Fall 2019 Sociology 6252\_80/PPPA 6085\_80 Thursdays 6:10-8 pm 410 Phillips Hall Professor Hilary Silver Office hours: Thu 4-6 pm hilarysilver@gwu.edu

# **HOMELESSNESS**

# **Course Description**

This course aims to inform students about the causes, history, and experiences of homelessness and about existing programs and affordable housing policies to address the problem. It also provides students with the opportunity to conduct original research and write an extended term paper on topics related to these themes.

# **Course Learning Goals**

- Learn why we describe those without shelter as "homeless"
- Learn how people experience homelessness, what it feels like
- Learn the history of, and trends in homelessness in the US, and measures of it
- Learn how to count people experiencing homelessness
- Learn why people live on the streets even in affluent societies with social services
- Compare homelessness in the US to other countries
- Assess conflicting explanations for the rise in homelessness
- Learn about homelessness in your city and Washington, DC
- Examine ways in which societies criminalize the homeless, and legal remedies
- Evaluate various approaches to ending homelessness, including Housing First
- Learn about the main low-income housing programs
- Write critical responses to readings on these subjects
- Conduct original research, analyze data, and write a long paper that can serve as a writing sample for employers or doctoral programs

**Prerequisites**: The seminar is open to graduate and advanced undergraduate students in the social sciences from all schools at George Washington University who can demonstrate research skills.

**Format:** The beginning of the course consists of short lectures and discussion of assigned readings (and response papers to them), so that all students share and actively discuss the same basic information. During this period, students shall decide upon their research topics in consultation with the instructor and complete a few short written assignments. As the semester continues, assigned readings lighten up in the expectation that students will start reading on their own research topics. They should be prepared to report on progress and challenges in class. By mid-semester, all students should be fully engaged in their research outside the classroom. At the end of semester, students will present first drafts and get feedback for the final paper. In addition, the course includes visits from DC experts and films that convey the experiences of homelessness

# **Assignments and Grading**

- Preparation of weekly readings prior to class and participation in discussions (instructor reserves the right to quiz).
- A 2-page report on a particular subgroup of the homeless: vets, youth, elderly, families, LGBT, ex-offenders, etc. 10% of grade **DUE September 26**
- A 3-page report on the homeless and how one Continuum of Care (city of your choice) is housing them: 25% of grade. **DUE October 10** 
  - Resources include: https://catalog.data.gov/dataset/coc-areas; https://www.hudexchange.info/programs/coc/; https://www.hudexchange.info/news/using-hud-and-other-data-resources-to-help-end-homelessness/
  - Especially see the annual PIT and HIC counts https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/
  - The LSA: HUD has just replaced the Annual Homeless Assessment Report (AHAR) data submission process for Continuums of Care (CoCs) with the Longitudinal Systems Analysis (LSA) report. Expected October 2019. Be among the first to analyze longitudinal HMIS data. Resources for the 2018 Longitudinal Systems Analysis Report (Formerly AHAR) Find a link to the data dictionary here:
    - https://www.hudexchange.info/resource/5726/lsa-report-specifications-and-tools/
    - and read Appendix B in the other document on the LSA page for the information in the LSA report:
    - https://files.hudexchange.info/resources/documents/LSA-Programming-Specifications.pdf
  - CoC Racial Analysis Tool lets you calculate the extent to which local homelessness exceeds the poverty rate and over-represents particular racial groups at <a href="https://www.hudexchange.info/resource/5787/coc-analysis-tool-race-and-ethnicity/">https://www.hudexchange.info/resource/5787/coc-analysis-tool-race-and-ethnicity/</a>
  - The U.S. Conference of Mayors and the National Alliance to End Homelessness (NAEH) have an annual report on homelessness and hunger in 38 cities.
  - National Alliance to End Homelessness and The U.S. Conference of Mayors' Report on Hunger and Homelessness, A Status Report on Homelessness and Hunger in America's Cities, December 2016 https://endhomelessness.atavist.com/mayorsreport2016
  - Put homelessness in context: find the American Community Survey/Census data for the county or counties of the CoC here: https://www.census.gov/data/tables/time-series/demo/popest/2010s-counties-detail.html#par\_textimage
    - The National Alliance to End Homelessness also computes rates. https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/
    - Rates of homelessness compare point-in-time counts to state, county, and city population data from the Census Bureau's Population Estimates

Program, accessed via American FactFinder (table PEPANNRES: Annual Estimates of the Resident Population, 2017 version). Most CoC boundaries align with one or multiple counties, and about a dozen align with cities that are entirely within one county. However, four CoCs align with city boundaries spanning multiple counties (Atlanta, GA; Amarillo, TX; Kansas City, MO; and Oklahoma City, OK) and estimates rely on prior year trends.

- Response to a film on homelessness: 10% of grade. DUE October 31
- A 3-page report on the current status of a ward shelter in DC: DUE November 21 (25% of grade)
  - o D.C. General closed in 2018 and new ward-based smaller (50 unit) family housing shelters opened or will be completed soon.
  - Select and profile the ward:
     DC Ward data: https://planning.dc.gov/page/dc-data
     https://planning.dc.gov/page/american-community-survey-acs-estimates
     Zip Codes by DC "Neighborhood" by name:
     https://www.tripsavvy.com/washington-dc-zip-codes-by-neighborhood-1039186
  - o Identify the Council member (perhaps interview them or staff) and their role in the shelter location and support/opposition
  - Consult local media:

There is now a FaceBook page and website for DC homelessness media: https://dchomelesscrisis.press/?utm\_source=Master+email+list&utm\_campaign=c1aa7b3b21-

EMAIL\_CAMPAIGN\_2019\_08\_28\_01\_43&utm\_medium=email&utm\_term=0\_3fff49b988-c1aa7b3b21-340580257

Also: https://streetsensemedia.us3.list-

manage.com/track/click?u=30cabf430e2d2a593523fd548&id=16184591c 9&e=eb28730e92

Term paper based on original research: 30% of grade.
 Students will present a summary of their paper on December 5 or 11.
 Final draft is DUE December 12 at 5 pm! No "Incompletes" shall be awarded, so please plan ahead and manage your time accordingly.

The *paper*, not to exceed 20 double-spaced pages (excluding tables and references), shall be on a topic related to homelessness or housing the homeless. It should draw upon course themes and readings, but significantly transcend them with original research, preferably in Washington, DC or with a NGO in town. Students should consult the professor on their topic and indicate if the paper will contribute to a qualifying exam or thesis.

Original research may include documentary analysis of primary and secondary materials, quantitative statistical analysis of datasets, interviews, analysis of information systematically collected during a field placement, or a study collecting new data as requested by local agencies. Participant observation is discouraged due to time constraints.

- O The paper should consist of several sections: (1) state the research question and define the problem under study, (2) review the relevant literature and course readings on the problem, (3) describe research methods used and explain why they are appropriate, (4) present the findings, and (5) conclude with the theoretical and policy implications of the study.
- O Students will consult with the instructor and prepare one-page paper proposals declaring the topic of study (e.g. the main question under investigation) and the research methods to be employed. **DUE: October 3**
- A progress report, in the form of a literature review, a short narrative describing methods and work in progress, or another section of the paper already written.
   DUE: November 7
- Students will briefly summarize and present their research findings and receive comments for revision during the last weeks of the seminar.
- o The final paper itself is **DUE December 12**, the first day of the exam period.

# **Books and Materials**

Most assigned readings will be available on Blackboard. URLs to online sources are provided. Note that "Recommended" readings on the syllabus are for background and greater depth, and not required.

#### **Useful Internet Sites**

Interagency Council on Homelessness <a href="https://www.usich.gov/">https://www.usich.gov/</a>

The National Coalition for the Homeless (fact sheets) http://www.nationalhomeless.org

National Low Income Housing Coalition <a href="http://www.nlihc.org">http://www.nlihc.org</a>

National Law Center on Homelessness and Poverty www.nlchp.org/

Housing Policy Debate http://www.fanniemaefoundation.org/programs/journals.shtml

Interagency Council on Homelessness <a href="http://www.ich.gov/">http://www.ich.gov/</a>

HUD: http://www.huduser.org/datasets/

Cityscape https://www.huduser.gov/portal/periodicals/cityscape.html

National Housing Market and Affordability <a href="http://www.jchs.harvard.edu/">http://www.jchs.harvard.edu/</a>

Shelterforce <a href="http://www.shelterforce.org/">http://www.shelterforce.org/</a>

Eviction Lab (https://evictionlab.org/get-the-data/)

Urban Institute HousingMattersUpdate@urban.org

#### DEADLINE SUMMARY

9/26 Subgroup paper

10/3 Term paper proposals

10/10 Continuum of Care paper

10/31 Film response essay

11/7 Term paper progress report

11/21 DC Ward shelter paper

12/5 and 12/11 Paper presentations

12/12 Term papers due

#### **COURSE POLICIES**

Expected Time Commitment – 3-credit Graduate Seminar

In keeping with the course requirement of 112.5 hours over the semester, students will spend 2 hours per week in class or viewing films (100 minutes total) over the 15 weeks of the semester, for a total of 25-30 instructional hours. Out of class work – required readings, research, and writing -- will total, on average, 7 hours (350 minutes) a week, or 87-105 hours total in preparation time.

#### Format.

In the early weeks of the semester, required reading prior to the seminar meetings is expected to take up approximately 6 hours per week (reading at 24 pages/hour) and writing response essays make require another 1 hour. In the first weeks, short individual consultations with the instructor will also be scheduled outside of classroom hours, and students will search for a research topic, which may take 2-3 hours a week. As the semester progresses, out of class time devoted to reading and writing for seminar meetings will decline to 3 hours a week, while independent reading and research for one's term paper will increase to 7 hours a week. In the last weeks of the semester, course time outside of class may exceed 10 hours a week, as students will analyze findings, write up the term paper, and prepare an in-class presentation.

# In-class Etiquette

Higher education works best when it becomes a vigorous and lively marketplace of ideas in which all points of view are heard. Free expression in the classroom is an integral part of this process. At the same time, higher education works best when all of us approach the enterprise with empathy and respect for others, irrespective of their ideology, political views, or identity. We value civility because that is the kind of community we want, and we care for it because civility permits intellectual exploration and growth.

Class discussions will be conducted in a spirit of mutual respect and collective inquiry. Diverse opinions are welcomed. Indeed, reasoned disagreement between arguments supported with evidence can facilitate learning. In case you need guidance about how to disagree respectfully, try to challenge or criticize the *idea*, not the person. Listen carefully to what others are saying. Be courteous: do not interrupt or engage in private conversations or play with your devices while others are speaking. Do not demean, devalue, or "put down" people for their experiences, lack of experience, or difference in interpretations. Allow everyone the chance to talk. If you have already spoken a lot, try to hold back a bit; if you are hesitant to speak, look for opportunities to contribute to the discussion. Finally, if you find something said to be offensive, speak up.

Especially in a course like this calling for *original* research, it is essential to **avoid plagiarism**. This includes attributing someone else's work or ideas as your own (even if you worked on it together as a group) or using someone's ideas without appropriate citations. Your paper must have **full documentation** – both footnote or endnotes and bibliography -- when an author's ideas are presented in your writing, even if you paraphrase or do not quote the text word-for-word. If you have any questions, please ask.

# No Internet without permission

In-class use of smart-phones and internet is prohibited. Please turn off all external connections before class begins. Laptop computers may only be used in class if the internet connection (wifi) is turned off. You should not read the assignments during class. Anyone reading or sending texts or email during class will be asked to leave.

# **UNIVERSITY POLICIES**

# University policy on observance of religious holidays

University policy states students and faculty should notify faculty during the first week of the semester of their intention to be absent from class on a day(s) of religious observance. For policy, see: students.gwu.edu/accommodations-religious-holidays.

# Academic integrity code

Academic dishonesty is defined as cheating of any kind, including misrepresenting one's own work, taking credit for the work of others without crediting them and without appropriate authorization, and the fabrication of information. For details and complete code, see: studentconduct.gwu.edu/code-academic-integrity

# Disability Support Services (DSS)

Any student who may need an accommodation based on the potential impact of a disability should contact the Disability Support Services office at 202-994-8250 in the Rome Hall, Suite 102, to establish eligibility and to coordinate reasonable accommodations. For additional information see: disabilitysupport.gwu.edu/

#### Mental Health Services 202-994-5300

The University's Mental Health Services offers 24/7 assistance and referral to address students' personal, social, career, and study skills problems. Services for students include: crisis and emergency mental health consultations confidential assessment, counseling services (individual and small group), and referrals. For additional information see: counselingcenter.gwu.edu/

### Safety and security

In the case of an emergency, if at all possible, the class should shelter in place. If the building that the class is in is affected, follow the evacuation procedures for the building. After evacuation, seek shelter at a predetermined rendezvous location.

# **SYLLABUS**

#### **PART ONE: Homelessness**

### August 29: Home/less

Questions for class discussion: Why use the label "home-lessness"? What is home?

Readings for the introductory week are only recommended: Peter Somerville, Homelessness and the Meaning of Home: Rooflessness or Rootlessness? International Journal of Urban and Regional Research (September 1992): 529-39.

Craig Willse, The Value of Homelessness: Managing Surplus Life in the United States. University of Minnesota Press, 2015, Introduction.

Witold Rybczynski. Home: A Short History of an Idea. Penguin, 1986.

Why is homeownership preferred to renting? Brian J. McCabe, No Place Like Home: Wealth, Community and the Politics of Homeownership. Oxford University Press, 2016, ch 1.

Kim R. Manturuk, Mark R. Lindblad, and Roberto G. Quercia. 2017. A Place Called Home: The Social Dimensions of Homeownership. Oxford University Press.

Rowland Atkinson and Keith Jacobs, House, Home, and Society. Palgrave Macmillan, 2016. Chs. 3, 5.

Ann Owens. 2019. Building Inequality: Housing Segregation and Income Segregation. Sociological Science 6: 497-525.

Is the public suffering from "compassion fatigue"? Jack Tsai et al. 2019. Public exposure and attitudes about homelessness. Journal of Community Psychology 47:76–92

Bruce Link, et al. 1995. Public knowledge, attitudes, and beliefs about homeless people: Evidence for compassion fatigue? American Journal of Community Psychology 23, 4: 533-555.

Barrett Lee and Chad Farrell, Buddy, Can You Spare a Dime? Homelessness, Panhandling, and the Public. Urban Affairs Review 38, 3 (January 2003) 299-324.

# September 5: Overview, History, and Experience of Homelessness in the US

Questions of the readings for class discussion: Were Americans more tolerant of the homeless before the 1980s? Is it accurate to speak of the "new homeless"?

Barrett Lee, Kimberly Tyler, & James Wright, The New Homelessness Revisited. Annual Review of Sociology 36 (2010): 501-521.

Daniel Treglia, Ann Elizabeth Montgomery, and Dennis Culhane. 2018. Homelessness, ch. 11 pp. 183-95 in Katrin Anacker, et al. eds. Introduction to Housing, 2nd ed. University of Georgia Press.

Joint Center for Housing Studies of Harvard University. 2019. State of the Nation's Housing 2019. Cambridge, MA: executive summary pp. 1-6, 33-35.

National Low-Income Income Housing Coalition. 2019. Out of Reach. Pp. 5-18.

Teresa Gowan, 2010. Hobos, Hustlers, and Backsliders: Homeless in San Francisco. University of Minnesota Press. Pp. xii-xiv Introduction: Sin, Sickness and the System

Kim Hopper. 2002. Reckoning with Homelessness, Cornell University Press, chs. 2 From Almshouse to Shelter.

Kenneth Kusmer, Down & Out, On the Road: The homeless in American history. Oxford University Press, 2001, ch. 1.

# **September 12 Homelessness in International Perspective**

*Is it worse to be homelessness in the US than in other countries? In what ways?* 

Paul A. Toro et al. 2007. Homelessness in Europe and the United States: A Comparison of Prevalence and Public Opinion. Journal of Social Issues 63, 3: 505-524.

Matthew Marr. 2012. Pathways out of Homelessness in Los Angeles and Tokyo: Multilevel Contexts of Limited Mobility amid Advanced Urban Marginality. International Journal of Urban and Regional Research 36, 5: 980-1006.

Suzanne Speak and Graham Tipple. 2006. Perceptions, Persecution and Pity: The Limitations of Interventions for Homelessness in Developing Countries. International Journal of Urban and Regional Research 30, 1: 172-88.

Gautam Bhan and Swathi Shivanand. 2013. (Un)Settling the City: Analysing Displacement in Delhi from 1990 to 2007. Economic & Political Weekly 47,13 (March 30): 54-61.

Ivan Turok & Jackie Borel-Saladin. 2016. Backyard shacks, informality and the urban housing crisis in South Africa: stopgap or prototype solution?, Housing Studies 31, 4: 384-409, DOI: 10.1080/02673037.2015.1091921 OR

Williams, Lucy A. 2014. The Right to Housing in South Africa: An Evolving Jurisprudence. School of Law Faculty Publications. http://lsr.nellco.org/nusl\_faculty/56

Juergen Von Mahs. 2013. Down and Out in Los Angeles and Berlin: The Sociospatial Exclusion of Homeless People. Temple University Press, chs. 1, 6.

Margaret Greenfields. 2009. Gypsies, Travellers, and Accommodation. Race Equality Foundation Briefing Paper 10. London. pp. 1-6.

September 19: Defining, Measuring, Counting, and Classifying the Homeless Guest Lecture: Dr Claudia Solari, Associate/Scientist, Urban Institute How and Why do we count the homeless?

Annual Homeless Assessment Report [AHAR] 2018 Part 1: https://files.hudexchange.info/resources/documents/2018-AHAR-Part-1.pdf Read the first chapter on all people, and then they should choose one other population they are most interested in.

AHAR 2017 Part 2: https://files.hudexchange.info/resources/documents/2017-AHAR-Part-2.pdf

Read the "About this report," "Additional Forms of homelessness and housing instability," and section 1

US Interagency Council on Homelessness. 2018. Home, Together: The Federal Strategic Plan to Prevent and End Homelessness. DC: IACH, July.

National Alliance to End Homelessness, State trends in homelessness https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/

Kim Hopper. 2002. Reckoning with Homelessness, Cornell University Press, ch 5: Out for the Count. OR Kim Hopper, Marybeth Shinn, Eugene Laska, Morris Meisner, and Joseph Wanderling. 2008. Estimating Numbers of Unsheltered Homeless People through Plant-Capture and Postcount Survey Methods. American Journal of Public Health 98, 8: 1438-42.

Curtis Smith and Ernesto Castaneda. "Improving Homeless Point-In-Time Counts: Uncovering the Marginally Housed." *Social Currents*. Volume 6, Number 2, pp. 91–104.

# September 26 Characteristics and Causes of Homelessness: Age, Health, Gender, Race, Veterans, Ex-offenders, People with AIDS/HIV

**DUE** homeless subgroup paper

*Are the causes of homelessness structural, personal, or a combination of both?* 

David Snow and Leon Anderson, "Street People." Contexts 2, 1 (Winter 2003): 12-17. http://www.contextsmagazine.org/content\_vol2-1.php Christopher Jencks. 1995. The Homeless. Cambridge: Harvard University Press, ch. 8, changes in the housing market.

Dennis Culhane and Steven Metreaux. 2008. Rearranging the Deck Chairs or Reallocating the Lifeboats?: Homelessness Assistance and Its Alternatives. Journal of the American Planning Association 74, 1: 111-121.

Claire W. Herbert, Jeffrey D. Morenoff, and David J. Harding. 2015. Homelessness and Housing Insecurity Among Former Prisoners. RSF: The Russell Sage Journal of the Social Sciences 1, 2: 44-79 OR David Harding, Jeffrey Morenoff, and Claire Herbert. 2013. Home Is Hard to Find: Neighborhoods, Institutions, and the Residential Trajectories of Returning Prisoners. The Annals of the American Academy of Political and Social Science 647, 1: 214-236.

Jeffrey Olivet et al. 2018. SPARC Supporting Partnerships for Anti-Racist Communities. Phase 1 Study Findings, executive summary.

Gregory Larkin Purser, Orion P. Mowbray, and Jay O'Shields. 2017. The Relationship Between Length and Number of Homeless Episodes and Engagement in Survival Sex. Journal of Social Service Research 43, 2: 262–269. http://dx.doi.org/10.1080/01488376.2017.1282393

Jamison Fargo, EA Munley, Thomas Byrne, AE Montgomery, and Dennis Culhane. 2013. Community-level characteristics associated with variation in rates of homelessness among families and single adults. American Journal of Public Health 103 Supplement 2:S340-7. doi: 10.2105/AJPH.2013.301619

Dennis Culhane. 2013. Homelessness Research: Shaping Policy and Practice, Now and Into the Future. American Journal of Public Health 103, Supplement 2: 181-2.

Douglas L. Polcin. 2016. Co-occurring substance abuse and mental health problems among homeless persons: Suggestions for research and Practice. Journal of Social Distress and the Homeless 25, 1: 1-10. DOI: 10.1179/1573658X15Y.0000000004

#### October 3

# Criminalization of Homelessness, the Cleansing of Public Space, and the Experience of Homelessness

### **DUE** final paper proposals

Is the enforcement of nuisance laws/broken windows policing of the homeless unjust?

Jeremy Waldron. 1991. Homelessness and the Issue of Freedom. UCLA Law Review 39: 295-324.

Don Mitchell. 2003. The Right to the City: Social Justice and the Fight for Public Space. Guilford, ch 6: No Right to the City: Anti-Homeless Campaigns, Public Space Zoning, and the Problem of Necessity

Margaret Kohn. 2004. Brave New Neighborhoods: The Privatization of Public Space. Routledge, ch. 8, pp. 130-46, "Homeless-free Zones: Three Critiques"

National Law Center on Homelessness and Poverty. 2016. Housing, Not Handcuffs: Ending the Criminalization of Homelessness in US Cities. Washington: NLCHP, pp. 7-34

National Law Center for Homelessness and Poverty. 2018. Serving and Protecting? Survey Results on Homeless New Yorkers Experiences with Law Enforcement (November), p. 5.

National Law Center for Homelessness and Poverty. 2018. Tent City, USA: The Growth of America's Homeless Encampments and How Communities are Responding. Washington. Executive Summary.

Jessie Speer. 2017. "It's not like your home": Homeless Encampments, Housing Projects, And the Struggle over Domestic Space. Antipode 49, 2: 517–535.

Stephen Metraux, Meagan Cusack, Fritz Graham, David S Metzger, & Dennis P Culhane. 2019. An Evaluation of the City of Philadelphia's Kensington Encampment Resolution Pilot. University of Pennsylvania, Executive Summary. https://works.bepress.com/dennis\_culhane/227/

Rebecca Cohen, Will Yetvin, & Jill Khadduri. 2019. Understanding Encampments of People Experiencing Homelessness and Community Responses: Emerging Evidence as of Late 2018. Washington: Abt Associates, pp. 1-22.

Patrick Geiger and Aaron Howe. 2019. D.C.'s homeless encampment 'cleanups' are only making things worse. Washington Post (April 19). https://www.washingtonpost.com/opinions/local-opinions/dcs-homeless-encampment-cleanups-are-only-making-things-worse/2019/04/19/757775da-5262-11e9-88a1-ed346f0ec94f\_story.html?utm\_term=.594b9667ee12

#### CHOOSE ONE:

Forrest Stuart, On the Streets, Under Arrest: Policing Homelessness in the 21st Century. Sociology Compass 9/11 (2015): 940–950.

Andrew Deener. 2012. Venice. University of Chicago Press. Ch. 3, People out of place, pp. 86-123.

Mitchell Duneier. 2000. Sidewalk. New York: Farrar, Straus & Giroux, pp.157-216: Sidewalk Sleeping, When You Gotta Go, Talking to Women, Limits of informal contro

# October 10 Housing Instability, Rent Control, and Tenant Protections DUE CoC paper

Question: Will rent control prevent evictions and at what cost?

Cherie Steuve, Martin Seay, and Andrew Carswell. 2018. Renting. Ch. 9 in Katrin Anacker, et al. eds. Introduction to Housing, 2nd ed. University of Georgia Press.

Chris Glynn and Melissa Allison. Rising Rents Mean Larger Homeless Population. 8/3/2017 https://www.zillow.com/research/rents-larger-homeless-population-16124/

Matthew Desmond. 2016. Evicted: Poverty and Profit in the Inner City. New York: Crown, Introduction, Epilogue.

Esther Sullivan. 2018. Manufactured Insecurity: Mobile Home Parks and Americans' Tenuous Right to Place. University of California Press. Pp. 14-30.

Christopher Dum. 2016. Exiled in America: Life on the Margins in a Residential Motel. 2015. New York: Columbia University Press, introduction, ch. 1.

Noelle Stout. 2019. Dispossessed: How Predatory Bureaucracy Foreclosed on the American Middle Class. University of California Press, Chs. 3, 5.

Amee Chew & Sarah Treuhaft. 2019. Our Homes, Our Future: How Rent Control Can Build Stable, Healthy Communities. February. Right to the City, PolicyLink, Center for Popular Democracy.

Henry Grabar. 2018. Rent Control Is Back. Slate (October 17)
Https://slate.com/business/2018/10/rent-control-isback.html?utm\_campaign=Brookings+Brief&utm\_source=hs\_email&utm\_medium=email&utm\_content=66837855

Asquith, Brian J. 2019. Rent Control—Is the Cure Worse Than the Disease? Employment Research 26(1): 1-4 https://doi.org/10.17848/1075-8445.26(1)-1

# **PART TWO: Policy**

# October 17 Housing First and Rapid Rehousing

Housing First vs. Shelters: What is wrong with emergency shelters?

**DUE** Ward shelter report, progress report on paper RESOURCES: Vulnerability Index questionnaire;

HUD Exchange, Housing First in Permanent Supportive Housing

https://www.hudexchange.info/resources/documents/Housing-First-Permanent-

Supportive-Housing-Brief.pdf

Deborah Padgett, Benjamin Henwood, and Sam Tsemberis. 2015. Housing First: Ending Homelessness, Transforming Systems, and Changing Lives. Oxford University Press.

Jennifer Rae, Jonathan Samosh, Tim Aubry, Sam Tsemberis, Ayda Agha and Dhrasti Shah. 2018. What Helps and What Hinders Program Fidelity to Housing First: Pathways to Housing DC. European Journal of Homelessness, 12, 3: 103-28.

HUD. 2016. Family Options Study: 3-Year Impacts of Housing and Services Interventions for Homeless Families. PD&R. Executive Summary. OR <a href="https://nlihc.org/resource/follow-family-options-study-long-term-housing-subsidies-are-most-effective-intervention">https://nlihc.org/resource/follow-family-options-study-long-term-housing-subsidies-are-most-effective-intervention</a>

Anne Fletcher and Michelle Wood, Next Steps for the Family Options Study. Cityscape 19, 3: 191-202; Michelle Wood and Anne Fletcher, Lessons for Conducting Experimental Evaluations in Complex Field Studies: Family Options Study. Cityscape 19, 3: 271-92.

US Interagency Council on Homelessness. 2019. Resource Roundup: Assisting People to Move Swiftly Into Permanent Housing.

https://www.usich.gov/news/resource-roundup-assisting-people-to-move-swiftly-into-permanent-housing

Mary Cunningham, Sarah Gillespie, and Jacqueline Anderson. Rapid Rehousing: What the Research Says. Washington: Urban Institute, 2015.

#### October 24 Homeless in Film

View one and react in writing (1-2 pages):

Hilary Silver, Direction Home (58 minutes)

https://www.youtube.com/watch?v=GS8hoRwk6Kw

Hilary Silver, "Southside: The Fall and Rise of an Inner-City Neighborhood." Mandela Woods segment.

Richard Rothstein, Segregated By Design https://www.segregatedbydesign.com/

Oren Moverman, Time Out of Mind (2014)

https://www.youtube.com/watch?v=L09lqYYw2yc

Marc Singer, Dark Days <a href="https://www.youtube.com/watch?v=cTNeG9m\_3Uw">https://www.youtube.com/watch?v=cTNeG9m\_3Uw</a>

Elizabeth Lo, Hotel 22 https://www.youtube.com/watch?v=c9BEbWu8Ygc

When I Came Home (70 minutes) on homeless veterans. Trailer:

https://www.youtube.com/watch?v=ufJ\_-ktwxjM

FILM: The Pruitt-Igoe Myth <a href="http://www.pruitt-igoe.com/">http://www.pruitt-igoe.com/</a>

#### October 31 Shelters, Encampments, and NIMBY disputes

DUE: Film response

Amy M. Donley & James D. Wright. 2012. Safer Outside: A Qualitative Exploration of Homeless People's Resistance to Homeless Shelters, Journal of Forensic Psychology Practice, 12, 4: 288-306. http://dx.doi.org/10.1080/15228932.2012.695645
OR James D. Wright & Amy M. Donley. 2017. Poor and Homeless in the Sunshine State: Down and Out in Theme Park Nation. Ch. 6 (ch 12 Miami vs. Orlando)

David Bartelt, Karin Eyrich-Garg, and Brian Lockwood. 2017. The Relationships between Community Context and Entry into a Homeless Shelter System. Journal of Urban Affairs 39, 5: 675-90.

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# November 7 Mainstream Low-Income Housing Programs: Public Housing, Section 8, HOPE VI, RAD, LIHTC, CDCs, and other Federal Production and Finance Programs

**DUE:** Progress report on final paper

What went wrong with public housing, and what is good about it? What makes housing "affordable"?

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Katrin Anacker, et al. eds. 2018. Introduction to Housing. Athens, GA: University of Georgia Press, 2nd ed.: ch 8 Katrin Anacker, Housing Finance Industry, pp 139-55; ch 10 Christine Cook, Marilyn Bruin, and Becky Yust, Housing Affordability, pp. 167-182; ch 14 Kirk McClure, Federal Housing Policy, pp. 235-54.

Alex Schwartz, Housing Policy in the United States, 3rd. ed.: Ch 5 LIHTC, Ch 6 Public Housing, HOPE VI, RAD, Ch 7 Privately-owned subsidized housing

Janet L. Smith. 2015. Between a Rock and a Hard Place: Public Housing Policy. Journal of Urban Affairs 37, 1: 42-46.

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# **November 14 Mainstream Low-Income Housing Programs: Vouchers**

RAD: Should we replace all public housing with vouchers? Moving to Opportunity or Building it in place?

Alex Schwartz, Housing Policy in the United States, Ch 8 Vouchers

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Philip M. E. Garboden, Eva Rosen, Stefanie DeLuca & Kathryn Edin. 2018. Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program. Housing Policy Debate. DOI: 10.1080/10511482.2018.1502202

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Susan Clampet-Lundquist and Douglas S. Massey. 2008. Neighborhood Effects on Economic Self- Sufficiency: A Reconsideration of the. Moving to Opportunity Experiment. American Journal of Sociology 114, 1 (July 2008): 107–43. (MTO Symposium)

Jonathan Rothwell. 2015. Sociology's Revenge Moving to Opportunity (MTO) revisited. Brookings. May 6. On Raj Chetty

https://www.brookings.edu/blog/social-mobility-memos/2015/05/06/sociologys-revenge-moving-to-opportunity-mto-revisited/

November 21 Innovative Solutions: Housing Trust Funds, Medicaid, Tiny Homes/Accessory Dwelling Units; Upzoning and Inclusionary Housing DUE: WARD PAPER

Hilary Silver. 2018. Can Cities End Homelessness on their Own? Boston Review (February) http://bostonreview.net/forum/cities-hill/hilary-silver-can-cities-end-homelessness-their-own

Alex Schwartz, Housing Policy in the United States, 3rd. ed.: ch. 9, only pp. 277-82.

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Housing Trust Fund Survey Report. Washington. http://housingtrustfundproject.org/wp-content/uploads/2016/10/HTF\_Survey-Report-2016-final.pdf

The website for the Housing Trust Fund Project is at: <a href="http://housingtrustfundproject.org">http://housingtrustfundproject.org</a>
National Low-Income Housing Coalition on the national Housing Trust Fund at: <a href="http://nlihc.org/issues/nhtf">http://nlihc.org/issues/nhtf</a> and Getting Started: First Homes being built with 2016
National Housing Trust Fund Award. <a href="https://nlihc.org/sites/default/files/NHTF\_Getting-Started\_2018.pdf">https://nlihc.org/sites/default/files/NHTF\_Getting-Started\_2018.pdf</a>

Raquel Maria Dillon. 2019. In Oakland and elsewhere, health care is investing in affordable housing. March 12, 2019 NPR https://play.publicradio.org/api-2.0.1/o/marketplace/segments/2019/03/13/mp\_20190313\_seg\_29\_64.mp3

Matt Chaban. 2013. Housing the Homeless — Built with Medicaid Money. New York Daily News (08 October). http://www.nydailynews.com/new-york/bronx/housing-homeless-medicaid-money-article-1.1479796

Liz Barney. 2017. Doctors could prescribe houses to the homeless under radical Hawaii bill. The Guardian (28 February). <a href="https://www.theguardian.com/us-news/2017/feb/28/hawaii-homeless-housing-bill-healthcare-costs">https://www.theguardian.com/us-news/2017/feb/28/hawaii-homeless-housing-bill-healthcare-costs</a>

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Associated Press. 2017. Tiny Houses Are Trendy \_ Unless They Go Up Next Door (November 14) https://www.apnews.com/a50ebe8461004748be0984281029418b

Miles Howard. 2018. You can't just put homeless people in tiny houses. (May 22). https://theoutline.com/post/4639/tiny-house-affordable-housing-adu-boston-portland?zd=1&zi=ramydwiz

Next City. 2019. Housing in Brief: Montgomery County MD Votes to Allow ADUs (26 July) https://nextcity.org/daily/entry/housing-in-brief-montgomery-county-md-votes-to-allow-adus OR

https://patch.com/maryland/rockville/controversial-zoning-bill-adopted-montgomery-county-council

Haisten Willis. 2019. As cities rethink single-family zoning, traditional ideas of the American Dream are challenged. Washington Post (27 June).

https://www.washingtonpost.com/realestate/as-cities-rethink-single-family-zoning-traditional-ideas-of-the-american-dream-are-challenged/2019/06/25/8312a512-4ca3-11e9-93d0-64dbcf38ba41\_story.html

Sarah Holder and Kriston Capps. 2019. Despite Resistance, Cities Turn to Density to Tackle Housing Inequality. CityLab (May 21). https://www.citylab.com/equity/2019/05/residential-zoning-afforda...

Laura Bliss. 2019. Oregon's Single-Family Zoning Ban Was a 'Long Time Coming.' CityLab (July 2). https://www.citylab.com/equity/2019/07/oregon-single-family-zo...

C.J. Gabbe. 2018. Why Are Regulations Changed? A Parcel Analysis of Upzoning in Los Angeles. Journal of Planning Education and Research 38, 3: 289-300.

#### Recommended:

Jack Favilukis, Pierre Mabille, and Stijn Van Nieuwerburgh. 2018. Affordable Housing and City Welfare. NBER Working Paper 25906 (February 15). Zoning, rent control. https://www.nber.org/papers/w25906

Peter Salsich. 2009. National Affordable Housing Trust Fund Legislation: The Subprime Mortgage Crisis Also Hits Renters. Georgetown Journal on Poverty Law & Policy 16, 1

November 28 Thanksgiving

December 5 last class Paper presentations

December 11 makeup days Paper presentations

December 12 Final papers due (exam period)

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#### RECOMMENDED READINGS

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Jacqueline Wiseman, Stations of the Lost: The Treatment of Skid Row Alcoholics. University of Chicago Press, 1970, Introduction, ch. 1.

Todd DePastino. 2003. Citizen Hobo: How a Century of Homelessness Shaped America. University of Chicago Press.

Ella Howard. 2013. Homeless: Poverty and Place in Urban America. University of Pennsylvania Press. Rights on the Bowery.

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Abbe Pierre Foundation & FEANTSA, Third Overview of Housing Exclusion in Europe 2018. https://www.feantsa.org/download/full-report-en1029873431323901915.pdf

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Ingrid Gould Ellen and Justin Peter Steil, eds. 2019. The Dream Revisited: Contemporary Debates about Housing, Segregation, and Opportunity. Columbia University Press, pp. 44-55.

Survival Strategies and Criminalization: Ethnographic evidence Elliott Liebow, Tell Them Who I Am: The Lives of Homeless Women. Penguin, 1995, pp. 1-24, 51-80.

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Philip Bourgois. Righteous Dopefiend. University of California Press, 2009.

James Wright & Amy Donley. Poor and Homeless in the Sunshine State: Down and Out in Theme Park Nation. New Brunswick: Transaction, 2011, chs 4, 6, 12 Safer Outside

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Jeff Ferrell, Empire of Scrounge. NYU Press, 2005.

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Mitchell Duneier and Harvey Molotch, "Talking City Trouble: Interactional Vandalism, Social Inequality, and the Urban Interaction Problem." American Journal of Sociology 104, 5 (March 1999): 1263-95.

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Alex Vitale. 2017. The End of Policing. Verso. Ch 5. Criminalizing Homelessness

Peter Edelman. 2017. Not a Crime to Be Poor: The Criminalization of Poverty. New Press, ch. 8: crime-free housing ordinances and the criminalization of homelessness.

Forrest Stuart. 2014. From 'Rabble Management' to 'Recovery Management': Policing Homelessness in Marginal Urban Space. Urban Studies 51, 9 (July 2014): 1909–1925 OR Forrest Stuart. 2016. Down, Out, and Under Arrest: Policing and Everyday Life in Skid Row. Chicago: University of Chicago Press, 2016. Preface, Introduction, chs. 1, 2, Conclusion.

National Law Center on Homelessness and Poverty. 2014. No Safe Place: The Criminalization of Homelessness in U.S. Cities. Washington: NLCHP, pp. 7-34, 47.

John Hagan and Bill McCarthy. 1998. Mean Streets: Youth, Crime and Homelessness. Cambridge University Press.

Leonard C. Feldman. 2004. Citizens without Shelter: Homelessness, Democracy, and Political Exclusion. Chs. 2, 3.

Samira Kawash, 1998. The Homeless Body. Public Culture 10, 2: 319-39.

Affordable Rental Housing

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Brian Goldstone. 2019. Housing insecurity in the nation's richest cities is far worse than government statistics claim. Just ask the Goodmans. The New Republic (August 21). https://newrepublic.com/article/154618/new-american-homeless-housing-insecurity-richest-

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Kirk Johnson. 2018. A Homeless Camp in Our Back Yard? Please, a University Says. New York Times (Febuary 27). https://www.nytimes.com/2018/02/27/us/homeless-camp-seattle.html

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Nicholas Dagen Bloom. 2008. Public Housing That Worked: New York in the Twentieth Century. Philadelphia: University of Pennsylvania Press, Introduction.

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Lawrence Vale. 2013. Purging the Poorest: Public Housing and the Design Politics of Twice-Cleared Communities. University of Chicago Press, Ch. 7 Bringing the Gold Coast to the Slum: Cabrini-Green's Redevelopment and the Litigation of Inclusion

Sudhir Venkatesh. 2000. American Project: The Rise and Fall of a Modern Ghetto. Cambridge: Harvard University Press, ch. 3 What it's like to be in hell.

Edward Goetz. 2018. The One-Way Street of Integration. Cornell University Press. Ch. 5 New Issues, unresolved questions, and the widening debate (LIHTC siting); Ch. Everyone deserves to live in an opportunity neighborhood.

Housing Choice Vouchers and Mobility Policies

Mary Cunningham et al. 2018. A Pilot Study of Landlord Acceptance of Housing Choice Vouchers (September): HUD/Urban Institute, executive summary pp. ix-xvii. OR

Jill Khadduri. 2010. Rental Subsidies: Reducing Homelessness, pp. 59-88 in Ingrid Gould Ellen and Brendan O'Flaherty, eds. How to House the Homeless. New York: Russell Sage.

Martha Galvez. 2010. What do we know about Housing Choice Voucher Location Outcomes? A review of the literature. Urban Institute/ What Works Collaborative, August, OR

Jennifer Darrah and Stefanie DeLuca. 2014. "Living Here Has Changed my Whole Perspective": How Escaping Inner-City Poverty Shapes Neighborhood and Housing Choice. Journal of Policy Analysis and Management 33, 2: 350–384.

Edward Goetz. 2003. Housing Dispersal Programs. Journal of Planning Literature 18,1: 3-16. DOI: 10.1177/0885412203251339

### Tiny Houses

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Jenny Xie. 2017. 10 tiny house villages for the homeless across the U.S.: Case studies for a trending idea. Curbed (July 18) https://www.curbed.com/maps/tiny-houses-for-the-homeless-villages

Cindy Widner. 2018. Small-home village takes big step to end homelessness: Community First! expansion breaks ground. Curbed Austin (October 17). [faith-based nonprofit Mobile Loaves & Fishes]

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Sparks, T. 2017a. "Citizens Without Property: Informality and Political Agency in a Seattle, Washington Homeless Encampment," *Environment and Planning A: Economy and Space* 49 (1): 86–103. doi:10.1177/0308518X16665360