

**San José State University**  
**Urban and Regional Planning Department**  
**URBP 223: Housing Economics and Policy**  
**URBP 120: Introduction to Housing Economics and Policy**  
**Spring 2023**

**Course and Contact Information**

Instructors: Dr. Gordon Douglas and Dr. Shishir Mathur  
Office location: WSQ 218A (Dr. Douglas); WSQ 216E (Dr. Mathur)  
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Office hours: Tuesdays 12pm – 2pm and by appointment (Dr. Douglas); Friday 4 pm – 6 pm and by appointment (Dr. Mathur)  
Class days/time: Wednesday 4:30 pm to 7:15 pm  
Classroom: WSQ 208  
Prerequisites: URBP 223: None; URBP 120: Upper division standing or instructor consent

**Course Catalog Description**

URBP 223: Overview of the housing situation in the United States; examination of the theory of housing markets and framework for analyzing housing policies; in-depth study of the problem of affordable housing and critical examination of the steps that the public, private, and non-profit sectors have taken to alleviate the problem.

URBP 120: Historic and policy aspects of housing, focusing on housing characteristics and public sector intervention. Topics may vary. Course may be repeated for credit when topic changes.

**Course Format**

In-person course.

**Course Web Page and MYSJSU Messaging**

Course materials such as syllabus, lecture notes, assignment instructions, etc. are at:

URBP 223: <https://sjsu.instructure.com/courses/1557364>

URBP 120: <https://sjsu.instructure.com/courses/1564641>

You are responsible for regularly checking your email that you provided on MySJSU to learn of any updates. For help with using CANVAS see [Canvas Student Resource page](#).

**Course Learning Outcomes (CLOs)**

What do we mean by the term “housing”? How do housing markets work? How is the price of a home determined? What factors impact the demand, supply, and accessibility of housing? What are the social implications of housing and housing affordability, ownership, and tenancy? How do policymakers, developers, and communities understand and address the need for affordable housing? Why is housing important from a planning perspective? This course aims to discuss these and such other questions/issues related to housing in the United States.

The course begins with an overview of the housing situation in the United States. It then examines the theory of housing markets, and provides a framework for analyzing various housing policies. Finally, it examines the problem of housing affordability and other socioeconomic challenges related to how housing gets built, owned, sold, and occupied in the U.S., critically evaluating the measures public, private, and non-profit actors have taken to address them.

After completing this course, students will be able to:

- 1) understand how market-driven, and regulatory demand and supply side policies impact housing prices;
- 2) critically evaluate federal low-income housing policies;
- 3) analyze a jurisdiction's housing policies, and understand how regional- and local-level planning policies impact housing markets and availability of housing; and
- 4) suggest ways to address affordable housing shortages at the local-level

This course partially covers the following PAB Knowledge Components: 3B, 3D and 3E.

3B) Governance and Participation: appreciation of the roles of officials, stakeholders, and community members in planned change.

3D) Growth and Development: appreciation of economic, social, and cultural factors in urban and regional growth and change.

3E) Social Justice: appreciation of equity concerns in planning.

### **Required Texts**

Dawkins, Casey. 2021. *Just Housing: The Moral Foundations of American Housing Policy*. Boston: MIT Press. Open access: <https://direct.mit.edu/books/oa-monograph/5181/Just-HousingThe-Moral-Foundations-of-American>

Schwartz, Alex. 2021. *Housing Policy in the United States (4<sup>th</sup> ed)*. Routledge, New York. We have shared access to this ebook via the library: <https://ebookcentral.proquest.com/lib/sjsu/detail.action?pq-origsite=primo&docID=6522940> (We also have access to the 2010 and 2014 editions, which you are welcome to read if you cannot access the new edition when needed, though note these are a bit dated. You might also consider purchasing a copy of this highly comprehensive and valuable resource for yourself.)

### **Other Assigned Readings**

Please see the Weekly Course Schedule below. Readings available directly from the course Canvas page have the word "(Canvas)" at the end of the citation; all other readings are available via the library's website, elsewhere online, or in the two required texts above.

A quick guide on how to access Canvas is at <http://www.sjsu.edu/ecampus/docs/Canvas-Student-Quick-Guide.pdf>. Instructor may also hand out a small number of additional articles in class, and at times may ask you to read material available on the web.

### **Other technology requirements / equipment / material**

Personal computer and good internet connection for work done outside the in-person class sessions and for any on-line class sessions.

## Library Liaison

Name: Peggy Cabrera. Email: peggy.cabrera@sjsu.edu

### Course Requirements and Assignments

Success in this course is based on the expectation that students will spend, for each unit of credit, a minimum of 45 hours over the length of the course (normally three hours per unit per week) for instruction, preparation/studying, or course related activities, including but not limited to internships, labs, and clinical practica. Other course structures will have equivalent workload expectations as described in the syllabus.

Your grade for the course will be based on the following assignments and other activities:

Assignments	Percent of Course Grade	Course Learning Objectives Covered
Assignment 1: One discussion questions and narrative per class	10%	1-4
Assignment 2: In-class discussion	15%	1-4
Assignment 3: Engagement Unit Activity 1: Attend a Public Meeting and Write a Reflection Paper	10%	1-4
Assignment 4: Engagement Unit Activity 2: Participate in One Role Playing Group with a Guest Lecturer & Write a Reflection Paper and a Synthesis Paper	15%	1-4
Assignment 5: Paper 1	25%	1-3
Assignment 6: Paper 2	25%	1-4

This class will be a combination of lecture by the instructor, in-class discussion, and presentations by the guest speakers. You have to read the assigned material *prior* to attending that week's class, and participate in class discussion.

Assignment 1: For every class marked "Discussion Seminar" in the weekly schedule, each student is required to contribute one question that they would like to see discussed in class. In addition to the question, describe the main points that you would like to see discussed as part of the discussion generated by that question. Write one or two paragraphs (75-100 words). This question will be in addition to any question you might want to ask to clarify a concept/part of the reading. The question and the description should be submitted on Canvas by Tuesday night before class in the assignment text box for the given week. If you prefer to email your question and description, please send to the instructor for that week with the subject line "First Name Last Name: Week "x" Discussion Question and Narrative" (where "x" stands for the week number above). The weekly discussion question and narrative submissions will be graded based on completion and as well as demonstrated thoughtfulness of the reading material based on the level of insight and nuance reflected by the submission.

Assignment 2: In-class discussion requires participation, but more importantly thoughtful reflection. You will not be assessed on the amount of participation per se, but rather your

contribution to the course learning objectives and class discourse through insightful questions and comments.

Assignments 3 and 4 constitute the engagement unit, for which you will have to undertake additional activities outside the class hours. These activities include attending public meetings related to housing issues; writing memos critically analyzing the issues discussed in these public meetings; providing peer responses to such memos written by fellow students; and revising your memo based upon the peer responses. Details on how to complete these activities will be provided on handouts distributed later in the semester.

Assignment 5 and 6: Assignment 5 will be a memo characterizing the housing situation of a city or county of your choice and critically examine the affordable housing situation of that city or county. Assume that our audience is a busy policy maker who knows little about housing issues. Assignment 6 will be a policy proposal to address affordable housing needs for the same city or county studied in Assignment 5. Students will pick one or more of the alternative housing ideas and policy innovations discussed in the course and describe how it could be put into action in their chosen city or county, and what the impacts (and potential challenges) could be.

URBP 120 and URBP 223 will have separate writing requirements for Assignments 5 and 6. These requirements and detailed guidelines about writing the papers will be provided later in the semester at the time the paper assignments are introduced.

### **Final Examination or Evaluation**

Submission of “Assignment 6” and “Course Reflection” will constitute the culminating activities for this course.

### **Grading Information**

Grades for the course will be assigned based on your percentage of total points earned on all assignments according to the following distribution:

*A plus = 100 to 98*

*A = 97 to 93 points*

*A minus = 92 to 90 points*

*B plus = 89 to 87 points*

*B = 86 to 84 points*

*B minus = 83 to 81 points*

*C plus = 80 to 78 points*

*C = 77 to 73 points*

*C minus = 72 to 70 points*

*D plus = 69 to 67 points*

*D = 66 to 63 points*

*D minus = 62 to 60 points*

*F = 59 points or lower*

### **Other Grading and Assignment Issues**

Due to the progression of the course topics and joint teaching between two instructors, late work will not be accepted, except with the instructor’s prior permission.

## University Policies

Per [University Policy S16-9](#), relevant university policy concerning all courses, such as student responsibilities, academic integrity, accommodations, dropping and adding, consent for recording of class, etc. and available student services (e.g. learning assistance, counseling, and other resources) are listed on [Syllabus Information web page](#) (<https://www.sjsu.edu/curriculum/courses/syllabus-info.php>). Make sure to visit this page to review and be aware of these university policies and resources.

## Academic Integrity

As a student, your commitment to learning is evidenced by your enrollment at San Jose State University. The [University Academic Integrity Policy F15-7](#) requires that you be honest in your academic course work. Faculty members are required to report all infractions to the Office of Student Conduct and Ethical Development. Visit the [Student Conduct and Ethical Development website](#) for information.

## Plagiarism and Citing Sources Properly

Plagiarism is the use of someone else's language, images, data, or ideas without proper attribution. It is a serious offense both in the university and in your professional work. In essence, plagiarism is both theft and lying you have stolen someone else's ideas, then lied by implying that they are your own.

**Plagiarism will lead to grade penalties and a record filed with the Office of Student Conduct and Ethical Development. In severe cases, students may also fail the course or even be expelled from the university.**

**If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in draft or final work.**

Learning when to cite a source and when not to is an art, not a science. However, here are some common examples of plagiarism that you should be careful to avoid:

- Using a sentence (or even a part of a sentence) that someone else wrote without identifying the language as a quote by putting the text in quote marks and referencing the source.
- Paraphrasing somebody else's theory or idea without referencing the source.
- Using a picture or table from a webpage or book without referencing the source.
- Using data some other person or organization has collected without referencing the source.

If you have questions, feel free to talk to an instructor. There is nothing wrong with asking for help.

## Citation style

It is important to properly cite any references you use in your assignments. The Department of Urban and Regional Planning uses Turabian's *A Manual for Writers of Research Papers, Theses, and Dissertations*, 9th edition (University of Chicago Press, 2019). Copies are available in the SJSU King Library. Additionally, the book is relatively inexpensive, and you may wish to purchase a copy. Please note that Turabian's book describes two systems for referencing materials: (1) "notes" (footnotes or endnotes), plus a corresponding bibliography, and (2) in-text parenthetical references, plus a corresponding bibliography. The instructors prefer the latter.

# URBP 223: HOUSING ECONOMICS & POLICY

## URBP 120: INTRODUCTION TO HOUSING ECONOMICS & POLICY

### SPRING 2023 WEEKLY COURSE SCHEDULE

(Subject to change with fair notice. Instructor will notify students of the changes in the class and by uploading a revised syllabus on the course webpage)

Note: Readings available directly from the course Canvas page have the word “(Canvas)” at the end of the citation; all other readings are available via the library’s website, elsewhere online, or in the two required texts (Dawkins 2021 or Schwartz 2021).

**Week 1. January 25** (Drs. Douglas and Mathur)  
Class type: Lecture

*Course Overview*

*Assignments 1 and 2 reviewed*

**Week 2. February 1** (Dr. Mathur)  
Class type: Discussion seminar

*Overview of housing situation*

Required reading:

The Joint Center for Housing Studies. 2022. *State of the Nation’s Housing 2022*. Cambridge, MA: Harvard University.

[https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_State\\_Nations\\_Housing\\_2022.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2022.pdf) (accessed January 03, 2023).

California Association of Realtors. 2022. *C.A.R. Releases 2023 Housing Market Forecast*. Los Angeles, CA: California Association of Realtors.

<https://www.car.org/en/aboutus/mediacenter/newsreleases/2022releases/2023housingforecast> (accessed January 03, 2022).

Varian, E. 2022. *Bay Area apartment construction lags as the rest of the country booms*. Mercury News, September 14, 2022.

<https://www.mercurynews.com/2022/09/12/bay-area-apartment-construction-lags-as-rest-of-the-country-booms/> (accessed January 10, 2023). (Canvas)

Pham, L-A. 2022. San Jose housing shortage is the worst in the U.S. San Jose Spotlight, September 13, 2022. <https://sanjosespotlight.com/san-jose-housing-shortage-supply-crisis-is-the-worst-in-the-u-s-usa-united-states-silicon-valley-santa-clara->

[county/#:~:text=That's%20according%20to%20a%20recent,in%20terms%20of%20housing%20supply. \(accessed January 10, 2023\).](#)

### *Affordable Housing*

#### Required reading:

Stone, Michael. 2006. What is Housing Affordability? The Case for the Residual Income Approach. *Housing Policy Debate* 17(1): 151-184. (Canvas)

Hartman, Chester. 1998. The case for a right to housing. *Housing Policy Debate* 9(2): 223-246. (Canvas)

#### Recommended reading:

Carr, James H. 1998. Comment on Chester Hartman's "the case for a right to housing": the right to "poverty with a roof." *Housing Policy Debate* 9(2): 247-258. (Canvas)

Salins, Peter D. 1998. Comment on Chester Hartman's "the case for a right to housing": housing is a right? Wrong! *Housing Policy Debate* 9(2): 259-266. (Canvas)

*Details of Assignment 3 handed out*

### **Week 3. February 8 (Dr. Mathur)**

#### Class type: Lecture

### *Theory of Housing Markets*

#### Required reading:

Tools of Microeconomics (Canvas)

Rothenberg, J., et al. 1991. Introduction. Chapter 1 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. The economics of urban housing markets: Previous work and new directions. Chapter 2 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. Summary of the theoretical models. Chapter 7 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

*Details of Assignment 5 handed out*

**Week 4. February 15 (Dr. Mathur)**

Class type: Lecture

*Theoretical Analysis of Urban Housing Policies*

Required reading:

Rothenberg, J., et al. 1991. Urban housing policy: demand-side approaches. Chapter 10 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. Urban housing policy: supply-side approaches. Chapter 11 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. Urban housing policy: market-regulation approaches. Chapter 12 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

**Week 5. February 22 (Dr. Mathur)**

Class type: Discussion seminar

*Federal Low-Income Housing Policy*

Required reading:

Vale, Lawrence, and Freemark, Yonah. 2012. From Public Housing to Public-Private Housing: 75 Years of American Social Experimentation. *Journal of the American Planning Association* 78(4): 379-402. (Canvas)

Goetz, Edward. 2012. The Transformation of Public Housing Policy, 1985–2011. *Journal of the American Planning Association* 78(4): 452-463. (Canvas)

Public Housing Timeline, 1933–1993. 2006. *Journal of the American Planning Association*, 78(4): 359. (Canvas)

**Week 6. March 1 (Dr. Mathur)**

Class type: Discussion seminar

*Public housing programs: Housing Choice Vouchers (Section 8) and HOME*

Required reading:

Schwartz, Alex. 2021. Vouchers. Chapter 8 in *Housing Policy in the United States*. Routledge, New York.

Ellen, Ingrid. 2020. What do we know about housing choice vouchers? *Regional Science and Urban Economics* 80: 103380. (Canvas)

U.S. Department of Housing and Urban Development. n.d. Housing choice vouchers factsheet. [https://www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](https://www.hud.gov/topics/housing_choice_voucher_program_section_8) (accessed January 10, 2023).

U.S. Department of Housing and Urban Development. 2022. *HOME Investment Partnerships Program*. [https://www.hud.gov/program\\_offices/comm\\_planning/home](https://www.hud.gov/program_offices/comm_planning/home) (accessed, January 10, 2023).

*Details of Assignment 4 handed out*

**Week 7. March 8** (Dr. Mathur)

Class type: Guest Lecture + Readings

Guest Speaker: TBD

*Public Housing Programs: Low Income Housing Tax Credit (LIHTC)*

Required reading:

Schwartz, Alex. 2021. The Low-Income Housing Tax Credit. Chapter 5 in *Housing Policy in the United States*. Routledge, New York.

California Tax Credit Allocation Committee. 2019. *California Tax Credit Allocation Committee*: <http://www.treasurer.ca.gov/ctcac/program.pdf> (accessed, January 10, 2023). (Canvas)

Voith, Richard, Jing Liu, Sean Zielenbach, Andrew Jakabovics, Brian An, Seva Rodnyansky, Anthony W. Orlando, and Raphael W. Bostic. 2022. Effects of concentrated LIHTC development on surrounding house prices. *Journal of Housing Economics* 56:101838. (Canvas)

**Week 8. March 15** (Dr. Mathur)

Class type: Guest Lecture + Readings

Guest Speaker: TBD

*Housing Finance and Real Estate Development Process*

Required reading:

Schwartz, Alex. 2021. Housing Finance. Chapter 3 in *Housing Policy in the United States*. Routledge, New York.

*Housing Policy at the State and Local Level*

Required reading:

Schwartz, Alex. 2021. State and Local Housing Policy and the Non-profit Sector. Chapter 9 in *Housing Policy in the United States*. Routledge, New York.

**Week 9. March 22** (Dr. Douglas)

Class type: Discussion Seminar

*Setting the Stage for Housing Justice and Transformation*

Required reading:

Eli Moore, Nicole Montojo, and Nicole Mauri (2019). “Introduction” (pp. 7-15) in their *Roots, Race & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area*. Berkeley, CA: Haas Institute for a Fair and Inclusive Society.

<https://belonging.berkeley.edu/rootsraceplace>

Erin McElroy et al. (2021) Parts of “Chapter 1. Evictions and Rootshock” (read pp. 3-50) in McElroy et al. *Counterpoints: A San Francisco Bay Area Atlas of Displacement and Resistance*. (Canvas.)

Casey J. Dawkins (2021). “Chapter 1” (pp. 3-11) in his *Just Housing: The Moral Foundations of American Housing Policy*. Boston: MIT Press. doi.org/10.7551/mitpress/13587.001.0001. Open access: <https://direct.mit.edu/books/oa-monograph/5181/Just-HousingThe-Moral-Foundations-of-American>

Listen online to the 2017 interview with Richard Rothstein about his book *The Color of Law* from Fresh Air with Terry Gross (35 mins). Online at: <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>

*Assignment 5 due on Canvas*

**Week 10. March 29** – no class (Spring Recess)

**Week 11. April 5** (Dr. Douglas)

Class type: Discussion Seminar

*The Legacy of Racism and White Supremacy in Housing*

Required reading:

Mindy Thompson Fullilove (2001) “Root Shock: The Consequences of African American Dispossession,” *Journal of Urban Health* vol. 78: pp. 72–80.

<https://link.springer.com/article/10.1093/jurban/78.1.72>

Eli Moore, Nicole Montojo, and Nicole Mauri (2019). “Exclusionary Zoning” (pp. 29-34) in their *Roots, Race & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area*. Berkeley, CA: Haas Institute for a Fair and Inclusive Society.

<https://belonging.berkeley.edu/rootsraceplace>

George Carter III (2011). "From Exclusion to Destitution: Race, Affordable Housing, and Homelessness." *Cityscape*, 13(1): 33-70. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5\\_SJO/1nj5q0c/cdi\\_proquest\\_journals\\_916789281](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5_SJO/1nj5q0c/cdi_proquest_journals_916789281)

Jugal K. Patel, Tim Arango, Anjali Singhvi & Jon Huang (2019) "Black, Homeless, and Burdened by LA's Legacy of Racism," *The New York Times*.  
<https://www.nytimes.com/interactive/2019/12/22/us/los-angeles-homeless-black-residents.html>  
(Canvas)

**Week 12. April 12** (Dr. Douglas)

Class type: Discussion seminar

*Uneven Development, Gentrification, and Displacement*

Required reading:

Neil Smith (1987). "Gentrification and the Rent Gap," *Annals of the Association of American Geographers* Vol. 77, No. 3. [https://www-jstor-org.libaccess.sjlibrary.org/stable/2563279?seq=1#metadata\\_info\\_tab\\_contents](https://www-jstor-org.libaccess.sjlibrary.org/stable/2563279?seq=1#metadata_info_tab_contents)

Margaret Haltom (2019). "Neil Smith, Gentrification, and the Flow of Money." *Uncovering JAPA* Blog post about Smith's Theory of Gentrification (1979):  
<https://www.planning.org/blog/9177620/neil-smith-gentrification-and-the-flow-of-money/>

Diane Levy, et al. (2006). "In the Face of Gentrification: Case Studies of Local Efforts to Mitigate Displacement." Washington, DC: Urban Institute.  
[http://www.urban.org/UploadedPDF/411294\\_gentrification.pdf](http://www.urban.org/UploadedPDF/411294_gentrification.pdf)

Emma Stiefel & Susie Neilson (2022) "This map reveals who owns every property in the S.F. Bay Area," *San Francisco Chronicle*, 20 Sept. 2022. <https://www.sfchronicle.com/projects/2022/sf-bay-area-property-map/> (Canvas)

Listen online to two episodes from WNYC's *There Goes the Neighborhood* podcast:

(1) "They Want My House" (Oct. 10, 2017). Available at:

<https://www.npr.org/podcasts/555340969/there-goes-the-neighborhood> ;

(2) "Gentrification: No More L.A. Traffic, Put that Way" (Oct. 31, 2017). Available at:

<https://www.npr.org/podcasts/555340969/there-goes-the-neighborhood>

**Week 13. April 19** (Dr. Douglas)

Class type: Discussion Seminar

*Critiques of Mainstream Policy*

Required reading:

Eva Rosen (2020). "Introduction" (pp. 1-27) in her *The Voucher Promise*. Princeton: Princeton University Press. eBook via library: <https://www-degruyter-com.libaccess.sjlibrary.org/document/doi/10.1515/9780691189505/html#contents>

Edward Glaeser (2011). "Rethinking the Federal Bias Toward Homeownership." *Cityscape*, 13(2): 5-37. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS\\_SJO/1nj5q0c/cdi\\_proquest\\_journals\\_896957774](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS_SJO/1nj5q0c/cdi_proquest_journals_896957774)

Brendan O'Flaherty (2011). "Rental Housing Assistance for the 21st Century." *Cityscape*, 13(2):127-145. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS\\_SJO/1nj5q0c/cdi\\_proquest\\_journals\\_896957665](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS_SJO/1nj5q0c/cdi_proquest_journals_896957665)

Alex Schwartz (2021). "Housing for People with Special Needs." Chapter 10 in his *Housing Policy in the United States*. New York: Routledge.

Samuel Stein (2018). "Progress for whom, toward what? Progressive politics and New York City's Mandatory Inclusionary Housing." *Journal of urban affairs*, 40(6): 770-81. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS\\_SJO/1nj5q0c/cdi\\_informaworld\\_taylorfrancis\\_310\\_1080\\_07352166\\_2017\\_1403854](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CALIS_SJO/1nj5q0c/cdi_informaworld_taylorfrancis_310_1080_07352166_2017_1403854)

#### **Week 14. April 26** (Dr. Douglas)

Class type: Guest Lecture + Discussion Seminar

Guest Speaker (TBD)

#### *Homelessness*

#### Required reading:

Gregg Colburn & Clayton P. Aldern (2022). "Ch. 2 Evidence" and "Ch. 5 Market" (pp. 32-68, 121-44) in their *Homelessness is a Housing Problem: How Structural Factors Explain U.S. Patterns*. Oakland: University of California Press. (Canvas)

Noah Durst & Jake Wegmann (2017) "Informal Housing in the United States." *International Journal of Urban & Regional Research*, 41(2): 282-97. <https://web-a-ebSCOhost-com.libaccess.sjlibrary.org/ehost/detail/detail?vid=0&sid=c69b4c39-e457-4c5a-ad44-aa5aa3daaaae%40sdc-v-sessmgr02&bdata=JnNpdGU9ZWwhvc3QtbGl2ZSZzY29wZT1zaXRl#bib56>

Linda Gibbs et al. (2021). "Supportive Housing to Target Complex Needs" (pp. 86-103) in their *How Ten Global Cities Take on Homelessness: Innovations That Work*. Oakland: University of California Press. (Canvas)

Listen online to this episode from the KZSU podcast *The Henry George Program*: "2022-09-15: Theresa O'Conner on Fighting Anti-Homelessness in Chico" <https://seethecat.org/ep/2022-09-15.html>

**Week 15. May 3** (Dr. Douglas)

Class type: Guest Lecture + Discussion Seminar

Guest speaker: Casey Dawkins, University of Maryland

*Housing Justice*

Required reading:

Causa Justa : Just Cause (2016). “Development without Displacement: Resisting Gentrification in the Bay Area” policy report: <https://cjjc.org/publication/development-without-displacement-resisting-gentrification-in-the-bay-area/>

David Madden & Peter Marcuse (2016). “Conclusion: For a Radical Right to Housing” (pp. 191-218) in their *In Defense of Housing*. London: Verso. (Canvas)

Casey J. Dawkins (2021). Chapters 7 and 8 (pp. 193-213, 215-41) in his *Just Housing: The Moral Foundations of American Housing Policy*. Boston: MIT Press.

doi.org/10.7551/mitpress/13587.001.0001. <https://direct.mit.edu/books/oa-monograph/5181/Just-HousingThe-Moral-Foundations-of-American>

Read about The Kelsey’s Ayer Station development <https://thekelsey.org/projects/ayer-station/>

Alex Schafran (2022). “A New Social Housing Contract for California,” *Where We Go From Here* (Substack). <https://alexschafran.substack.com/p/a-new-social-contract-for-housing>

**Week 16. May 10** (Dr. Douglas)

Class type: Guest Lecture + Discussion Seminar

Guest speaker: Noni Session, East Bay Permanent Real Estate Cooperative

*Transforming the Housing Economy*

Required reading:

Deseree Fontenot (2018). “Moving Beyond Diversity Towards Collective Liberation: Weaving the Communities Movement into Intersectional Justice Struggles.” *Communities*, 178: 13-14. <https://www.proquest.com/docview/2014458765/fulltextPDF/C22B1C320A1149B4PQ/>

Jeffrey S. Lowe, Natalie Prochaska, W. Dennis Keating (2022). “Bringing permanent affordable housing and community control to scale: The potential of community land trust and land bank collaboration.” *Cities*, 126 [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL\\_SJO/1nj5q0c/cdi\\_gale\\_infotracacademiconefile\\_A704970365](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL_SJO/1nj5q0c/cdi_gale_infotracacademiconefile_A704970365)

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Dan Rinzler et al. / Urban Institute (2022). *Evaluation of the Homes for the Homeless Fund: Analysis of Development Costs and Timeline for Tahanan (833 Bryant Street), a Permanent Supportive Housing Development in San Francisco*, Urban Institute report.  
<https://www.urban.org/research/publication/evaluation-homes-homeless-fund>

Watch this video of a SPUR Digital Discourse panel, “An Untapped Remedy to California's Housing Crisis,” 8 Nov. 2022. <https://www.spur.org/events/2022-11-08/untapped-remedy-californias-housing-crisis>

Read and watch the recordings from this SJSU Institute for Metropolitan Studies discussions series on “Social Housing in America,” April 2022.  
<https://www.sjsu.edu/metropolitanstudies/housing-in-california/index.php>

**Week 17. May 17** (Drs. Douglas and Mathur)

Final exam period. **Class meets from 5:15 pm to 7:30 pm**

*Course Reflection*

*Assignment 6 due on Canvas*