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 development (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.”

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." Contact number: (323) 259-2969
Email: 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
http://www.oxy.edu/emmons-wellness-center
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

<table>
<thead>
<tr>
<th>Week 1. 1/26</th>
<th>INTRODUCTION TO COURSE, REVIEW OF SYLLABUS &amp; ASSIGNMENTS</th>
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</thead>
<tbody>
<tr>
<td>Introduction to the course</td>
<td>Hartman, Chester (2006). The Case for a Right to Housing</td>
</tr>
<tr>
<td>What is a right to housing? Do we have it? Do we need it?</td>
<td>We will read this in class for our discussion.</td>
</tr>
</tbody>
</table>
Week 2  2/2
WHO DECIDES WHERE WE LIVE AND HOW DO THEY DECIDE?

| LA’s housing crisis. | o.Ong, Paul et al (2014). *Rent Burden in LA.* Center for the Study of Inequality, UCLA.  |
| What are we doing about housing? | Bader, Michael (2016).  LA is Re-segregating; and Whites are a Major Reason Why. *Los Angeles Times.*  |

A. Initiatives Passed in November 2016:
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)  
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)  

B. Initiatives on March 7, 2017 ballot
1) Measure S (aka Neighborhood Integrity Initiative/NII) On the 3/7/17 ballot.  
   a. Read the summary and arguments FOR Measure S at http://www.c2p.la/.  
   Make sure you understand what they are proposing.  
   b. Read the arguments AGAINST Measure S at http://www.goestoofar.com/  
   Make sure you understand what they are proposing  
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)  

Week 3, 2/9
OUR SHELTER DELIVERY SYSTEM (aka the Real Estate Market or the “American Dream”)  

### Week 4, 2/16
**FINANCING SUBURBIA**

| Housing finance and a very big crash | Hanchett, Thomas (2001). The Other “Subsidized Hsg”: Federal Aid to Suburbanization, 1940s-1960s. *From Tenements to the Taylor Homes: In Search of an Urban Hsg Policy in 20th Century America.*


### Week 5 2/23
**FEDERAL HOUSING POLICY FOR THE POOR**

| Vouchers (“Section 8”) | In *New Deal Ruins: Race, Economic Justice, & Public Housing Policy.*

**Watch:** *The Pruitt-Igoe Myth* (Available at Library)

NLIHC (2016). HUD-Assisted Housing

NLIHC (2016) Section 8 vouchers


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)


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 | 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 |

**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

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### Week 9,  3/23
**LOCAL PROBLEMS: Rent Control and Eviction**

| Eviction | Hartman, Chester (2003). Evictions, the Hidden Housing Problem. *Housing Policy Debate, 14, 4, 481*  
Schneider, Pat (2016). Study Finds Race, Law Changes Are Top Factors in Eviction, Dane County CA Apartment Assoc (n.d.). *The Ellis Act.*  
LA Alliance for a New Economy (2015). *AirBNB, Rising Rent, and the Housing Crisis in Los Angeles* |

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### Week 10,  3/30
**DEMOGRAPHICS, CLIMATE CHANGE & INCLUSIONARY:** What does \( \Delta \text{GHG}: (\Delta \text{VMT} + \Delta \text{P}) \neq \Delta \text{AH} \) mean?

| Facing the future by knowing the past | Watch: *Proposition 13: Mad as Hell*  
| Climate change, land use and housing | Natural Resources Defense Counsel (2008). *Communities Tackle Global Warming: A Guide to California’s SB 375.* (older, but a good explanation of the law)  
| No Author. Regional Planning & Climate Change  
SCAG RTP-SCS Regional Transportation Plan for Gateway Cities |

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### Week 11.  4/6
**GENTRIFICATION, TRANSIT & ‘VALUE CAPTURE’**

| Gentrification, displacement and transit | Shelterforce (2015). In Defense of the Poor Door – and Responses. Compilation of blog entries and responses from Rooflines regarding gentrification and inclusionary  
APA. American Planning Association (2015). Practice Value Capture, Issue #5, Zoning Practices (Connect these to last week’s discussion of climate change and land use) |
### Week 12  4/13

**HOUSING & COMMUNITY DEVELOPMENT**  
Community Health & Environmental Justice

<table>
<thead>
<tr>
<th>Topic</th>
<th>Resources</th>
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</table>
| 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.  
| Oil drilling in LA        | Liberty Hill (2016). *Drilling Down: the Community Consequences of Expanded Oil Development in Los Angeles*  
                            | Hidden Hazards (2010). *Hidden Hazards: A Call to Action for Healthy, Livable Communities* |

### Week 13  4/20

**HOUSING IN LA – WHAT DO WE KNOW FROM THE PAST THAT HELPS US WITH THE FUTURE?**  
What alternatives could work?

<table>
<thead>
<tr>
<th>Topic</th>
<th>Resources</th>
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</table>
| Early planning for density | LA Planning Department. *Concept LA*  
                            | CA Leg. Analyst’s Office (2017). *Do Communities Adequately Plan for Housing* |

### Week 14  4/27

**PRESENTATION OF PROJECTS, CLASS REVIEW & EVALUATION**

### 5/10

PROJECTS DUE IN CLASSROOM AT 3:05 PM.