

# **HOUSING AND LAND IN THE METROPOLIS**

**Instructor: Sukriti Issar**

**Term 1: 2017-2018**

## **COURSE DESCRIPTION AND GOALS**

Global cities have historically been marked by housing shortages, speculative real estate, and high inequality. Yet despite facing similar challenges, cities are influenced by politics, culture, and history to manage housing and land markets in diverse ways. The objective of the course is to analyze urban housing and land markets within their social, political and institutional (legal) context and to equip students with the conceptual tools to analyze urban policy. The course uses foundational texts, recent research, and real-world cases of housing and land policy in large metropolises in comparative perspective.

## **HOW THE CLASS WORKS**

The class is focused on discussion of key themes and debates from the readings, and student participation is central. The class comprises of lectures, discussion, and weekly student presentations on readings. The readings have been selected to connect with each other in interesting ways – as critiques, extensions, offering competing or interdisciplinary perspectives; students are encouraged to juxtapose readings and look for connections.

## **EVALUATION AND ASSESSMENT**

Students will write 3 one-page reflection papers in any 3 weeks of their choice (15%). In week 4, students will write a one-page proposal for their final paper (10%). In week 7, students will submit a 5 page first draft (25%) of the 10-page final paper (40%; 4000-5000 words). Class participation forms the final part of assessment (10%).

Final paper; students are encouraged to select a housing and land related policy issue, in a specific city, and drawing on some empirical data. For example, students could consider replicating or extending one of the class readings in a new, comparative context. The data could include newspaper reports, policy briefs, quantitative data, census data, and so on. Students will submit a proposal and a first draft of the paper enabling them to revise and improve on the final paper in each step. The three submissions for the final paper allow for us to have a lively discussion and provide constructive feedback on other's projects. Students are encouraged to draw on their thesis or professional dissertation topic; the final submission must however be unique to this class and not duplicated elsewhere.

For any assistance with disability, please contact me directly.

## **THE TERM AT A GLANCE**

Week 1: The City As A Field Of Actors

Week 2: The City As A Legal Concept

Week 3: Urban Economics

Week 4: Urban Regulation And Policy Instruments

Week 5: Public Housing

Week 6: Affordable Housing

Week 7: Informal Housing I

Week 8: Informal Housing II

Week 9: Urban China: Markets, Exclusion, Transition

Week 10: Prices, Values, Volatility

Week 11: Cities And Economic Crisis

Week 12: Income And Wealth

## **WEEK 1: THE CITY AS A FIELD OF ACTORS**

- Pattillo, Mary. 2013. Housing: Commodity versus Right. *Annual Review of Sociology*, 39: 509–31.
- Bourdieu, Pierre. (2005) [2000]. *The Social Structures of the Economy*. Translated by Chris Turner. Cambridge: Polity Press. [Read the Introduction, and Chapter 2 [The State and the Construction of the Market’]
- Nijman, Jan. 2008. Against the odds: Slum Rehabilitation in neoliberal Mumbai. *Cities*, 25 (2): 73-85.

### ***Suggested reading:***

- Molotch, Harvey. 1976. The City as a Growth Machine: Toward a Political Economy of Place. *American Journal of Sociology*, 82 (2): 309-332.

## **WEEK 2: THE CITY AS A LEGAL CONCEPT**

- Frug, Gerald E. 1980. The City as Legal Concept. *Harvard Law Review*, 93 (6): 1059-1154 [read the first 25-30 pages]
- Brown, Dorothy A. 1995. Fiscal Distress and Politics: The Bankruptcy Filing of Bridgeport as a Case Study in Reclaiming Local Sovereignty. *Bankruptcy Developments Journal*, Vol. 11: 625-656 [read the first 24 pages]
- <https://mobile.nytimes.com/2017/07/06/upshot/blue-cities-want-to-make-their-own-rules-red-states-wont-let-them.html>

***Suggested reading:***

- Williams, Joan C. 1986. The Constitutional Vulnerability of American Local Government: The Politics of City Status in American Law. *Wisconsin Law Review*, 83-153.
- McConnell, Michael W., and Randal C. Picker. 1993. When Cities Go Broke: A Conceptual Introduction to Municipal Bankruptcy. *The University of Chicago Law Review*, 60: 425-495.

**WEEK 3: URBAN ECONOMICS**

- Brueckner, Jan K., and Harris Selod. 2009. A Theory of Urban Squatting and Land-Tenure Formalization in Developing Countries. *American Economic Journal: Economic Policy*, Vol. 1:1, 28–51. [read especially introduction, and till page 39, skip the maths if you have to!]
- Mitchell, Timothy. 2005. The Work of Economics: How a Discipline Makes its World. *European Journal of Sociology*, Vol. 47 (2): 297–320.
- De Soto, Hernando. 2000. *The Mystery of Capital*, New York, Basic Books. [Chapter 2]

***Suggested reading:***

- Galiani, S., & Schargrotsky, E. (2010). Property rights for the poor: Effects of land titling. *Journal of Public Economics*, 94 (9-10), 700–729.
- Glaeser, Edward L. 2007. The Economic Approach to Cities. Working paper: Harvard University and NBER, Preliminary Draft.

**WEEK 4: URBAN REGULATION AND POLICY INSTRUMENTS**

- Fischel, William A. 2004. An Economic History of Zoning and a Cure for its Exclusionary Effects. *Urban Studies*, Vol. 41 (2): 317-340.
- Lens, Michael C. & 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.
- MacKie-Mason, Jeffrey K. 2008. Using Economic Incentives for Environmental Policy. *Working paper*. (1-7).

***Suggested readings:***

- Lascombes, Pierre and Patrick Le Gales. 2007. Introduction: Understanding Public Policy through Its Instruments—From the Nature of Instruments to the Sociology of Public Policy Instrumentation. *Governance: An International Journal of Policy, Administration, and Institutions*, Vol. 20 (1): 1–21.

## WEEK 5: PUBLIC HOUSING

- Lawrence J. Vale & Yonah Freemark. 2012. From Public Housing to Public-Private Housing. *Journal of the American Planning Association*, 78:4, 379-402.
- Scanlon, Kathleen, Fernández Arrigoitia, Melissa and Whitehead, Christine M E. 2015. Social housing in Europe. *European Policy Analysis* (17). pp. 1-12.
- Carr, H., Cowan, D., 2015. The Social Tenant, the Law and the UK's Politics of Austerity. *Oñati Socio-legal Series*, 5 (1), 73-89. Available from <http://ssrn.com/abstract=2565733>
- <https://mobile.nytimes.com/2017/07/02/us/federal-housing-assistance-urban-racial-divides.html>

## WEEK 6: AFFORDABLE HOUSING

- Cai, Wenjie and Xinhai Lu. 2015. Housing affordability: Beyond the income and price terms, using China as a case study. *Habitat International*, 47: 169-175.
- Verdugo, Gregory. 2016. Public housing magnets: public housing supply and immigrants' location choices. *Journal of Economic Geography*, 16: 237–265.
- Marom, Nathan & Naomi Carmon (2015) Affordable Housing Plans in London and New York: Between Marketplace and Social Mix. *Housing Studies*, 30:7, 993-1015

## WEEK 7: INFORMAL HOUSING I

- Fox, S. (2014b). The Political Economy of Slums: Theory and Evidence from Sub-Saharan Africa. *World Development*, 54, 191–203.
- Nakamura, Shohei. 2014. Impact of slum formalization on self-help housing construction: A case of slum notification in India. *Urban Studies*, Vol. 51 (16): 3420-3444.
- Gilbert, Alan. 2007. The Return of the Slum: Does Language Matter? *International Journal of Urban and Regional Research*, 31 (4): 697-713.

### ***Suggested readings:***

- Aristizabal, N. C., & Gómez, A. O. (2004). Improving security without titles in Bogotá. *Habitat International*, 28, 245-258.
- Rakodi, C. (1992). Housing markets in third world cities: Research and policy into the 1990s. *World Development*, 20 (1), 39-55.

## WEEK 8: INFORMAL HOUSING II

- Holland, Alisha. The Distributive Politics of Enforcement. *American Journal of Political Science*, Vol. 00, No. 0, April 2014, Pp. 1–15.
- Van Gelder, Jean-Louis. 2013. Paradoxes of Urban Housing Informality in the Developing World. *Law & Society Review*, Volume 47 (3): 493-522.
- Rigon, A. (2015). Collective or individual titles? Conflict over tenure regularisation in a Kenyan informal settlement. *Urban Studies*, 53 (13), 2758-2778.

### *Suggested readings:*

- Glaeser, E. L. (2014). A World of Cities: the Causes and Consequences of Urbanization in Poorer Countries. *Journal of the European Economic Association*, 12(5), 1154–1199.
- Tunas, D., & Peresthu, A. (2010). The self-help housing in Indonesia: The only option for the poor? *Habitat International*, 34(3), 315–322.

## WEEK 9: URBAN CHINA: MARKETS, EXCLUSION, TRANSITION

- Boas, Taylor C. and Jordan Gans-Morse. 2009. Neoliberalism: From New Liberal Philosophy to Anti-Liberal Slogan. *Studies in Comparative International Development*, Vol. 44 (2): 137-161. <http://escholarship.org/uc/item/976373v9#page-3>
- Kim, Annette M. 2016. The extreme primacy of location: Beijing's underground rental housing market. *Cities*, Volume 52, March 2016, Pages 148-158  
<http://www.sciencedirect.com/science/article/pii/S0264275115300196>
- Li, Peng and Shunfeng Song. 2016. What Pushes Up China's Urban Housing Price So High? *The Chinese Economy*, 49 (2).  
<http://www.tandfonline.com/doi/pdf/10.1080/10971475.2016.1143306>

### *Suggested readings:*

- Nonini, Donald M. 2008. Is China Becoming Neoliberal? *Critique of Anthropology*, 28 (2): 145-176. <http://coa.sagepub.com/content/28/2/145.full.pdf+html>

## WEEK 10: PRICES, VALUES, VOLATILITY

- Ansell, Ben. 2014. The Political Economy of Ownership: Housing Markets and the Welfare State. *American Political Science Review*, Vol. 108 (2): 383-402.
- Shiller, Robert. 2008. Historic Turning Points in Real Estate (Presidential Address). *Eastern Economic Journal*, 34 (1-13).
- Karl E. Case & Robert J. Shiller & Anne Thompson. 2012. What Have They Been Thinking? Home Buyer Behavior in Hot and Cold Markets. NBER Working Papers 18400. [<http://www.nber.org/papers/w18400.pdf>]

### ***Suggested Reading***

- Shiller, Robert J. 2007. Understanding Recent Trends in House Prices and Home Ownership. Nber Working Paper Series. [<http://www.nber.org/papers/w13553>]

### **WEEK 11: CITIES AND ECONOMIC CRISIS**

- Gotham, Kevin Fox. 2006. The Secondary Circuit of Capital Reconsidered: Globalization and the U.S. Real Estate Sector. *American Journal of Sociology*, 112 (1): 231-275.
- Aalbers, Manuel B. 2009. The Sociology and Geography of Mortgage Markets: Reflections on the Financial Crisis. *International Journal of Urban and Regional Research*, Volume 33 (2): 281–90.
- Anderson, Michelle Wilde. 2014. The New Minimal Cities. *The Yale Law Journal*, 123; 1118-1227 [read the first 25 pages].  
[http://www.yalelawjournal.org/pdf/1118.Anderson.1227\\_uhkqugsb.pdf](http://www.yalelawjournal.org/pdf/1118.Anderson.1227_uhkqugsb.pdf)
- <http://pulitzercenter.org/reporting/haiti-they-call-it-canaan>

### **WEEK 12: INCOME AND WEALTH**

- Piketty, Thomas. 2014. Capital in the Twenty-First Century. Powerpoint.
  - <http://piketty.pse.ens.fr/files/Piketty2014Capital21c.pdf>
- Savage, Mike. 2014. Piketty's challenge for sociology. *British Journal of Sociology; Special Issue: Piketty Symposium*, 65 (4): 591-606.
  - <http://onlinelibrary.wiley.com/doi/10.1111/1468-4446.12106/abstract>
- Desmond, Matthew. 2012. Eviction and the Reproduction of Urban Poverty. *American Journal of Sociology*, Vol. 118 (1): 88–133.

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