Community Development Studio

Spring 2003

34-970-511-1 Index: 53969

Norman Glickman, Kathe Newman, and Carlos Gallinar

1:10 – 3:50, CSB 243 Lab

Purposes of Course

(1) Learn about community development
(2) Provide applied research assistance to a community-based organization
(3) Explore the impact of property tax revaluation on community development actors
(4) Learn how to use multi-media GIS for neighborhood planning

Project Description

Our client is one of the largest and most successful community development corporations in the country: the New Community Corporation of Newark (NCC). NCC was founded in the 1960s in reaction to the 1967 civil disturbances and the unmet needs of poor people in that city. NCC's founder, Msgr. William Linder, continues to lead the organization with vigor and intelligence. Located in Newark's Central Ward, NCC currently employs more than 2,400 people; its size and breadth of activities set it apart from other CDCs. NCC is involved in housing construction and management, job training, welfare-to-work training and services, retail trade (it is part owner of a successful Pathmark supermarket), childcare, senior care, health, security, and education (it has three charter schools). No CDC on the planet provides a more comprehensive set of services. (Students in last year's CD studio completed a comprehensive overview of NCC's operations. That report is available in your course pack.)

Extreme disinvestment and abandonment in the City of Newark ensured a ready supply of land for NCC's developments in the past. However, an increasingly hot real estate market and NCC's sometimes adversarial relationship with the City of Newark have decreased the supply of and access to vacant land. Compounding these changes, Newark recently completed a state mandated property tax revaluation—the first time it has done so since 1961. NCC, which felt little pressure to develop a long-term plan for future development, now realizes that planning its future development is a priority.

NCC has asked for our assistance to identify and map the properties it currently owns, determine the tax status (abatements and when they expire) and tax assessments of each parcel, identify land uses and ownership of private and publicly held parcels on the blocks surrounding NCC properties, and identify potential sites for future development.
To do this we will:

- Visit NCC, meet with NCC top staff, and tour Newark to view the renaissance
- Learn about property tax revaluation from tax policy experts
- Combine data from a variety of sources to identify and map NCC properties and their assessed values
- Create maps showing demographic and housing trends in relationship to NCC property
- Learn how to conduct a parcel inventory, map our findings, and present them to a community organization to facilitate neighborhood planning
- Develop multi-media GIS (use GPS units and digital cameras to merge photos of land use with maps)
- Interview NCC staff throughout the semester to determine their development priorities

At the end of the semester we will present our findings to NCC and provide the following products:

- Maps of NCC properties
- Final report with research methodology, findings, and recommendations
- Spatially enabled datasets that NCC can use for its own future development planning

### Time Line

<table>
<thead>
<tr>
<th>Due Date</th>
<th>Task</th>
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<tr>
<td>January 28</td>
<td>Form Research Teams</td>
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<tr>
<td>February 11</td>
<td>Groups Work Plans Due</td>
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<td>February 18</td>
<td>Group Progress Reports</td>
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<tr>
<td>March 18</td>
<td>Group Products Due (Maps, Field Surveys etc)</td>
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<td>April 1</td>
<td>Draft Group Reports and Presentations</td>
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<td>April 15</td>
<td>Final Draft Report and Presentation</td>
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<td>April 22</td>
<td>Draft Presentation to Bloustein Community</td>
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<td>April 29</td>
<td>Final Presentation to Client at NCC</td>
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### Instructors

<table>
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<tr>
<th>Norm Glickman</th>
<th>Carlos Gallinar</th>
<th>Kathe Newman</th>
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<tbody>
<tr>
<td>Office</td>
<td>CSQ 458</td>
<td>CSQ 460</td>
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<tr>
<td>Phone</td>
<td>932-3133 x570</td>
<td>932-3133 x556</td>
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<td>Email</td>
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<tr>
<td>Office Hours</td>
<td>Monday 2-4</td>
<td>Tuesday 9-1 and by appointment</td>
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Course Materials

Course Pack:

A course pack is available at Pequod Copy on Somerset Street.

Distributed in Class:

NCC Literature Packets


WebCT

To access the course syllabus, calendar, discussion groups and other resources on the course web site, go to http://webct.rutgers.edu, enter your Rutgers email id and password and select 970:511 Community Development Studio.

Grading

20% Class Participation
20% Work Plan
50% Final Report
10% Presentation
Course Activities

January 21. Studio Overview, Introduction to Newark, NCC, and Community Development

Introductions and interests—yours, ours
Overview of the Studio project
Background on New Community Corporation
Review of Community Development

NCC Literature packets (distributed in class)

Film:

January 28. Lunch, Visit, and Tour of Newark and NCC

Meet in Newark at New Community Corporation for lunch at the Priory (NCC’s restaurant and headquarters), meet NCC staff and discuss the project, and tour NCC and Newark (bring your cameras and notepads!)
(The Priory, 233 West Market Street, Newark 973-623-2800)


NCC’s Website http://www.newcommunity.org

February 4. Property Tax Revaluation

Speakers:
Ernest Reock, Professor Emeritus, Bloustein School
Jean Jacobsohn, Tax Assessor, Plainsboro


February 11. GIS, Communities, and Power

Brief overview of ARCGIS 8.2
Mapping NCC’s properties, Census Data, and Using a Digital Parcel Map


February 18. Conducting a Parcel Inventory

- Incorporating photos in GIS using GPS and Digital Cameras
- Incorporating Existing Data
- Mapping the Results

February 25. Collecting Data for Neighborhood Planning


CMAP: http://www.nonprofitmaps.org
New Jersey Spatial Data Clearinghouse: http://njgeodata.state.nj.us/
NKLA: http://nkla.sppsrr.ucla.edu/
Baltimore Neighborhood Indicators Partnership: http://www.bnia.org/in_baltimore.html

March 4. Project Work

March 11. Project Meeting at NCC

Review progress
Address any questions, problems, etc

March 18. SPRING BREAK

March 25. Project Work
April 1. Drafts Reports and Presentations Due

April 8. Project Work

April 15. Final Reports and Final Presentation Due

April 22. Presentation to Bloustein Community

Practice and dry run for constructive criticism from Bloustein community

April 29. Final Presentation

Final Presentation in Newark at NCC
Additional Resources


