

HOUSING AND LAND IN THE METROPOLIS

Instructor: Sukriti Issar

Term 1: 2022-2023

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

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 (30%) of the 10-page final paper (40%). 10% for class participation and 10% for two reflection notes (one page each) written in the week of your choice.

Final paper; students are encouraged to select a housing and land related policy issue, in a specific city, and drawing on 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. The papers must be unique to this class and not duplicated elsewhere.

For assistance with disability accommodations, please contact me.

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: Affordable Housing

Week 6: Public Housing

Week 7: Climate and the Built Environment

Week 8: Informal Housing I

Week 9: Informal Housing II

Week 10: Urban China: Markets, Exclusion, Transition

Week 11: Prices, Values, Volatility

Week 12: Supply Revisited

WEEK 1: THE CITY AS A FIELD OF ACTORS

- Pattillo, Mary. 2013. Housing: Commodity versus Right. *Annual Review of Sociology*, 39: 509–31.
- Two articles on evictions during covid in the US [check out some of the comments]
 - <https://nymag.com/intelligencer/2020/07/coronavirus-recession-evictions-crisis-congress.html>
 - <https://reason.com/volokh/2021/08/03/a-takings-clause-lawsuit-against-the-cdc-eviction-moratorium/>

WEEK 2: THE CITY AS A LEGAL CONCEPT

- Williams, Joan. The Constitutional Vulnerability of American Local Government. [read the first 4-5 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]

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.
- [OPTIONAL] De Soto, Hernando. 2000. *The Mystery of Capital*, New York, Basic Books. [Chapter 2]

WEEK 4: URBAN REGULATION AND POLICY INSTRUMENTS

- MacKie-Mason, Jeffrey K. 2008. Using Economic Incentives for Environmental Policy. *Working paper*. (1-7).
- Issar, Sukriti. 2022. The Financialization of Floor Space, Mumbai 1880-2015. *Urban Studies*, <https://doi.org/10.1177/00420980221076745>.

WEEK 5: 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.
- [SKIM] Gyourko, Joseph and Raven Molloy. 2014. Regulation and Housing Supply, *Handbook of Regional and Urban Economics*, 5B, 1289-1337.
- <https://statmodeling.stat.columbia.edu/2022/07/15/nimby-yimby-thread/> READ THE COMMENTS AND ANY OF THE POSTS THAT SEEM OF INTEREST

WEEK 6: 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.

WEEK 7: CLIMATE AND THE BUILT ENVIRONMENT

CHOOSE ANY TWO READINGS

- Cauvain, Jenni Andrew Karvonen & Saska Petrova. 2018. Market-based low- carbon retrofit in social housing: Insights from Greater Manchester, *Journal of Urban Affairs*, 40:7, 937-951.
- Sokołowski, Jakub Stefan Bouzarovski. 2022. Decarbonisation of the Polish residential sector between the 1990s and 2021: A case study of policy failures. *Energy Policy*, 163.
- Gray, Ian. 2021. Hazardous simulations: Pricing climate risk in US coastal insurance markets, *Economy and Society*, 50:2, 196-223.
- EXPLORE WEBSITE: click on a few buildings to see what energy benchmarking is: https://www.seattle.gov/energybenchmarkingmap/#seattle/2020?layer=total_ghg_emissions&sort=total_ghg_emissions&order=desc&lat=47.61&lng=-122.33&zoom=14

WEEK 8: INFORMAL HOUSING I

- Durst, N. J. and J. Wegmann. 2017. Informal Housing in the United States. *International Journal of Urban and Regional Research*, 41 (2): 282-297.
- Varley, Ann. 2017. Property titles and the urban poor: from informality to displacement?, *Planning Theory & Practice*, 18:3, 385-404.
- <https://www-architecturaldigest-in.cdn.ampproject.org/c/s/www.arc...ory/in-ahmednagar-residents-of-a-slum-design-their-own-homes/amp/>

WEEK 9: INFORMAL HOUSING II

- Holland, Alisha. 2014. The Distributive Politics of Enforcement. *American Journal of Political Science*, 1–15.
- Payne, Gregory, Alain Durand-Lasserve and Carole Rakodi. The Limits of Land Titling and Home Ownership. *Environment and Urbanization*, 21(2): 443-462.
- [OPTIONAL] Issar, Sukriti. 2020. Conceptualizing the connections of formal and informal housing markets in low- and middle-income countries. *Housing Studies*, doi.org/10.1080/02673037.2020.1831444.

WEEK 10: URBAN CHINA: MARKETS, EXCLUSION, TRANSITION

- Shiller, Robert. 2008. Understanding Recent Trends in House Prices and Homeownership. Working Paper 1355
- 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>

WEEK 11: PRICES, VALUES, VOLATILITY

- 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.
- Beswick, J., Alexandri, G., Byrne, M. et al. (4 more authors). 2016. Speculating on London's Housing Future: The rise of global corporate landlords in 'post-crisis' urban landscapes. *City*, 20 (2). pp. 321-341.
- Blyth, Mark. 2008. The Politics of Compounding Bubbles: The Global Housing Bubble in Comparative Perspective. *Comparative European Politics*, 6: 387-406.

WEEK 12: SUPPLY REVISITED

- Bratu, Cristina, Oskari Harjunen Tuukka Saarimaa. 2021. City-wide effects of new housing supply: Evidence from moving chains. *VATT Working Paper*. [short version can be read here; https://www.helsinki.fi/assets/drupal/2021-09/cristina_bratu_city-wide_effects_of_new_housing_supply_evidence_from_moving_chains.pdf]
- <https://nextcity.org/urbanist-news/japan-shows-the-way-to-affordable-megacities>
