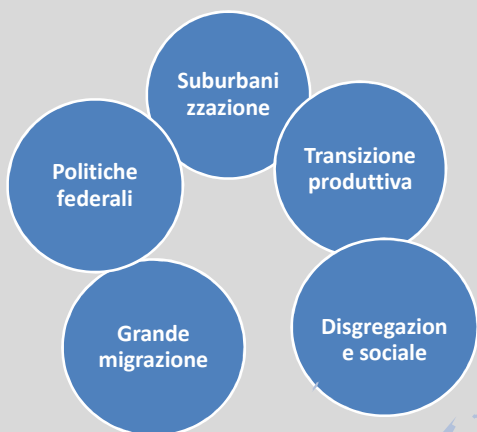


La crisi urbana e la nascita del nuovo ghetto



La crisi urbana e la nascita del nuovo ghetto

Baltimore – Popolazione

1950	2000	1950-2000
948.708	651.154	-298.554 (-31,4%)

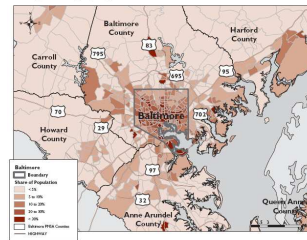
Baltimore – Composizione razziale

	1950	2000	1950-2000
Bianchi	723.655 (76,2%)	205.982 (31,6%)	- 517.673 (-71,2%)
Afro-Aericani	225.099 (23,7%)	418.961 (64,3%)	+ 193.862 (+22,2%)
Altri	954 (0,1%)	26.211	+ 25.257 (+2647,5%)

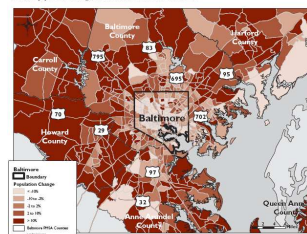
Baltimore/Maryland

	Reddito familiare medio	Valore immobiliare medio	Composizione razziale
Baltimore	\$36,894	\$69,100	W32.7%/B63.6%
Maryland	\$67,989	\$146,000	W63.6%/B29.4%

Most neighborhoods of concentrated poverty in the region are located in and around downtown Baltimore
Share of persons living in poverty, 2000: Baltimore metro area



Population decline was widespread within the city of Baltimore and its older eastern and northern suburbs
Percent population change, 1990-2000: Baltimore metro area



L'amministrazione Johnson e la War on Poverty

Sergeant Shriver, l'Opportunity Theory e la nascita dell'Office for Economic Opportunity (OEO)

Le radici: Saul Alinsky, Ford Foundation, letteratura della Culture of Poverty



L'amministrazione Johnson e la War on Poverty

Nuove politiche urbane e sociali per il ghetto: integrazione, coordinamento, partecipazione, dimensione spaziale, ruolo della ricerca sociale



L'imperativo della partecipazione: il Community Action Program (CAP)

- Il principio della *Maximum Feasible Participation*.
- La triangolazione: rappresentanti dei residenti, rappresentanti delle amministrazioni pubbliche, privati.
- I residenti protagonisti della fornitura dei servizi

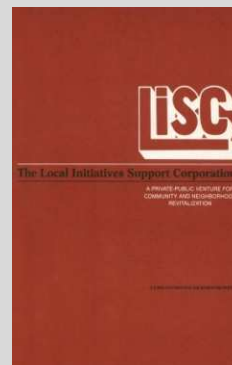


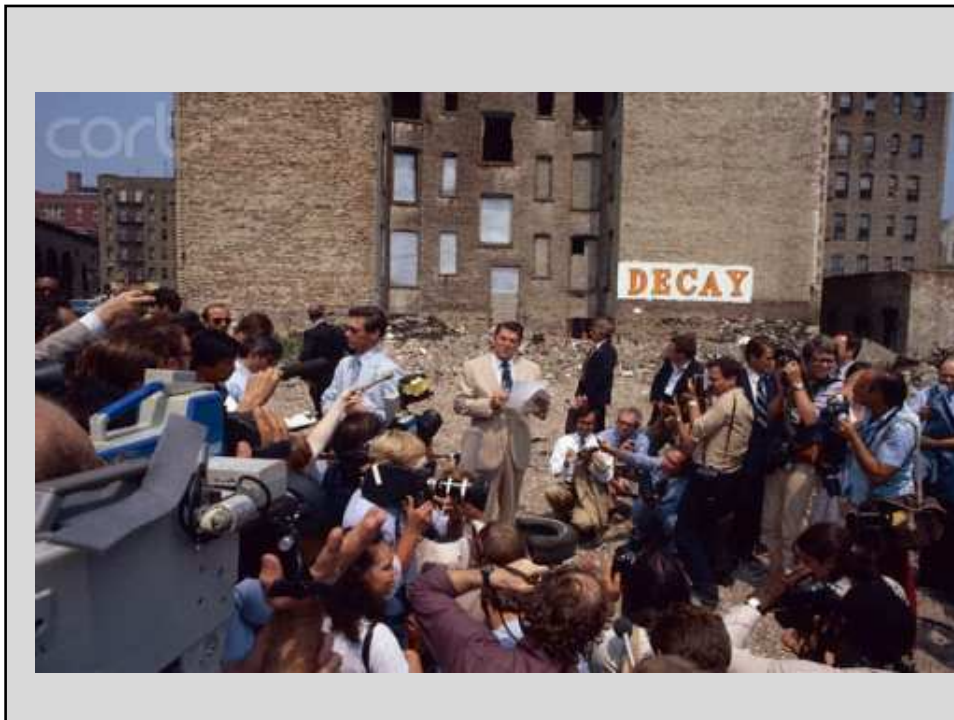
L'ascesa della Community Development Industry



L'ascesa della Community Development Industry

- La riduzione dell'intervento federale e il crescente coinvolgimento delle fondazioni private.
- I cambiamenti legislativi: *Community Reinvestment Act* (1977) e *Low Income Tax Credit* (1986).
- L'espansione, ristrutturazione e professionalizzazione del sistema: la nascita delle 'intermediarie nazionali'.
- Dalla rivoluzione del *Social Housing* alla svolta di mercato: dal *Community Development* al *Market Development*?





L'ascesa della Community Development Industry

SINCE 1980

WE HAVE INVESTED
 \$9 billion which has leveraged
 \$28.2 billion in total development.

OUR ACCOMPLISHMENTS
 244,755
 affordable homes & apartments
 36 million
 square feet of retail & community space
 113
 schools financed for 46,805 students
 154
 early-learning facilities supported for
 16,000 children
 205
 playing fields renovated for 410,000
 kids

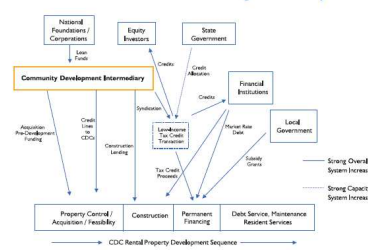
IN 2008

WE HAVE INVESTED
 \$826 million in low-income
 communities nationwide, including:
 \$529.2 million in equity
 \$247.3 million in loans
 \$49.5 million in grants

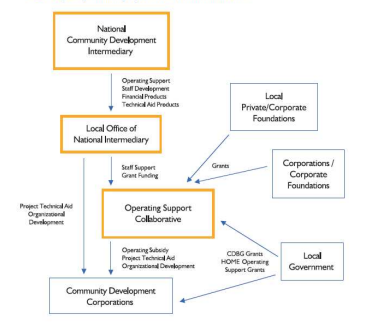
OUR ACCOMPLISHMENTS
 15,218
 affordable homes & apartments
 4 million
 square feet of retail & community space
 18
 schools financed for 8,800 students
 9
 early-learning facilities supported for
 700 children
 15
 playing fields renovated for 30,000 kids

La piu' grande struttura intermediaria nazionale: Local Initiatives Support Corporation (LISC)

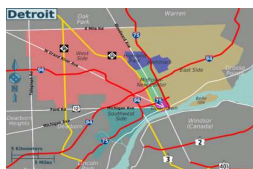
Affordable Tax-Credit-Assisted Rental Housing Production System





CDC Capacity-Building System with Intermediation



Community Development a Detroit, Pittsburgh e Baltimore



Community Development a Detroit, Pittsburgh e Baltimore

Citta'	Organizzazione	Dimensioni e caratteristiche	Aree di attivita'	Area di riferimento	Progetto di Sviluppo	
Detroit	Greater Corktown Development Corporation (GCDC)	CDC di quartiere – 4 dipendenti	Housing Business Development	Area deprivata	Distretto turistico	
Pittsburgh	NorthSide Leadership Council (NSLC)	Umbrella Organization – 15 dipendenti	Housing Business Development Training	Area socialmente eterogenea	Distretto ricreativo e commerciale	
Baltimore	Greater Homewood Community Corporation (GHCC)	Umbrella Organization – oltre 30 dipendenti	Business Development Sviluppo immobiliare Sicurezza urbana Servizi sociali e educativi	Area socialmente eterogenea	Quartiere delle Arti	