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Housing and Social Policy – CRD 171

F – 10:00 a.m. to 1:50 p.m.
230 Wellman
Spring 2019

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.


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 3, 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 19. Papers due: Friday, June 7, 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 5 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:


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 12  

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

**Required Readings:**


**Recommended Readings:**


**The Effects of Housing Discrimination and Segregation**

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


Recommended Readings:


April 19 The Effects of Housing Design on Resident Satisfaction and Participation: Physical Proximity and Neighboring Patterns

*PARAGRAPH DESCRIBING TERM PAPER TOPIC DUE

Tour of 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:


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 26 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:

The Dynamics of the Housing Market: Location Theory and Filtering

Required Readings:


Recommended Readings:


May 3 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 3  
**Ideology, Power Structures, and Housing Policy**

Guest Speaker: Tyrone Buckley, Policy Director, California Housing Finance Agency, “How Housing Policy Gets Made in the California Legislature”.

**Required Readings:**


**Recommended Readings:**


May 10  
**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:**


**Class Handout:**

Recommended Readings:

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


May 17 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:


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”.

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


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.

**May 24 Tenant Issues: Gentrification, Displacement and the American Dream**

Required Readings:


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:


Conference on Alternative State and Local Policies.

**Homelessness**

Guest Speaker: Noel Kammermann, Director, Loaves and Fishes, and John Kranz, formerly homeless person.

**Required Readings:**


**Recommended Readings:**


**May 31 Rural Housing Problems and Solutions**

Field Trip, Davis Migrant Labor Center.
Required Readings:


June 13 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 7 by 12:00 p.m.