

# Sociology of Housing

Sociology 190

Spring 2024

**Instructor:** Allen Micheal Wright (allenmicheal@berkeley.edu)

**Meetings:** Wednesdays 12–2 PM in 310 Hearst Mining

**Office Hours:** Sign up on [google calendar](#)

Housing is a fundamental human need. Article 25 of the United Nation’s 1948 Universal Declaration of Human Rights affirmed that everyone has a right to adequate housing. Shortly thereafter, the United States Housing Act of 1949 guaranteed federal resources to help cities to develop “decent home and a suitable living environment for every American family.” Nonetheless, the safety and quality of housing varies widely, millions of Americans regularly struggle to pay their rent, others experience mortgage foreclosures, and many are ejected into homelessness.

This course surveys both established and emergent social science literatures that attempt to make sense of these housing inequalities. We will critically interrogate how housing is produced and consumed (mostly in the United States), and examine the consequences of how social institutions shape the consumption and production of housing. We take an interdisciplinary approach because, although mid 20<sup>th</sup> century sociologists were both keen observers and incisive critics of housing markets, policies and inequalities, the study of housing was overshadowed by other subfields in the latter half of the 20<sup>th</sup> century. This changed in the aftermath of the 2008 mortgage foreclosure crisis, which compelled sociologists to take up the mantle of housing research yet again.

Our readings are structured into five main units, each broken down into weekly reading topics. The first unit covers key theoretical orientations that have long structured much of the sociological discourse. We also review interdisciplinary perspectives on housing policies, markets, and the many ways housing shapes life chances. The following two units focus on the production and consumption of housing. Next, we study how law and policy shape housing in the United States. We conclude by examining challenges climate change poses for housing in the present and future.

## Course Requirements

### 1. Participation (20%)

Two unexcused absences are allowed. Your participation grade consists of two parts:

**Contributions to class discussion (10%).** The quality of your contributions is more important than the quantity. I will be listening to hear that you have a) read and understood the material, b) placed the reading in the context of debates we are tracking and c) constructively engaged your peers’ contributions, comments and questions. I will initially enter absences as zeros and drop up to two zeros at the end of the semester.

**Presentation (10%).** You will prepare a short (5-10 minute) introduction and 3–5 discussion questions for one class meeting. The goal is to get the discussion going. Your introduction should lay out the question each reading addresses, the authors’ answer,

and how it relates to the metatheoretical perspectives we are engaging in that unit and the course as a whole. Come to office hours for feedback on your discussion questions.

**2. Memos (20%)**

You must submit seven single-spaced ½ to 1-page memos describing and critiquing the arguments of 2+ readings. You can come to office hours *before* submitting the memo to discuss the readings, the authors' arguments, and what you want to say in the memo. Write and submit memos during the weeks of your choice. No late submissions will be accepted (i.e., you must submit memos during the class session in which the materials are discussed).

**3. Final Paper (60 %)**

This course will challenge you to write a research paper on the topic of your choice. You can begin with one or more of the weekly reading topics, and use the authors' citations to build your own bibliography. I structured the assignment into multiple parts with the intention of ensuring you get early, low-stakes feedback. This will allow you time to clarify and improve your question, argument and writing before the final paper, which counts for a significant portion of your total grade. I expect you to consult with me during office hours for feedback on the topic proposal, thesis statement and literature review. Please email me anything you want me to read at least three weekdays before the office hours appointment.

**a. Topic proposal, including an annotated bibliography (10%)**

*1–2 Single-spaced pages. Due Week 3, Jan 31.*

Identify which weekly topic(s) you will write about in your paper. Describe why this issue is interesting to you, and why sociologists find it important. List 5-10 sources you expect to consult in the paper, and how those will help you address your question. Try to identify what theories have been useful for studying this issue.

**b. Thesis statement and literature review (10%)**

*5-8 Double-spaced pages. Due Week 10, March 20.*

In this assignment, you will develop a research question and anticipate its answer. Developing a rigorous question is an essential aspect of sociological research, so come to office hours to share your question and get feedback from me. Detail the answer you expect to give to the question your paper raises. Construct a literature review consisting of three subsections, each addressing a conventional answer or set of answers to your research question. Compare your anticipated answer to those literatures: how is it similar and different? What might you be unable to explain?

**c. Final Paper. (40%)**

*15-20 Pages. Due May 8.*

Your paper should take the form of a) an expanded state-of-the art literature review, b) a comparative analysis/synthesis of existing research, c) a research proposal, or d) an original empirical research paper. You should be clear about which kind of paper you want to write early in the semester. If you are unclear about the difference between these formats, I can share examples of each. Most papers will fall into categories (a) & (b). I caution against pursuing categories (c) or (d) unless you have access to and have already worked with appropriate data for your research question.

## Course Policies

**Access to Readings:** All readings will be available on bCourses.

**Reading Expectations:** This is not a lecture course, but a seminar. This means that you will get out of discussion what you put into it. It is important that you read all assigned material with a clear purpose and intention. For tips on reading like a sociologist, I recommend reading [this guide](#). I intentionally assigned fewer than 50 pages on average per week (less when assignments are due). If pages I did not assign are relevant to your interests, I encourage you to let me know.

**Writing Expectations:** I expect you write clearly, logically and substantively. Consult [this guide](#) on how to structure your writing, plan the writing process, and present your ideas effectively.

**Grading:** Participation and memos will be graded as  $\sqrt{+}$  (4 pts),  $\sqrt{\phantom{x}}$  (3.5 pts), or  $\sqrt{-}$  (3 pts). I will enter these scores into bCourses throughout the semester and convert the average score into a percentage. The topic proposal, thesis statement and final paper will be graded on a 0-100 scale. If you believe your grade on an assignment does not fairly reflect the quality of your work, you may request a regrade, in writing, within two weeks of the date I return the assignment to you. In your request, you should detail the reason your grade is unfair. I will take all requests for regrades seriously. Be aware that your grade may increase or decrease after this second review.

**Academic Integrity:** You are responsible for learning and complying with the University's policies for academic integrity. These are found in the [Code of Conduct](#) (Appendix II) and the [Honor Code](#). All violations of these policies will be taken seriously and addressed according to university policy.

**Email:** I check email most days, but you should anticipate and plan for a response delay of at least 24 hours. If you email me on the weekend, please do not expect a response until Monday.

**Office Hours:** I will hold office hours [on Zoom](#). I typically meet with students in 15-minute increments. You may come in without an appointment if slots are available, or sign up here: [Office Hours](#). You may book up to two slots. If you are unable to meet during these hours, please email me to find an alternative time to meet. Many undergraduates underutilize this important resource because they are not sure how to make the most of office hours. So in the course requirements above, I offer some helpful hints about what to discuss in office hours throughout the semester. Use these hints as needed, and bring other questions and concerns at any time.

**Attendance:** You are encouraged to attend all section meetings. However, you are allowed two absences with no questions asked. These two absences are considered unexcused absences. I will initially record all unexcused absences as zeros in my gradebook but will drop up to two zeros at the end of the term before computing your final score for the course. If you are sick, have a medical emergency, or experience some other personal hardship, please let me know. In these instances, your absence may be excusable. Excused absences do not count against your two-absence allowance. If you are absent from section for any reason, I ask that you come to office hours as soon as possible to get caught up on the material you missed and to ask questions. I will give partial attendance credit (up to 75%) if you attend office hours following an absence.

## Campus Resources

**Student Learning Center (SLC):** The Student Learning Center (SLC) Writing Program works under the assumption that all writers, regardless of their experience and abilities, benefit from informed, individualized, and personal feedback on their writing. The program is staffed by professional staff and trained peer tutors who work with writers engaged in any stage of the writing process: from brainstorming paper topics, to formulating and organizing arguments, to developing editing skills. While tutors will not “proofread” students’ papers, they will help students learn to address issues of style, syntax, grammar and usage in their writing. Tutors are trained to work with non-native speakers of English and with writers from a variety of disciplines. For more information call 510-642-7332 or visit <http://slc.berkeley.edu/writing>

**Disabled Student’s Program (DSP):** Students with disabilities that affect their ability to participate fully in class or to meet all course requirements are encouraged to bring this to the instructor’s attention so that appropriate accommodations can be arranged. If you would like to request academic accommodations due to a disability, please contact Disabled Student’s Program (DSP) at 510-642-0518 (V) 510-642-6376 (TTY). More information is available online at <http://dsp.berkeley.edu/>

**The Center for Student Conduct, Including Plagiarism:** Scholastic misconduct is broadly defined as “any act that violates the right of another student in academic work or that involves misrepresentation of your own work. Scholastic dishonesty includes, (but is not necessarily limited to): cheating on assignments or examinations; plagiarizing (the practice of taking someone else’s work or ideas and passing them off as one’s own); submitting the same paper, or substantially similar papers, to meet the requirements of more than one course without the approval and consent of all instructors concerned; depriving another student of necessary course materials; or interfering with another student’s work. For more on academic dishonesty and its consequences call 510-643-9069 or visit <http://campuslife.berkeley.edu/conduct>

**Statement on Sexual Harassment:** The University of California is committed to creating and maintaining a community in which all persons who participate in University programs and activities can work together in an atmosphere free of all forms of harassment, exploitation, or intimidation, including sexual harassment. Every member of the University community should be aware that the University is strongly opposed to sexual harassment and that such behavior is prohibited both by law and by University policy. It is the intention of the University to take whatever action may be needed to prevent, correct, and if necessary, discipline behavior which violates this policy. For more information call 510-642-6074 for victim assistance and counseling or visit <https://ophd.berkeley.edu/policies-and-procedures/students>.

**Tang Center Counseling and Psychological Services:** The University Health Services (UHS) Counseling and Psychological Services staff provides confidential assistance to students managing problems that can emerge from financial, academic, legal, family concerns, and more. For more information call 510-642-7202 for prevention services; 510-642-9494 for counseling services; and 510-642-3188 for medical care or visit <http://www.uhs.berkeley.edu/>

## Course Schedule

Week 1. January 17. Course Overview

### Unit I: Orienting debates

Week 2. January 24. Capitalism vs. political domination? Commodity vs. right?

#### Required Reading:

Pattillo, Mary. 2013. "Housing: Commodity versus Right." *Annual Review of Sociology* 39: 509–31.

Du Bois, W.E.B. 1903. *The Philadelphia Negro*. University of Pennsylvania Press. *Read pp 292–298.*

Logan, John R. and Harvey L. Molotch. 1987. *Urban Fortunes: The Political Economy of Place*. Berkeley: University of Chicago Press. *Read pp 1-15* (Skim Human Ecology Section Pp. 4-10))

Harvey, David. 1989. "From Managerialism to Entrepreneurialism: The Transformation in Urban Governance in Late Capitalism." *Geografiska Annaler: Series B, Human Geography* 71(1):3-17. *Read pp 4–5* "The Shift to entrepreneurialism in urban governance", pp 8–11 "Alternative strategies for urban governance."

#### Further Reading:

Berglund, Lisa. 2020. "The Shrinking City as a Growth Machine: Detroit's Reinvention of Growth through Triage, Foundation Work and Talent Attraction." *International Journal of Urban and Regional Research* 44 (2).

Bourdieu, Pierre. 2005. *The Social Structures of the Economy*. Cambridge: Polity Press, pp. 15-73.

Engels, Frederick. 1872. *The Housing Question*. New York City, NY: International Publishers Company, Incorporated.

Harvey, David. 1978. "The Urban Process Under Capitalism: A Framework for Analysis." *International Journal of Urban and Regional Research* 2(1-3):101-131

Harvey, David. 2003. "The Right to the City." *International Journal of Urban and Regional Research* 27, 4 (December): 939-941.

Harvey, David. 2012. "The 'New' Imperialism: Accumulation by Dispossession." Pp. 213-237 in Karl Marx. "The 'New' Imperialism." Oxford and New York: Oxford University Press.

Newman, Kathe, and Robert W. Lake. 2006. "Democracy, Bureaucracy and Difference in US Community Development Politics since 1968." *Progress in Human Geography* 30: 1 (February 1, 2006): 44–61.

Peck, Jamie. 2012. "Austerity Urbanism: American Cities under Extreme Economy." *City* 16(6): 626–55.

Week 3. January 31. Interdisciplinary Perspectives

***Topic Proposal Due.***

*Required Reading:*

- DeLuca, Stefanie, and Eva Rosen. 2022. "Housing Insecurity among the Poor Today." *Annual Review of Sociology* 48(1):343-371. pp 344–345.
- Ansell, Ben W. 2019. "The Politics of Housing." *Annual Review of Political Science* 22(1):165-185. doi: 10.1146/annurev-polisci-050317-071146. Read pp. 166–170, "Introduction", "The Pre-history of property" and "The Return of (Writing About) Capital" 177–183 "Housing at the Micro Level" and "Conclusion"
- Howden-Chapman, Philippa, Julie Bennett, Richard Edwards, David Jacobs, Kim Nathan and David Ormandy. 2023. "Review of the Impact of Housing Quality on Inequalities in Health and Well-Being." *Annual Review of Public Health* 44(1):233-254. "Introduction" & "Aims" pp 234–235. "Inequalities and Cumulative Disadvantages" pp 242–244.

*Further Reading:*

- Gyourko, Joseph. 2009. "Housing Supply." *Annual Review of Economics* 1(1):295-318
- Zavisca, Jane R., and Theodore P. Gerber. 2016. "The Socioeconomic, Demographic, and Political Effects of Housing in Comparative Perspective." *Annual Review of Sociology* 42(1):347-367.

**II: Housing production**

Week 4. February 7. Developers and redevelopment

*Required Reading:*

- Fainstein, Susan S. 1994. *The City Builders: Property Development in New York and London, 1980-2000*. Oxford, UK: Blackwell. Read pp 8–16, 24–26.
- Goetz, Edward G. 2021. "The Fair Housing Challenge to Community Development." Read pp. 145-166 in *Furthering Fair Housing.*, edited by J.P. Steil, N.F. Kelly, L.J. Vale and M.S. Woluchem. Temple University Press. ([UCB Lib link](#))
- Thomas, June M. 2013. *Redevelopment and Race*. Detroit: Wayne State University Press. Read pp. 1–10. "Introduction" and pp. 55–65 Chapter 3 "Eliminating Slums and Blight"

*Further Reading:*

- Levine, Jeremy. 2021. *Constructing Community: Urban Governance, Development and Inequality in Boston*. Princeton, NJ: Princeton University Press. Read pp. 37–39, "Urban Renewal and Government Led-Redevelopment" and pp. 43–47 "Federal Retrenchment and the Privatization of Community Development"
- McQuarrie, Michael. 2012. "Community Organizations in the Foreclosure Crisis." *Politics & Society* 41(1):73-101. Read pp. 73–77, 81–87, "Conclusion" and pp. 97–98.

Week 5. February 14. Social/Universal housing

- Kuttner. 2023. The Fed's Rate Hikes and the Housing Crisis. *The American Prospect*, March 21.
- Goetz, Edward G. 2013. *New Deal Ruins*. Ithaca: Cornell University Press. *Read pp. 24–29*, Skim *pp. 29–47* and *pp. 48–60* “Dismantling Public Housing”
- Slater, Tom. 2018. The invention of the ‘sink estate’: Consequential categorisation and the UK housing crisis. *The Sociological Review*, 66(4), 877-897.

Further Reading:

- Harloe, Michale. 2008. *The People's Home? Social Rented Housing in Europe and America*. John Wiley & Sons.
- Hunt, J. Bradford. 2009. *Blueprint for Disaster: The Unraveling of Chicago Public Housing*. Chicago: University of Chicago Press.
- Madden, D. and Peter Marcuse. 2016. *In Defense Of Housing*. London: Verso.
- Vale, Lawrence J. 2007. *From the Puritans to the Projects: Public Housing and Public Neighbors*. Cambridge, MA: Harvard University Press.
- Venkatesh, Sudhir Alladi. 2000. *American Project: The Rise and Fall of a Modern Ghetto*. Cambridge, Mass.: Harvard University Press.

Week 6. February 21. Landlords

- Desmond, Matthew. 2012. “Eviction and the Reproduction of Urban Poverty.” *American Journal of Sociology* 119(1): 88–133. *Read pp.88–91, 104, 117–124*. (Also skim omitted pages, with emphasis on tables).
- Travis, Adam. 2019. “The Organization of Neglect: Limited Liability Companies and Housing Disinvestment.” *American Sociological Review* 84(1):142-170. *Read pp. 142–147, 157–158, 162–166*. (Also skim omitted pages, with emphasis on tables).
- Reosti, Anna. 2020. ““We Go Totally Subjective”: Discretion, Discrimination, and Tenant Screening in a Landlord’s Market.” *Law & Social Inquiry* 00(00):1-40. *Read pp. 618–628, 632–652*

Further Reading:

- Brydolf-Horwitz, Marco. 2020. “Risk, Property Rights, and Antidiscrimination Law in Rental Housing: Toward a Property-in-Action Framework.” *Law & Social Inquiry* 00(00):1-31.
- Desmond, Mathew. 2016. *Evicted: Poverty and Profit in the American City*. New York: Crown.
- Greif, Meredith. 2018. “Regulating Landlords: Unintended Consequences for Poor Tenants.” *City & Community* 17(3):658-674.

### III: Housing consumption

Week 7. February 28. Renters

Desmond, Matthew, and Nathan Wilmers. 2019. "Do the Poor Pay More for Housing? Exploitation, Profit, and Risk in Rental Markets." *American Journal of Sociology* 124(4):1090-1124 *Read pp. 1090–1096, 1103–1112*

Desmond, Matthew. 2018. "Heavy is the House: Rent Burden among the American Urban Poor." *International Journal of Urban and Regional Research* 42(1):160-170

Krueckeberg, Donald A. "The Grapes of Rent: A History of Renting in a Country of Owners." *Housing Policy Debate* 10(1): 9–30.

#### Further Reading:

Benfer, Emily A., Robert Koehler, Alyx Mark, Valerie Nazzaro, Anne K. Alexander, Peter Hepburn, Danya E. Keene and Matthew Desmond. 2023. "COVID-19 Housing Policy: State and Federal Eviction Moratoria and Supportive Measures in the United States during the Pandemic." *Housing Policy Debate* 33(6):1390-1414. doi: 10.1080/10511482.2022.2076713.

Rollwagen, Heather. 2015. "Constructing Renters as a Threat to Neighbourhood Safety." *Housing Studies* 30(1):1-21

Ross, Ángel M. 2023. "Policing the California Outercity: Drivers of Police Spending in a Changing Metropolis." *Social Problems*. doi: 10.1093/socpro/spad050

Week 8. March 6. Access to Credit and Redlining

Faber, Jacob W. 2020. "We Built this: Consequences of New Deal Era Intervention in America's Racial Geography." *American Sociological Review* 85(5):739-775. *Read pp. 739–745, 752–755, 764–768.*

Hillier, Amy E. 2003. "Redlining and the Home Owners' Loan Corporation." *Journal of Urban History* 29(4):394-420. doi: 10.1177/0096144203029004002.

Taylor, Keeanga-Yamahtta. 2019. *Race for Profit: How Banks and the Real Estate Industry Undermined Black Homeownership*. Chapel Hill: The University of North Carolina Press *Assigned Reading TBD*

Gibbons, Joseph. "Evaluating the Association between Home Owners' Loan Corporation Redlining and Concentrated Black Poverty." *Journal of Urban Affairs*:1-14. doi: 10.1080/07352166.2023.2206035. *Assigned Reading TBD*

#### Further Reading:

Quinn, Sarah L. 2019. *American Bonds: How Credit Markets Shaped a Nation*. Princeton, NJ: Princeton University Press. (1, 11-19).

Robertson, Cassandra, Emily Parker and Laura Tach. 2023. "Historical Redlining and Contemporary Federal Place-Based Policy: A Case of Compensatory Or Compounding Neighborhood Inequality?" *Housing Policy Debate* 33(2):429-452. doi: 10.1080/10511482.2022.2026994.



Week 9. March 13. Segregation, Ghetto and Suburbia

Required Reading:

- Steil, Justin P., and Camille Z. Charles. 2020. "Sociology, Segregation, and the Fair Housing Act." Pp. 45-73 in *Perspectives on Fair Housing*. Reina, Vincent, Wendell Pritchett and Susan Wachter, eds. Philadelphia: University of Pennsylvania Press. doi: 10.9783/9780812297447-004.
- Small, Mario L. 2008. "Four Reasons to Abandon the Idea of "the Ghetto"." *City & Community* 7(4):389-395. doi: 10.1111/j.1540-6040.2008.00271\_8.x.
- Wacquant, Loïc. 2012. "A Janus-Faced Institution of Ethnoracial Closure: A Sociological Specification of the Ghetto." Pp. 75-128 in *The Ghetto: Contemporary Global Issues and Controversies*. Hutchison, Ray and Bruce Haynes, eds. Taylor and Francis. DOI: 10.4324/9780429496516-1. Read pp. 75-82, 93-105.

Further Reading:

- Briggs, Xavier ed. 2005. *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*. Washington, DC: Brookings Inst. Press.
- Caldeira, Teresa P.R. 1996. "Fortified Enclaves: The New Urban Segregation." *Public Culture* 8-2: 303-338.
- Carter, Prudence. 2023. "Unrealized Integration in Education, Sociology, and Society." *American Sociological Review*. doi: 10.1177/00031224231217711.
- Cooke, Thomas J., and Curtis Denton. 2015. "The Suburbanization of Poverty? an Alternative Perspective." *Urban Geography* 36(2):300-313. doi: 10.1080/02723638.2014.973224.
- Fishman, Robert. 1987. *Bourgeois Utopias: The Rise and Fall of Suburbia*. New York: Basic Books.
- Goetz, Edward G. 2003. *Clearing the Way: Deconcentrating the Poor in Urban America*. Urban Institute Press.
- Herring, Chris. 2014. "The New Logics of Homeless Seclusion: Homeless Encampments in America's West Coast Cities." *City & Community* 13(4): 285-309.
- Jackson, Kenneth. 1985. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press.
- Kimble, John. 2007. "Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettoization of African Americans." *Law & Social Inquiry* 32(2):399-434.
- Kirkpatrick, Lucas O and Casey Gallagher. 2013. "The Suburban Geography of Moral Panic: Low-Income Housing and the Revanchist Fringe?" Pp. 31-53 in *Social Justice in Diverse Suburbs: History, Politics, and Prospects*. Christopher Niedt, ed. Philadelphia: Temple University Press.
- Kneebone, Elizabeth, and Emily Garr. 2010. "The Suburbanization of Poverty." *Washington, DC: Brookings Institute*.
- Rugh JS, Massey DS. 2010. "Racial segregation and the American foreclosure crisis." *American Sociological Review*. 75:629-51

Week 10. March 20 – Thesis Statement Workshop

***Thesis Statement Due.***

Week 11. March 27. Spring Recess.

Week 12. April 3. Gentrification and displacement

Rucks-Ahidiana, Zawadi. 2021. “Racial Composition and Trajectories of Gentrification in the United States.” *Urban Studies* 58(13):2721-2741. doi: 10.1177/0042098020963853. *Read pp. 2722–2724, 2730–2733*

Hwang, Jackelyn, and Robert J. Sampson. 2014. “Divergent Pathways of Gentrification: Racial Inequality and the Social Order of Renewal in Chicago Neighborhoods.” *American Sociological Review* 79(4):726–751. <https://doi.org/10.1177/0003122414535774>. *Read pp. 726–729, 745–748*

*Further Reading:*

Brown-Saracino, Japonica. 2017. “Explicating Divided Approaches to Gentrification and Growing Income Inequality.” *Annual Review of Sociology* 43(1):515-539. doi: 10.1146/annurev-soc-060116-053427.

Hwang, Jackelyn, and Lei Ding. 2020. “Unequal Displacement: Gentrification, Racial Stratification, and Residential Destinations in Philadelphia.” *American Journal of Sociology* 126(2):354-406.

Massey, Douglas and Nancy Denton. 1992. *American Apartheid*. Cambridge: Harvard University Press.

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

Rucks-Ahidiana, Zawadi. 2022. “Theorizing Gentrification as a Process of Racial Capitalism.” *City & Community* 21(3):173-192. doi: 10.1177/15356841211054790.

Slater, Tom. “Missing Marcuse: On Gentrification and Displacement.” *City* 13(2–3):292–311. <https://doi.org/10.1080/13604810902982250>.

Slater, Tom. 2006. “The Eviction of Critical Perspectives from Gentrification Research.” *International Journal of Urban and Regional Research* 30(4): 737-757.

Smith, Neil. 1996. *The New Urban Frontier: Gentrification and the Revanchist City*. New York: Routledge.

Sullivan, Esther. 2017. “Displaced in Place: Manufactured Housing, Mass Eviction, and the Paradox of State Intervention.” *American Sociological Review* 82(2):243-269

Sullivan, Esther. 2017. “Moving Out: Mapping Mobile Home Park Closures to Analyze Spatial Patterns of Low-Income Residential Displacement.” *City & Community* 16(3):304-329.

Sullivan, Esther. 2018. *Manufactured Insecurity*. Berkeley: University of California Press.

Summers, Brandi T. 2019. *Black in Place: The Spatial Aesthetics of Race in a Post-Chocolate City*. University of North Carolina Press.

## IV Housing law and policy

Week 13. April 10. Federal, state and local dynamics

### Required Reading:

- Desmond, Matthew, and Monica Bell. 2015. "Housing, Poverty, and the Law" *Annual Review of Law and Social Science* 11(1):15-35.
- Marcuse, Peter, and W. Dennis Keating. 2006 "The Permanent Housing Crisis: The Failures of Conservatism and the Limitations of Liberalism." Pp. 139–62. in *A Right to Housing: Foundation for a New Social Agenda*. Rachel G Bratt, Michael E Stone, and Chester W Hartman, eds. Philadelphia, PA: Temple University Press.

### Further Reading:

- Bonastia, Christopher. 2000. "Why Did Affirmative Action in Housing Fail during the Nixon Era? Exploring the 'Institutional Homes' of Social Policies." *Social Problems* 47(4):523–42.
- Erickson, David James. 2009. *The Housing Policy Revolution: Networks and Neighborhoods*. Washington, DC: Urban Institute Press.
- Freund, David. 2007. *Colored Property: State Policy and White Racial Politics in Suburban America*. Princeton, NJ: Princeton University Press.
- Hoffman, Alexander von. 2000. "A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949." *Housing Policy Debate* 11(2): 299–326.  
<https://doi.org/10.1080/10511482.2000.9521370>.
- Orlebeke, Charles J. "The Evolution of Low-Income Housing Policy, 1949 to 1999." *Housing Policy Debate* 11(2): 489–520.  
<https://doi.org/10.1080/10511482.2000.9521375>.
- Pedriana, Nicholas, and Robin Stryker. 2017. "From Legal Doctrine to Social Transformation? Comparing U.S. Voting Rights, Equal Employment Opportunity, and Fair Housing Legislation." *American Journal of Sociology* 123(1):86–135.  
doi: 10.1086/692094.
- Schwartz, Alex F. 2014. *Housing Policy in the United States*. New York: Routledge.
- Squires, Gregory D. 2018. "Fair Housing Yesterday, Today, and Tomorrow." Pp. 1-13 in *The Fight for Fair Housing*. United Kingdom: Routledge.
- Steil, Justin, and Nicholas Kelly. 2019. "The Fairest of them all: Analyzing Affirmatively Furthering Fair Housing Compliance." *Housing Policy Debate* 29(1):85-105

Week 14. April 17. Land and tax policy

Required Reading

- Becher, Debbie. 2023. "Land Inequalities in the United States." *Annual Review of Sociology* 49(1):421-441.
- Lens, Michael C. 2022. "Zoning, Land use, and the Reproduction of Urban Inequality." *Annual Review of Sociology* 48(1):421-439. *Read pp. 422–426* "The Origins and Practice of American Zoning", "The Racial Origins of Zoning", and "Single Family Zoning"; *430–435* "Zoning and Land Use", "Social Stratification in Twenty-First-Century Zoning and Land Use."
- Alexander, Frank S. 2005. "Land Bank Strategies for Renewing Urban Land." *Journal of Affordable Housing & Community Development Law* 14(2):140-169. *Read pp. 140–142, 143–144, 150–155*
- Hackworth, Jason. 2014. "The Limits to Market-Based Strategies for Addressing Land Abandonment in Shrinking American Cities." *Progress in Planning* 90:1-37. *Read pp. 1–6, 12–14*

Further Reading:

- Atuahene, Bernadette, and Christopher Berry. 2018. "Taxed Out: Illegal Property Tax Assessments and the Epidemic of Tax Foreclosures in Detroit." *UC Irvine Law Review* 9(4):847-886.
- Atuahene, Bernadette. 2016. "Takings as a Sociolegal Concept: An Interdisciplinary Examination of Involuntary Property Loss." *Annual Review of Law and Social Science* 12(1):171-197.
- Atuahene, Bernadette. 2018. "'Our Taxes are Too Damn High': Institutional Racism, Property Tax Assessments, and the Fair Housing Act." *Northwestern University Law Review* 112(6):1501-1564.
- Kahrl, Andrew W. 2017. "Investing in Distress: Tax Delinquency and Predatory Tax Buying in Urban America." *Critical Sociology* 43(2):199-219.
- Keating, W. D. 2013. "Urban Land Banks and the Housing Foreclosure and Abandonment Crisis." *Saint Louis University Public Law Review* 33(1):93.
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- Schneider, Jakob K., Mary C. Lennon and Susan Saegert. 2023. "Interrupting Inequality through Community Land Trusts." *Housing Policy Debate* 33(4):1002-1026.

## V Housing for a changing climate

Week 15. April 24. Housing and climate adaptation

### Required Reading:

Lauster, Nathanael. 2016. *The Death and Life of the Single-Family House*. Philadelphia PA: Temple University Press. *Assigned Reading TBD*

Montgomery, Alesia. 2020. *Greening the Black Urban Regime: The Culture and Commerce of Sustainability in Detroit*. Detroit: Wayne State University Press. *Assigned Reading TBD*

Gabbe, C. J., and Gregory Pierce. 2020. "Extreme Heat Vulnerability of Subsidized Housing Residents in California." *Housing Policy Debate* 30(5):843-860.

Rice, Jennifer L., Daniel A. Cohen, Joshua Long and Jason R. Jurjevich. 2020. "Contradictions of the Climate-Friendly City: New Perspectives on Eco-Gentrification and Housing Justice." *International Journal of Urban and Regional Research* 44(1):145-165. doi: 10.1111/1468-2427.12740. *Read pp. 145–150, 152–154 "Greenhouse gas emissions and the income effect" and 159–161 "Discussion and Conclusion"*.

### Further Reading:

Dunlap, Riley E., and Robert J. Brulle. 2015. *Climate Change and Society: Sociological Perspectives*. New York: Oxford University Press. doi: 10.1093/acprof:oso/9780199356102.001.0001.

Giglio, Stefano, Bryan Kelly and Johannes Stroebe. 2021. "Climate Finance." *Annual Review of Financial Economics* 13(1):15-36.

Gould, Kenneth, and Tammy Lewis. 2016. *Green Gentrification: Urban sustainability and the struggle for environmental justice* (1st ed.). Routledge.

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

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**May 8. Final Paper Due**