

**UEP 303**  
**Sustainable Development:**  
**Gentrification and Displacement**  
Spring 2018

Professor Martha Matsuoka  
M/W 4-5:30

Treehouse North  
*Office hours: T/Th 1-2:30/ by appointment*

**About the Course**

Current approaches to sustainable development focus on the economic and environmental improvements in cities. These approaches bring new public and private investments—from housing to transportation to parks and open space and trigger changes in property value, speculation, and development in neighborhoods. But for low-income, working poor, and working class communities of color which have borne the brunt of long-term urban disinvestment, these new investments have created an urban crisis – primarily but not limited to housing - that threatens the ability of long-time residents to afford housing and shelter, maintain an economic foothold in their neighborhood, preserve family and community ties, and organize together for community stability and change.

This course will examine the urban development process of “gentrification”, a term coined in 1964 by Ruth Glass to describe the displacement of poor residents in London as upper-class people moved in to refurbish houses in previously working-class areas. Students in this course will examine the theory and practice of gentrification and understand the structures, policies, planning, and power relationships that facilitate neighborhood development and change. Through course readings, lectures, class discussions and exercises, films, field work, and a community-based project, students will gain understanding of the conditions of and factors contributing to gentrification in Los Angeles, with a particular on Northeast Los Angeles. Students will explore policy, planning, and community-based approaches for addressing gentrification while achieving neighborhood and regional development without displacement.

**Course Objectives and Requirements**

- **Participation (25%):** Attendance, film screenings and course-related events; completion of readings before the first class meeting for which they are assigned; informed engagement in class discussions;
- **Reflection essay 1 and 2 (5% each)**
- **Midterm Exam 20%**
- **Community based project (35%)**
  - Collection and analysis of parcel data (15%)
  - Presentation of draft research findings (10%)
  - Final research tool kit project. (20%)
- **Final Paper (due finals week) 10%**

## Topics, Readings, and Class Schedule

Readings are available on Moodle.

(Schedule and its content may be modified with advanced notice)

	Monday	Wednesday
1/22 and 1/24	Course intro	<p>Project Orientation</p> <p><i>Readings</i></p> <ul style="list-style-type: none"> <li>◆ John Joe Schlichtman and Jason Patch. “Gentrifier? Who, Me? Interrogating the Gentrifier in the Mirror” 30 July 2013</li> <li>◆ Leland Brown. “Ten Commandments of Community-based Research,” in Minkler, Meredith, ed. <u>Community Organizing and Community Building for Health</u></li> <li>◆ Browse background on the USC Biotech Corridor</li> <li>◆ Browse background on the LA river redevelopment. <ul style="list-style-type: none"> <li>◆ City of Los Angeles Los Angeles River Revitalization Project</li> <li>◆ River LA</li> </ul> </li> </ul>
1/29 and 1/31	<p>Gentrification and Everyday Lives</p> <ul style="list-style-type: none"> <li>◆ Alexie, Sherman. “Gentrification” <u>American Poetry Review</u>. vol. 38   no. 02</li> <li>◆ Solnit, Rebecca. “Death by Gentrification” <u>The Guardian</u>.</li> <li>◆ Edsell. “The Gentrification Effect” <u>New York Times</u>. February 25, 2015</li> <li>◆ Whittle, Joe. “Most Native Americans live in cities, not reservations. Here are their stories” <u>The Guardian</u>. September 4, 2017</li> </ul>	<p>Highland Park and Eagle Rock Observation Exercise.</p> <p>Reflection Paper #1: Due in class 2/6.</p>

<p>2/1 at 7:00 p.m. Place TBD.</p>	<p>Dr. Keeanga-Yamahtta Taylor speaking “#Black LivesMatter to the White Power Presidency: Race and Class in the Trump Era.”</p>	
<p>2/5 and 2/7</p>	<p><b>Land and Power</b> <i>Reflection Paper #1 due</i></p> <p>Lytle Hernandez, “An Eliminary Option” in <u>City of Inmates</u>. 2017.</p> <p>Fogelson.</p> <ul style="list-style-type: none"> <li>◆ “Transportation, Water, and Real Estate.</li> <li>◆ “Private Enterprise, Public Authority, and Urban Expansion”</li> </ul>	<p><b>Town and Gown</b></p> <p>Guest speakers:</p> <p>Valerie Lizarraga, Occidental Partnership for Community Engagement</p> <p>Members of Occidental College Students United against Gentrification (OSUAG)</p> <p>Readings:</p> <ul style="list-style-type: none"> <li>◆ “Principles for Occidental College- Community Neighborhood Development” June 2015; Revised November 2016</li> <li>◆ Sewell Chan. “When the Gown Devours the Town”. <u>New York Times</u>. November 16, 2007</li> <li>◆ Peter Dreier. “Town versus Gown in Los Angeles” <u>New Labor Forum</u>. January 1, 2013</li> </ul>
<p>Tuesday, 2/6 and Wednes day, 2/7</p>	<p><b><i>Tuesday, February 6: 6:00 p.m. Thorne Hall</i></b></p> <p><b><i>Saskia Sassen. Robert S. Lynd Professor of Sociology at Columbia University</i></b></p> <ul style="list-style-type: none"> <li>◆ “Who Owns Our Cities and Why This Urban Takeover Should Concern Us All”. <u>The Guardian</u>. November 25, 2015</li> <li>◆ "The Language of Expulsion". <u>TruthOut</u> July 30, 2014</li> </ul> <p><b><i>Wednesday, February 7: 11:45 am.</i></b> Thorne Hall (CSP Speaker Series)</p>	

<p>2/12 and 2/14</p>	<p><b>Whose City?</b></p> <ul style="list-style-type: none"> <li>◆ Villa, Raul. Chapter 1: “Creative Destruction” in <u>Barrio- Logos</u></li> <li>◆ David Harvey. "The Right to the City," <u>International Journal of Urban &amp; Regional Research</u> 27 (4): 939-941. 2003.</li> <li>◆ Ryan Dezember and Laura Kusisto. “Wall Street Foreclosures and the emergence of Wall Street landlords”. <u>Wall Street Journal</u>. July 21, 2017</li> <li>◆ Listen to the audio news clip from 8/10/17: <u>NPR</u>. Marketplace.</li> </ul>	<p><b>Guest Speaker</b></p> <p>Joe Donlin, Strategic Actions for a Just Economy (SAJE)</p> <p><i>with support of the Remsen Bird Fund</i></p> <p>Readings:</p> <ul style="list-style-type: none"> <li>◆ The People's Plan -- Unidad Coalition.</li> <li>◆ SAJE Website</li> </ul>
<p>2/19 and 2/21</p>	<p><b>President’s Day No Class</b></p>	<p><b>Field Trip Preview and Resource Data Session.</b></p> <ul style="list-style-type: none"> <li>◆ Beth Cone Kramer. “The LA River: A Cautionary Tale for Gentrification?” <u>City Watch</u>. March 17, 2016</li> <li>◆ Richard Kreitner. “Will the Los Angeles River Become a Playground for the Rich?” <u>The Nation</u>. March 10, 2016.</li> <li>◆ Will a former furniture factory become a symbol of El Sereno’s biotech future? <u>The Eastsider</u>. October 4, 2017</li> <li>◆ Antonio Pacheco. “AECOM wants to add 36,000 housing units around the L.A. River” <i>October 13, 2017</i></li> <li>◆ Fiona Lyons and Tulsi Patel. “Building a Bioscience Cluster in East Los Angeles” <u>Urban Land Institute</u>. October 2, 2017</li> </ul>
<p>2/26 and 2/28</p>	<p><b>Disinvestment and Investment</b></p>	<p><b>No Class</b></p>

	<ul style="list-style-type: none"> <li>◆ Loretta Lees, Tom Slater, and Elvin Wyly. “The Birth of Gentrification” <u>Gentrification</u>. 2008. Pgs. 3-36</li> <li>◆ Richard Florida. “The Role of the Public Sector in Gentrification” <u>CityLab</u>. September, 2, 2015.</li> <li>◆ Mindy Fullilove. “Redlining Trauma” <u>Yes! Magazine</u>.</li> </ul>	
3/5 and 3/7	<p><b>Housing and Home</b></p> <ul style="list-style-type: none"> <li>◆ Elizabeth Cappelle. “The Housing Crisis Is Not Inevitable” <u>Jacobin</u>.</li> <li>◆ James deFilippis. “Collective Ownership of Housing”. Chapter 4. <u>Unmaking Goliath</u>. Pgs. 87-111.</li> <li>● Rick Jacobus. “Why we must build” <u>Shelterforce</u>. March , 10, 2016.</li> <li>● Ashifa Kassan. “Vancouver slaps 15% tax on foreign house buyers in effort to cool market“ <u>The Guardian</u>. August 2, 2016</li> <li>◆ Miriam Axel-Lute. “Finally! A Concrete Proposal to Address Gentrification Driven Development. <u>Shelterforce</u>. January 1, 2014.</li> </ul>	<p><b>The Campaign to Repeal Costa Hawkins</b> Guest Speakers: Joe Delgado and Georgette ____, ACCE</p> <p>Elijah Chiland. Costa Hawkins, California's rent control law, explained. <u>Curbed LA</u>. January 12, 2018.</p> <p>Katy Murphy. "Rent Control in California: Proposal to Lift Restrictions Blocked in Committee" <u>The Mercury News</u>. January 11, 2018. (read article and watch the short news clip).</p> <p>Tenants Together. "Repeal the Costa Hawkins Act"</p>
3/12 and 3/14	<b>SPRING BREAK</b>	
3/19 and 3/21	<p><b>Competing Visions and Strategies</b></p> <ul style="list-style-type: none"> <li>◆ James deFillipis. “Collective Ownership and Community Control over Development”. Chapter 2. <u>Unmaking Goliath</u>. pgs. 37-59</li> <li>◆ Loh, Penn. "Capitalism Is Not the Only Choice" <u>Yes! Magazine</u>. November 14, 2017.</li> </ul>	<p><b>Film: Holding Ground</b></p> <p>Readings.</p> <ul style="list-style-type: none"> <li>● “Boston Fights Gentrification In Uphams Corner” February 14, 2018 <a href="https://progrss.com/policy/20180214/boston-gentrification-uphams-corner/">https://progrss.com/policy/20180214/boston-gentrification-uphams-corner/</a></li> <li>● Elizabeth A. Taylor, “Dudley Street Neighborhood Initiative and the Power of</li> </ul>

	<ul style="list-style-type: none"> <li>◆ Movement Generation. "From Banks and Tanks to Cooperation and Caring"</li> </ul>	<p>Eminent Domain”, HeinOnline , 36B.C. L. Rev. 1061 (1995)  <a href="http://heinonline.org/HOL/Page?handle=hein.journals/bclr36&amp;div=40&amp;g_sent=1&amp;casa_token=&amp;collection=journals">http://heinonline.org/HOL/Page?handle=hein.journals/bclr36&amp;div=40&amp;g_sent=1&amp;casa_token=&amp;collection=journals</a></p> <p>Pass out midterm prompt</p>
Sun. 3/25	<p><b>Community Workshop #1: 10:00 – 1:00 p.m. – Brown Lab</b></p> <p>Workshop with NELAA and community members - orientation and training for parcel research</p> <p><i>with support of the Remsen Bird Fund</i></p>	
3/26 and 3/28	<p><b>Community Ownership</b></p> <ul style="list-style-type: none"> <li>◆ John Davis. “Common Ground and CLTS: Common Ground: Community-Owned Land as a Platform for Equitable and Sustainable Development” <u>University of San Francisco Law Review</u>.</li> </ul>	<p><b>Parcel research</b></p> <p>Midterm due. Turn in hard copy in class Post to Moodle.</p>
4/2 and 4/4	<p><b>Economic and Business Alternatives</b></p> <ul style="list-style-type: none"> <li>◆ James deFillipis. “Collective Ownership of Work”. Chapter 3. <u>Unmaking Goliath</u>. pgs. 61 – 85</li> <li>◆ “Detroit’s Underground Economy”</li> <li>◆ Olivia LaVecchia and Stacy Mitchell. “Affordable Space: How Rising Commercial Rents Are Threatening Independent Businesses, and What Cities Are Doing About It” <u>Institute for Local Self-Reliance</u>. April 2016</li> <li>◆ Laura Flanders. “New Era Windows Opens for Business in Chicago: <u>The Nation</u>. May 9, 2013</li> </ul>	<p><b>Parcel research</b></p>

Sun. 4/8	<p><b>Community Workshop #2: 10:00 – 1:00 p.m. – Varelas Lab</b>  Workshop with NELAA and community members</p> <p><i>with support of the Remsen Bird Fund</i></p>	
4/9 and 4/11	<p><b>Open Space and Environment</b></p> <ul style="list-style-type: none"> <li>• C.N.E. Corbin The Rise of Green Spaces in Inner Cities. <u>Black Perspectives</u>. November 29, 2017</li> <li>◆ Jeanne Haffner.” The dangers of eco-gentrification: what's the best way to make a city greener?”” <u>The Guardian</u>. May 6, 2015</li> <li>◆ Prevention Institute. <u>Healthy Development Without Displacement</u>. July 2017.</li> </ul>	<p><b>Eagle Rock/Highland Park Walk #2</b></p> <p>Reflection paper due:</p>
4/16 and 4/18	<p><b>Power and Place</b></p> <ul style="list-style-type: none"> <li>◆ Martha Matsuoka. Democratizing Development, Neighborhood Funders Group. July 2017</li> <li>◆ Manuel Pastor “Gentrification Is About Power, so What’s Work Got to Do with It?” <u>KCET</u></li> <li>◆ Tiffany Manuel. “Who Gets to Live Where, and Why? The Answer May Be Settled By Our Narratives” <u>Shelterforce</u>. January 30, 2018</li> </ul>	<p><b>Power Analysis</b></p> <p>Readings TBD</p>
Saturday 4/21	<p><b>Workshop #3: Analysis and Ideas for dissemination</b></p> <p>Workshop with NELAA and community members</p> <p><i>with support of the Remsen Bird Fund</i></p>	

4/23 and 4/25	<b>TBD</b>	<b>Guest Speaker:</b> Malcolm Harris, TRUST South LA.  Readings TBD.
4/30 and 5/2	<b>Final Class.</b> Course Wrap up	
Wed. 5/9 by 5:00	<b>Final Paper Due</b>	

## COURSE POLICIES

### Classroom Responsibilities

Teachers and students share the responsibility of creating the space and stimulating enthusiasm for learning. Students are responsible for attending and participating in class, completing assignments in a timely manner, and being prepared to discuss readings and material in class. Students are also responsible for engaging in respectful, open, and thoughtful discussion with each other and the professor.

- Use laptops, tablet, or other electronic devices only for work directly related to what we are doing in class. Do not use cell phones to talk or text. Instructors reserve the right to confiscate electronics used in a disruptive way and return them at the end of the class period).
- Inform the professor when you may have to arrive late or leave early;
- Engage in active and courteous listening to other students and respectful contributions to class discussions.
- This is a community-based research course and will involve working with a community partner, Northeast LA Alliance. As a community-based project, we will work closely with NELAA to co-develop research objectives, tasks, and timelines. Note that these tasks and timelines may change during the duration of the semester and will require some flexibility and openness to changes to the course activities and timelines.

### Plagiarism Policy

Plagiarism consists of any form of passing off, or attempting to pass off, the knowledge or work of others as your own. It is a form of cheating. Examples of plagiarism include: unattributed quotations from a book, magazine or article; copying from the notes or essays of others; the submission of work actually written or dictated by others; and unattributed use of other people's ideas. Remember, plagiarism includes information from books, newspapers, journals and the Internet. Plagiarism is grounds for failing the course and possible expulsion from the college. Students should consult Occidental's student handbook for information on academic misconduct policy at the college: <http://www.oxy.edu/student-handbook/academic-ethics/academic-misconduct>.



### **Laptops and Cellphones**

This is an engaged seminar and community-based research class that will, at times, require you to bring your laptop to class. While electronic devices in the classroom sometimes limit full participation in class, we will use the devices on specific course assignments and projects. During class, devices should be put on silent or tuned of until we need to use them for class projects).

**Course Readings** will be posted on Moodle. Please complete readings for the day they are assigned. Readings will largely follow the syllabus but are subject to some changes. Please pay attention to the Moodle site for any changes to the schedule and/or the readings

### **Support Services**

The college provides a set of resources to students to support them in learning. The [Writing Center](#) provides writing assistance to students to develop ideas, draft, and revise papers.

Students with documented disabilities who are registered with Disability Services are required to present their accommodation letter to the instructor at the beginning of each semester or as soon as possible thereafter. Any student who experiences significant physical or mental impairments may contact Disability Services at (323) 259-2969 to learn about available services and support. More information is available at <http://www.oxy.edu/disability-services>

The Emmons Wellness Center also provides important support services and can help you address issues of stress, medical and mental health, and overall well-being. For more information, see their website at <http://www.oxy.edu/emmons-wellness-center>