



MHC 250

Housing and Economic Development

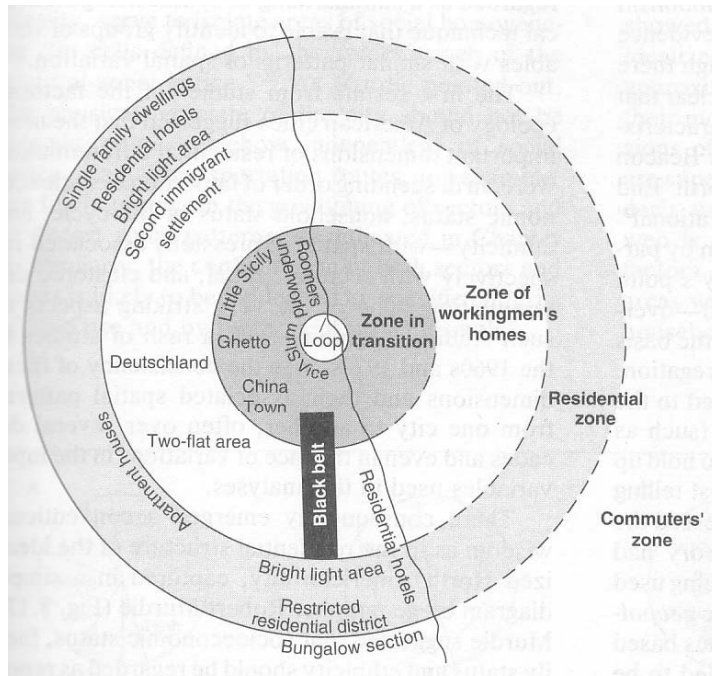
Why discuss housing?

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- Dominates all aspects of urban planning and policy
 - ▣ important land use type, work for planners
 - ▣ principal source of wealth creation
 - ▣ Provides anchor for family/community
- Topics that are discussed
 - ▣ Understanding how the system works
 - ▣ Role of the federal government
 - ▣ Housing finance
 - ▣ Design/planning

Settlement Patterns

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- Traditional view
 - As groups become more integrated into a society's social and economic institutions, their need to remain concentrated in ethnically dense neighborhoods diminishes
- Examples

Explaining residential segregation

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- Ecological or Assimilation Model
 - ▣ Concept of residential succession
 - ▣ Segregation is viewed as temporary
 - ▣ Related to socio-economic status
 - ▣ Related to people's ability to pay
- Ethnic Congregation Model
 - ▣ Voluntary character of residential segregation
 - ▣ “they like to live with their own kind”
 - ▣ Enclave as a haven from a hostile world
- *Anglos prefer to live with other Anglos, and do not want to live with Blacks or Latinos, regardless of the socio-economic status of these minority groups*

Alternative Explanations

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- There are persistent institutional factors that place constraints on the residential choices available to minorities?
 - ▣ Zoning, restrictive covenants
 - ▣ Discriminatory acts by landlords
 - ▣ Redlining, continued inequities in access to capital
 - ▣ Reverse redlining, i.e., containing, steering prospective buyers to specific areas of the city

Measuring Segregation

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□ Index of Dissimilarity

- A way of measuring residential segregation
- The overall unevenness in the distribution of two groups across areal units (such as census tracts)
- 0 to 100 (with 100 being total segregation)
 - http://www.censusscope.org/us/m1600/chart_dissimilarity.html
 - <http://enceladus.isr.umich.edu/race/calculate.html>

Federal Housing Policy

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- Promote home ownership
 - ▣ Tax incentives
 - ▣ Housing as commodity
 - ▣ Targeted loans for first-time/low-income buyers
- Assist low-income renters
 - ▣ Public housing
 - ▣ Developer subsidies for affordable housing
 - ▣ Rental subsidies
- Promote community development
 - ▣ Model Cities
 - ▣ Block grants (CDBG)
 - ▣ Empowerment Zones
- Guarantee fair housing
 - ▣ HMDA/CRA

A Housing Plan for a community

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- Research
 - ▣ Who should be involved/invited to the conversation
- Process for citizen participation and consultation
- Identify available resources for housing
- Assess local housing market
- Prepare a needs assessment
 - ▣ Housing stock
 - ▣ Overcrowding/ Affordability
 - ▣ Other Service Needs
 - ▣ Forecast future demand
- Goals, Objectives → Projects
- Action, Implementation, Monitoring