Dr. Robert Wiener
1320 Hart Hall
Campus Office Hrs: F 9:00-10:00am
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Department of Human and Community Development
University of California, Davis
Teaching Assistant: Luisa Cafe – lcafe@ucdavis.edu
Campus Office Hrs: TH 11:00am-1:00pm, 2420Hart Hall

Housing and Social Policy – CRD 171

F – 10:00 a.m. to 1:50 p.m.
118 Olson
Spring 2018

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 at the UCD Bookstore. **RDR** is available at Copyland, 231 G Street, Davis, 530-756-2679.

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

From time to time, written handouts will be passed out in class. Handouts are supplemental readings and resources, primarily from professional reports, that help explain and expand on the scholarly works in the readings. Some of these are listed in the syllabus. 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.

Evaluation:

Course evaluation will be based on four products:

1) Midterm: May 4, in the classroom. (25%)
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 20. Papers due: Monday, June 4, by 12:00 p.m. in the instructor's box in the Hart Hall mailroom. Length: 18-20 pages, double-spaced.
3) Participation: Including attendance and participation in regular class meetings. (15%)
4) Final Examination: June 13, 3:30 p.m. to 5:30 p.m., 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 6 **Course Description and Introduction**

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

Guest Speaker: Katherine Hess**,** City of Davis, Housing Conditions and Strategies in Davis

Required Readings:

Bratt, Rachel G., Stone, Michael E., and Chester Hartman. 2006. "Why a Right to Housing Is Needed and Makes Sense: Editor's Introduction", pp. 1-19, in **RH**.
California Department of Housing and Community Development. 2017. California's Housing Future: Challenges and Opportunities, Public Draft, Statewide Housing Assessment 2025, pp. 1-32, in **RDR**.
Schlay, Anne B. 1995**.** "Housing in the Broader Context in the United States", in Housing Policy Debate, Vol. 6, Issue 3, pp. 695-714**,** in **RDR.**
Stone, Michael E. 2006. "Housing Affordability: One-Third of a Nation Shelter-Poor", pp. 38-60, in **RH.**

Recommended Readings:

Achtenberg, Emily, and Marcuse, Peter. 1986. "The Causes of the Housing Problem", in Critical Perspectives on Housing, Temple University Press, Philadelphia, pp. 4-11**.**
Apgar, William. 1989. "Recent Trends in Housing Quality and Affordability: A Reassessment." in Housing Issues of the 1990s, Sara Rosenberry and Chester Hartman, eds., NY: Praeger, pp. 37-61.
Apgar, William. 2006. The State of the Nation's Housing: 2005, Harvard University Joint Center for Housing Studies, Cambridge, MA**.**
California Department of Housing and Community Development. 2000. Raising the Roof: California Housing Development Projections and Constraints. 1997-2020, Sacramento, CA.
Daskal, Jennifer. 1998. In Search of Shelter: The Growing Shortage of Affordable Rental Housing, The Dimensions of the Affordable Housing Problem, Center on Budget and Policy Priorities, Washington, D.C., pp. 9-19.
Housing Assistance Council. 1996. The State of the Nation's Rural Housing in 1996, Washington, D.C.
Housing California. 2000. "Stable Housing. Stable Lives": Housing Fact Book, Sacramento, CA.
Joint Select Task Force on the Changing Family. 1990. Housing California's Families: The End of the American Dream?, pp. 1-26.
Senate Office of Research. 1990. Grasping at the Dream: California Housing: Who Can Afford the Price?, pp. 1-30.
State of California. 1995. Consolidated Plan: California Program Years 1995/1996 Through 1999/2000, public review draft, Section 1 .B.5 Housing Problems, Sacramento, CA.
Weicher, John C. 1989. "Housing Quality: Measurement and Progress," in Housing Issues of the 1990s, Sara Rosenberry and Chester Hartman, eds. NY: Praeger, pp. 9-32.
Yezer, Anthony. 1989. "Housing Quality: Comment," in Housing Issues of the 1990s, Sara Rosenberry and Chester Hartman, eds. NY: Praeger pp. 33-35.

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 13 **The Effects of Poor Housing: The Case of Pruitt-Igo**

Required Readings:

Michelson, William. 1982. "Determinism by the Urban Environment," in Housing Urban America, New York: Aldine Publishing Company, pp. 177-187, in **RDR.**
Rainwater, Lee. 1982. "The Lessons of Pruitt-Igo", in Housing Urban America, New York: Aldine Publishing Company, pp. 597-604, in **RDR.**
Yancy, William L., 1978. "Architecture, Interaction and Social Control", in Kaplan and Kaplan, Humanscape: Environment for People, pp. 293-307, in **RDR.**

Recommended Readings:

Bailey, James. Dec. 1965. "The Case Study of a Failure", in Architectural Forum, pp. 22-25.
Bainbridge, David, & Corbett, Judy. 1979. Village Homes Solar House Design. Rodale Press.
Becker, Franklin D. 1977. Housing Messages. Douden, Hutchison, & Ross.
Calhoun, John B. 1963. "Population Density and Social Pathology," in L.J. Duhl (ed.), The Urban Condition, NY: Basic Books, pp. 33-43.
Cooper, Clare, C. 1975. Easter Hill Village: Some Social Implications of Design. Riverside, NJ: Free Press.
Corbett, Michael. 1981. A Better Place to Live. Rodale Press.
Gans, Herbert. 1975. Forward to Easter Hill Village. Clare C. Cooper (NY: The Free Press), pp. ix-xxi.
Gutman, Robert. 1966. "Site Planning and Social Behavior", Journal of Social Issues:XXII:4, pp. 103-115.
Hartman, Chester. 1983. "Social Values and Housing Orientations", in Journal of Social Issues, pp .113-129.
Kaplan and Kaplan. 1978. Ch. 7, "Stress and the Failure of Preference," (pp. 194-199) and E.O. Wilson, "Density and Aggressive Behavior." (pp. 199-211) in Kaplan and Kaplan, Humanscape: Environment for People.
Keller, S. 1971. "Friends and Neighbors in a Planned Community", in Robert Burchell, Frontiers of Planned Unit Development: A Synthesis of Expert Opinion, pp. 228-239.
McCue, George. May, 1973. "$57,000,000 Later -- Put Pruitt-Igoe Together Again," Architectural Forum. pp. 42-45.
Montgomery, R. 1966. "Comment on Fear and House-as-Haven in the Lower Class," Journal of the American Institute of Planners. Vol. 32, no. 1, pp. 3 1-37. (Xerox on reserve)
Newman, Oscar. 1972. Defensible Space. NY: MacMillan.
Nieberg, H. L. 1974. "Crime Prevention by Urban Design", in Transaction. Vol. 12, no. 1, pp. 41-47.
Pynoos, Jon, Schafer, Robert, Hartman, Chester. 1982. Introduction to Section II, "Social Aspects," in Housing Urban America, New York: Aldine Publishing Company, pp. 137-140.
Rainwater, Lee. 1969. "The Problem of Lower Class Culture and Poverty War Strategy," in D. P. Moynihan, On Understanding Poverty. pp. 229-259.
Rainwater, Lee. 1982. "Fear and the House as Haven in the Lower Class", in Housing Urban America, New York: Aldine Publishing Company, pp.187-196.
Rosow, Irving. 1961. "The Social Effects of the Physical Environment", in Journal of the American Institute of Planners. Vol. 27, no. 2, pp. 127-133.
Sternlieb, George and James W. Hughes. Jan. 1986. "Demographics and Housing in America", Population Bulletin, vol. 41, No. 1, pp. 1-34.
Suttles, Gerald. 1969. "Anatomy of a Chicago Slum," Transaction: Social Science and Modern Society. Vol. 6, no. 4, pp. 16-25.
Zehner, Robert. 1971. "Neighborhood and Community Satisfaction in New Towns and Less Planned Suburbs," in Journal of the American Institute of Planners. Vol. 37, no. 1, 379-385.

The Effects of Housing Discrimination and Segregation

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

Required Readings:

Denton, Nancy A., 2006. "Segregation and Discrimination in Housing", pp. 61-81, in **RH**.
Rosenbaum, James E. 1991. "Black Pioneers-Do Their Moves to the Suburbs Increase Economic Opportunity for Mothers and Children?" in Housing Policy Debate, Vol. 2, Issue 4, pp. 1179-1208, in **RDR**
Rusk, David. 2001. "The "Segregation Tax": The Cost of Racial Segregation to Black Homeowners", in The Brookings Institution Survey Series, Center on Urban & Metropolitan Policy, The Brookings Institution, pp. 1-14, in **RDR**.
Freeman, Lance. 1995. Residential Segregation in North Carolina: A Barrier to African American Opportunity, North Carolina Institute of Minority Economic Development, Executive Summary and pp. 1-5, 7-12, 14-18, in **RDR**.

Recommended Readings:

Celis, William, III. October 28, 1985. "Closed Doors: Justice, HUD Oppose Housing Segregation, But Enforcement Lags," Wall Street Journal.
Citizens Commission on Civil Rights. 1986. "The Federal Government and Equal Housing Opportunity: A Continuing Failure", in Critical Perspectives on Housing, Philadelphia: Temple University Press, pp. 296-321.
Deutsch, M. & Collins, M. E. 1957. Interracial Housing. Minneapolis: University of Minnesota Press.
Eisenman, Russell. 1969. "Comments on 'Racially Separate or Together,"' Journal of Social Issues. Vol. XXV, no. 4, pp. 199-206
Ford, W. Scott. 1973. "Interracial Public Housing in a Border City: Another Look at the Contact Hypothesis," American Journal of Sociology. Vol. 78, pp. 1426-1447.
Metcalf, George R. 1988. Fair Housing Comes of Age, pp. 3-26 and 2 17-222. NY: Greenwood Press.
Molotch, Harvey. 1969. "Racial Change in a Stable Community," in American Journal of Sociology. Vol. 75, no. 2, pp. 226-238.
Orfield, Gary. 1986. "Minorities and Suburbanization" and excerpts from Mt. Laurel Decision, pp. 221-229, in Critical Perspectives on Housing, Philadelphia: Temple University Press, pp. 296-321.
Piven, F. F., & Cloward, R. H. 1982. "The Case Against Urban Desegregation", in Housing Urban America, New York: Aldine Publishing Company, pp. 100-110**.**
Simpson, G. E., & Yinger, J. Milton. 1982. "Equal Status, Housing Integration, and Racial Prejudices", in Housing Urban America, New York: Aldine Publishing Company, pp. 153-163.
Taeuber, Karl E. 1974. "Race and the Metropolis: A Demographic Perspective on the 1970s," Madison, Wisconsin: Institute for Research on Poverty, Discussion Paper 205.
U.S. Department of Housing and Urban Development. June 1980. Gautreaux Housing Demonstration: An Evaluation of Its Impact on Participating Households. HUD-PDR-558. Washington, D.C.: HUD (Government Documents, University Library).
Welfeld, Irving. 1982. "The Courts and Desegregated Housing: The Meanings (if any) of the Gautreaux Case", Housing Urban America, New York: Aldine Publishing Company, pp. 111-119.
Wilher, D. M., Walkley, R., Cook. 1955. Human Relations in Interracial Housing: A Study of the Contact Hypothesis. University of Minnesota Press.
Works, Ernest. 1961. "The Prejudice -- Interaction Hypothesis from the Point of View of the Negro Minority Group," American Journal of Sociology. Vol. 67, pp. 47-52.
Varady, David P., & Walker, Carole C. 2003. "Using Housing Vouchers to Move to the Suburbs: How Do Families Fare?", in Housing Policy Debate, Fannie Mae Foundation, Vol. 14, Issue 3, Washington, D.C., pp. 347-382**.**
Zeul, Carolyn & Humphrey, C. 1971. "The Integration of Black Residents in Suburban Neighborhoods: A Re-examination of the Contact Hypothesis," Social Problems. Vol. 18, (Spring).

April 20 **The Effects of Housing Design on Resident Satisfaction and Participation: Physical Proximity and Neighboring Patterns**

***PARAGRAPH DESCRIBING TERM PAPER TOPIC DUE**

Tour and video Muir Commons. Meet in community dining room, 2222 Muir Woods Place, W. Davis, 10:00 p.m. - 1:50 p.m. Guest Speaker: Stephan Daues, Mercy Housing California.

Required Readings:

Athanasiou, Robert and Yoshioka, G. A. 1973. "The Spatial Character of Friendship Formation", in Environment and Behavior. Vol. **5,** no. 1, pp. 43-65, in **RDR.**
Cooper, Clare. 1980. "Resident Dissatisfaction in Multi-Family Housing", in Win. Smith (ed.), Behavior, Design and Policy Aspects of Human Habitats. Green Bay: Univ. of Wisconsin, pp. 119-144, in **RDR.**
Gans, Herbert J. 1982. "The Balanced Community: Homogeneity or Heterogeneity in Residential Areas?", in Housing Urban America, New York: Aldine Publishing Company, pp. 141-152, in **RDR.**
Greenbie, Barrie B. 1978. "Social Territory, Community Health, and Urban Planning", in Kaplan & Kaplan, Humanscape, pp. 211-224, in **RDR.**

Recommended Readings:

Blau, Judith, Mark LaGovy, and John Pipkin (eds.). 1984. Professionals and Urban Form (Architects, planners, and social scientists discuss city planning.) Albany: SUNY Press.
Carey L., & Mapes, R. 1972. The Sociology of Planning: A Study of Social Activity on New Housing Estate London: Batsford.
Festinger, L., Schacter, D., & Bach, K. 1950. Social Pressures in Informal Groups. Stanford, CA: Stanford University Press.
Kanter, Liz. 1989, Mar. 13. "Village Homes: Much more than a place to live." Davis Enterprise. Pipkin, J. S., M. LaGovy, and J. Blau (eds.). 1983. Remaking the City: Social Science Perspectives on Urban Design. Albany: SUNY Press.
Whyte, W. H. 1956. "The New Suburbia: Organization Man at Home", Part VII in W. H. Whyte. The Organization Man, New York: Simon and Schuster.
Young, M., & Willmott, P. 1957. Family and Kinship in East London. Baltimore, MD: Penguin Books.

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 27 **The Competitive Model of the Housing Market: Strengths and Limitations**

Guest Speaker: Paul Ainger, Rural Community Assistance Corporation, and Jesús Hernandez, UC Davis, "Housing Markets, Redlining, and the Foreclosure Crisis"

Required Readings:

California Reinvestment Coalition, 2010. From Foreclosure to Re-Redlining: How America's financial institutions devastated California communities, Executive Summary, San Francisco, pp. 1-6, in **RDR**.
Olsen, Edgar. 1982. "A Competitive Theory of the Housing Market", in Housing Urban America, New York: Aldine Publishing Company pp. 234-244, in **RDR.**
U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2009. Interim Report to Congress on the Root Causes of the Foreclosure Crisis, Executive Summary, Washington, D.C., pp. vii-xvi, in **RDR**.

The Dynamics of the Housing Market: Location Theory and Filtering

Required Readings:

Downs, Anthony. 1982. "An Economic Analysis of Property Values and Race (Laurenti)", in Housing Urban America, New York: Aldine Publishing Company, pp. 273-279, in **RDR.**
Grigsby, W. G. 1973. "Housing Market Dynamics: The Filtering Process", in Mandelker, et al. (eds.), Housing in America. NY: Bobbs-Merrill, pp. 225-228, in **RDR.**

Recommended Readings:

Aaron, Henry J. 1972. "Home Delivery: How and For Whom", in Shelter and Subsidies: Who Benefits from Federal Housing Policies?. Chapter 10, pp. 159-174.
Appelbaum, Richard and John Gilderbloom. 1986. "Supply-Side Economics and Rents: Are Rental Housing Markets Truly Competitive?", in Critical Perspectives in Housing, pp. 165-179.
Gilderbloom, John and Richard P. Appelbauin (eds.). 1988. Rethinking Rental Housing. Philadelphia: Temple University Press.
Grigsby, W. G. 1973. "Market Structure, Housing Submarkets, Components of Supply", in Mandelker, et al. (eds.), Housing in America. NY: Bobbs-Merrill, pp. 51-57**.**
Kain, John R. 1982. "Effects of Housing Market Segregation on Urban Development," in Housing Urban America, New York: Aldine Publishing Company, pp. 257-272.
Lessard, Donald & Modigliani, Franco. 1980. "The Causes of Recent Instability in the Housing Sector", in PSH, pp. 324-333.
Lessard, Donald & Modigliani, Franco. 1980. "Alternative Mortgage Designs and their Effectiveness in Eliminating Demand and Supply Effects on Inflation", in Housing Urban America, New York: Aldine Publishing Company , pp. 334-349.
Meyerson, Ann. 1989. "The Changing Structure of Housing Finance in the U.S.", in Sara Rosenberry and Chester Hartman (eds.) Housing Issues of the 1990s. NY: Praeger Books, pp. 155-188.
Meyerson, Ann. 1986. "Housing Abandonment: The Role of Institutional Mortgage Lenders", in Critical Perspectives on Housing, Temple University Press, Philadelphia, pp. 184-201.
Muth, Richard F. 1982. "The Determinants of Dwelling Unit Condition," in Housing Urban America, New York: Aldine Publishing Company, pp. 245-256.
Pynoos, Jon, Schafer, Robert, Hartman, Chester. 1982. Introduction to Section III, "Economics," in Housing Urban America, New York: Aldine Publishing Company, pp. 209-2 16.
Ritter, L. S. & Silber, W. L. 1970. "Does Tight Money Discriminate Against Housing?", in Money. NY:
Basic Books, Chapter 18, pp. 221-232.
Schafer, Robert. 1982. "Discrimination in Housing Prices and Mortgage Lending", in Housing Urban America, New York: Aldine Publishing Company, pp. 294-308.
Stearns, Linda B. and John R. Logan. Sept., 1986. "The Racial Structure of the Housing Market and Segregation in Suburban Areas", Social Forces. vol. 65, no. 1, pp. 28-42.
Stone, Michael. 1982. "Federal Housing Policy: A Political-Economic Analysis", in Housing Urban America, New York: Aldine Publishing Company, pp. 448-458.
Stone, Michael, 1986. "Housing and the Dynamics of U.S. Capitalism", in Critical Perspectives on Housing, Temple University Press, Philadelphia, pp. 41-65.

May 4 **MIDTERM** - 10:00 a.m. - 12:00 p.m. (in classroom)

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 4 **Ideology. Power Structures, and Housing Policy**

Guest Speaker: Tia Boatman-Patterson, Director, California Housing Finance Agency, "How Housing Policy Gets Made in the California Legislature".

Required Readings:

Dreier, Peter. 2006. "Federal Housing Subsidies: Who Benefits and Why", pp. 105-138, in **RH**.
Marcuse, Peter. 1986. "Housing Policy and the Myth of the Benevolent State", and "Afterword" in Critical Perspectives in Housing, pp. 248-263, in **RDR.**
Marcuse, Peter, and Keating, W. Dennis. 2006. "The Permanent Housing Crisis: The Failures of Conservatism and the Limitations of Liberalism", pp. 139-162, in **RH.**

Recommended Readings:

Banfield, Edward. 1971. "The Unheavenly City", in David Gordon, Problems in Political Economy. 1st edition: Lexington, MA: D. C. Heath.
Friedman, Lawrence M. 1982. "Social Class and Housing Reform", in Housing Urban America, New York: Aldine Publishing Company, pp. 27-31.
Friedman, Milton. 1971. "The Role of Government in a Free Society", in Gordon, pp. 49-56.
Hays, R. Allen. 1995. "The Ideological Context of Housing Policy", in The Federal Government and Urban Housing: Ideology and Change in Public Policy, Albany: SUNY Press, pp. 17-56**.**
Heller, Walter W. 1971. "Reflections on Public Expenditure Theory", in Gordon, pp. 39-44.
Lenski, Gerhard. 1966. "The Problem: Who Gets What and Why?", in Power and Privilege. NY: McGraw-Hill, Chapter 1, pp. 1-23.
Moynihan, D.P. 1971. "Toward a National Urban Policy", in Gordon, pp. 29-38.
Rule, James B. 1971. "The Problem with Social Problems", in Politic and Society. Fall, pp. 47-56.
Sweezy, Paul. 1971. "The Radical Theory of the State", in Gordon, pp. 29-38.
Wachtel, Howard M. 1974. "Looking at Poverty from Radical, Conservative, and Liberal Perspectives", in P. Roby (ed.), The Poverty Establishment. pp. 180-190.

May 11 **The History of the Federal Housing Program**

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

Required Readings:

Bratt, Rachel. 1986, "Public Housing: The Controversy and Contribution", in Critical Perspectives in Housing, pp. 335-358, in **RDR.**
Collings, Art. 1999. "The Role of the Federal Rural Housing Programs", pp. 101-109, in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications. pp. 101-108, in **RDR**.
Edson, Charles L. 2011. "Affordable Housing – An Intimate History" in The Legal Guide to Affordable Housing Development, ed. by Tim Iglesias and Rochelle E. Lento. Menlo Park: Stanford University Libraries, pp. 3-20, in **RDR**.
Schwartz, Alex. 2012. "US Housing Policy in the Age of Obama: From Crisis to Stasis" in International Journal of Housing Policy, Vol. 12, No. 2, June 2012, pp. 227-240, in **RDR**.

Class Handout:

Savitch-Lew, Abigail. 2017. "10 Housing Policies to Watch Under President Trump" in City Limits. January 19, 2017.

Recommended Readings:

Bodaken, Michael. July/August 1995. "We Must Preserve the Nation's Supply of Affordable Housing", in Shelterforce, pp. 15-17.
DeParle, Jason. October 1996. "The Year Housing Died", in New York Times Magazine, pp. 52-57, 68, 94, 105.
Dreier, Peter and Atlas, John. 1995. "Housing Policy's Moment of Truth", in The American Prospect, pp. 68-77.
Fainstein, Susan 5. 1979. "American Policy for Housing and Community Development: A Comparative Examination", in Roger Montgomery and Dale Marshall, eds., Housing Policy, Policy Studies Journal Special Issue, Policy Studies Organization, pp. 323-337.
Hays, R. Allen, 1985. The Federal Government and Urban Housing. Albany: State University of New York Press.
Hays, Allen R. 1988. "Housing Subsidy Strategies in the United States: A Typology", in Handbook on Housing and the Built Environment in the United States, ed. by Elizabeth Huttman and Willem van Vliet. New York: Greenwood Press, pp. 183-196.
Hays, R. Allen. 1995. "The Clinton Administration", in The Federal Government and Urban Housing: Ideology and Change in Public Policy, Albany: SUNY Press, pp. 262-276.
Kravitz, Linda, and Collings, Art, 1986, "Rural Housing Policy in America: Problems and Solutions", in Critical Perspectives on Housing. Philadelphia: Temple University Press, pp. 325-334.
Lindamood, Suzanne & Sherman D. Hanna. 1979. "The Role of the Federal Government in Housing", in Housing. Society and Consumers. St. Paul: West Publishing Co., Chapter 12, pp. 369-410.
Nenno, Mary. 1997. "Changes and Challenges in Affordable Housing and Urban Development", in Affordable Housing and Urban Redevelopment in the United States. Sage Publications, Thousand Oaks, CA, pp. 1-20.
U.S. Comptroller General. June 6, 1980. Report to the Congress: Section 8 Subsidized Housing -- Some Observations on its High Rents. Costs. and Inequities. Washington, D. C.: General Accounting Office (Government Documents, University Library CED 80-59).
U.S. Department of Housing and Urban Development. December 1978. Lower Income Housing Assistance Program (Section 8): Nationwide Evaluation of the Existing Program. HUD-PDR-359. Washington, D.C.: HUD (Government Documents, University Library).
Wallace, James E. 1995. "Financing Affordable Housing in the United States", in Housing Policy Debate, pp. 278-3 11.
Welfeld, Irving. 1982. "Towards a New Federal Housing Policy", in Housing Urban America, New York:
Aldine Publishing Company, pp. 592-596.
Wiener, Robert. 1991. "Congress Challenges Cities: Hang on to Low-Income Housing", in Western Cities, League of California Cities, Sacramento, pp. 12-16.

May 18 **Local Growth Control and Housing Affordability,**

Guest Speaker: Darryl Rutherford, Sacramento Housing Alliance, "Inclusionary Housing"; Field Trip, Windmere Apartments, 3100 5th Street, Davis - 10:00 a.m. - 1:50 p.m.

Required Readings:

Danielsen, Karen, Lang, Robert, Fulton, William. 1999. "What Does Smart Growth Mean for Housing", in Housing Facts & Findings, FannieMae Foundation, Washington, D.C., in **RDR.**
Hickey, Robert. 2013. After the Downturn: New Challenges and Opportunities for Inclusionary Housing, Center for Housing Policy, National Housing Conference, Washington, D.C., pp. 1-16, in **RDR**.
Keating, Dennis. 1989. "Linkage: Tying Downtown Development to Community Housing Needs", in S. Rosenberry and C. Hartman, (eds.), Housing Issues of the 1990s. NY: Praeger, pp. 211-220, 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.
City of Davis, City of Davis Municipal Code. Affordable Housing, Section 12A-50 through 12A-56. Frieden,
Bernard, J. 1982. "The New Regulation Comes to the Suburbs", in Housing Urban America, New York: Aldine Publishing Company, pp. 285-293.
Brunick, Nicholas J. 2004. "Inclusionary Housing: Proven Success in Large Cities", in Zoning Practice, American Planning Association, Issue 10, Part 2, pp.2-7.
Glickfield, Mâdelyn, and Levine, Ned. 1992. Regional Growth….Local Reaction: The Enactment of Local Growth Control and Management Measures in California.
Leibsohn, Daniel. 1982. Expanding the Local Government Role in Housing: Local Ownership, Capital, and Risk. Berkeley: Institute for Local Self-Government.
Molotch, Harvey: 1984, June. "Tensions in the Growth Machine: Overcoming Resistance to Value-Free Development," Social Problems, vol. 31, no. 5, pp. 483-499.
Murphy, Bill, Nancy Carroll and Steve Boiland. 1987. Growth Control: A Part of California's Landscape. California: State Dept. of H.U.D. 8 pp. & appendices.
Porter, Douglas. 1989. "Linkage: Comment." in S. Rosenberry and C. Hartman, eds. Housing Issues of the 1990s. NY: Praeger, pp. 223-226. See Keating: Linkage.
Schwartz, Seymour, and Johnston, Robert A. 1983. "Inclusionary Housing Programs", APA Journal, pp. 3-21.
Schwartz, Seymour I., & Robert A. Johnston. 1981. Local Government Initiatives for Affordable Housing: An Evaluation of Inclusionary Housing Programs in California. Davis: Institute of Governmental Affairs.
U.S. Department of HUD. 1982. Affordable Housing: How Local Regulatory Improvements Can Help. Washington, D.C.: U.S.G.P.O.

May 25 Tenant Issues: Gentrification. Displacement and the American Dream

Required Readings:

Marcuse, Peter, and Rasmussen, Raun. 1989. "Off-Site Displacement: How the Changing Economic Tide of a Neighorhood Can Drown Out the Poor", in Clearinghouse Review, pp. 1353-58, 136 1-70, in **RDR.**
Palen, John J. 1988. "Gentrification, Revitalization and Displacement", in Handbook on Housing and the Built Environment in the United States, ed. by Elizabeth Huttman and Willem van Vliet, Greenwook Press, New York, pp. 417-428, in **RDR.**
Schwartz, Alex, and Tajbakhsh, Kian. 1997. "Mixed-Income Housing: Unanswered Questions", in Cityscape: A Journal of Policy Development and Research, Vol. 3, No. 2, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Washington, D.C., pp. 71-81, in **RDR**.
Zuk, Miriam, Bierbaum, Ariel, Chapple, Karen, et. al. 2015. Gentrification, Displacement and the Role of Public Investment: A Literature Review, University of California, Berkeley, University of California, Los Angeles, pp. 1-23, **RDR**.

Recommended Readings:

Achtenberg, Emily P. 1980. "The Social Utility of Rent Control," in Housing Urban America, New York: Aldine Publishing Company, pp. 459-472.
Allen, Irving. 1984. "The Ideology of Dense Neighborhood Redevelopment", In Palen and London (eds.), Gentrification. Displacement. and Neighborhood Revitalization, Albany: SUNY Press~ pp. 27-42.
Atlas, John and Dreier, Peter. 1983. "Mobilize or Compromise? The Tenants' Movement and American Politics," in C. Hartinan (ed.), America's Housing Crisis. Boston: Routledge and Kegan Paul, pp. 151-185.
Atlas, John, and Dreier, Peter. 1986. "The Tenants' Movement and American Politics", in Critical Perspectives in Housing, pp. 378-397**.**
Blumberg, Richard E., & Robbins, Brian Quinn. 1980. "Beyond URLTA: A Program for Achieving Real Tenant Goals," in PSH, pp. 77-89.
Cowley, John. 1986. "The Limits of Housing Organizing", in Critical Perspectives on Housing. Philadelphia: Temple University Press, pp. 398-404.
Freedman, Anthony. 1989. "Rentals, Condos, and Co-ops: Comment." in S. Rosenberry and C. Hartman (eds.) Housing Issues in the 1990s. NY: Praeger, pp. 205-2 10.
Gilderbloom, John. 1980. Moderate Rent Control: The Experiences of U.S. Cities. Washington, D.C.:

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Gilderbloom, John and Applebaum, Richard. 1988. Rethinking Rental Housing. Philadelphia: Temple University Press.
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Keating, Dennis. 1976. Rent and Eviction Controls: A Selected Annotated Bibliography. Council of Planning Librarians, Exchange Bibliography 1136, Oct. 1976.
Kemeny, Jim. 1986. "A Critique of Homeownership", in Critical Perspectives on Housing. Philadelphia: Temple University Press, pp. 272-276..
Lett, Monica. 1976. Rent Control: Concepts. Realities, and Mechanisms. Center for Urban Policy Research. New Brunswick, NJ: Rutgers University Press.
Marcuse, Peter. 1980. "The Rise of Tenant Organizations," in Housing Urban America, New York: Aldine Publishing Company, pp. *51-56.*
Peterman, William. 1996. "The Meaning of Resident Empowerment: Why Just About Everybody Think's It's a Good Idea and What It Has to Do with Resident Management", in Housing Policy Debate, Fannie Mae Foundation, Vol. 7, Issue 3, Washington, D.C., pp. 473-488**.**
Robinson, Tony. March 1995. "Gentrification and Grassroots Resistance in San Francisco's Tenderloin", in Urban Affairs Review, Vol. 30, No. 4, pp. 483-509.
Smith, Neil and LeFaivre, Michele. 1984. "A Class Analysis of Gentrification." In Palen and London (eds.), Gentrification. Displacement. and Neighborhood Revitalization. Albany: SUNY Press, pp. 43-64.
Sumka, Howard. 1989. "Community-Based Housing in Mass.: Comment." in S. Rosenberry and C. Hartman (eds.), Housing Issues of the 1990s. NY: Praeger, pp. 307-312.
U.S. Comptroller General. September 13, 1980. Report to the Congress: Evaluation of Alternatives for Financing Low and Moderate Income Rental Housing. Chapter *5:* "Housing Beneficiaries," PAD 80-13. Washington, D. C.: General Accounting Office, pp. 75-87.
Wiener, Robert. 1998. "Privatizing Rural Rental Housing: The Prepayment Problem in the Department of Agriculture's Section 515 Program", in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications.

Homelessness

Guest Speaker: Janet Green, Outreach Development Coordinator, Loaves and Fishes, and John Kranz, formerly homeless person; Video: "Neighbors in Need"

Required Readings:

Burt, Martha R. 1991. "The Causes of the Growth of Homelessness During the 1980s", in Housing Policy Debate, Vol. 2, Issue 3, pp. 903-93 1, in **RDR.**
Rosenthal, Rob, and Foscarinis, Maria. 2006. "Responses to Homelessness: Past Policies, Future Directions, and a Right to Housing", pp. 316-339, in **RH**
Wright, James D., and Rubin, Beth A. 1991. "Is Homelessness a Housing Problem?", in Housing Policy Debate, Vol. 2, Issue 3, pp. 937-953, in **RDR.**

Recommended Readings:

Friedrichs, Jurgen. 1988. Affordable Housing and the Homeless. NY: Aldine.
Hoch, Charles and Robert Slayton. 1989. New Homeless and Old. Philadelphia: Temple University Press.
Hopper, Kim and Jill Hamberg. 1986. "The Making of America's Homeless: From Skid Row to the New Poor, 1945-1984", in Critical Perspectives on Housing. Philadelphia: Temple University Press, pp. 12-40.
U.S. Department of Housing and Urban Development, Office of Policy Development and Research. 2001. "Is Affordable Housing the Key to Ending Homelessness?, in Urban Research Monitor, Vol. 6, Issue 5, pp. 1-2, 7.
Wright, James. 1989. Address Unknown: The Homeless in America. NY: Aldine.

June 1 **Rural Housing Problems and Solutions**

Field Trip, Davis Migrant Labor Center.

Required Readings:

Carey, Peter. 1999. "Mutual Self-Help Housing", in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications. pp.157-168, in **RDR.**

Martinez, Zixta, Kamasaki, Charles, and Dabir, Surabhi. 1999. "The Border Colonias: A Framework for Change", in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications. pp. 49-60, in **RDR.**

Peck, Susan. 1999. "Many Harvests of Shame, in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications. pp. 83-90, in **RDR.**

Wiener, Robert, and Belden, Joseph. 1999. "The Context of Affordable Housing in Rural America", in Housing in Rural America: Building Affordable and Inclusive Communities. Thousand Oaks: Sage Publications. pp. 3-12, in **RDR.**

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

June 13 **FINAL EXAMINATION**

3:30 p.m.- 5:30 p.m., location to be announced.

*****Term Paper due on June 4 by 12:00 p.m.**