

Fall 2024

University of Chicago

Urban Housing: Policy & Practice

Wednesdays, 12:00 – 2:50 pm

Walker Museum 403

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Office hours: Mondays and Wednesdays, 4:30-5:30, by appt: <https://calendly.com/talen/meetLinks>
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Course Description

This course offers a broad overview of housing problems and solutions. This is not a course on the housing market and how it works, or the complicated financing mechanisms involved in affordable housing development, or the legal and economic terrain driving housing supply and demand – although all of these topics will enter in. Rather, this is a course designed to give students a broad, historically-rooted understanding of how housing has changed, how housing is sometimes at the root of social inequities, and especially, the changing landscape of housing interventions. We will focus on solutions, where housing policy and practice has succeeded or failed, and what the future might hold.

Grading

- 10% Class participation/attendance
- 10% Assignment 1: team presentations (Oct. 9 and 16)
- 40% Assignments 2, 3, 4, 5
- 40% Final project

Assignments

Your first assignment will be to work in a team of three to prepare a presentation, to be given Oct. 9 or 16, overviewing solutions drawn from *The Affordable City*. Team assignments and presentation requirements are posted on Canvas under Assignments (see Assignment 1).

Assignment 2, due Oct. 20, is a short description of your final paper topic. Assignments 3, 4, and 5 are writing reflections on one of the topics discussed in class. Each paper should be about 1,000 words, and should have a minimum of 5 new references (not including course readings). Late assignments will be docked 20% off your grade for each 1/2 day late.

Final presentation and document

Students will prepare a final paper and short presentation to be given during the last week of the quarter. Detailed requirements for the paper and presentation will be posted under Assignments.

Schedule

Week One – Oct. 2

Topic: Course Overview

Field trip: Brick of Chicago, Hyde Park tour (meet at 1:30 at Ray Elementary School, 5630 S Kimbark Ave) <https://www.brickofchicago.com/Links to an external site.>

Week Two – Oct. 9

Topic: *The Affordable City*

Guest: Shane Phillips

Assignment 1 due -- Teams 1-4

Week Three – Oct. 16

Topic: Zoning reform

Assignment 1 due -- Team 5

Assignment 2 due Oct. 20 @ 5 pm: Final Paper Solutions Topic

Week Four – Oct. 23

Topic: Housing and preservation

Guest: Patrick Grossi, Preservation Chicago

Guest: Ashley Sarver, preservation architect

Assignment 3 due Oct. 27 @ 5 pm: Zoning Reform/Preservation Battles

Week Five – Oct. 30

Topic: Housing and climate change

Field trip: Wayne Beals, South Side “green” developer

Week Six – Nov. 6

Topic: Public Housing in Chicago

Field trip: Bus tour of public housing sites with Sherman Dilla Thomas

Assignment 4 due Nov. 10 @ 5 pm: Housing and Climate Change/Public Housing in Chicago

Week Seven – Nov. 13

Topic: Office to housing conversions

Field trip: Celadon Partners, 105 W. Adams

Week Eight – Nov. 20

Topic: Missing Middle Housing

Guest: Jennifer Settle, Opticos Design

Assignment 5 due Nov. 24 @ 5 pm: Conversions/Missing Middle

Final Papers due December 11 at 5:00 pm

Readings

Week One – October 2

Housing type and history

McAlester, Virginia Savage. (2014). *A Field Guide to American Houses*. New York: Knopf.

Chapter: Neighborhoods: The Groupings of American Houses. <https://research-ebSCO-com.proxy.uchicago.edu/c/ijaglh/search/details/iis6p2suf5>

The housing crisis

Desmond, M. (2022). Unaffordable America: poverty, housing, and eviction: *American Journal of Sociology*. In *The affordable housing reader* (pp. 389-395). Routledge.

Torres, Renz. (2024). "Who Owns Our Homes? Methods to Group and Unmask Anonymous Corporate Owners." *Cityscape* 26, 1 <https://www.huduser.gov/portal/periodicals/cityscape/vol26num1/article17.html> [Links to an external site.](#)

Joint Center for Housing Studies of Harvard University. 2024. *State of the Nation's Housing 2024*. https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2024.pdf [Links to an external site.](#)

Housing – a right or a need?

Katrin Anacker, *Housing in the United States (The Basics)*, Chapter 3: Housing as a Basic Need versus Housing as a Right.

Housing as a tool of social separation

Video: Shame of Chicago, Shame of the Nation, <https://www.pbs.org/video/a-million-in-captivity-gmzv3/> [Links to an external site.](#)

Vaughan, L., & Arbacı, S. (2011). "The Challenges of Understanding Urban Segregation." *Built Environment*, 37(2), 128-138.

Rothstein, Richard. (2017). *The Color of Law: A Forgotten History of How Our Government Segregated America*, n.d.

Mapping Inequality: <https://dsl.richmond.edu/panorama/redlining/Links to an external site.>

Housing in all the wrong places

Ewing, Reid and Shima Hamidi. (2017). *Costs of Sprawl*. Routledge.

Molloy, Q., Garrick, N., & Atkinson-Palombo, C. (2024). Black Households Are More Burdened by Vehicle Ownership than White Households. *Transportation Research Record*, 0(0). <https://doi.org/10.1177/03611981241231968Links to an external site.>

McCarthy, George. "Building Where It Matters." Lincoln Institute of Land Policy, July 16, 2024. <https://www.lincolninst.edu/publications/land-lines-magazine/articles/presidents-message-building-where-it-matters/Links to an external site.>

The Housing and Transportation (H+T) Affordability Index, Center for Neighborhood Technology: <https://htaindex.cnt.org/Links to an external site.>

Week Two – October 9

Solutions: Supply, Stability, Subsidy

Phillips, Shane. (2020). *The Affordable City: Strategies for Putting Housing within Reach (and Keeping it There)*. Washington, DC: Island Press. **Note: This book has been purchased for you and will be handed out the first day of class.

Supply: Building scale solutions

Homelessness & Incremental Housing Toolkit: <https://www.kronbergua.com/product-page/homelessness-incremental-housing-toolkitLinks to an external site.>

Smith, Stephen and Eduardo Mendoza. (2024) "Point Access Block Building Design: Options for Building More Single-Stair Apartment Buildings in North America." *Cityscape* 26, 1. <https://www.huduser.gov/portal/periodicals/cityscape/vol26num1/article25.htmlLinks to an external site.>

Housing over Big-Box stores (taking advantage of AB 2011): <https://www.fastcompany.com/91192526/los-angeles-costco-affordable-apartments-housingLinks to an external site.>

Harrison Row on Chicago's West Side <https://thetriibe.com/2024/04/harrison-row-provides-a-new-method-of-homeownership-on-the-west-side/Links to an external site.>

Stability Solutions

Greenstein, Rosaline and Yesim Sungu-Eryilmaz. (2005). Community Land Trusts. Lincoln Institute of Land Policy. <https://www.lincolninst.edu/publications/articles/community-land-trusts/Links to an external site.>

Naturally Occurring Affordable Housing (NOAH), Preservation Compact. <https://www.preservationcompact.org/innovation/noah/Links to an external site.>

Saving Chicago Two-flats: <https://chicago.suntimes.com/city-hall/2024/09/17/zoning-committee-northwest-side-gentrification-developers-penalties-affordable-housingLinks to an external site.>

Northwest Side Housing Preservation Ordinance (see data and FAQ sheet under “files” on Canvas)

Subsidy Solutions

Cohen, Rachel. (2024). What if public housing were for everyone?

Vox. <https://www.vox.com/policy/2024/2/10/24065342/social-housing-public-housing-affordable-crisisLinks to an external site.>

Condon, Patrick. (2024). *Broken City: Land Speculation, Inequality, and Urban Crisis*. University of British Columbia Press. Chapter six: The Vienna Model and Its Relevance Today. <https://press.uchicago.edu/ucp/books/book/distributed/B/bo215804969.html>.

Week Three – October 16

Whittemore, Andrew H. (2021). “Exclusionary Zoning.” *Journal of the American Planning Association* 87 (2): 167–80. <https://doi.org/10.1080/01944363.2020.1828146Links to an external site.>

Zoning Reform: An example from Cincinnati: Connected Communities. <https://storymaps.arcgis.com/collections/8a14a12b43674b1c9a8271ffd53c8230Links to an external site.>

Pink zones, incremental development: <https://leanurbanism.org/pink-zone-manual/Links to an external site.>

What Does 15 Units Per Acre Look Like? <https://www.lincolninst.edu/data/what-does-15-units-per-acre-look-like/storymap/Links to an external site.>

Davis, Jenna. (2021). “The Double-Edged Sword of Upzoning.” Brookings. <https://www.brookings.edu/articles/the-double-edged-sword-of-upzoning/Links to an external site.>

Lens, Michael C., and Paavo Monkkonen. (2016). “Do Strict Land Use Regulations Make Metropolitan Areas More Segregated by Income?” *Journal of the American Planning Association* 82 1: 6–21. doi:10.1080/01944363.2015.1111163.

Hanley, Allison. (2023). Rethinking Zoning to Increase Affordable Housing. *Journal of Housing and Community Development*. https://www.nahro.org/journal_article/rethinking-zoning-to-increase-affordable-housing/Links to an external site.

Parolek, Daniel. (2020). *Missing Middle Housing*. Island Press. Chapter 4: Understanding Barriers to Missing Middle Housing.

Zoning Reform

Toolkit. https://www.planningmi.org/aws/MAP/asset_manager/get_file/886923?ver=0Links to an external site.

Week Four – October 23

Nesset, I. Q., & Oust, A. (2019). The impact of historic preservation policies on housing values. *International Journal of Housing Policy*, 20(2), 252–272. <https://doi.org/10.1080/19491247.2019.1688633>Links to an external site.

Hertz, Daniel Kay. (2018). *The Battle of Lincoln Park: Urban Renewal and Gentrification in Chicago*. Belt Publishing. Part II: The Conservation of Lincoln Park.

The Economist. (2024). [Seaport Tower shows New York’s fight between housing and heritage](#).Links to an external site.

Preservation Chicago. (2024). *Historic Preservation and Affordable Housing in Chicago: A Natural Pairing* (under “files” on Canvas).

Week Five – October 30

Bourland, Dana L. *Gray to Green Communities: A Call to Action on the Housing and Climate Crises*. Island Press. Chapter 4: The Challenges to Greening Affordable Housing for All.

Fischer, Mary J. “Shelter from the Storm: The Growing Threats from Climate Change to Housing in the United States.” *Sociology Compass* 18, no. 7 (2024): e13245. <https://doi.org/10.1111/soc4.13245>Links to an external site..

Gonzalez, Gloria. “Climate Change and the Affordable Housing Crisis.” POLITICO, August 22, 2023. <https://www.politico.com/newsletters/the-recast/2023/06/21/climate-gentrification-housing-crisis-miami-00102951>Links to an external site..

Week Six – November 6

Fuller, Thomas. “How Does Paris Stay Paris? By Pouring Billions Into Public Housing.” *The New York Times*, March 17, 2024, sec. Real Estate. <https://www.nytimes.com/2024/03/17/realestate/paris-france-housing-costs.html>Links to an external site..

Vale, Lawrence J. and Yonah Freemark. (2022). [From public housing to public-private housing](#)Links to an external site. 75 Years of American Social Experimentation. In *The Affordable Housing Reader*, Ed. Elizabeth Mueller and J. Rosie Tighe. Routledge. Chapter 17.

HUD. A Primer on Affordable Housing Development and Key Funding Sources. <https://www.hudexchange.info/resource/6775/a-primer-on-affordable-housing-development-and-key-funding-sources>Links to an external site..

Week Seven – November 13

Badger, L. Buchanan. (2023). Here's How to Solve a 25-Story Rubik's Cube. *The New York Times*

Max, D.T. (2024). Can Turning Office Towers Into Apartments Save Downtowns? *The New Yorker* April 29.

Capps. (2023). A New White House Plan to Create Affordable Housing: Convert Empty Office Buildings. <https://www.bloomberg.com/news/articles/2023-10-27/to-speed-office-conversions-to-housing-biden-unlocks-funding-resources>Links to an external site.

Aldana, Ernesto, Simon Büchler, and Lyndsey Rolheiser. (2024). The past and future of non-residential-residential conversions in New York City. *Cities* 152. <https://www.sciencedirect.com/science/article/pii/S0264275124003718>Links to an external site.

Kimmelman, Michael. "An Affordable Housing Solution Hidden in Plain Sight: Libraries." *The New York Times*, July 17, 2024, sec. Headway. <https://www.nytimes.com/2024/07/17/headway/an-affordable-housing-solution-hidden-in-plain-sight-libraries.html>Links to an external site..

Week Eight – November 20

Parolek, Daniel. (2020). *Missing Middle Housing*. Island Press. Chapter 3: The Missing Middle Housing Affordability Solution.

Missing Middle Housing website: <https://missingmiddlehousing.com/>Links to an external site.

Kuhlmann, D., & Rodnyansky, S. (2023). In Search of the Missing Middle: Historical Trends in and Contemporary Correlates of Permitting of 2–4 Unit Structures . *Housing Policy Debate*, 34(2), 158–179. <https://doi.org/10.1080/10511482.2023.2244932>Links to an external site.

Five Reasons Four-Story Apartment Buildings Are Good <https://www.sightline.org/2024/08/19/five-reasons-four-story-apartment-buildings-are-good/>Links to an external site.

Apartments that Engage the Street <https://www.cnu.org/publicsquare/2024/07/05/apartments-engage-street>Links to an external site.