Dr. Robert Wiener
Office Hrs: F 9:00-10:00am
1320 Hart/remote option available upon request
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Vanessa Donangtavanh, Teaching Assistant
Office Hrs: Flexible remote hours. Email to schedule.
Email: donangtavanh@ucdavis.edu

Housing and Social Policy – CRD 171
F – 10:00 a.m. to 1:50 p.m.
250 Olson Hall
Spring 2023

Course Objectives:

To develop an understanding of the social impact, economic dynamics, and political context of housing in the United States. Special attention will be paid to:
(1) the effects of the housing environment on social behavior;
(2) the dynamics of the housing market and neighborhood change; and
(3) the changing policy context in the U.S. and alternative policy strategies at the local and national levels.

Readings:

Required readings will be drawn primarily from the course text (see below) referred to as RH and from a reader of selected articles referred to as RDR in the syllabus. RH is available for purchase new or used at: UCD store website. In the Search for Book box, type Right to Housing. It is also available from Kindle Books and other sources. RDR required readings for each class day will be posted to Canvas.


From time to time, virtual handouts will be recommended. Hyperlinks to these readings are in the syllabus and will also be posted to Canvas. Handouts are supplemental readings and resources, primarily from professional reports and news articles, that help explain and expand on the scholarly works in the readings. For enterprising students, other recommended readings are also listed in the syllabus. These readings can be useful as bibliographic materials for selecting your term paper topic and preparing your paper.

Readings are an essential part of the course and should be completed by the date listed!!!

As we transition back to in-person instruction, and relearn how to be in a classroom, there will undoubtedly be hiccups along the way. These may be the challenges of synchronous hybrid (in-person and virtual) instruction, limitations placed on guest speakers, field trips, and field research, and how to incorporate the best of in-person and remote learning based on the last two years of virtuality.
Evaluation:

Course evaluation will be based on four products:

1) Midterm: May 5 from 10am to 12pm, in the classroom. (30%)
2) Term paper: Instructions will be passed out in class. (30%)
   Topics must be OK’d by the instructor: submit paragraph describing the topic by the 3rd week of class, April 21, to Vanesa Donangtavanh at donangtavanh@ucdavis.edu. Papers due: Monday, June 12, by 12:00 p.m. Submission instructions to be announced. Length: up to 18 pages, double-spaced.
3) Participation: Including attendance and participation in regular class meetings. (10%)
4) Final Examination: June 15, 10:30am to 12:30 pm, location to be announced. (30%)

Course Outline and Syllabus

I. Definitions and Dimensions of the Problem

While housing might seem to be a self-evident necessity, there is considerable difference of opinion as to the dimensions of housing need in the U.S. Prescriptions for solutions to the “housing problem” rest closely on these differing definitions of the problem itself.

April 7   Course Description and Introduction

Defining the Housing Problem: National, State, and Local Conditions and Trends.

Guest Speaker: Sherri Metzker, Principal Planner, Housing Conditions/Strategies in Davis

Required Readings:


Virtual Handout:

Gabriel, Stuart A. 2020.  “Costs of the Housing Crisis The factors behind California’s high-priced homes, and some possible remedies”, UCLA Affordable Housing Policy Brief, Ziman Center for Real Estate.

Recommended Readings:

II. The Effects of the Housing Environment on Social Behavior

Architects, planners, and social scientists have long been fascinated with the potential role of housing in shaping human behavior. Our task in this section will be to systematically review representative literature on the social effects of housing, and to critically assess the theories and information presented.

April 14  The Effects of Poor Housing: The Case of Pruitt-Igo

Required Readings:


Recommended Readings:


The Effects of Housing Discrimination and Segregation

Guest Speaker: Stephen Goldberg, Attorney, Northern California Legal Services, Federal and State Fair Housing Laws.

Required Readings:


Recommended Readings:


April 21

The Effects of Housing Design on Resident Satisfaction and Participation: Physical Proximity and Neighboring Patterns

*PARAGRAPH DESCRIBING TERM PAPER TOPIC DUE

Guest Speakers: Diane Kallas, Muir Commons; Rich Ciraulo, Mercy Housing California. In-person tour of Muir Commons Co-Housing Community, Davis. MASKS REQUIRED.

Required Readings:


Recommended Readings:


III. The Housing Market

An understanding of the housing market, that is, of the process and efficiency with which people and dwellings are matched to each other, is central to the formulation of housing policy. For example, one of the most crucial of housing problems, housing shortages, occurs when the number of people seeking homes exceeds the number of available housing units. Why and how does this happen? What strategies may be applied to deal with it?
Economics have developed some of the most useful and powerful conceptual tools to help us answer these questions. They offer the notion of a market to describe the relationships between the supply, demand, and price of housing. This section examines the competitive model of the housing market, exploring its strengths and limitations as a tool for describing and analyzing the actual operation of contemporary housing markets.

April 28  The Competitive Model of the Housing Market: Strengths and Limitations

Guest Speaker: Jyotswaroop Bawa, California Reinvestment Coalition, “Housing Markets, Gentrification, Redlining, and the Foreclosure Crisis”.

Required Readings:


Virtual Handout:


The Dynamics of the Housing Market: Location Theory and Filtering

Required Readings:


Recommended Readings:


May 5  MIDTERM - 10:00 a.m. - 12:00 p.m. (in class)

IV.  Housing and Public Policy

Ever since the Depression, the federal government has been a significant participant in the process of housing provision. A variety of programs have been proposed and implemented over the years. This section examines: (1) the general orientations toward public policy that underlie those programs; (2) the political arena within which housing decisions are implemented; and (3) the history of federal housing policy with an emphasis on more recent programs.

May 5  Ideology, Power Structures, and Housing Policy

Guest Speaker: Tyrone Buckley, California Department of Housing and Community Development, “How Housing Policy Gets Made in the California Legislature”.

Required Readings:


Recommended Readings:

May 12  The History of the Federal Housing Program

Guest Speaker: Lisa Baker, former Executive Director, Yolo County Housing, “History and Operations of the Public Housing Program”

Required Readings:


Virtual Handout:


National Low-Income Housing Coalition. 2022. “President Biden Signs into Law FY22 Spending Bill with Increased Funding for Housing.”

Recommended Readings:

Bodaken, Michael. July/August 1995. “We Must Preserve the Nation’s Supply of Affordable Housing”, in Shelterforce, pp. 15-17.


May 19  Local Growth Control and Housing Affordability,

Guest Speaker: Terri Smyth Canillo, Vice President, Community Housing Opportunities Corporation, In-person tour of Windmere Apartments, Davis. **MASKS REQUIRED.**

**Required Readings:**


Jacobus, Rick. 2015. “Inclusionary Housing: Creating and Maintaining Equitable Communities”, Lincoln Institute of Land Policy, Cambridge, MA, Executive Summary, Chapters 1, 2, 8, pp. 3-17, 54-58, in RDR.


Non-Profit Housing Association of Northern California and California Coalition for Rural Housing. 2007. Affordable Housing by Choice: Trends in California Inclusionary Housing Programs, Executive Summary and excerpts, San Francisco and Sacramento, in RDR.

**Recommended Readings:**

Advisory Commission on Regulatory Barriers to Affordable Housing. 1991. “Not In My Back Yard: Removing Barriers to Affordable Housing”.

California Coalition for Rural Housing Project. 1994. Creating Affordable Communities: Inclusionary Housing Programs in California.


Murphy, Bill, Nancy Carroll and Steve Boiland. 1987. Growth Control: A Part of California’s Landscape.


May 26  Tenant Issues: Gentrification, Displacement and the American Dream

**Required Readings:**


Virtual Handout:
Ramrayka, Liza. 2020. “California’s Housing Crisis is So Bad, People are Turning to Rent Strikes and Squatting”, Social Justice and Solutions Journalist.

Recommended Readings:


Homelessness

Guest Speaker: Joe Smith, Advocacy Director, Loaves and Fishes.

Required Readings:


Recommended Readings:


June 2 Rural Housing Problems and Solutions

Guest Speaker: Maria Pena, Manager, Ciudad del Sol Migrant Labor Center, Yolo County Housing Authority. In-person tour. MASKS REQUIRED.

Required Readings:


June ? Course Review/Finals Study Session (if needed)

June 15 FINAL EXAMINATION – 10:30am to 12:30 p.m., location to be announced.

***Term Paper due on June 12 by 12:00 p.m. Submission instructions to be announced.