

Student Research

Departmental Papers

Increasing Homeownership as a Component of the Redevelopment of Edgemont: A Proposal for a Local Lenders' Consortium in the City of Durham

Chris Anderson

Edgemont is a seriously distressed neighborhood near downtown Durham, North Carolina. It suffers from dilapidated housing and inadequate infrastructure. Recently, the city, working with three nonprofit development groups, the Hayti Development Corporation, and the neighborhood residents, agreed to a redevelopment plan designed to keep housing affordable to existing residents and to allow more people to own homes.

Producing affordable housing is an important first step in community development, but allowing residents to own homes should also be an important component in any community development effort. This paper examines the ways in which standard underwriting criteria, such as downpayments and qualifying ratios, impede low- and moderate-income households from receiving home mortgages. As a solution to this problem, the author proposes the creation of a local lenders' consortium in Edgemont, which could establish its own underwriting criteria and give more individualized attention to lower-income loan applicants. Such a consortium would help lenders meet their obligations under the Community Reinvestment Act of 1977, and would help low- and moderate-income families become homeowners.

New Trends in Community Development Policy and Programs

Thomas E. Boydell

This paper examines the community development programs of Winston-Salem and Greensboro, North Carolina between 1980 and 1987 in order to assess the impacts of reductions in federal funds for community development. The two cities were chosen because of their contrasting approaches to financing community development activities. Winston-Salem has more aggressively sought and employed new sources of funds; Greensboro has relied primarily on CDBG entitlement funds.

The research was based on an analysis of the financial audits of both cities and interviews with municipal officials and community leaders. Although several contrasts were apparent, including the changes in total funds committed to community development, sources of funds, depth of expenditures, and number of projects, the research also revealed several similarities in the expenditures and policy decisions of the two cities. The studies produced three conclusions of policy significance: (1) Though some changes in staffing and administration occurred, efficiency and

waste were not major issues; (2) Direct strategies were employed to cope with decreasing federal funds, including across-the-board and targeted reductions, increased reliance on program income generated by revolving loan funds and land sales, and the commitment of bond financing; and (3) The need for a wide range of community development activities has not changed, and both cities depend on federal funds to continue those activities.

The Optimal Location for a Family Practice Facility

C. Thomas Dixon

The objective of this research project is to identify the germane characteristics and their relative strengths in the determination of the optimal location for a family practice facility. The characteristics will be surveyed and quantified from the viewpoints of both the physician and the health care consumer. Previous studies have shown a surprising difference between the views of those two groups. An extensive data base of responses will be statistically analyzed, using both multiple regression and A.N.O.V.A., to determine the most important issues in selection of a site for each type of medical office.

Factors influencing the preferences of the consumer—such as points of departure and travel time—will be analyzed to determine patterns and trends. Factors influencing physicians—including preferred number of practitioners in the office, type of practice, and distances to hospitals, pharmacies, and residential areas—will be examined in a similar fashion. From this data, common elements will be merged with elements unique to a specific group in order to describe the ideal location for a particular specialist's office.

This determination is uniquely important, due to the rapid and major evolution in health care delivery systems brought on by: (1) an increasing supply of physicians who wish to maintain a competitive advantage via location; (2) changes arising from the advent of Health Care Maintenance Organizations (HMOs) and Prepaid Care Organizations (PPCs); (3) demographic factors; and (4) the present-day relationship between the physician and the health care consumer.

Citizen Representation in Land Use Planning: A Case Study of Austin, Texas

Lynn Favour

Since its creation as the capitol of Texas in 1839, Austin has enjoyed a history of citizen participation in government decisionmaking. "Austinplan" marks the city's latest effort to involve a large, representative portion of citizens in the development of its comprehensive plan. Backed by a Charter Amendment mandating comprehensive planning, "Austinplan" set out to include some 300 citizens in a com-

plex arrangement of interlocking task groups.

This paper will explore the interrelationship between the structure of this process and its ability to be representative of Austin's citizens. Two questions in particular will be addressed: (1.) Do the citizens who receive the most in exchange for their efforts participate more? and (2.) Has the process' attempts to be representative aided or hindered it in achieving its goals? Specifically, the paper will seek to determine whether planning decisions in Austin remain dominated by political factions or, as a result of the "Austinplan" process, have moved toward a base of community consensus.

Options for City-County Cooperation in Growth Management: A Review and Assessment of Potential Applications to Wake County, North Carolina

Jeremy Ginsburg

In most regions of the United States, the responsibility of planning for land use, zoning, and infrastructure development is fragmented between city and county agencies. However, as major cities sprawl into county areas, there is an increasing need for these two levels of government to cooperate in devising policies for growth management.

The purpose of this paper is to critically review the options for city-county cooperation in growth management, and to apply the findings to Wake County, North Carolina. As the city of Raleigh continues to grow rapidly, annexing large portions of the county, a coordinated effort will be necessary to administer control of and services to the fringe areas.

The paper is divided into three sections. The first section examines the evaluative framework of coordinated growth management strategies and establishes evaluative criteria for supporting alternatives. The next section describes twelve of the most widely used forms of city-county cooperation currently used in the United States. The final section evaluates the city-county growth management alternatives for Raleigh and Wake County.

What Creates Service Jobs?

Jeannine Jacokes

Since World War II, the service sector has been the fastest growing segment of the U.S. economy. However, the rural Tennessee Valley has not shared in this growth. This paper examines this phenomenon by exploring the relationship of population density, per capita income, and manufacturing employment to service employment among the region's 201 counties. The use of three regression models developed for this study led to the conclusion that population density and per capita income were significant explanatory variables of consumer-oriented services. With the notable exception of the resource intensive manufacturing segment, manufacturing was not found to be a significant determinant of producer service employment in

the Tennessee Valley.

This paper debunks the myth that services are passive segments of the economy. Instead, it asserts that services play many critical roles in advanced economies and can act as catalyst for development. The service sector holds great promise for developing future job opportunities in rural areas. Several alternative strategies for promoting service employment are highlighted. The best alternative policies are those that build on existing regional resources, strengthen the local business service-infrastructure, and attempt to build linkages between old and new firms in the region. The end result of these development strategies should be to improve the economic well-being of the residents of the Tennessee Valley and to build a more self-sufficient economy.

Economic Restructuring and the New Labor Market Segmentation,

Ellen Morosoff

This paper examines the new labor market segmentation in light of economic change, focusing on the implications for various groups of workers and for labor market planning. The first two sections discuss early theories of labor market segmentation. These theories range from the neo-classical human capital theory, which stresses the characteristics of individual workers, to dual labor market theories, which focus on the influence of the economy as a whole upon the labor market. The third section explores the process of economic restructuring and demographic changes, and the impact of these trends on labor markets. Evidence regarding labor market outcomes in the "new" economy is presented in the fourth section. The conclusions from this section and the theoretical groundwork discussed in Section Two are used in Section Five to propose new ideas about labor market segmentation. A final section considers implications for planning and policy, suggesting ways in which labor market inequities might be reduced.

The Emergence of the Sub-city,
Andrew Perez

This paper presents a two-fold analysis of center city decentralization and suburbanization. A macro overview of 11 MSAs highlights growth areas in U.S. cities and suburban areas. Population and employment intrametro-politan shifts, as well as migration trends, are discussed as components of movements from the center city to the suburbs and vice-versa. Part Two is a micro analysis of Atlanta, Georgia which explains, in detail, the changing (sub)urban landscape of this region. Thirty-three Super-districts, comprising the seven counties of Atlanta are examined. Shifts in population and employment within these districts pinpoint growing, stabilizing, and retrenching markets. The industrial real estate market is analyzed, as well as office building rates by center city and suburban

location. The final chapter focuses on Atlanta's suburban business centers with an analysis of the Perimeter Center and Cumberland-Galleria complexes.

The Development Feasibility of Innovative Urban Design
David Powell

Have zoning ordinances, subdivision controls, and building codes contributed to a better environment? While these mechanisms have a positive role to play, private real estate interests often use them to their own advantage. Modern architecture has been accused of having more vision than substance, and the assertion of this paper is that the same criticism applies to modern planning. The author addresses the questions, "What kind of environment are we trying to create or enhance? What is our collective goal?"

This paper advocates elevating urban design to a higher standard by integrating urban design issues and theories into the planning and decisionmaking processes of local and regional governments. It discusses the theories and implementation mechanisms of urban design; it explores the development process as practiced by private sector real estate interests; and, finally, it synthesizes these ideas in a detailed case study of Seaside, Florida.

West Virginia's Appalachian State Development Plan
Heidi Walter Powell

Appalachia has long been synonymous with poverty and isolation. The 1965 Appalachian Regional Development Act established the Appalachian Regional Commission (ARC) to improve these conditions. The Act requires each state within the region to submit to ARC an Appalachian State Development Plan, outlining the needs, goals, and investment strategies of the Appalachian counties of each state.

West Virginia is the only state located entirely within Appalachia. It has annually prepared a statewide plan for ARC since 1965. This paper examines those plans submitted between 1975 and 1985 to determine whether they qualify as statewide strategic plans, as defined in planning literature; whether they reflect and address the needs and goals of the Appalachian region as defined by ARC; as well as addressing the needs and goals of the state as revealed by economic indicators and expressed by state residents.

Applying the Job Training Partnership Act to a Rural Area
Valerie VinCola

The Job Training Partnership Act (JTPA) was enacted by the Reagan administration in 1982 to provide federal funds to states for job training programs. Allocation of JTPA funds is based on an area's unemployment rate and its proportion of disadvantaged individuals. The assumption of this initiative is that high unemployment and low income are partially due to low skill levels.

The seven-county region west of Asheville, North Carolina (Region A Council of Governments) serves as a service delivery area for JTPA. The region reflects the statewide pattern of high rural unemployment and low per capita incomes. However, despite high levels of unemployment, Region A has not used a large portion of its annual JTPA allocation. This paper discusses the importance of labor skills to the development of the regional economy. It then examines whether job training programs are an effective policy for addressing the high unemployment rates in Region A.

Dissertations

Economic Development, Migration and Household Composition: Four Villages in Bangladesh

James H. Fisher

The debate over the impacts of integrated rural development programs on developing countries takes numerous forms. Rural development programs are causally linked both to outmigration and retention of the rural populace. The selective effect, i.e. some residents leaving and some staying, gives rise to a need for more detailed analysis. The author asks, "Who are the migrants and nonmigrants and what specific rural development programs have significant selective effects?"

This paper employs multivariate analysis of residential history data collected in four villages in Bangladesh in 1985 to examine this question. The study finds that program components which build on human skills, or on human capital, appear to work in opposite ways than those based on location-specific opportunities. Integrated development in Bangladesh employs both kinds of programs, though the beneficiaries frequently only participate in one of the two basic components. Those benefiting from "people-based" development are migrating out in significantly greater proportion than those who participate in "place-oriented" development.

The Organizational Imperatives of International Development Planning and Academic Complicity in the Violation of Cognitive Respect for Clients

Charles Heying and Francisco Pichon

This paper argues that the present practice of international development planning violates the cognitive respect of its intended clients through a causal chain of linkages which originates in the organizational imperatives of agencies for international development. These organizational imperatives are both internal bureaucratic imperatives and external imperatives caused by a need to justify funding. They result in a preference for pseudo-objective knowledge primarily in the form of aggregate data which can be mathematically and statistically modeled.

The Effects of Floodplain Regulation on Floodplain Land Values and Likelihood of Development


James Holway

This research examines non-structural floodplain management and the use of land use and building regulations to protect people and property from floods. Approximately 20,000 local governments throughout the United States have regulated the use of land in the seven percent of our nation's area that is subject to flooding. Some state and local governments have a long history of floodplain regulation, but most communities began regulating their floodplains in the early 1970s, due to enactments of the of the National Flood Insurance Program.

Despite the number of floodplain management programs, the amount of land being regulated, and the significance of flooding damages, there has been very little evaluation of these programs. This research, which examines actual floodplain land parcels, will help to fill the gap in our knowledge of how land use controls imposed upon floodplains affect the land value, likelihood of development, and the intensity of development.

The author has collected data on floodplain property and local regulations in ten case study communities throughout the U.S. He is currently conducting an analysis of this data using linear, log-linear, and logistic regression on models of urban land value and likelihood of development. This method, which enables one to statistically control the many factors affecting land markets, should isolate the effect of flood hazards and floodplain regulations on those land markets. □

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