

Occidental College
UEPI 302: Housing & Community Development
Spring, 2017

Instructor: Jan Breidenbach, PhD

Time and Classroom: Thursdays, 3:05 – 6:00 pm. BERKUS 244

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COURSE DESCRIPTION

Background: The trajectory of housing and community development policy in the United States is a product of our history of land use that harkens back to colonial times. Particularly in the New England colonies, land ownership was seen as a “civil right”, one that entitles the owner to any use (he) desired as well as to sell it as a speculative commodity. Over the generations these early ideas have evolved into a credo that housing is best secured through a private market—a belief we cherish even as this market has never fully provided the range of choices households require. This model, of course, requires mortgage debt that is subject to the vagaries of credit markets and creates externalities such as gridlock, pollution and social segregation. After the great debacle of the 2008 crash, this ideal has frayed a bit around the edges but remains the bedrock of our national housing policy: on the whole we expect our housing to be a single family home on a separate lot, purchased with a fee-simple mortgage.

Rental housing, on the other hand, receives less policy attention and generally is not considered a long-term or ‘smart’ decision for those that can afford ownership, even as 35% of American households rent, with a substantial number renting their entire lives. Further, renters have considerably fewer rights to their housing than owners: across the country renters can be evicted with virtual impunity, often losing their shelter through little or no serious fault of their own. It is true that a few cities (Los Angeles included) have some form of rent control, in even fewer places there are some legal protections when landlords attempt to evict tenants. But for the most part, renters survive in a nation of owners.

In recent years, however, we have seen our housing ideal challenged by events that raise questions about its long-term economic and ecological viability. These questions include the collapse of our middle class and ever-increasing economic inequality and lack of mobility, demographic shifts that impact market demand, concern about the ecological impact of sprawl and the role of climate change. And, certainly, the crash of 2008 that almost nine years later has still left 20% of all homeowners with mortgages underwater remains as a cautionary tale of how not to operate a private housing market.

With this background, the course starts with the evolution of our housing policies at the federal, state and local level, how they have changed over time, who benefits from them and who pays for them—and how they relate to the serious issues in today’s world, with a particular emphasis on *where* we let people live, and *why*. The answers have to do with race, money & income, land use and zoning – and in today’s world, two more huge challenges: climate change and the new administration in Washington DC.

The last part of the course will look at what we generally call community development—the how and why of intervening in low-income neighborhoods to improve the lives and futures of the residents. Community development can be top-down or bottom-up, it can be politically radical or conservative. In short, it’s a fluid idea but one that we have not, should not and cannot, give up on. What our neighborhoods look like and who lives in which ones are questions vital to the functioning any and all cities. The debates around community development are basically ones of people v. place: do we intervene with policies and programs that *benefit individuals* or ones that *change neighborhoods*?

Of course, the basis of all community development is housing – no community is worth much if its residents don’t have their basic shelter needs met. In the last few years, a body of research has argued that poor and minority households have a better chance of improving their life chances if they leave low-income and minority neighborhoods and relocate to higher-income, integrated communities. Others have found that outcomes from relocation programs are quite mixed, and overall are not the answer to systemic, neighborhood-based poverty. We will look at these questions.

Course focus: Los Angeles Here in Los Angeles, we are at an important juncture regarding how we provide shelter, how we support or neglect our neighborhoods. Los Angeles is the nation's least affordable housing market; is one of the nation's top 10 segregated municipalities; has completely outdated zoning codes that make it extremely difficult to increase density, and a strong network of homeowner groups that wish to stop develop (of almost all types). On the other hand, Los Angeles has an active community of affordable housing and community developers and strong tenant advocacy groups. And, LA recently increased the minimum wage, voted to pay for more supportive housing for the homeless and tied zoning changes to affordable housing and better wages.

The homeowner "contingent" has sponsored a ballot initiative for the upcoming March 7 election. The initiative, Measure S ("The Neighborhood Integrity Initiative or NII) will impose a two-year moratorium on all development which requires a zoning change (which about 90% of projects in the City do) as well as update City plans. Those opposed say the moratorium will create havoc in Los Angeles, further our housing crisis and cost the City jobs. There are already signs around the City and a contentious debate has been engaged. We will be exploring the debate, reading newspaper articles and editorials, op-eds and electronic media, as well as parsing out what the outcome tells us when we get back from spring break.

On the same ballot will be a proposal to increase the sales tax in Los Angeles County. These funds, if approved, will provide the services for the housing being built with other sources, mostly Measure HHH (Measure HHH was a bond, it is paid for by small amounts added to property tax bills. By law, these types of funds can *only* be used for production; services funding must come from elsewhere).

NOTE: THE NEW ADMINISTRATION: In addition to an challenging environment for housing and the upcoming local election on questions of land use and zoning, we face a new administration that is virulently opposed to *all* of the policies and programs that assist working families, seniors and the poor. The new Trump administration, along with the leadership of the Republican Party in charge of both the US Senate and the House of Representatives, does not adhere to any policies that support government intervention regarding wages, labor organizing, health care, education, environmental standards, social services, or civil rights. They have committed to shredding the social safety net Americans have had in place for over five decades. Although we will stick to the syllabus, we will stop and address any pronouncements/changes regarding policies and programs that deal with issues raised in our course and incorporate these into our ongoing discussions.

Required Student Information

Plagiarism: "Students are responsible for knowing and using the correct procedures for acknowledging and identifying sources of borrowed material. Failure to properly credit sources in all or part of work presented in draft or final form to anyone is plagiarism, regardless of whether it occurs as a result of dishonest intent or carelessness and regardless of the course credit attached to it."

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COURSE ASSIGNMENTS

Attendance counts for 5% of your grade. More than three absences may impact your grade. Please see me regarding any need to miss class. In addition to attendance, there are three major assignments for this course. They are:

ASSIGNMENT: READING (20%)

Each week, students will submit two questions, posted on Moodle the night before by 12:00 AM regarding the reading material. At the beginning of each class, starting with Week 2, I will take a few of these questions and pose them to the class for a discussion led by you, the students. Make a real attempt to develop your questions for a group discussion, make sure they are analytically and conceptually rigorous. The goal of this assignment is to build your reading/analysis skills (and do the reading, of course!)

ASSIGNMENT: RESEARCH (30%) – TWO CHOICES

Students will choose between one of two assignments. You may complete EITHER Assignment A or Assignment B:

A. Short Research Paper on Housing

Students will produce a 5-6 page (1300 – 1400 words) research paper on a housing topic of your choosing. *References do not count within the 6 pages, use endnotes.* The paper should include:

1. Identification of your issue and the policy discussion/debate regarding it.
2. What role(s) do local, state and federal housing or planning (or other appropriate) agencies play regarding this issue?
3. What role(s) do non-elected or appointment parties play regarding how this issue is perceived and acted upon?
4. Include your position on the issue and develop arguments to support your opinion.

B. Image and Narrative Essay on Housing

Choose a topic from our housing discussions and find an image that expresses the important points of the topic. Write a narrative essay of 5 – 6 pgs (1300 – 1400 words) on why this image reflects and explains the topic you've chosen. *References are not included in the 4 – 5 pages, include them as end notes.* The core of this assignment is the analysis you present on your topic as seen through the image. Use readings from the course as well as independent research to support your analysis.

Assignment #2 is due **MARCH 16**.

ASSIGNMENT #3: HOUSING PROFILE (45%)

You will work in two-person partnerships to research and analyze a specific community in one of Los Angeles' Community Plans. The list to choose from is provided by me; we will go over them to make sure you understand how communities are defined in the LA.

Learn more about your community from the U.S. Census, specifically the American Housing Survey, from Community Plans, Specific Plans and the City's Housing Element, as well as real estate websites, City Council offices and the Planning Department. Visit your neighborhood. Drive around it, walk around it. Take pictures of what it looks like. Talk to the city council office representing the area for more information.

Write up a housing profile by asking and answering the following questions that both characterize your community and present its housing profile:

- How do you characterize the community?
- What are the socio-economic demographics (income, ethnicity, etc) of your community? Who is included and who is excluded? If available, provide some history for your community.
- What is the ratio of ownership to rental housing—in terms of units and in terms of zoning (i.e., what are the percentages based on population and what is the percentage of land zoned for each?)
- Characterize the housing stock. What is its quality? Are there discrepancies in different parts of the community, or even block to block? What do these discrepancies, if any, tell you about housing availability and affordability in the community?

- What is the present average price of a home in your community? Are there a lot of foreclosures?
- What is the average rent? Is there affordable (i.e., subsidized) housing here? What kind of subsidized housing is most prevalent?
- Is there mass transit in your community? What is the housing around any major stops?
- Are there plans to develop TOD (transit-oriented development)? How would TOD work in this community?
- What conclusions do you draw about existing housing availability/affordability and what are the differences between this specific community and the whole City?

Prepare a written report, at least 9 - 10 pages (exclusive of charts, photos, etc. *References are not included in the body of the report, add them as end notes*), that addresses the questions above—as well as any other issues that arise from your research and analysis. The report should also include any charts, tables, maps, etc. that further describe your findings. Your partner and neighborhood/city must be chosen by March 2. I will assist with data sources. Projects are due the last day of class where each group will give a short presentation of what they found and how they found it.

Presentation of project due APRIL 27 in class. Completed product due in exam period for class.

CLASSROOM EXPECTATIONS

There is an expectation that students will come to class prepared and will conduct themselves in class in a professional manner. If you know you are going to miss class, notify me by email. From time to time everyone might be a bit late, but consistent late arrival can reduce your grade. If you come from another class and have little time, feel free to bring food or drink.

Computers and cell phones must be turned off during class-time.

I post my lectures, generally ahead of class, so taking notes by hand will be sufficient. Requirements for notetakers for students with disabilities will be accommodated. If there is a need to access a computer I will let you know.

This is a serious issue. While it is quite understandable that young students today think of their cell phones/computers as part of their ongoing routine, there is ample data that has found adults' learning suffers if learners are multi-tasking. Additionally, it is a distraction to me and interferes with my ability to do my job.

REQUIRED TEXTS AND READINGS

In this course, the weekly readings are a combination of academic articles, book chapters and reports. They are in an electronic reader and posted weekly to Moodle. From time to time a new report or article is published that is more pertinent to our topic so the syllabus may change slightly. **The readings that are posted for the week are the readings you are responsible for.** In addition, other material may be posted, such as power points, video links, etc. so make sure you pay attention to Moodle.

COURSE OUTLINE AND READINGS

Week 1. 1/26	
INTRODUCTION TO COURSE, REVIEW OF SYLLABUS & ASSIGNMENTS	
Introduction to the course	Hartman, Chester (2006). The Case for a Right to Housing
What is a right to housing? Do we have it? Do we need it?	We will read this in class for our discussion.

Week 2 2/2 WHO DECIDES WHERE WE LIVE AND HOW DO THEY DECIDE?	
<p>LA's housing crisis.</p> <p>LA's unique history</p> <p>What are we doing about housing?</p> <p>Measures JJJ & HHH (November 2016 election)</p> <p>Measure S (NII) and Measure H (March 2017 election)</p> <p>2/2/17 Forum on NII: CLUE(Clergy & Laity United for Economic Justice) is sponsoring a forum on Measure S, 7:00 pm. North Hollywood, address TBA</p>	<p>Ong, Paul et al (2014). <i>Rent Burden in LA</i>. Center for the Study of Inequality, UCLA.</p> <p>CA Hsg. Partnership Corp (2014). <i>LA County Fails to Meet Needs of Low-Income Families</i></p> <p>Bader, Michael (2016). LA is Re-segregating: and Whites are a Major Reason Why. <i>Los Angeles Times</i>. http://www.latimes.com/opinion/op-ed/la-oe-bader-resegregatoin-los-angeles-20160401-story.html</p> <p>Whittemore, Andrew (2012). Zoning Los Angeles: A Brief History of Four Regimes. <i>Planning Perspectives</i>, 27(3) 393-415</p> <p>Whittemore, Andrew (2012). Requiem for a Growth Machine: Homeowner Preeminence in Los Angeles, <i>Journal of Planning History</i>, 11(2), 124-140.</p> <p>A. Initiatives Passed in November 2016:</p> <p>1) Measure HHH. Read the ballot language of Prop HHH, as well as the arguments FOR & AGAINST: https://ballotpedia.org/Los_Angeles,_California,_Homelessness_Reduction_and_Prevention_Housing_and_Facilities_Bond_Issue,_Measure_HHH_(November_2016)</p> <p>2) Measure JJJ (aka "Build Better LA/BBLA") (2016). Read the ballot language of JJJ as well as the arguments FOR & AGAINST. https://ballotpedia.org/Los_Angeles,_California,_Affordable_Housing_and_Labor_Standards_Initiative,_Measure_JJJ_(November_2016)</p> <p>B. Initiatives on March 7, 2017 ballot</p> <p>1) Measure S (aka Neighborhood Integrity Initiative/NII) On the 3/7/17 ballot.</p> <p>a. Read the summary and arguments FOR Measure S at http://www.c2p.la/. Make sure you understand what they are proposing.</p> <p>b. Read the arguments AGAINST Measure S at http://www.goestoofar.com/ Make sure you understand what they are proposing</p> <p>Breidenbach, J. (2017). Draft Op-Ed opposing Measure S. Understand why I oppose it using Whittemore's history of zoning in LA.</p> <p>2) Measure H. (LA County Sales Tax Increase). Read the ballot language. https://ballotpedia.org/Los_Angeles_County,_California,_Sales_Tax_for_Homeless_Services_and_Prevention,_Measure_H_(March_2017)</p>

Week 3, 2/9 OUR SHELTER DELIVERY SYSTEM (aka the Real Estate Market or the "American Dream")	
<p>Land & ideology</p> <p>Early renters</p> <p>1st federal intervention</p> <p>Multifamily housing:</p> <p>Early signs of suburbia</p>	<p>Krueckeberg, Daniel (1995) The Difficult Character of Property: To Whom Do Things Belong? <i>Journal of the American Planning Association (JAPA)</i>, 61(3), 301.</p> <p>Heskin, Allan (1984) The History of Movement & an Ideology. In <i>Tenants & the American Dream: Ideology and the Tenant Movement</i>.</p> <p>Beard, Rick (2012). Westward, Ho! <i>New York Times</i>. Accessed at: http://opinionator.blogs.nytimes.com/2012/05/20/westward-ho-/?pagemode=print</p> <p>Baar, Kenneth (1882). The National Movement to Halt the Spread of Multifamily Housing, 1890 – 1926. <i>Journal of the Am. Planning Association (JAPA)</i>. 58(1) 39 – 48</p> <p>Jackson, Kenneth. (1985). Affordable Homes for the Common Man. In <i>Crabgrass Frontier: The Suburbanization of the United States</i>.</p>

Week 4, 2/16 FINANCING SUBURBIA	
The creation of post WWII suburbia.	Jackson, Kenneth (1985). The Baby Boom and the Age of the Subdivision. <i>Crabgrass Frontier</i> . Hanchett, Thomas (2001). The Other "Subsidized Hsg": Federal Aid to Suburbanization, 1940s-1960s. <i>From Tenements to the Taylor Homes: In Search of an Urban Hsg Policy in 20th Century America</i> .
Housing finance and a very big crash	**Watch: CNBC Originals, Season 1, Episode 15: "House of Cards" available at: http://www.hulu.com/watch/59026 . Krugman, Paul (2009). How Did Economists Get it So Wrong. <i>New York Times</i> . 6 September 2009. On moodle, or access at http://www.nytimes.com/2009/09/06/magazine/06Economic-t.html to see with illustrations. Lowenstein, Roger (2006) Who Needs the Mortgage Interest Deduction? <i>New York Times</i> , 5 March 2006, p 1-4.

Week 5 2/23 FEDERAL HOUSING POLICY FOR THE POOR	
Public Housing	Vale, Lawrence (2013). Chap 1. Public Housing, Design Politics and Twice-Cleared Communities; In <i>Purging the Poorest: Public Housing & the Design Politics of Twice-Cleared Communities</i> . Goetz, Ed. (2013). Chapter 1. The Quiet Successes and Loud Failures of Public Housing. In <i>New Deal Ruins: Race, Economic Justice, & Public Housing Policy</i> . **Watch: <i>The Pruitt-Igoe Myth</i> (Available at Library)
HUD-Assisted Housing	NLIHC (2016) HUD-Assisted Housing
Vouchers ("Section 8")	NLIHC (2016) Section 8 vouchers Badger, Emily (2015). How Section 8 Became a "racial slur". <i>Washington Post</i> , 15 June 2015
Low-Inc. Hsg Tax Credit	NLIHC (2016) Low-Income Housing Tax Credit

Week 6. 3/2 NEIGHBORHOODS MATTER: Federal Housing Policy, Race, Concentration Of Poverty & Fair Housing Act	
"Gautreaux et al v. CHA (racial discrimination in public housing & questions of mobility)	The Gautreaux Legacy (outline of Gautreaux lawsuits) Gill, A. (2012). Moving to Integration? The Origins of Chicago's Gautreaux Program & and the Limits of Voucher-Based Housing Mobility. <i>Journal of Urban History</i> , 38(4), 662-686.
Fair housing	** Watch: <i>Where Does the American Dream Live?</i> (NY Times Retro Report). Available at: https://www.nytimes.com/video/us/100000004655947/where-does-the-american-dream-live.html Massey, Douglas (2015). The Legacy of the 1968 Fair Housing Act. <i>Sociological Forum</i> , Vol.30, No. S1.
Fair housing & mobility: TDHCA v. ICP AFFH	TDCHA v ICP. Various (2015). Three articles on the US Supreme Court case " <i>Texas Dept. of Hsg & Community Affairs (TDHCA) v. Inclusive Communities Project (ICP (TDHCA v ICP))</i> ". NLIHC (Gramlich, Ed) AFFH (2015). Final Regulations on HUD's Affirmatively Furthering Fair Housing

Week 7. SPRING BREAK Election Day, Tuesday, March 7 (Measures S & H)

Week 8. 3/16 MEASURE S & MEASURE H: What Happened and Why? LOCAL PROBLEMS: Housing & schools	
Measure S Community Plans: Organizing/Advocacy ASSIGNMENT #2 DUE	Review Initiatives Measure S (LA City), and Measure H (LA County) Review Whittemore's articles on LA's zoning history To be posted: Analyses of election Reading questions: Tie the election to what you've learned so far and ask questions about it Orr, Marion (2007). Community Organizing & the Changing Ecology of Civic Engagement. In <i>Transforming the City</i> . Piles, Loretta (2014). Introduction, and Chap. 4, Learning from Social Movements. In <i>Progressive Community Organizing</i> .

Week 9, 3/23 LOCAL PROBLEMS: Rent Control and Eviction	
Rent Control Eviction	Keating, Dennis (1998). Rent Control: Its Origins, History & Controversies. In <i>Rent Control: Its Origins, History & Controversies</i> . Tietz, . A (1998). A Social Perspective on Rent Control. In <i>Rent Control: Its Origins, History & Controversies</i> . Hartman, Chester (2003). Evictions, the Hidden Housing Problem. <i>Housing Policy Debate</i> , 14, 4, 481 Desmond, Matthew (2014). Disrupted Lives. <i>Harvard Magazine</i> . Schneider, Pat (2016). Study Finds Race, Law Changes Are Top Factors in Eviction, Dane County CA Apartment Assoc (n.d.). <i>The Ellis Act</i> . LA Alliance for a New Economy (2015). <i>AirBNB, Rising Rent, and the Housing Crisis in Los Angeles</i>

Week 10, 3/30 DEMOGRAPHICS, CLIMATE CHANGE & INCLUSIONARY: What does $[\Delta \downarrow \text{VMT} + \Delta \uparrow \text{P}] \neq \Delta \uparrow \text{AH}$ mean?	
Facing the future by knowing the past Climate change, land use and housing IZ: A contested tool	Watch: <i>Proposition 13: Mad as Hell</i> Myers, D. (2012). California Futures: new narratives for a changing society. <i>Boom</i> , 37 – 54. Natural Resources Defense Counsel (2008). <i>Communities Tackle Global Warming: A Guide to California's SB 375</i> . (older, but a good explanation of the law) No Author. Regional Planning & Climate Change SCAG RTP-SCS Regional Transportation Plan for Gateway Cities Jacobus. R. (2015). <i>Inclusionary Zoning: Creating & Maintaining Equitable Communities</i> . Nat'l Community Land Trust Network, Cornerstone Partnership & Lincoln Institute of Land Policy. APA. American Planning Association (2015). Practice Inclusionary Zoning (Issue #4, <i>Zoning Practice</i>).

Week 11. 4/6 GENTRIFICATION, TRANSIT & 'VALUE CAPTURE'	
Gentrification Gentrification and displacement Gentrification, displacement and transit	Chapple, Karen (2009). <i>Mapping Susceptibility to Gentrification: The Early Warning Toolkit</i> . Gentrification (2015). Review the website: file:///Users/Jan/Documents/Articles,Chapters%20/Land Justice.2015/Gentrification%20in%20America%20Report.webarchive Loukaitou-Sideres, A. Ong, P (2016). Review the website: Gentrification & Displacement in So. Calif. http://luskin.ucla.edu/2016/08/29/gentrification-displacement-southern-california/ Shelterforce (2015). In Defense of the Poor Door – and Responses. Compilation of blog entries and responses from Rooflines regarding gentrification and inclusionary Pollack et al. (2010). <i>Maintaining Diversity in America's Transit Rich Neighborhoods</i> . APA. American Planning Association (2015). Practice Value Capture, Issue #5, <i>Zoning Practices</i> (Connect these to last week's discussion of climate change and land use)

Week 12 4/13 HOUSING & COMMUNITY DEVELOPMENT Community Health & Environmental Justice	
Exide	LA Times (2014-2016). Series of Articles on Allenco, an oil refinery in So.LA. LA Times (2016). Watch the series of videos about Exide. http://www.latimes.com/search/dispatcher.front?Query=exide&target=all&spell=on
Oil drilling in LA	Liberty Hill (2016). <i>Drilling Down: the Community Consequences of Expanded Oil Development in Los Angeles</i> Hidden Hazards (2010). <i>Hidden Hazards: A Call to Action for Healthy, Livable Communities</i>

Week 13 4/20 HOUSING IN LA – WHAT DO WE KNOW FROM THE PAST THAT HELPS US WITH THE FUTURE? What alternatives could work?	
Early planning for density	LA Planning Department. <i>Concept LA</i> Mukhija, V. (2011). The 1970 Centers Concept Plan for Los Angeles
What do we need?	Decker, et al (2017). <i>Right Type, Right Place: Assessing the Environmental & Economic Impacts of Infill Residential Development through 2030.</i> CA Leg. Analyst's Office (2017). <i>Do Communities Adequately Plan for Housing</i>

Week 14 4/27 PRESENTATION OF PROJECTS, CLASS REVIEW & EVALUATION

5/10 PROJECTS DUE IN CLASSROOM AT 3:05 PM.
