

Recent Doctoral Dissertations

Brinkman, P. Anthony. *Ethical Challenges and Professional Responses of Travel Demand Forecasters*. Fall 2003.

Deng, Lan. *Which Housing Policies Are Best: An Assessment of the Efficiency and Equity of Low Income Housing Tax Credit Program Versus Voucher Program*. Fall 2004.

Abstract: A basic tenet of U.S. housing policy over the last twenty years has been that demand-side subsidy programs are always superior to supply-based approaches. This dissertation challenges this view by comparing the Low Income Housing Tax Credit (LIHTC) program outcomes with Section 8 voucher program outcomes in six U.S. metropolitan areas— Atlanta, Miami, Cleveland, Boston, New York, and San Jose.

To test their cost efficiency, this dissertation compares the total development subsidies of recent new construction LIHTC projects with 30-year voucher cost, controlling for family income and housing unit size. Assuming voucher payment standards equal to 100% of FMR, the sample LIHTC projects turn out to be more cost-effective than vouchers in Miami and San Jose, but more costly in the four other MSAs. Both local market conditions and program administrations contribute to the variations in program performance. A region-wide housing shortage in San Jose and a more limited shortage in Miami's low-income segments have led to significant rent inflation and increased voucher costs. By contrast, the availability of affordable, modest-quality housing in the private market in Atlanta and Cleveland serves to make vouchers less expensive than tax credit construction. Tax credit construction is more expensive in Boston and New York in part because preference is given to community revitalization projects, regardless of their higher cost.

To evaluate their neighborhood outcomes, this dissertation compares neighborhood location, neighborhood income, neighborhood racial composition, and the quality of its schools between the two programs. Across the six MSAs the voucher program does not show a consistent advantage over the LIHTC program in providing better quality neighborhoods. Where the assisted families can live is a result of both policy choices and local factors. In a tight housing market like San Jose, almost no differences are identified between the two programs. In Cleveland, persistent racial segre-

gation has compromised the effectiveness of both programs in promoting neighborhood integration. Boston is the only MSA where systematically better neighborhood outcomes are observed for voucher units. This is due more to the LIHTC program's target to distressed neighborhoods than the superior performance of the voucher program. In New York, Miami and Atlanta, LIHTC program has brought more families to middle-income neighborhoods than vouchers.

Goldman, Todd. *Local Option Taxes and the New Subregionalism in Transportation Planning*. Fall 2003.

Goldstein, Bruce. *Science on the Outside, Looking In: Exploring Scientific Oversight of Habitat Conservation Plans Crafted by Multistakeholder Committees*. Spring 2004.

Abstract: This dissertation examines a scientific deadlock over the design of an endangered species habitat preserve in the Coachella Valley of southern California. I trace how scientists competed to consolidate their influence over preserve design by assembling and disassembling the scaffolding of the natural and the social order. The case study begins in 1993, when landowners, environmental groups, development interests, and elected leaders from Palm Springs and other desert cities of the Coachella Valley agreed to prepare a habitat conservation plan (HCP), which would obligate landholders to financially mitigate for actions that harm endangered species. These stakeholders then authorized the creation of a scientific advisory committee (SAC) to design an affordable and scientifically defensible habitat preserve system for the valley. By 2000, the SAC had split into two deeply antagonistic factions, one containing three staff biologists from state and federal wildlife regulatory agencies, and the other containing three local research biologists. Deadlocked over a set of seemingly minor differences over what habitat to include in the preserve system, all six members of the SAC were involuntarily removed from the planning process at the end of 2002. This two-year long scientific conflict drew out a torrent of contrasting facts and theories that highlighted how each faction's preserve design was grounded in different conceptions of the natural and social order. The arguments of the regulatory biologists were predicated on a society that was uncertain and unpredictable, or "red in tooth and claw", while the local biologists held to an image of certainty and predictability, a kind of "peaceable kingdom". Both factions' forceful and

sometimes intemperate responses to efforts to get scientific closure were justified by a mutual concern that even the slightest accommodation could undermine their capacity to maintain both the natural and social order, bringing on the twin disasters of species extinction and professional marginalization. This understanding of the way that scientific knowledge and the social order are “co-produced” underscores the obstacles to achieving scientific consensus, while enabling planners to devise effective planning strategies to bridge these differences.

Grier, Reed. *Collaborative Hospital Strategies for Metropolitan Disaster Medical Preparedness & Response*. Fall 2004.

Abstract: Since the events of September 11th, JCAHO, public health and hospital trade associations have called for community inter-organizational collaboration to prepare for and respond to mass casualty events, bioterrorism, and other public health emergencies. The context for these calls is a fragmented public health system and highly competitive hospital markets. This research asks how hospitals, public health and EMS agencies are working together to develop coordinated mass casualty inter-organizational responses, in relatively collaborative and well-prepared communities. To answer this question, expert key informants are interviewed for state and community case studies to understand their perceptions.

A purposive sample of five disaster states, with different natural catastrophe histories, was selected from publicly available state CDC public health and HRSA hospital preparedness cooperative agreement program grant applications to represent major U.S. regions. These states include: California, Florida, Illinois, Louisiana, and Missouri. A comparison state without a history of natural disasters, Oregon, was also selected. State level key informants, expert in current state preparedness activities, were selected by position title from state bioterrorism advisory committee membership lists to represent perceptions of hospital, public health, and EMS stakeholders. One key informant from each stakeholder group was interviewed from each sample state. These informants recommended relatively well-prepared “exemplary” communities in their states where hospitals, public health and EMS agencies are collaborating to develop inter-organizational surge capacity.

Case study communities include the Orange County, CA, Portland, OR, Miami, FL, Rockford, IL, and St. Louis, MO metropolitan

areas, and two rural communities –Corvallis, OR and Shreveport, LA. At least three key informants were interviewed by phone from each metropolitan or rural region: a hospital disaster coordinator, a public health official, and an EMS officer. Informants were also interviewed from the St. Louis MMRS and two additional hospital systems in Portland. The project conducted group interviews with hospital informants during site visits to Orange County, Corvallis, Miami, Portland, and Rockford.

Key informants describe several planning and response models being used in case study communities. Planning models include technical/rational plans prepared by professional planners, a political influence planning model in one community, and evidence of collaborative planning models in four communities. These four committees meet conditions necessary for collaborative planning described in the literature, including clear dialogue between stakeholders. Three alternative community response models along a continuum of ideal types are found in case study communities. These include a decentralized response model, a centralized hub and spoke model, and an intermediate regional hospital response model.

The research finds that hospitals, public health and EMS agencies are participating together on inter-organizational and inter-sectoral preparedness planning committees, and in inter-organizational drills and exercises. Key informants in collaborative case study communities perceive the concrete response plans and standardized policies and procedures that planning committees and staff produce as less important than the deliberative communication and dialogue that occurs between stakeholders on inter-organizational planning committees.

Key informants identify participation in both inter-organizational planning committees and exercises as important methods of building connectivity in a fragmented public health system. Key informants describe not only the development of a shared understanding of the larger preparedness system among planning and exercise participants, but also development of trust and informal professional and personal networks. Informants state that these networks support future exercise and event performance, and facilitate information flow before, during, and after events. The informal networks appear to provide a foundation for emergent individual and small group improvisational responses, when plans don't work as planned.

Case study findings suggest that a combination of inter-organizational planning committees with stakeholder representation from multiple sectors, inter-organizational drills and exercises, and the formation of informal professional and personal networks among planning and exercise participants results in inter-organizational connectivity in the form of network governance and power. The research finds that participation in these inter-sectoral planning committees by citizens and organizational leaders, planners, and professionals, and regular inter-organizational exercises, fosters development of informal networks. The research suggests that these informal networks may be an effective method for integrating multiple organizational responses at the community level.

Guenzler, Darla. *Using Conservation Easements to Achieve Regulatory Objectives*. Fall 2004.

Muller, Larissa. *Advanced Business Services in Southeast Asia: Localization of International Investment*. Fall 202003.

Abstract: A limited number of American and European transnational corporations dominate advanced business services worldwide. Their subsidiaries and affiliates are located in global business service centers in every region of the world. This study examines how investment by these corporations impacts the development of the host country industry in Southeast Asia. Using the case study of advertising, this study details how three Southeast Asian urban centers were able to develop dynamic industries, as a result of the localization of transnational firms that operated there. Through this example, the study presents new perspectives on the role of non-core world cities, the development and strengthening of industrial clusters, and public sector policies to promote development in emerging economies. Five key findings emerge from this study. First, transnational subsidiaries are more autonomous and locally embedded (in terms of their internal employment structure, and their production linkages within the host urban region) than suggested by the command and control construct of World Cities literature and producer service studies. Their global network operates on the basis of distributed intelligence, in which local knowledge generation is important, thus necessitating the deep involvement of local people, firms and institutions who understand the local environment and culture. Second, transnational firms can catalyze local business service cluster creation, setting off a mutually reinforcing dynamic of strength-

ening local resources, firms and organizations. Third, the strength of localization dynamics in the firm and cluster varies from case to case, reflecting the distance between the home and host country socio-economic structure, culture, and global rank of the urban center in the business service network. The greater the distance, the stronger the localization effect. Fourth, dynamic peripheries do not follow a development trajectory from expatriate dominance to total localization; rather they transition to a more sophisticated hybridization. Industry hybridization occurs when local networks and international networks are developed in tandem. Finally, protectionist policies to promote localization dynamics often have counterproductive impacts because they limit global flows of people and knowledge. To develop their local business service industries, governments need to support effective mechanisms of global interaction as well as local cluster formation.

Perlo, Manuel. *Earthquakes, Reconstruction Programs and Housing Markets in Central Mexico City, 1977-2000*. Fall 2004.

Snyder, Mary Gail. *The Formalization of Informal Neighborhood Relationships and Spaces: Gated Housing Developments, Community, and Control*. Fall 2003.

Thomas, John. *Dividing Lines and Bottom Lines: The Forces Shaping Local Land Use*. Fall 2003.

Waldner, Leora. *Regional Plans? Local Fates? The Influence of 1976 and 1985 Atlanta Regional Development Plans on Local Government Policy*. Fall 2003.

Abstract: Councils of governments (COGs) create regional comprehensive plans in attempt to shape the future development of their regions. Though these voluntary plans can be compelling, COGs often have little power to implement them; actual implementation often depends on local governments that control land use.

The Atlanta Regional Commission created the 1976 and 1985 Regional Development Plans (RDPs). How, if at all, did the plans and/or planning processes influence local government policies? Moreover, if counties adopted policies similar to those in the RDP, what factors influenced their decision to implement, or not implement,

such policies? Theoretically, how should we evaluate plan performance—using traditional implementation literature, or ideas from communicative theory?

This dissertation answers these questions by examining the fates of select spatial policies featured in the RDP, comparing regional policies to local policies, and conducting interviews to discover what factors influenced county decision-making. The dissertation focuses on floodplains, sensitive soils, and airports policies because they were spatially prescriptive, explicitly intended to shape growth, and would be implemented exclusively by local governments.

The hypothesis held that local governments would not adopt spatially restrictive regional plan goals, due to local development interests. A second hypothesis asserted that local governments that adopted spatially restrictive goals would not implement them.

The first hypothesis was partly incorrect. The RDP planning process had a clear, causal influence on local government comprehensive plans. The RDPs also served other functions, such as data provision. However, the RDP did not influence subsequent local government ordinances and regulations.

The second hypothesis was partially correct. Local governments did not typically implement their spatially restrictive policies for airports and soils. In some cases, even adopted ordinances were patently ignored. Local floodplain regulations, however, experienced greater success, due to federal programs.

Where the RDP influenced local governments, it was because local governments were involved in the planning process, suggesting that that communicative theory provides a better evaluation lens than traditional implementation literature. However, the implementation literature provides an appropriate foundation for evaluating outcomes of local ordinances.

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