

Soc 520 (002 5554)
Housing, Community and Public Policy
Fall 2008
Wednesdays, 7:00-9:30 pm
LT 1030

Faculty:
Phil Nyden, Loyola University Chicago
Mary Pattillo, Northwestern University¹

[Sept 8 Revision]

The course will focus on the role of housing in shaping the quality of life in various parts of society. While particular emphasis will be placed on housing issues in urban areas, specifically the Chicago metropolitan area, the broader history and social impact of housing will be examined. The course will examine past and existing housing policies and their influence on society. We also will spend a significant amount of time discussing proposed policy solutions to persistent housing issues as well as strategies that community-based organizations and social movements are using to bring about change.

Readings:

Bennett, Larry, Janet Smith, and Patricia Wright, eds. 2006. *Where Are Poor People to Live? Transforming Public Housing Communities*. Armonk, N.Y.: M.E. Sharpe.

Blakley, Edward J. and Mary Gail Snyder. 1997. "Putting Up the Gates." Shelterforce Online (May/June). <http://www.nhi.org/online/issues/93/gates.html>

+Bratt, Rachel, Michael Stone, and Chester Hartman, eds. 2006. *A Right to Housing: Foundation for a New Social Agenda*. Philadelphia, PA: Temple University Press.

Briggs, Xavier de Souza, ed. 2005. *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*. Washington, DC: Brookings Institution. Selections.

Business and Professional People for the Public Interest (BPI), *Inclusionary Housing: A Policy that Works for the City that Works*. Chicago: BPI, 2003.
http://www.bpichicago.org/rah/pubs/ih_works_report.pdf

¹ Brad Hunt, Roosevelt University, has also contributed to the preparation of this syllabus. He will be joining us for a number of class sessions.

California Reinvestment Coalition, Community Reinvestment Association of North Carolina, Empire Justice Center, Massachusetts Affordable Housing Alliance, Neighborhood Economic Development Advocacy Project, Ohio Fair Lending Coalition, Woodstock Institute. 2008. *Paying More for the American Dream: The Subprime Shakeout and Its Impact on Lower-Income and Minority Communities*. Chicago: Woodstock Institute. Available on-line at: <http://www.woodstockinst.org/publications/research-reports/>

Chicago Alliance to End Homelessness and the Center for Urban Research and Learning (Loyola University Chicago). 2008. *Homeless Over 50: The Graying of Chicago's Homeless Population*. Chicago: Chicago Alliance to End Homelessness and the Center for Urban Research and Learning, Loyola. This report will be available on CURL's web site under publications (www.luc.edu/curl).

Chicago Metropolis 2020, "The Metropolis Plan," Available on-line at <http://www.metropolisplan.org/main.htm>

Cityscape (the U.S. Department of Housing and Urban Development's policy journal) on "Racially and Ethnically Diverse Urban Neighborhoods" vol. 4, n. 2 (Dec 1998). <http://www.luc.edu/curl/projects/past/documents/cityscpe/vol4num2/current.html>

Congress for the New Urbanism. 2001. Charter of the New Urbanism. Available on-line: <http://www.cnu.org/sites/files/Charter.pdf>

Costigan, Patrick. 2006. "Comment on Mark L. Joseph's 'Is Mixed-Income Development an Antidote to Urban Poverty?'" *Housing Policy Debate*. Vol. 17, Issue 2, pp. 249-258.

Davidoff, Paul. "Advocacy and Pluralism in Planning." *Journal of the American Institute of Planners* 31 (1965): pp. 103-114.

Diary of a Desperate House. Website of tenant activist in Sydney. <http://housoblogspot.com/>

Freeman, Lance. 2005. Displacement or Succession? Residential Mobility in Gentrifying Neighborhoods. *Urban Affairs Review*. Vol 40, no. 4. pp. 463-491. Available on-line via library holdings.

Galster, George. 2005 *An Analysis and Inventory of Mixed-Income/Mixed-Race Neighborhoods* Report prepared for the Ford Foundation. Detroit: Wayne State.

Gladwell, Michael. 2006. "Million-Dollar Murray," *The New Yorker*, February 13, 2006, p. 96+ http://www.gladwell.com/2006/2006_02_13_a_murray.html

Goetz, Ed. 2003. *Clearing the Way: Deconcentrating the Poor in Urban America*. Washington, DC.: Urban Institute Press, Chapter 1. Available on-line:

<http://www.urban.org/books/clearingtheway/chapterone.cfm>

Grant, Jill. 2007. "Two Sides of a Coin? New Urbanism and Gated Communities." *Housing Policy Debate*. Vol. 18, Issue 3, pp. 481-501. Available on line:
<http://www.mi.vt.edu/web/page/965/sectionid/580/pagelevel/3/interior.asp>

Imbroscio, David. 2008. "United and Actuated by Some Common Impulse of Passion": Challenging the Dispersal Consensus in American Housing Policy Research." *Journal of Urban Affairs*. Vol 30, No. 2; pp 111-130 [Available via library web site.]

Interagency Council on the Homeless. 1999. *Homelessness: Program and the People They Serve*. Washington, D.C.: HUD.
<http://www.huduser.org/publications/homeless/homelessness/contents.html>

Institute for Community Economics. Website [information on community land trusts]
<http://www.iceclt.org/clt/index.html>

++Jackson, Kenneth T. 1987. *Crabgrass Frontier. The Suburbanization of the United States*. New York: Oxford University Press.

+Jacobs, Jane. *The Death and Life of Great American Cities*. New York: Vintage, 1961.

Jargowsky, Paul, "Stunning Progress, Hidden Problems: The Dramatic Decline of Concentrated Poverty in the 1990s." *Living Cities Census Series Report*. Washington, D.C.: Center on Urban and Metropolitan Policy, Brookings Institution (May 2003). Available at:
<http://www.brookings.edu/dybdocroot/es/urban/publications/jargowskypoverty.pdf>

Jason, Leonard A., Bradley D. Olson, Joseph R. Ferrari, and Anthony T. Lo Sasso. 2006. "Communal Housing Settings Enhance Substance Abuse Recovery," *American Journal of Public Health*, (10):1727-9.

Joint Center for Housing Studies at Harvard University. 2008. *The State of the Nation's Housing*. Cambridge, MA: Harvard University. Available on-line at:
<http://www.jchs.harvard.edu/publications/markets/son2008/son2008.pdf>

Joseph, Mark L. 2006. "Is Mixed-Income Development an Antidote to Urban Poverty?" *Housing Policy Debate*. Vol. 17, Issue 2, pp. 209-234. Available on line:
[http://www.mi.vt.edu/data/files/hpd%2017\(2\)/hpd_1702_joseph.pdf](http://www.mi.vt.edu/data/files/hpd%2017(2)/hpd_1702_joseph.pdf)

Klinenberg, Eric. 2002. *Heat Wave: A Social Autopsy of Disaster in Chicago*. Chicago: University of Chicago Press.

Lipman, Pauline. 2008. "Mixed-income Schools and Housing: Advancing the Neoliberal Urban Agenda." *Journal of Education Policy*. Vol. 23, No. 2 (March), 119-134.

Lupton, Ruth and Rebecca Tunstall. 2008. "Neighbourhood regeneration through mixed communities: a 'social justice dilemma'?" *Journal of Education Policy*. Vol. 23, No. 2 (March), pp. 105-117.

Neighborhood Capital Budget Group. 2005. *Who Pays for the Only Game in Town?* Chicago: NCBG. Available on line: http://www.ncbg.org/tifs/tif_pays.htm.

Nyden, Philip, Emily Edlynn, and Julie Davis. *The Differential Impact of Gentrification on Communities in Chicago*. Chicago: Loyola University Chicago Center for Urban Research and Learning, 2006. Available on CURL's web site under publications: <http://www.luc.edu/curl/pubs/>

Nyden, Philip, John Lukehart, Michael Maly, and William Peterman, eds. 1998. *Cityscape* (the U.S. Department of Housing and Urban Development's policy journal) issue on "Racially and Ethnically Diverse Urban Neighborhoods" vol. 4, n. 2 (Dec). Available on-line: <http://www.luc.edu/curl/projects/past/documents/cityscpe/vol4num2/current.html>.

Nyden, Philip, Michael Leachman, William Peterman, and Darnell Coleman. 1998. *Black, White and Shades of Brown: Fair Housing and Economic Opportunity in the Chicago Region*. Chicago: Illinois, Leadership Council for Metropolitan Open Communities, 1998. Available on line at: <http://www.luc.edu/curl/pdfs/fairhousing.pdf>

+Pattillo, Mary. 2007. *Black on the Block: The Politics of Race and Class in the City*. Chicago: University of Chicago Press.

Popkin, Susan J., Bruce Katz, Mary K. Cunningham, Karen D. Brown, Jeremy Gustafson, and Margery A. Turner, 2004. *A Decade of Hope VI: Research Findings and Policy Changes*. Washington, D.C.: The Urban Institute. Available on line at: http://www.urban.org/UploadedPDF/411002_HOPEVI.pdf

Shelter New South Wales, 2008. "A quick guide to housing facts and figures for workers in the media." (January). Available at: <http://www.sheltersnw.infochange.net.au/docs/fly08factsheet-aust.pdf>

Shelter New South Wales Web site: <http://www.sheltersnw.infochange.net.au/index.shtml>.

Smith, Neil. 1987. "Gentrification and the Rent Gap," *Annals of the Association of American Geographers* 77:462-465. Electronic resource through libraries.

Talen, Emily. 2006. "Design for Diversity: Evaluating the Context of Socially Mixed Neighborhoods." *Journal of Urban Design*. Vol. 11, no. 1 (February) 1-32

Turner, Margery Austin, and Julie Fenderson. 2006. "Understanding Diverse Neighborhoods in an Era of Demographic Change." Urban Institute. Available at <http://www.urban.org/publications/411358.html>

Turner, Margery Austin, [Stephen L. Ross](#), [George Galster](#), [John Yinger](#). 2002. "Discrimination in Metropolitan Housing Markets: National Results from Phase I of HDS2000. Available at <http://www.urban.org/publications/410821.html>

Venkatesh, Sudhir Alladi, Isil Çelimli, Douglas Miller, Alexandra Murphy, and Beauty Turner. 2004. *Chicago Public Housing Transformation: A Research Report*. New York: Columbia University Center for Urban Research and Policy.

Vigdor, Jacob. 2001. "Does Gentrification Harm the Poor?" Paper prepared for the Brookings-Wharton Conference on Urban Affairs (October). Available on line: <http://www.marealtor.com/content/upload/AssetMgmt/Documents/Gov%20Affairs/QoL/doesgentrificationharmthepoor.pdf>

Wyly, Elvin and Steven Holloway. 1999. "'The Color of Money' Revisited: Racial Lending Patterns in Atlanta's Neighborhoods. Housing Policy Debate. Vol 10, Issue 3, pp 555- 600. Available on-line at: http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_wyly.pdf.

Some additional readings may be assigned in the course of the semester.

+Books available at Becks or Loyola (WTC) bookstores.

++ Purchase on your own through Amazon or bookstore.

Topics and Schedule:**Aug. 27 Housing defined****Topics:**

- "housing affordability"
- social movements related to "housing rights"
- connection between housing and other facets of everyday life

Readings:

- Bratt et al, "Why a Right to Housing is Needed...." in Bratt
- Stone, "Housing Affordability...." in Bratt
- Marcuse & Keating, "The Permanent Housing Crisis...." in Bratt
- Hartman, "The Case for a Right to Housing...." in Bratt
- Joint Center for Housing Studies

Sept 3 Political Economy of Housing**Speakers:**

- Art Lyons, Center for Economic Policy Analysis
- Johanna Nyden, real estate analyst and Commissioner, Evanston Plan Commission

Topics:

- patterns of housing development
- urban sociology theories and housing (urban ecology, growth machine, etc.)
- real estate taxes as a community revenue stream-equitable or not?
- tax increment financing districts
- homeowner subsidies as a right? (mortgage and real estate tax breaks)
- layers of government low-income housing subsidizes and supports (e.g. low-income housing tax credits, Section 8, new low-income housing trust fund)

Readings:

- Stone, "Pernicious Problems of Housing Finance" in Bratt
- Dreier, "Federal Housing Subsidies: Who Benefits and Why?" in Bratt
- Achtenberg, "Federally-Assisted Housing in Conflict...." in Bratt
- Bratt, "Community Development Corporations...." in Bratt
- Tilly, "The Economic Environment of Housing" in Bratt
- Chicago Metropolis 2020
- Neighborhood Capital Budget Group

Sept. 10 Social History of HousingTopics:

- suburbanization
- sprawl
- segregation
- impact of new energy costs on development and housing patterns

Readings:

- Jackson, Chapters 1-3, 9-12
- Jacobs, Intro, Parts 1 & 2

Sept 17 Housing and Discrimination

Essay due

Topics:

- dimensions of housing discrimination
- historical changes in discrimination
- city versus suburban patterns of discrimination

Readings:

- Briggs, Chapters 1 & 2
- California Reinvestment Coalition
- Denton, "Segregation and Discrimination in Housing" in Bratt
- Nyden, Leachman, Lukehart, Peterman, and Coleman
- Turner et al.
- Wyly and Holloway

Sept 24 Homelessness

- Northwestern students join class

Speaker:

- Dr. Christine George, CURL Research Faculty

Readings:

- Rosenthal & Foscarinis, Responses to Homelessness...." in Bratt
- Gladwell
- Interagency Council on Homelessness
- Chicago Alliance to End Homelessness/CURL

Oct 1 Social History of Public Housing in Chicago

Speaker:

- Brad Hunt, Professor of Social Science, Roosevelt University will talk about his research and forthcoming book on the Chicago Housing Authority

Readings:

- Bennett et al., Introduction
- Popkin et al.
- Smith, "The Chicago Housing Authority's Plan to for Transformation," Chap 4 in Bennett et al.
- Goetz
- Lipman
- Epilogue in Bennett et al.
- Venkatesh et al.

Oct 8 Public Housing in Australia and the U.S.: A Cross National Comparison

- We will be linked via videoconference with housing researchers and activists in Sydney Australia
- Brad Hunt will participate in this class along with other public housing activists`

Readings:

- Shelter NSW, "A quick guide to housing facts"
- Look at Shelter New South Wales web site (news, publications, etc.):
<http://www.shelternsw.infoxchange.net.au/index.shtml>
- Look at internet blog run by housing activists in the Sydney area: Shelter NSW [New South Wales], 2008. "A quick guide to housing facts"

Oct 15 Gentrification & Displacement

Topics:

- impact of gentrification on communities of color
- does gentrification really displace low-income residents?
- institutional forces behind gentrification

Readings:

- Pattillo, *Black on the Block*.
- Nyden, Edlynn, and Davis
- Vigdor
- Freeman
- Smith

Oct 22 Contemporary Housing Policy Debates

Essay due

Final paper proposals due

Topics:

- Person versus place?
- Deconcentrate poverty or invest in low-income communities?
- Democracy and voice in housing choices

Readings:

- Imbroscio, “...Challenging the Dispersal Consensus...”
- Lupton & Tunstall, “Neighbourhood regeneration through mixed communities....”
- Jargowsky
- Joseph
- Costigan
- *American Journal of Sociology* forum on Moving to Opportunity, with articles by Clampet-Lundquist and Massey, Sampson, and Ludwig et al. July 2008 issue. Electronic resource through libraries.

Oct 29 Solutions: Community Land Trusts and other alternative housing models

Topics:

- Democratic community planning models
- Land trust and social housing
- Gendered housing and housing planning
- Housing, community linkages, the growing elderly population, and emerging alternatives (e.g. Beacon Hill Model; Naturally Occurring Retirement Communities)
- Housing, community, social networks, and resilience

Readings:

- Stone, “Social Ownership,” in Bratt
- Swack, “Social Financing,” in Bratt
- Pynoos & Nishita, “The Elderly and a Right to Housing,” in Bratt
- Saegert and Clark, “Opening Doors: What a Right to Housing Means for Women,” in Bratt
- Davidoff
- Klinenberg, excerpts
- Jason et al.
- Look at Institute for Community Economics web site

Nov 5 Solutions: Inclusionary Zoning

Speakers: Nick Brunick (formerly at Business Persons for the Public Interest)

Readings:

- Business and Professional People for the Public Interest (BPI)
- Jacobs, Parts 3 & 4

Nov 12 Solutions: Creating Diverse Communities

Speaker: Rob Breymaier, Exec Dir, Oak Park Regional Housing Center

Topics:

- What factors contribute to stable diverse communities?
- What is the relationship between racial, ethnic, and ethnic diversity?
- With increased diversity in U.S., what are the implications for local communities?

Readings:

§ Nyden et al. *Cityscape* (the U.S. Department of Housing and Urban Development=s policy journal) on “Racially and Ethnically Diverse Urban Neighborhoods” vol. 4, n. 2 (Dec 1998)

- Rosenbaum in Briggs, chap 7.
- Turner and Fenderson
- Galster

Nov 19 Solutions: New Urbanism
Essay due

Topics:

- What is New Urbanism?
- Can New Urbanism be used in creating diverse communities? to provide opportunity to low-income residents?
- Is this another form of social control and another form of “gated community” (e.g. similar to the role of housing associations)?

Readings:

- Grant
- Talen
- Congress for the New Urbanism
- Blakley and Snyder

Nov 26 (NO CLASSES, THANKSGIVING BREAK)

Dec 3 Solutions: Organizing to Preserve Affordable Housing

- Presentations by housing activists in Chicago (including housing organizers from the Organization of the NorthEast and other community-based groups)

Readings:

- Yates, “Housing Organizing....” in Bratt
- Davis, “Between Devolution and the Deep Blue Sea....” in Bratt
- Bratt, “Housing and Economic Security....” in Bratt

Dec. 10 (Papers due)

Requirements:

Think-tank papers: As noted, during the course of the semester, three five-seven page papers will be assigned to discuss key issues in the readings in the course. These are not research papers, but rather papers where you synthesize issues in the readings. Questions will be distributed the week before the paper is assigned.

Final paper: A final research paper focusing on a topic related to the course is required. Proposals for these papers is due by October 22. These can be more traditional research papers, or they can be papers that provide data and/or an analysis relevant to work of a community-based organization, neighborhood organization, or government agency. In the case of these more engaged research projects, students are encouraged to talk with faculty before October 1, so that work can be completed by the end of the semester/quarter.

Final Grade Composition:

Think tank papers: 30%

Final Paper: 40%

Class Participation 30%

Contact information:

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Although I will typically be available before class, because of meetings, it is advisable to make an appointment for Wednesday afternoons or some other time during the week.

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