

Land Use, Housing and Community Development in NYC  
Readings  
Fall 2019

Readings for the class are listed below. One coursepack and one book (Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (1985)) should be purchased at the Professional Bookstore.

Aside from *Crabgrass*, the remaining course materials are either available

- (1) in the coursepack to be purchased (items marked below as “CP”),
- (2) on NYU Classes under the “Assignments” tab (items marked below as “NYUC”) organized in folders by class date,
- (3) where URLs are provided below, directly from the internet, or
- (4) through the NYU Library website (items marked below as “NYU Lib”) at <https://getit.library.nyu.edu/>.

The library readings can be accessed by entering the journal title, selecting one of the databases from the list provided and by searching within the correct year and volume of the journal. To access articles through the NYU Library website from off-campus computers, you will need to enter your NYU NetID and password.

For many assignments, we have created edited excerpts available on NYUC. The syllabus includes the link to the full article but students need only read the excerpted sections.

Mon 9/2      Labor Day (No Class)

Wed 9/4      WEEK 1: Introductions; Course Framework and Recurring Themes;  
Overview of New York City

Special      Last day to drop (by midnight)

Makeup Class

4:10-6:00 Room 330 Furman Hall

- *Topics: New York City Today (demographics and background); Framework for Assessing Policy Needs and Opportunities in New York City; Targeting People versus Place; Neighborhood Change and its Effects on Race and Class.*

Furman Center for Real Estate and Urban Policy, *State of New York City's Housing and Neighborhoods* 2018 Part 1, pg. 5-31

[http://furmancenter.org/files/sotc/SOC\\_2018\\_PART1\\_Citywide\\_Analysis.pdf](http://furmancenter.org/files/sotc/SOC_2018_PART1_Citywide_Analysis.pdf)

Part 2, pg. 34 and 35

[http://furmancenter.org/files/sotc/SOC\\_2018\\_PART2\\_City\\_Borough\\_CD\\_Data.pdf](http://furmancenter.org/files/sotc/SOC_2018_PART2_City_Borough_CD_Data.pdf)

Schwartz, Alex, "Housing Policy in the United States," Third Edition 2014, Introduction (pages 2-10 only). (CP)

Crane, Randall and Manville, Michael, "People or Place?" Lincoln Institute (July 2008).

[http://www.lincolninst.edu/sites/default/files/pubfiles/1403\\_719\\_1la080702.pdf](http://www.lincolninst.edu/sites/default/files/pubfiles/1403_719_1la080702.pdf)

Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*, (2017) Chapter 3, Racial Zoning. Pg. 43-57 (CP)

**9/6**      **Submit Paper Topic Preference Sheet to [jerry.salama@nyu.edu](mailto:jerry.salama@nyu.edu) before noon on Friday, September 6. Paper Topics will be assigned by e-mail on or before Sunday 9/8. Group members should begin contacting each other.**

**9/9**      **WEEK 2: Causes and Consequences of Public Intervention In New York City**

- ***Topics: Vision and Impact of Moses and Jacobs; The Mayor's Role; Why and How NYC became NYC.***

Jacobs, *The Death and Life of Great American Cities* (1961): 152-77. (CP)

Caro, *The Power Broker: Robert Moses and the Fall of New York* (1975): 850-85. (CP)

Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (1985): 116-137 and 157-189. (book to be purchased by students).

**9/16**      **WEEK 3: The History of Federal Housing Policy and Grassroots Community Development**

- ***Topics: Federal Housing Policy and Subsidy Programs; Public Housing; The Evolution and Attributes of Nonprofit Housing Organizations; Community Organizing***

Von Hoffman, "Towards a New Vision of Community Development," (2012) pdf pages 1 – 45 (article pages 10-37, 48-53)

<http://www.frbsf.org/community-development/files/vonhoffman.pdf>

Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (1985): pages 219-230 (public housing chapter)

United States v. New York City Housing Authority, 18 Civ.5213 (opinion filed 11/18/2018) (Edited Excerpt Only on NYUC)

Alinsky, Saul, *Rules for Radicals* (1971): 98 – 125 (CP)

Kirschenbaum, “In Nehemiah’s Way,” City Limits December 1994 (CP)

**9/20**      **Electronic submission of outlines to professors and TA by 12 noon. Sample outline uploaded on NYUC.**

**9/23**      **WEEK 4: New York City Low-Income Housing Policies and Programs**

- *Topics: New York City History; NYC Housing Programs; Structure of Supply Programs*
- **Student Presentations of Projects**

Mahler, *Ladies and Gentlemen, The Bronx Is Burning: 1977, Baseball, Policies, and the Battle for the Soul of a City* (2005): 206-234. (CP)

Furman Center for Real Estate and Urban Policy, “Housing Policy in New York City: A Brief History,” Working Paper 06-01.  
[http://furmancenter.org/files/publications/AHistoryofHousingPolicycombined0601\\_000.pdf](http://furmancenter.org/files/publications/AHistoryofHousingPolicycombined0601_000.pdf)

New York City Independent Budget Office, “Comparing Affordability Levels of the Mayor’s Housing New York Plan with Neighborhood Incomes,”  
<https://ibo.nyc.ny.us/iboreports/affordable-for-whom-comparing-affordability-levels-of-the-mayors-housing-new-york-plan-with-neighborhood-incomes-february-2019.html>  
(Edited Excerpt Only on NYUC)

Directory of New York City Housing Programs, User Guide, About the Directory  
<http://furmancenter.org/coredata/directory/userguide#classifying>  
(Edited Excerpt Only on NYUC)

**9/30**      **WEEK 5: Understanding Project Housing Finance and the Impact of U.S. Housing Finance Systems**

- *Topics: Project Pro Formas; Development Budgets; Income/Expense; Public Subsidies; Residential Mortgage Finance and Neighborhood Impacts; State of the Mortgage Finance System and Government-Sponsored Enterprises (GSE’s) today*
- **Financial Exercise is available after this class on NYUC (due 10/8). PLEASE DO THE EXERCISE INDIVIDUALLY—DO NOT CONSULT**

**ANYONE OTHER THAN FACULTY OR THE TA FOR THE EXERCISE.**

Miller and Geltner, *Real Estate Principles for the New Economy*: “Chapter 14 - Cash Flow” (2005): 289-303 only. (CP) (for financial exercise)

DeGiovanni et al., *Bank-Ability: A Practical Guide to Real Estate Financing for Nonprofit Developers* (1996): 1-23. (NYUC) (for financial exercise)

Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (1985): 190- 218.

Congressional Research Service, “Overview of the Housing Finance System in the United States, January, 2017  
<https://www.fas.org/sgp/crs/misc/R42995.pdf>.

White House Memorandum on Housing Finance Reform, March 27, 2019  
<https://www.whitehouse.gov/presidential-actions/memorandum-federal-housing-finance-reform/>

Rugh and Massey, Racial Segregation and the Foreclosure Crisis (American Sociological Review 2010) Pages 1-7 and Conclusion. (NYUC)

**OPTIONAL ASSIGNMENT:**

Ira Glass “This American Life” podcast <http://www.thisamericanlife.org/radio-archives/episode/355/the-giant-pool-of-money> and the follow up <http://www.npr.org/templates/story/story.php?storyId=113195159>

or watch the movie “The Big Short.”

**9/30 Submit Revised Outlines electronically to all faculty members by 12 noon**

**10/7 WEEK 6: Racial Segregation, Concentrated Poverty and Gentrification**

- *Topics: Segregation and Gentrification—Causes, Consequences and Cures*
- **Bring one copy of your answer to the financial exercise to class for joint review.**

NYC Segregation Map:

<http://www.nytimes.com/interactive/2015/07/08/us/census-race-map.html>

MHANY Management Inc. v. County of Nassau et al (14-1634-cv(L) 2016), (Edited Excerpt Only on NYUC)

Churches United for Fair Housing v. DeBlasio, 2018 NYLJ LEXIS 2675 (Edited Excerpt Only on NYUC)

Sally Goldenberg, “50 years after Fair Housing Act, New York City still struggles with residential segregation” (April 23, 2018)

<https://www.politico.com/states/new-york/albany/story/2018/04/23/50-years-after-fair-housing-act-new-york-city-still-struggles-with-residential-segregation-376170>

Justin Wolfers, “Why the New Research on Mobility Matters: An Economist’s View” The New York Times (May 4, 2015).

<https://www.nytimes.com/2015/05/05/upshot/why-the-new-research-on-mobility-matters-an-economists-view.html>

Joe Cortright, “In Defense of Gentrification” The Atlantic Monthly (October 31, 2015). <http://www.theatlantic.com/business/archive/2015/10/in-defense-of-gentrification/413425/>

10/14

**WEEK 7: Environmental and Land Use Review Processes of Housing and Economic Development Projects**

(Note to Wagner School students: Class occurs on Columbus Day)

- *Topics: City Environmental Quality Review (CEQR) Process and Uniform Land Use Review Process (ULURP) of Housing and Economic Development Projects.*

Salama, Schill, and Springer, *Reducing the Cost of New Housing Construction in New York City*, Furman Center For Real Estate & Urban Policy, (2005) “Chapter 6: Environmental Regulation,” pps. 49-57.

<http://furmancenter.org/files/publications/NYCHousingCost2005.pdf>

Excerpts on NYUC:

1. Article 78, NYS Civil Practice Law and Rules
2. Outline Summarizing New York Environmental Quality Review Procedure, Part 617, NYS General Regulations

H.O.M.E.S. v. New York State Urban Development Corp., 69 A.D.2d 222 (App. Div. 4th Dep’t 1979). (NYUC)

Chinese Staff and Workers Association v. City of New York, 68 N.Y.2d 359 (1986). (NYUC)

Sandora v. City of New York, 2017 N.Y. Misc. LEXIS 3723 (S. Ct. Queens Cty. 2017).

Salama, Schill, and Springer, *Reducing the Cost of New Housing Construction in New York City*, Furman Center For Real Estate & Urban Policy, (2005) “Chapter 7: Zoning Regulation and Land Use Review Process” pps. 59-67.

<http://furmancenter.org/files/publications/NYCHousingCost2005.pdf>

Excerpts on NYUC:

1. Article 20, NYS General City Law
2. Outline Summarizing New York City Charter, Section 197-c

**10/21**      **WEEK 8: Zoning, Rezoning, Inclusionary Zoning and Community Benefits Agreements (CBAs)**

- *Topics: Zoning and Rezoning; Inclusionary Zoning (IZ)-- Mandatory or Voluntary; CBAs as a Cure to the Consequences of Rezoning.*

Association for Community Reform Now v. Bloomberg, 13 Misc. 3d 1209(A), 824 N.Y.S.2d 752, 2006 N.Y. Misc. LEXIS 2471, 2006 NY Slip Op 51750(U) (N.Y. Sup. Ct. 2006) (NYUC)

Ocean Hill Residents Assn v. City of New York, 33 Misc. 3d 792 (November 22, 2011). (NYUC)

Furman Center for Real Estate & Urban Policy, Policy Brief, “How Have Recent Rezonings Affected the City’s Ability to Grow?” (March 2010).  
[http://furmancenter.org/files/publications/Rezonings\\_Furman\\_Center\\_Policy\\_Brief\\_March\\_2010.pdf](http://furmancenter.org/files/publications/Rezonings_Furman_Center_Policy_Brief_March_2010.pdf)

Burchell and Galley, “Inclusionary Zoning: A Viable Solution to the Affordable Housing Crisis?” Pages 15-24 only of the pdf document  
[http://www.planningcommunications.com/housing/nhc\\_inclusionary\\_zoning\\_viable\\_solution.pdf](http://www.planningcommunications.com/housing/nhc_inclusionary_zoning_viable_solution.pdf)

Cal Building Industry Assn v San Jose: California Supreme Court Upholds Residential Inclusionary Zoning Ordinance. Recent Case: 351 P.3d 974 (Cal. 2015) <https://harvardlawreview.org/2016/03/california-building-industry-assn-v-city-of-san-jose/>

Vicki Been, “Community Benefits Agreements: A New Local Government Tool or Another Variation on the Exactions Theme?” Furman Center for Real Estate & Urban Policy, Working Paper 2010 (April 2010). (NYUC)

**10/25**      **Submit First Drafts of Paper by 9 a.m. (electronically)**

**10/28**      **WEEK 9: Economic and Community Development Policies and Strategies**

- *Topics: Obstacles to Development of Retail and Commercial Uses in Low-income and Minority Communities and their Consequences; Possible Initiatives for Job Creation in Low-income areas, including Opportunity Zones and Job Training and Workforce Development.*

Porter, “Inner City Economic Development: Learnings from 20 Years of Research and Practice,” *Economic Development Quarterly* 2016, Vol. 30(2) 105–116. (NYU lib)

Armstrong, Been and Salama, “Promoting Synergies Between Retail Development and Affordable Housing,” Discussion Paper NYU Furman Center, September 2008, Pages 3 to 19 only (NYUC)

FundRise, “What are Opportunity Zones and How do They Work?” 2019, <https://fundrise.com/education/blog-posts/what-are-opportunity-zones-and-how-do-they-work>

Forbes Magazine, “What You Need to Know About Opportunity Zones,” March 30, 2019,

Michelle Chen, “When Workplace Training Programs Actually Hinder Workers,” *The Nation*, August 25, 2014. <https://www.thenation.com/article/when-workplace-training-programs-actually-hinder-workers/>

Ladonna Pavetti, Center on Budget and Policy Priorities, Opportunity-Boosting Job Preparedness Takes Significant Investment, Evidence Shows (April 12, 2018). <https://www.cbpp.org/research/poverty-and-inequality/opportunity-boosting-job-preparedness-takes-significant-investment>

11/4

## **WEEK 10: Current Issues in Housing and Economic Development Policy**

- ***Topics: Mobility and Opportunity; Protecting Neighborhoods; Rent Stabilization; Homelessness—Causes and Cures.***

Matthew Desmond, *Evicted: Poverty and Profit in the American City* (Crown Publishing: 2016) pp 1-5, 9-13, 144-151, 215-221(CP)

Furman Center for Real Estate & Urban Policy, Fact Brief, “Profile of Rent-Stabilized Units and Tenants in New York City,” June 2014. <http://furmancenter.org/research/publication/profile-of-rent-stabilized-units-and-tenants-in-new-york-city>

Kevin C. Corinth, AEIdeas public policy blog from American Enterprise Institute, “Four Charts that Expose the Invisible Side of Homelessness” (2014) <http://www.aei.org/publication/4-charts-expose-invisible-side-homelessness/>

Coalition for the Homeless, State of the Homeless 2019 accessible at <https://www.coalitionforthehomeless.org/wp-content/uploads/2019/04/StateOfThe-Homeless2019.pdf> (pages 1 - 6 only)

Thomas Edsall, "Where Should a Poor Family Live," The New York Times, August 5, 2015.

[http://www.nytimes.com/2015/08/05/opinion/where-should-a-poor-family-live.html?\\_r=0](http://www.nytimes.com/2015/08/05/opinion/where-should-a-poor-family-live.html?_r=0)

Miriam Zuk, Ariel H. Bierbaum, Karen Chapple, Karolina Gorska, Anastasia Loukaitou-Sideris, Paul Ong, Trevor Thomas, "Gentrification, Displacement and the Role of Public Investment: A Literature Review" (2015)

<https://www.frbsf.org/community-development/files/wp2015-05.pdf>

Pages 1-10 and 23-35.

Axel Lute, "The Dangerous Rhetoric of Escaping to Opportunity," (ShelterForce, 2014)

<http://www.rooflines.org/3812/the-dangerous-rhetoric-of-escaping-to-opportunity/>

**11/11 WEEK 11: Affordable Housing Case Study Atlantic Yards**

**11/15 Field Trip Friday 8:30 a.m.**

**11/18 WEEK 12: Guest Speaker**

**11/20** Papers for 11/25 presentations are due at 9 a.m. on 11/20. Submit electronically to all faculty and students.

**11/25 WEEK 13: Student Presentation of Final Papers**

**11/27** Papers for 12/2 presentations are due at 9 a.m. on 11/27. Submit electronically to all faculty and students.

**12/2 WEEK 14: Student Presentation of Final Papers, continued**