due  
 March 5 – April 2: Expect to conduct the majority of your research in this time period  
 April 2: Draft final plan  
 April 16: Final plan and presentation  
 April 23: Present plan in New Brunswick  
 April 30: Present plan in West Side Park, Newark

**Staff**

Norman Glickman, Kathe Newman, and Lalitha Kamath are the instructors for the course.

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Office Hours	Mondays 2-4:15, Weds 1-2:30 and by appointment	Mondays 2-4pm and by appointment	Tuesdays 10:30 – 12:30

**Course Materials**

Many of the course materials have been reproduced and are available at Pequod Copy on Somerset Street. Other materials are available on-line. We have tried to point you to a variety of websites that will be useful to the project we will be working on and to general sites (associations, bibliographies, and the like).

We are also setting up a website that will soon be available. All materials developed by the class will be posted on that site. We will also establish a Listserv so that we can communicate easily.

**Grading**

20% Class Participation  
 30% Work Plan  
 50% Final Report and Presentation

## Course Activities

**January 22: Introduction to course/Conversation with Curtis Johnson, Executive Director and Tyshammie Cooper, Community Development Officer of Corinthian Housing Development Corporation.**

Readings:

Ronald F. Ferguson and William T. Dickens (eds.) *Urban Problems and Community Development*. Washington, D.C.: Brookings. Chapter 1 (Introduction), Chapters 2 (Reconceiving the Community Development Field), and 5 (Community Development Corporations: Mission, Strategy, and Accomplishments).

“Strategic Revitalization Plan for the West Side Community of Newark,” NJ (Volumes 1,3,4). 1997. <http://policy.rutgers.edu/cupr/community/organizations/projcomm/srp/>

Kukla, Barbara. 2000. “West Side Story Gets a New Chapter.” *The Star-Ledger*. January 10.

Robert Pear, Congress Revives Bill on Investment in Poor Areas, *New York Times* December 14, 2000. <http://www.nytimes.com/2000/12/14/politics/14SPEN.html>

**January 29: Site Visit to Corinthian and the West Side Park neighborhood (We will leave for Newark at 1:30 and meet at Corinthian at 2:30). For those interested, early dinner at Casa Vasca, Ironbound)**

**Divide into work groups and begin project work**

Readings:

Corinthian Housing Development Corporation mission and history

Freudenberg, Nick. 2000. “Health Promotion in the City: A Review of Current Practice and Future Prospects in the United States.” *Annual Review of Public Health*. 21:473-503.

Bright, Jennifer and Thomas Trompeter. 1996. *So You Want to Start a Community Health Center...?* Washington, D.C.: National Association of Community Health Centers.

Newman, Kathe and Phil Ashton. 2001. *Identifying the Need for a Community Health Center in West Side Park*. New Brunswick: Rutgers Community Outreach Partnership Center, Center for Urban Policy Research, Rutgers

## **February 5: Identifying and Reducing Racial and Ethnic Health Barriers.**

*Guest: Professor, Marcia Bayne-Smith, Urban Studies, Queens College will give a presentation entitled “Designing Interventive Models to Decrease Barriers to Access: A Case for Capturing Hard to Reach Populations (Culturally Diverse Indigent/ Ethnic Groups)”*

### **Readings:**

Meyer, Jack A. and Sharon Silow-Carroll. 2000. *Increasing Access: Building Working Solutions*. Prepared for the W.K. Kellogg Foundation. June. Washington, D.C: Economic and Social Research Institute.

UCLA Center for Health Policy Research and the Henry J. Kaiser Family Foundation. 2000. *Racial and Ethnic Disparities in Access to Health Insurance and Health Care*. April. Los Angeles: UCLA Center for Health Policy Research. <http://www.kff.org> (Executive Summary, Introduction p1-12, chapters on Latinos and African Americans p 13-42, conclusion 67-69).

## **February 12: Community Health Center Models**

### *Guests:*

*Judy Pollacheck, Health Center Director, Newark Center for Families and Communities, Rutgers School of Nursing*

*Robert Russell, Executive Director, Newark Community Health Centers*

### **Readings:**

Langley, Albert, Cheryl Maurana, Gary LeRoy, Syed Ahmed, and Carolyn Harmon. 1998. “Developing a Community-Academic Health Center: Strategies and Lessons Learned.” *Journal of Interprofessional Health Care*. V12 (3): 273-277.

Roussos, Stergios Tsai and Stephen Fawcett. 2000. “A Review of Collaborative Partnerships As a Strategy for Improving Community Health.” *Annual Review of Health*. 21:369-402.

Rutgers School of Nursing Nurse Practitioner Centers brochure.

Alivio Medical Center, 2415 South Western Avenue, Chicago, Illinois 773-254-1400

## **February 19: Health Care Policy and Financing Community Health Centers**

*Guests: Ellen Lambert, Senior Program Officer, The Healthcare Foundation of New Jersey*

### Readings:

Kaplan, Sue et al. 2000. "Educating Medicaid Beneficiaries About Managed Care: Approaches in 13 Cities." (May). The Commonwealth Fund.

Center for Studying Health System Change. 1999. *Community Report: Northern New Jersey. Consolidation Continues, Financial Pressures Mount*. News about Site visits to 12 Communities. Issue 12.

## **February 26: 1<sup>st</sup> Draft of Workplans due. Health Center Feasibility Studies and**

### Guests:

*Juliane Miller-Armbruster, Director, Plainfield Health Clinic, Plainfield, NJ will discuss issues operating health centers.*

*Alan Goldsmith. Executive Director. Jewish Renaissance Foundation, Perth Amboy*

### Readings:

Hancock, Trevor and Meredith Minkler. 1999. "Community Health Assessment or Healthy Community Assessment." In Meredith Minkler. Ed. *Community Organizing and Community Building for Health*. New Brunswick: Rutgers University Press.

Seifert, Robert. 2000. "Using "Risk Factors" to Assess Health Care Access in a Community." The Access Project. November. <http://www.accessproject.org>

Rissel, Chris and Neil Bracht. 1999. "Assessing Community Needs, Resources, and Readiness: Building on Strengths." In Neil Bracht. Ed. *Health Promotion at the Community Level 2.: New Advances*. Thousand Oaks: Sage Publications (59-71).

## **March 2: Field Trip**

Elizabethport Nurse Practitioner Center

Newark Community Health Centers, East Orange Facility

**March 5: Workplans due. Planning with Community Residents and Community Organizations**

*Speaker: Jim Hartling, Urban Partners*

Readings:

Cortés, Ernesto. 1993. *Reweaving the Social Fabric: The Iron Rule and the IAF Strategy for Dealing with Poverty Through Power and Politics*. New Brunswick: Center for Urban Policy Research, Rutgers.

Innes, Judith and David Booher. 2000. "Public Participation in Planning: New Strategies for the 21<sup>st</sup> Century." Working Paper. University of California at Berkeley, Institute of Urban and Regional Development.

Goldsmith, William W. *Resisting the Reality of Race: Land Use and Social Justice in the Metropolis* (Lincoln Land Institute working paper; can be downloaded from: <http://www.lincolninst.edu/workpap/wpap27.html>)

hooks, bell. 2000. "Learning in the Shadow of Race and Class." *The Chronicle of Higher Education*. November 17. P14-16.

**March 12: Spring Break**

**March 19: Models II**

*Speakers:*

*Dr. Mark Johnson, Family Medicine, Family Practice Center, UMDNJ*

*Julie McCourt, Office of the Dean, School of Nursing, UMDNJ*

**March 26: Summarize Findings and Recommendations**

**April 2: First draft of reports due**

- April 9:** TBA
- April 16:** Final draft of reports due
- April 23:** Presentation of reports in New Brunswick
- April 30:** Presentations of reports at Corinthian