

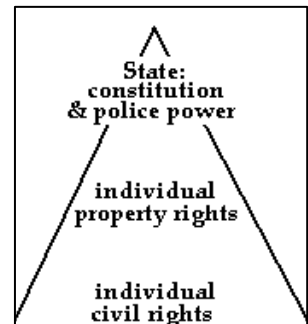
**UEP 302 – Housing Problems & Policy  
Fall 2018**

**Shelter from the Storm: Where Will People Live?  
Thursday, August 30 – Tuesday, December 4**

**Instructor:** Jan Breidenbach, PhD  
**Time:** Tuesdays & Thursdays, 8:30 – 9:55.  
**Room:** 313 Johnson Hall  
**Office Hours:** After class or by appointment.  
**Contact info:** [jbreidenbach@apt-la.net](mailto:jbreidenbach@apt-la.net), 323-662-7512 or text 213-500-2935.

**COURSE DESCRIPTION**

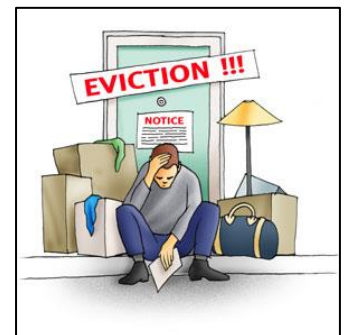
**Background:** The trajectory of housing policy in the United States is a product of our history of land use that harkens back to colonial times. Particularly in the New England colonies, land ownership was seen as a “civil right”, one that entitles the owner to any use (he) desired as well as to sell it as a speculative commodity. This early assignation of rights based on property is enshrined in the 5<sup>th</sup> amendment in which the framers united property and personal rights, thus cementing property rights as the “guardian of every other right”. As the industrial revolution expanded capitalism in ways no farmer could have imagined, the concept of urban real estate arose, lifting up the “income” or “exchange” value of land compared to its use value as land for shelter was separated from land for commerce. However, land used for shelter retained a nostalgic, almost agrarian, conception of the ideal home. A combination of this preference for individual land and our nostalgic past morphed into a shelter delivery system led by the single-family, detached home, on its own lot, lived in by its owners and purchased at market prices.



This scenario was, however, out-of-reach for the majority of Americans until the 1930's when the federal government intervened in the private market to bolster faltering credit markets which had collapsed with the onset of the Great Depression. These policy interventions jump-started the economy by underwriting the fee simple, 30-year amortized, fixed-rate mortgage for a single-family home. This intervention continued after World War II, instigating a surge in single-family housing construction that ultimately became American suburbia. By the early 2000's, the homeownership rate was inching towards 69%, spurred by two decades of de-regulation of the mortgage markets. More than ever, we now have the “illusion of ownership through the reality of debt”.



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. Yet 35% of American households rent, with a substantial number renting their entire lives (this percentage has increased rapidly since the early 2000's). While more than a third of Americans live as tenants, they 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 Los Angeles we have rent “stabilization” as the rents are only controlled for the term of the renter's occupancy) but the vast majority of American renters live in housing that can become unaffordable on 30 days' notice. In even fewer places there are some legal protections when landlords attempt to evict tenants, but in no situation do renters enjoy true security of tenure. For the most part, being a renter in a nation of owners is living in a lower tier of our shelter delivery system.



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.



At the same time that we are questioning our deeply ingrained housing system and ideology, we have recognized that our love affair with the single family home has environmental impacts. Sprawl required cars; cars pollute. California has been in the forefront of addressing the connection of land, housing and climate. We have passed major legislation that is actively pushing development to be denser, to build housing near transit so that we can drive less. This effort has created new alliances and new disruptions. Environmental organizations have had to address questions of economic justice and housing organizations must address questions of environmental justice. When we add racial and income segregation, we have a

lot to pay attention to and a lot of work to build a better future. In 2017, the CA legislature passed a 15-bill "housing package" that attempts to move in the direction of density, transit and equity. We will be looking at some and questioning what is being done and what needs to be done.

This course will teach the basics about housing policy, but we will pay attention to: rent control/eviction and climate change's impact on housing for low-income households (specifically through the potential displacement from transit development). These are two of the major issues facing housing organizers and advocates in LA

### **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."

Contact number: (323) 259-2969

<http://www.oxy.edu/student-handbook/academic-ethics/academic-ethics>

**Disability Services:** "Through providing reasonable and appropriate accommodations, assisting students with self-advocacy, providing academic support and counseling, and ensuring adherence to state and federal disability laws, the Office of Disability Services is committed to enhancing students' academic development and independence." <sup>(17)</sup> <sub>see</sub> Contact number: (323) 259-2969

Email: [accessibility@oxy.edu](mailto:accessibility@oxy.edu)

<http://www.oxy.edu/disability-services>

**Wellness:** Emmons Wellness Center is committed to providing the students of Occidental College with accessible, culturally sensitive, and high quality medical care, psychological counseling services, and student-driven wellness education.

24/7 Confidential Hotline: (323) 341-4141

Appointments: (323) 259-2657

Email: [emmons@oxy.edu](mailto:emmons@oxy.edu)

<http://www.oxy.edu/emmons-wellness-center>

## COURSE ASSIGNMENTS

**Attendance counts.** It is important to come to class. More than three absences may impact your grade. Please see me regarding any need to miss class.

### **ASSIGNMENT #1: EXPLAIN, COMMENT, QUESTION – ECQ (35%)**

I put an emphasis on reading because it complements our discussions and other assignments. The readings include reports, newspaper articles, videos and interactive website, as well as academic articles. Each week has a focus with each of the two classes addressing some aspect of that topic. Thus, the readings are both week-specific and class-specific.

Students will write a short reflection of each reading that must be posted ***before class – i.e., no later than 8:00 am before that class.*** This reflection should be approximately two pages and follow the format of explain, comment, question.

1. Explain. Explain in your own words what each author/film/website is teaching.
2. Comment. The reading/video/websites are assigned together. How do they complement one another – if they don't, what's missing, or why not?
3. Question. What questions come up from this reading package? Be specific, don't submit questions like "why is there is a housing crisis", or "why can't the government fix it"? Depending on the class, we may start our session with your questions so make sure they are as specific as you can get – really dig for what puzzles you. **If you do not understand anything in the reading package, bring it up in class.**

Reading essays that are late have their grade reduced for each day late. After one week, the grade is 0.

Handouts and flyers are not included in the ECQs unless you see something that stands out to you.

The goal of this assignment is to strengthen your analytical skill, reading and writing ability.

### **ASSIGNMENT #2: HOW TO GET BY IN CALIFORNIA (15%)**

Each student will be designated as a household. You may be a young professional with three children, you may be a street vendor who has to dodge the police and ICE. You may be living in Los Angeles, or some other city in LA County.

You will research how your household lives: you'll find out what the earner(s) make, what they are likely to pay for rent/mortgage, insurance, transportation, child care, etc. In short, you will explore this household and find out if they actually are 'making it' in our present economy. Your research will be compiled in a 6 – 8 page report that will be turned in and discussed in class. Include a separate page of resources you used to learn about your household (census pages, city data, newspapers, Craig's list, etc).

The report is due in class **Tuesday, September 25**. We will discuss, compare and contrast the reports in class.

The goal of this assignment are to advance your empirical research skills and your understanding of income inequality.

### **ASSIGNMENT #3: HOUSING IN THE ELECTION (20%)**

Even though we have been in a housing crisis for almost two decades, it is only in the past couple of years that the media and politicians have begun to address it. In the 2016 election, neither Hillary Clinton nor Donald Trump had any specific position on housing. Clinton discussed support for increasing homeownership, but said nothing about renters.

For many years in California, there was little policy attention paid to the crisis. However, in 2017, the California state legislature passed an “historic” Housing Package. This was a collection of 15 bills that for the first time in decades addressed housing. These bills did not, however, resolve the housing crisis and in some areas, barely addressed it. We should note that candidates for governor this year have both stated we have a housing crisis.

For this assignment you will learn what California candidates in the November election are saying about housing.

Depending on class size, this assignment will be individual or in groups. In each group you will pick two candidates (either for Assembly or Senate). One of the candidates must be running for re-election, the other running for the first time. Contact the office of your candidates, review their websites, arrange to interview them (or staff if necessary). Read their literature.

For both new candidates and incumbents, ask the following questions:

- What is their position on the housing propositions on this year’s ballot?
- Do they support Props 1 & 2?
- Do they support Prop 10?
  - If so, what do they think of local rent control ordinances?
  - If not, what do they think should be done about protecting renters?
- What is their overall housing policy?
- Do they plan to introduce any housing legislation this coming session?

For incumbents, add questions about recent legislation.

- What was their position on the 2017 housing package?
- What was their position on SB 827 & SB 828 this past session?

In short, learn if your candidate knows anything about housing, about the state’s housing crisis and challenges and what he/ she thinks should be done.

Write a 4 – 5 page report on what you did and what you learned, about the candidate and campaigns. Re the candidate: Is he/she a champion? If so, does that mean he/she supports housing issues or does it mean he/she plans to introduce legislation on housing in the coming session. If housing is not on the candidate’s radar, why not—and what is? Re the campaign: What were the most important things you learned from the campaign? Was it hard/easy to include housing as part of your work in the campaign?

Include in your report your assessment of why housing policy is or isn’t an issue in this candidate’s campaign and reflect on any connection or disjuncture between the candidate and our housing challenges. Attach any campaign literature on housing and document your interviews and campaign work.

Post your report on moodle by 8:00 am on **Tuesday, November 6** (Election day). Bring your report to class on **Thursday, November 8**. Prepare to discuss your findings in class on election day, 11/6.

The goal of this assignment is to advance your understanding of the electoral and legislative process, as well as gain experience in interviewing and campaigns.

#### **ASSIGNMENT #4: EVICTION AND HOMELESSNESS IN LOS ANGELES (30%) (NOTE: This Assignment is Still in Work)**

Many people who are evicted end up homeless. The City of New York recently determined that they would provide a free attorney for any tenant facing eviction, based on an analysis that this could save the City \$143 Million dollars/year in homeless services.

You will work in at least two groups and research the renters of Los Angeles, Long Beach and Pasadena and the potential cost of evictions. This will include:

- An analysis of the renter population (size, demographics, geography in the City)

- What renter protections the City has, when they implemented them and why they adopted them (as well as why they rejected them if proposed and failed).
- What the incomes are of evicted tenants (this is done by looking at the addresses and then assessing household income by census tract).
- How much nearby housing is available to these households (off rental sites, newspapers, etc.)
- How many evictions happen each year? Does the City leadership know this data?
- By interviewing tenant rights groups, assess what is the total number of evictions (formal and informal)?
- What are the available alternatives to these households? How much housing is available How much affordable housing would the City have to produce to assure that all the evicted households have a place to move to?

Write up your findings in a 6 – 7 page report, including any update on the City of Los Angeles ordinance providing legal assistance to evictees, as well as any other proposals that may be in the works in Pasadena and Long Beach. **Assignment #3 should be posted to Moodle, with a hard turned in to the office no later than the last day of finals.**

The goal of this assignment is to strengthen your research and writing skills and working to put different parts of a research project into one whole.

### **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. Since we meet in the morning, feel free to bring coffee or even breakfast.

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

I post my lectures as powerpoints and 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. Many of our classes will have guest speakers – it is absolutely unacceptable for any student to check a phone during these discussions.

### **REQUIRED TEXTS AND READINGS**

All readings 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**

<b>Week 1. Introduction</b>		
Thurs. 8/30	Introduction to the course and each other. Discussion 1: Definition of “home”. Discussion 2: Private property vs a right to housing Please watch “Right to Housing” before class: <a href="https://www.youtube.com/watch?time_continue=1148&amp;v=idJqpWbOPJk">https://www.youtube.com/watch?time_continue=1148&amp;v=idJqpWbOPJk</a>	
<b>Week 2. Housing Crisis 101 – Why? And Who’s Doing What About It?</b>		
Tues. 9/4	<i>The numbers</i>	<p><b>Read:</b></p> <p>*Pattillo, Mary (2013). Housing: Commodity vs Right. <i>Annual Review of Sociology</i>, 39, 509-531.</p> <p>*Madden &amp; Marcuse (2016) The Permanent Crisis of Housing. <i>Jacobin</i>, 02 October 2016</p> <p>*Covert, B (2018). The Deep, Uniquely American Roots of Our Affordable Housing Crisis. <i>The Nation</i>.</p> <p>*Sharma, A (2018) Do Hsg Costs Deserve Some of the Blame for CA’s Plummeting Fertility Rate? <i>CPR</i>.</p> <p>*Lanser, J. (2018). Does CA Have a Mobile Home Shortage? <i>The Press Enterprise</i>, 11 June 2018</p> <p>*Policy Link &amp; CarsonWatch (2018). <i>When Renters Rise, Cities Thrive (US)&amp; (LA)</i>.</p> <p>*Van Dam, A (2017) Sending Your Kids to College Increased the Chances You’ll Lose Your House. <i>WaPo</i>.</p> <p><b>Watch:</b></p> <p>City Rising (Broadcast Episode). <a href="https://www.kcet.org/shows/city-rising/city-rising-broadcast-episode">https://www.kcet.org/shows/city-rising/city-rising-broadcast-episode</a>.</p>

Thurs. 9/6	<p><i>Policy Responses: What have we done lately?</i></p> <p><i>What directions are we headed?</i></p>	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>*Synopsis of Propositions: HHH (LA City, 2016), JJJ (LA City (2016); H (LA County, March 2017) &amp; Linkage fee (LA City, December 2017)</li> <li>*HCD Analysis of 2017 “Housing Package”</li> <li>* Outline of SB 827 &amp; SB 828 (2018) (both authored by Scott Wiener (D-SF).</li> </ul> <p><b>Read or Listen:</b></p> <ul style="list-style-type: none"> <li>* Cal-Matters Podcast, Discussion about SB 827 (print version in Moodle).</li> </ul> <p><a href="https://calmatters.org/articles/what-to-know-about-the-housing-bill-that-has-people-freaking-out-from-marin-to-compton/">https://calmatters.org/articles/what-to-know-about-the-housing-bill-that-has-people-freaking-out-from-marin-to-compton/</a></p> <p><b>Listen:</b></p> <ul style="list-style-type: none"> <li>* Cal-Matters Podcast, Post-mortem on SB 827. <a href="https://calmatters.org/articles/gimme-shelter-podcast-the-sb-827-post-mortem/">https://calmatters.org/articles/gimme-shelter-podcast-the-sb-827-post-mortem/</a></li> </ul> <p><b>Read:</b></p> <ul style="list-style-type: none"> <li>*Proposition 1. Housing Programs &amp; Veterans’ Loans Bond (with SCANPH: Winning at the Ballot)</li> <li>*Proposition 2. Use Millionaire’s Tax Revenue for Homelessness Prevention Housing Bonds Measure</li> </ul> <p>And for a national view:... <b>read:</b> <a href="https://shelterforce.org/2017/11/02/time-for-trickle-up-housing/">https://shelterforce.org/2017/11/02/time-for-trickle-up-housing/</a></p>
---------------	--	---

<b>Week 3. Protection &amp; Loss: Rent Control &amp; Eviction</b>		
Tues. 9/11	<i>Rent control</i>	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>* Keating, W. Dennis. (1998). Chap. 1. Rent Control: Its Origins, History &amp; Controversies. In <i>Rent Control: Regulation &amp; the Rental Housing Mkt.</i></li> <li>* Blumgart, Jake (2015). In Defense of Rent Control. <i>Pacific Standard</i>.</li> </ul> <p><b>Visit, Read &amp; Watch (online):</b></p> <ul style="list-style-type: none"> <li>*Hart, Angela(2018). Will Stronger Rent Control Spread Across California? Here’s What You Need to Know. <i>Sacramento Bee</i> 18 June 2018. <a href="https://www.sacbee.com/news/politics-government/capitol-alert/article213328069.html">https://www.sacbee.com/news/politics-government/capitol-alert/article213328069.html</a></li> <li>* Collins, J. (2018). Rent Control Initiatives Miss November Deadline. <i>Los Angeles Daily News</i>.</li> </ul> <p><b>Read &amp; Visit:</b></p> <ul style="list-style-type: none"> <li>* Ballotpedia page for Prop. 10: (<a href="https://ballotpedia.org/California_Proposition_10_Local_Rent_Control_Initiative_(2018)">https://ballotpedia.org/California_Proposition_10_Local_Rent_Control_Initiative_(2018)</a>),</li> <li>* Website of Yes on Prop 10 (<a href="http://www.affordablehousingact.org/">http://www.affordablehousingact.org/</a>)</li> <li>* Website of No on Prop 10 (<a href="https://noprop10.org/">https://noprop10.org/</a>).</li> </ul> <p><b>Note the most important points and bring them to class</b></p> <ul style="list-style-type: none"> <li>* Mapping America’s Rental Housing Crisis, check out cities of interest from around the country (where you come from, favorite city, etc). <b>Bring what interests you to class.</b> <a href="http://apps.urban.org/features/rental-housing-crisis-map/">http://apps.urban.org/features/rental-housing-crisis-map/</a></li> </ul>
Thurs. 9/13	<i>Eviction</i>	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>*Desmond, Matthew (2016). Forced Out: For Many Poor Americans, Eviction Never Ends. <i>New Yorker</i></li> <li>*Badger, Emily &amp; Bui, Quoc Trung (2018). In 83 Million Eviction Records, a Sweeping &amp; Intimate New Look at Housing In America. <i>New York Times</i>.</li> <li>*Flowers, Andrew (2016) We Undercount Evictions by Asking the Wrong Questions. <i>Fivethirtyeight.com</i></li> <li>*Ingles, A &amp; Preston, D (2018). <i>California Evictions Are Fast &amp; Frequent</i>.</li> <li>*Elliott, D. &amp; Kalish, E. (2017). <i>Los Angeles: The Cost of Eviction and Unpaid Bills of Financially Insecure Families for City Budgets</i>, Urban Institute.</li> <li>Redfin (2016) <i>Millions of Renters Face Eviction – Why Today’s Housing Market is Partially to Blame</i>.</li> </ul> <p><b>Visit:</b></p> <ul style="list-style-type: none"> <li>* The Ellis Act Evictions, at <a href="http://www.cesinaction.org">www.cesinaction.org</a>.</li> <li>* The Eviction Lab, <a href="https://evictionlab.org/">https://evictionlab.org/</a></li> </ul>

<b>Week 4. Keep Out: Who gets to live where?</b>		
Tues. 9/18	<i>Excluding by zone</i>	<p><b>Read:</b></p> <p>*Silver, Charles (1997). The Racial Origins of Zoning. In <i>In The Shadows: Urban Planning &amp; the African American Community</i> (June Manning Thomas &amp; Marsha Ritzdorf, Eds).</p> <p>*Whittemore, Andrew (2012). Zoning Los Angeles: A Brief History of Four Regimes. <i>Planning Perspectives</i>, 27(3), 393-415.</p> <p>*Florida, R. (2016). How Zoning Restrictions Make Segregation Worse. <i>CityLab</i>.</p> <p>*Dougherty, Conor (2016). How Anti-Growth Sentiment, Reflected in Zoning Laws, Thwarts Equality. <i>NY Times</i>, 3 July 2016</p> <p>*Hsieh, C-T &amp; Moretti, E (2017) How Local Housing Regulations Smother the US Economy. <i>New York Times</i>. 09/06/2017</p>
Thur. 9/20	<i>Zoning in CA: "Fair share" &amp; local responsibility</i>	<p><b>Read:</b></p> <p>*Lisotin, David (1976). Ch. 1. Fair Share Plans: Objectives &amp; Background. In <i>Fair Share Housing Allocation</i>.</p> <p>*Baer, W.C. (2008). California's Fair-Share Housing 1967-2004: The Planning Approach. <i>Journal of Planning History</i>, 7(1) 48-71</p> <p>*Walljasper, Jay (1999) A Fair Share in Suburbia, <i>The Nation</i>, p. 15.</p> <p><b>Watch:</b></p> <p>*"Insights with Douglas Massey" <a href="https://vimeo.com/77785975">https://vimeo.com/77785975</a></p> <p><b>Visit:</b></p> <p>*HCD (CA Dept of Hsg &amp; Comm.Dev.). Understanding the RHNA. <a href="http://www.hcd.ca.gov/community-development/housing-element/index.shtml">http://www.hcd.ca.gov/community-development/housing-element/index.shtml</a></p>

<b>Week 5. what is <math>\Delta \downarrow \text{GHG} = (\Delta \downarrow \text{VMT} + \Delta \uparrow P) \neq \Delta \uparrow \text{AH}</math>? - GHG, Land &amp; Transit</b>		
Tues. 9/25	<i>Climate change &amp; housing</i>  <b>House-hold report due</b>	<p><b>Read:</b></p> <p>*No Author. SB 375: Regional Planning &amp; Climate Change</p> <p>*TransForm &amp; CHPC (2014). <i>Why Creating &amp; Preserving Affordable Homes Near Transit Is a Highly Effective Climate Protection Strategy</i>.</p> <p>*Chapple, Karen (2016). A Multi-Dimensional Approach to Affordable Housing Policy: Learning From Climate Change Policy.</p> <p>*Terner Ctr (2018). <i>CA's SB375 &amp; the Pursuit of Sustainable &amp; Affordable Development</i>.</p>
Thur. 9/27	<i>Transit-Oriented Development</i>	<p><b>Read:</b></p> <p>*CHPC (2013). <i>Building &amp; Preserving Aff. Homes Near Transit: Affordable TOD as a GHG Reduction &amp; Equity Strategy</i>.</p> <p>*Alliance for Community Transit-LA (CT-LA (2013). <i>Transit For All: Achieving Equity in Transit-Oriented Development</i>.</p> <p>*Clewlow, Regina &amp; Mishra, G.S. (2017). <i>Disruptive Transportation: The Adoption, Utilization &amp; Impacts of Ride-Hailing in the US</i>.</p> <p><b>Watch:</b></p> <p>*A Changing South LA: Housing Affordability &amp; Public Transit. <a href="https://www.youtube.com/watch?v=PoPc3--C0tEn">https://www.youtube.com/watch?v=PoPc3--C0tEn</a></p> <p>*Rolland Curtis Gardens: Community Driven Transit-Oriented Development Planning, <a href="https://vimeo.com/68511201">https://vimeo.com/68511201</a></p>



<b>Week 6. Gentrification &amp; Displacement – And Planning Our Way</b>		
Tues. 10/2	<i>Gentrification &amp; displacement</i>	<p><b>Read:</b></p> <p>*Chapple, K &amp; Zuk, M. (2016). Forewarned: the Use of Neighborhood Early Warning Systems for Gentrification &amp; Displacement. <i>Cityscape: A Journal of Policy Development &amp; Research</i>. 18(3).109-129.</p> <p>*Staruss, Molly (2015). The Fight for Frogtown. <i>LA Review of Books</i>.</p> <p>*Levin, Sam (12 December 2017). She Fought for Her Community as a Black Panther. Will Gentrification Force Her Out? <i>The Guardian</i>, 12 December 2017.</p> <p>*Albright, Cliff (2017). Gentrification Is Sweeping through America. Here Are the People Fighting Back. <i>The Guardian</i>, 10 November 2017</p> <p><b>Watch:</b></p> <p>*LA's Grand Central: The Gentrification of the People's Market.  <a href="https://www.youtube.com/watch?v=uZYRs0hviAI">https://www.youtube.com/watch?v=uZYRs0hviAI</a></p> <p><b>Visit:</b></p> <p>*URBAN DISPLACEMENT, a collaboration with UCLA &amp; Berkeley to map and understand gentrification.  <a href="http://www.urbandisplacement.org/map/socal">http://www.urbandisplacement.org/map/socal</a></p>
Thur. 10/4	<i>Community planning</i>	<p><b>Read:</b></p> <p>* CA Community Foundation (2013). <i>Executive Summary, Incentives to Encourage Equitable Development in LA County TODs</i>.</p> <p>*UNIDAD (2017). <i>The People's Plan: Equitable Development in South LA</i>.</p> <p>*Public Counsel &amp; ACT-LA (2017). <i>Planning for an Equitable Los Angeles: A Guide to Shaping LA's New Community Plans. Note: This is the Toolkit for ACT-LA's Planning for Equity</i></p> <p>* Next City (2018). Why You Should Still Care about the Community Reinvestment Act  <a href="https://nextcity.org/daily/entry/why-you-should-still-care-about-the-community-reinvestment-act">https://nextcity.org/daily/entry/why-you-should-still-care-about-the-community-reinvestment-act</a></p> <p>*MacArthur Foundation (How Hsg Matters) (2018). Rethink Housing &amp; Community Development to Advance Racial Equity &amp; Inclusion.</p>

<b>Week 7. The Art of a (really good) Deal</b>		
Tues. 10/9	No class – Fall Break	
Thur. 10/11	<i>Value capture – public benefit zoning</i>	<p><b>Read:</b></p> <p>*Next American City (2012). Money Grab: How Can Cities Recapture Investment in Public Infrastructure? Vol. 1, Issue 018. <i>Forefront (Journal of Next American City)</i>.</p> <p>*AlterNet (2009). <i>Givings: The Flip Side of Takings</i>.</p> <p>*Calavita, N (2015) Practice Value Capture. <i>Zoning Practice,(APA). Issue 6</i>.</p> <p>*Calavita, N &amp; Mallach, A. (2009) Inclusionary Housing, Incentives &amp; Land Value Recapture. <i>Land Lines</i>.</p> <p>*Various (2014). Compilation of news articles about the “poor door” in a NY inclusionary project.</p>

<b>Week 8. Back to the future..... How It Began</b>		
Tues. 10/16	<i>Early land</i>	<p><b>Read:</b></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>*Jacobs, Harvey (1999) “Fighting Over Land: America’s Legacy...America’s Future? <i>JAPA</i> 65(2) 141-149</p> <p>*Mackin, Anne (2006). Land, The Early Bird Special (Part 2) In <i>Americans and Their Land: The House Built on Abundance</i>.</p> <p><b>Watch:</b></p> <p>“Echoes of the Anti-Rent Rebellion”. At <a href="https://vimeo.com/125804471">https://vimeo.com/125804471</a>. (A ten-minute video about an uprising of tenant farmers against landed gentry in the 1840s—first battle for land after revolution)</p>



Thur. 10/18	Single family housing & Suburbs	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>* Bear, Rick (2012). Westward Ho! <i>New York Times</i>, 20 May 2012.</li> <li>* Hanchett, T (2001). The Other “Subsidized Housing”: Federal Aid to Suburbanization, 1940s-1960s. In <i>From Tenements to the Taylor Homes: In Search of an Urban Hsg Policy in 20<sup>th</sup> Century America</i>.</li> <li>* Jackson, Kenneth (1987). The Loss of Community in Metropolitan America. Chap. 15. <i>Crabgrass Frontier: The Suburbanization of the United States</i>.</li> <li>*Dougherty, Conor. (2017). The Great American Single-Family Home Problem. The New York <i>Times</i>. 1 December 2017.</li> </ul>
----------------	---------------------------------	---

**Week 9.** We Welcome (or not) Multifamily housing. We House (or not) the Poor.

Tues. 10/23	Multifamily housing & slums	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>*Fairbanks, Robert (2001). From Better Dwellings to Better Neighborhoods: The Rise &amp; Fall of the First National Housing Movement. <i>From Tenements to the Taylor Homes: In Search of an Urban Hsg Policy in 20<sup>th</sup> Century America</i>.</li> <li>*Baar, Kenneth (1982). The Nat’l Movement to Halt the Spread of Multifamily Housing, 1890-1926. (<i>JAPA</i>), 58(1) 39 – 48.</li> </ul> <p><b>Read these together and compare ideas (on the development process itself – does it work?):</b></p> <ul style="list-style-type: none"> <li>*Birch, E. &amp; Gardner, D (1981). <i>The Seven Percent Solution: A Review of Philanthropic Housing 1870-1910</i>. <i>Journal of Urban Housing</i> 7, 408-438.</li> <li>* Healthy Housing Foundation. <a href="http://www.healthyhousingfoundation.net/">http://www.healthyhousingfoundation.net/</a> Read about one of their projects: King Edward Hotel to Become Affordable Hsg. <i>DT News</i>, May, 2018.</li> <li>* Los Angeles Times (2018). Developer Tests New Way to Fund Housing for Homeless. <i>LA Times</i>.</li> </ul>
Thur. 10/25	Public housing	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>* Goetz, Ed. (2013). Chapter 1. The Quiet Successes and Loud Failures of Public Housing. In <i>New Deal Ruins: Race, Economic Justice, &amp; Public Housing Policy</i>.</li> <li>* Vale, Lawrence (2013). Chap 1. Public Housing, Design Politics and Twice-Cleared Communities; In <i>Purging the Poorest: Public Housing &amp; the Design Politics of Twice- Cleared Communities</i>.</li> <li>* Navarro, M. (2015). As NY Rents Soar, Public Hsg Becomes Lifelong Refuge. <i>NY Times</i>.</li> </ul> <p><b>Watch:</b></p> <ul style="list-style-type: none"> <li>* “The Pruitt-Igoe Myth” (On reserve at Library)</li> </ul>

**Week 10.** Market-based approaches. What happens when the market fails?

Tues. 10/30	HUD-assisted & Section 8	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>* Badger, Emily (2015). How Section 8 Became a “racial slur”. Washington Post, 15 June 2015</li> <li>* Ballard, Lauren (2017). “I Hate Section 8”: <i>Discrimination Against Section 8 Voucher Households in the Antelope Valley</i> (unpublished paper).</li> <li>* Public Counsel &amp; Coalition for Economic Survival (2012). <i>How Maturing Subsidized Mortgages Threaten Affordable Housing in Los Angeles</i>.</li> <li>* CA Hsg. Partnership Corp (2017) AB 1521 Fact Sheet. (CA legislation giving more protections to tenants).</li> </ul>
Thur 11/1	Without a home.	<p><b>Read:</b></p> <p>Los Angeles <i>Times</i> (2018). Editorial series on homelessness in Los Angeles. LA Downtown News (Strauss). (05/03/18). King Edward Hotel to Become Affordable Housing. <i>LADN</i>.</p> <p><b>Watch:</b></p> <p>“Dorothy Edwards: From the Streets to a Home. <a href="https://www.youtube.com/watch?v=53ajDrUznfw">https://www.youtube.com/watch?v=53ajDrUznfw</a></p>

<b>Week 11.</b> Election week!!!!		
Tuesday 11/6	<b>Campaign Report DUE</b>	<b><u>Class panel on your candidates</u></b> Review of what to look for this evening in preparation for Thursday discussion
Thur. 11/8	<i>Discussion of election</i>	<u>What happened? Why?</u> <u>Who won? Why?</u> <u>What next?</u>

<b>Week 12.</b> Housing Matters.....Neighborhoods Matter		
Tuesday 11/13	<i>Fair housing</i>	<b><u>Read &amp; Watch:</u></b> * <i>The Trial of Dr. Ossian Sweet.</i> *LAT. (Rasmussen) (12/02/2006). Family Stood Up to Restrictive Covenants. <i>LA Times</i> *Kahlenberg, Richard (2017). <i>An Economic Fair Housing Act.</i> The Century Foundation.
Thur. 11/15	<i>Fair hsg &amp; place-based community development</i>	<b><u>Read:</u></b> *Polikoff, Alexander (2015). Housing Mobility: Why Is It So Controversial? <i>Poverty &amp; Race</i> , 24(4). 3– 7. *Gill, Andrea (2012). Moving to Integration? The Origins of Chicago's Gautreaux Program & the Limits of Voucher-Based Housing Mobility. <i>Journal of Urban History</i> . 38(4). 662-686. *Goetz, Edward (2015). Poverty Pimping the CDCs: The Search for Fair Housing's New Bogeyman. <i>Housing Policy Debate</i> , 31(1), 53-56. *Goetz, Ed (16 November 2017). Your Opportunity Map is Broken. Here are Some Fixes. <i>Shelterforce</i> .

<b>Week 13.</b> Housing Matters.....Neighborhoods Matter		
Tuesday 11/20	<i>Housing &amp; health</i>	<b><u>Read:</u></b> *LA County Dept. of Pub. Health (2015). <i>Social Determinants of Housing &amp; Health.</i> *Corp. for Supportive Hsg. (2014). <i>Housing is the Best Medicine: Supportive Hsg &amp; the Social Determinants of Health.</i> * MacArthur Foundation (How Hsg Matters) (2014). <i>Affordable Hsg. Is Associated with Greater Spending on Child Enrichment &amp; Stronger Cognitive Development.</i> * MacArthur Foundation (How Hsg. Matters) (2013). <i>Poor Quality housing Is Tied to Children's Emotional &amp; Behavioral Problems.</i> <b><u>Read &amp; Watch:</u></b> *Liberty Hill Foundation (2016). <i>Drilling Down: The Community Consequences of Expanded Oil Development in LA.</i> <b><u>View:</u></b> *Taylor, Alan (2014). The Urban Oil Fields of Los Angeles. <i>The Atlantic</i> . View the photos at: <a href="https://www.theatlantic.com/photo/2014/08/the-urban-oil-fields-of-los-angeles/100799/">https://www.theatlantic.com/photo/2014/08/the-urban-oil-fields-of-los-angeles/100799/</a>
Thur. 11/22	No class (Thanksgiving)	

<b>Week 14.</b> Housing Matters.....Neighborhoods Matter		
Tuesday 11/27	<i>Housing &amp; education</i>	<b><u>Read &amp; Watch:</u></b> * What Works Collaborative (2012). <i>Housing as a Platform for Improving Education Outcomes among Low-Income Children.</i> * Urban Institute (2016). <i>Crossroads: The Intersection of Housing &amp; Education Policy.</i> <a href="http://apps.urban.org/features/crossroads-housing-education-policy/">http://apps.urban.org/features/crossroads-housing-education-policy/</a> * Barkan, Joanne (2011). Got Dough? How Billionaires Rule Our Schools. <i>Dissent</i> , Winter 2011. * In The Public Interest (ITPI) (2016). <i>The Cost of Charter Schools: Los Angeles Unified School District.</i> * Urban Institute (2015). <i>Does School Choice Affect Gentrification?</i> * Huffington Post (2018). <i>Why Hedge Funds Love Charters.</i>

Thur. 11/29	<i>Organizing &amp; Mobilization around housing</i>	<p><b>Read:</b></p> <ul style="list-style-type: none"> <li>* Ford, Eric (2002). New York's Anti-Rent War 1845-1846. Contemporary Review, 280, 1637. P. 366</li> <li>* Lubove, Roy (1963). The Origins of Tenement Reform, chap. 1 In The Progressives &amp; the Slums: Tenement House Reform in New York City, 1890-1917</li> <li>* Burghardt, Stephen et al (1972). Part IV: Strategies &amp; Tactics. In Tenants &amp; the Urban Housing Crisis.</li> <li>* Marcuse, Peter (1999). Housing Movements in the USA. Housing, Theory &amp; Society.</li> <li>* O'Sullivan, Feargus (2015). In Germany, Renters' Rights Trump Guest Bathrooms, CityLab, 5/9/2015.</li> </ul> <p><b>Watch:</b></p> <p>Kendra Moore: Fight for Your Rights (tenant organizing in Venice).  <a href="https://www.youtube.com/watch?v=qBXttDqwKH0">https://www.youtube.com/watch?v=qBXttDqwKH0</a></p>
----------------	---	---

<b>Week 15.</b> A Right to Housing	
Tuesday 12/4 Last class	<p>Hartman, Chester ( 2006) A Right to Housing.</p> <p>Discussion: Your definition of home, of housing, of a right to housing.</p>