

Housing and Community Development

Winter Term, 2018. Mondays, 3 to 5pm. Classroom: SS 2125

Instructor: **David Hulchanski**, PhD (urban planning)

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“The States Parties ... recognize the right of everyone to an adequate standard of living..., including adequate food, clothing and housing, and to the continuous improvement of living conditions.” – International Covenant on Economic, Social and Cultural Rights, 1966

Homelessness is “an odd-job word, pressed into service to impose order on a hodgepodge of social dislocation, extreme poverty, seasonal or itinerant work, and unconventional ways of life.” – Kim Hopper and Jim Baumohl, 1996:3

“A house is grasped as such only if the observer recognises that it is a dwelling with a range of other properties specified by the modes of its utilisation in human activity.”
– Anthony Giddens (1984)

Summary Description

Housing and Community Development focuses on the importance of adequate housing and the challenge of achieving this for all households. It roots theoretical explanations in realities using Canada and Toronto as examples. Topics include public policies relating to social housing, rental housing, homeownership, neighbourhoods, and homelessness.

About the Course

This course examines a broad range of social issues associated with Canada's housing system. The focus is on the policy implications of the problems lower income households and specific groups within the population (based on gender, 'race' and/or socio-economic status) have in accessing affordable appropriate housing in good quality neighbourhoods. The gender, 'race' and ethnicity aspects of housing issues are a particular focus.

Housing includes concepts of home and community, as well physical shelter (the *house*) and its geographical location (the *neighbourhood*). A particular theme is Canada's rental housing sector, which houses one third of all Canada's households (and half of the City of Toronto's households).

Community development and neighbourhood quality are also themes permeating the course. Housing problems of a social nature are likely to be resolved by solutions that emerge from the bottom up through formal and informal community development processes.

Community development is change in the social, economic, organizational or physical structures of a community that improves welfare and enhances the community's ability to control its future. The aim of community development is social development, defined as structural change, socioeconomic integration, institutional development and institutional renewal. Social development is concerned with the welfare of the population, as determined by the people themselves. Housing, as the most expensive budget item for most households, and as one of the basic necessities, plays a major role in the quality of life and general wellbeing of individuals and families.

Learning Objectives

The aim of the course is to provide a thorough understanding of the social implications of Canada's housing system, which aspects work well and which do not, what population groups have the greatest difficulty accessing appropriate housing, what the trends are, and what the range of possible solutions might be. The course seeks to help students better understand:

- the foundations of the scholarly and political/partisan debates over the nature and causes of housing problems in Canada today;
- the reasons why low-income and other disadvantaged individuals and households have difficulty accessing decent and affordable housing; and
- the diversity of practical issues relating to the institutional barriers, such as discriminatory practices, that hinder successful progress in meeting the housing needs of all Canadians.

Course Attendance and Expectations

- 1) **Attend class.** This is not a “correspondence course.” Class attendance is mandatory.
 - 2) **Participate.** Come to class, engage the material, share your ideas and experiences, and ask questions when you have them. Please show respect for your classmates and for me, and expect the same in return.
 - 3) **Take notes.** I will post presentations (PowerPoint slides) on Blackboard, but these slides will not be useful if you do not attend class. I use PowerPoint to help illustrate topics discussed; most are not self-explanatory; they have very little text.
 - 4) **No electronic distractions.** Use of electronic devices is prohibited (with the exception for audio-recordings specified in “(5)” below). This includes phones, smart phones, cameras, etc. Computers or tablets may be used for note taking but they cannot be connected to the Internet. If there is an exceptional reason for using a device please contact me.
 - 5) **Audio recording.** Students may create audio-recordings of the lectures for their *personal use*. Recordings are intended to permit lecture content review so as to enhance understanding of the topics presented. Audio-recordings are not substitutes for attending class.
 - Students should note that since audio recordings are to be permitted, their voice may be recorded by others during the class. Please speak to the instructor if this is a concern for you.
 - In accordance with the Ontarians with Disabilities Act, persons having special needs will be accommodated.
 - Students agree to the following terms when creating audio recordings of lectures: (1) Recordings are not to be distributed without the permission of the instructor via the Internet, peer-to-peer file sharing, or other distribution channels. (2) Recordings are not to be shared with other classmates unless they are to be used in collaborative assignments, or if the instructor permits for other reasons. Students violating this agreement will be subject to disciplinary actions under the Code of Student Conduct.
 - 6) **Contact me.** I have high expectations of you as a student and you should have the same expectations for me as an instructor. If you have any questions, concerns, or suggestions about the class please feel free to contact me. david.hulchanski@utoronto.ca
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Course Readings

Required readings. The required readings have been carefully selected, are not numerous or very long, and are a central component of the course, forming the basis for in-class discussions, assignments, and the final exam. Assigned readings are posted (as PDFs) on Blackboard.

Supplementary readings. Readings listed under ‘supplementary’ are optional. Supplementary readings are provided to allow further exploration of particular themes.

Books

- Many readings are from an edited book, referred to in the reading list as *Finding Room*. The full citation is: Hulchanski, J.D. & M. Shapcott (2004) *Finding Room: Policy Options for a Canadian Rental Housing Strategy*, Toronto: CUCS Press, University of Toronto. PDFs of readings from this book are all posted on Blackboard.
- **New:** Suttor, Greg (2016) *Still Renovating: A History of Canadian Social Housing Policy*, McGill-Queen's University Press. This recently published book is relevant to the entire course. Anyone with a longer-term interest in housing should have this book. Copies are available at the UofT bookstore. Some chapters are optional readings in this course. The concluding chapter is a required reading (a PDF of that chapter is on Blackboard, therefore no need to buy the book if you do not want to).

Assessment: Assignments & Due Dates

- Participation & Reading Responses = 15%
- Two short quizzes, January 23 & February 13 = 30%
- One paper due April 3 = 30%
- Final exam during Faculty exam period = 25%

1) Participation / Reading Responses: In eight sessions = 15% of final grade.

Students are encouraged to participate by asking questions and offering comments.

Reading Responses are based on the required readings. They must be printed and submitted in person during the class for which they are due. They are one page only. Each has a defined “response” task (e.g., definitions, comments, key points) relevant to the readings for that week.

- In order for the reading responses to be a valuable learning tool and part of the participation objective, they need to be prepared *prior* to class meetings as they are intended to facilitate and enhance discussion. They will not be accepted after class or via email.
- They are intended to promote critical thinking and preparedness in advance of discussions.
- Students must submit the Reading Response *in person only*. A student cannot submit on behalf of an absent student. (It is an academic offence to submit the reading response on behalf of an absent student.)

Grading Reading Responses: Reading responses are graded *acceptable* or *not acceptable* in terms of thought/effort; or *not submitted* (i.e., missed class).

- If marked *not acceptable*, you will receive an email explanation.
- If you receive no email, it means the Reading Response was *acceptable*.
- Reading Responses are not returned.

Quiz #1: A short (20 minute) quiz on **January 22**, Session 3. (= 15% of final grade) covering the *readings* from Sessions 1 to 3 and classroom *discussions* from Sessions 1 to 2.

Quiz #2: A second short (20 minute) quiz on **February 12**, Session 6. (= 15% of final grade) covering the *readings* from Sessions 1 to 6 and classroom *discussions* from Sessions 1 to 5. (= 15% of final grade)

Paper: A research paper (maximum 2,000 words). Due **April 6**. (= 30% of final grade) The details of this assignment, including the required format and submission procedures, will be provided later in the term and posted on Blackboard.

Final Exam: During the FA&S final exam period. (= 25% of final grade) It will cover material from the entire course. The goal is to test your comprehension of material presented in class and in the readings, and to assess your ability to communicate an understanding of the material in an organized, coherent manner in written format, utilizing appropriate terminology, citing examples, applying what you have learned, and synthesizing material from different parts of the course.

Extensions and Missed Quiz

- Please consult your college registrar if you are having difficulties during term that prevent you from completing your course work.
- Extensions on assignments will be granted sparingly in the case of illness or other non-medical emergencies.
- If you miss a quiz due to illness or other emergency, email the instructor as soon as possible, and no later than one week from the date of the test.
- *Medical documentation.* For illness, the new UofT medical certificate is available here: <http://www.illnessverification.utoronto.ca>
- *Non-medical documentation.* FAS has posted Guidelines and a form that covers a wide range of situations. <http://www.artsci.utoronto.ca/current/petitions/process#documentation>

Late penalty

5% (of the assignment grade) will be deducted for each weekday that an assignment is late (weekends count as one day).

Assignments will not be accepted later than one session after the due date, unless the student has obtained prior permission from the instructor in the case of documented illness or other extenuating circumstances.

Enquiries about graded term work

Any enquiries about grading on term work must be made within one month of the return date of the work. This is in accordance with Arts and Science rules and regulations as specified in the calendar. Any material submitted for remarking should also be accompanied by a written explanation detailing your reasons for requesting the instructor to review the quiz or assignment.

Accessibility

The University of Toronto is committed to accessibility. If you require accommodations or have any concerns, please visit <http://studentlife.utoronto.ca/accessibility> as soon as possible.

Communications Policy

Always use your UofT email address (@utoronto.ca or @mail.utoronto.ca) for course related communications. Other email addresses may be filtered as spam.

Plagiarism

Plagiarism is a serious academic offense. Plagiarism is quoting (or paraphrasing) the work of an author (including the work of fellow students) without a proper citation. In addition, students should not be submitting any academic work for which credit has previously been obtained or is being sought, without first discussing with the instructor. Please consult the “Rules and Regulations” section of the Arts and Science Calendar for further information and check ‘How not to plagiarize’ at <http://www.writing.utoronto.ca/advice/using-sources/how-not-to-plagiarize>

Writing

- Information about college writing centres is at <http://www.writing.utoronto.ca/writing-centres/arts-and-science>.
 - The Writing Plus workshop series is described here: <http://www.writing.utoronto.ca/writing-plus>.
 - More than 60 Advice files on all aspects of academic writing are available at www.writing.utoronto.ca/advice.
 - A complete list of printable PDF versions are listed at <http://www.writing.utoronto.ca/about-this-site/pdf-links-for-students>.
 - On the proper use of sources: www.writing.utoronto.ca/advice/using-sources.
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Weekly Topics & Required Readings

Session 1. January 8

Introduction to the Course & Discussion: After 80 years of housing programs why do we have still housing problems?

The first class will introduce the major themes of the course, readings, assignments and expectations. The lecture and discussion will focus on the ways in which—and the reasons why—housing continues to be a difficult societal problem.

Readings

1. Rolnik, Raquel (2013) "Late Neoliberalism: The Financialization of Homeownership and Housing Rights," *International Journal of Urban and Regional Research*, 37(3), 1058-66. *Globalization & Neoliberalism: What do they have to do with housing?*
2. Hulchanski, J.D. (2004) "How Did We Get Here? The Evolution of Canada's 'Exclusionary' Housing System," *Finding Room*, Chapter 11, 179-191. *Summary of how Canada's housing system evolved as of 2004.*
3. Shapcott, Michael (2004) "Where Are We Going? Recent Federal and Provincial Housing Policy," *Finding Room*, Chapter 12, 195-211. *Canadian housing policy 1990-2004 under Liberal Chrétien/Martin Government*
4. City of Toronto (2017) *Overview of the Current Housing Situation*, Summary prepared for Mayor John Tory's Housing Stakeholders Advisory Meeting, March 30.

Supplemental (optional) Readings: The Trudeau Government's National Housing Strategy

5. Canada (2017) *Canada's National Housing Strategy: A Place to Call Home*. Ottawa: CMHC. <https://www.placetocallhome.ca/pdfs/Canada-National-Housing-Strategy.pdf>
 6. Canada (2016) *What We Heard: Shaping Canada's National Housing Strategy, Analysis of consultation feedback*, Ottawa: Canada Mortgage and Housing Corporation. http://publications.gc.ca/collections/collection_2017/edsc-esdc/Em12-30-2016-eng.pdf
 7. City of Toronto (2016) *Taking Action on Housing: Toronto's Submission on a National Housing Strategy*, October. https://www.toronto.ca/wp-content/uploads/2017/10/8fcf-A1606942_NHS_SubmissionTagged.pdf
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Session 2. January 16**Canada's Housing System: The Evolution of Owning, Renting & Non-market Social Housing**

Reading Response #1: At start of class (10:10am) submit one page (12pt, 1" margins, name/student number/date at top) that provides: (1) a brief summary of what Carver calls "the ultimate housing problem" (one paragraph); (2) Suttor divides Canada's social housing policy and programs into six periods and then discusses "broad themes" in this history. What are a few of those broad themes (a short paragraph or two)? *Note: Graded acceptable or not acceptable in terms of thought/effort.*

Readings

1. Carver, Humphrey (1948) "The Ultimate Housing Problem," final chapter from his book, *Houses for Canadians: A Study of Housing Problems in the Toronto Area*, U of T Press.
2. Hulchanski, J.D. (2007) *Canada's Dual Housing Policy: Assisting Owners, Neglecting Renters*, Toronto: UofT, Centre for Urban and Community Studies, Research Bulletin #38. 8 pages.
3. Suttor, Greg (2016) "Conclusion," from his *Still Renovating: A History of Canadian Social Housing Policy*, McGill-Queen's University Press, 171-195.
4. Walks, Alan (2016) "Our Mortgaged Future: Understanding the overleveraged state of Housing Finance in Canada, *Alternatives Journal*, Sept.
<http://www.alternativesjournal.ca/our-mortgaged-future-understanding-overleveraged-state-housing-finance-canada>
5. Three short commentaries on Canada's 2017 National Housing Strategy Document
 - Suttor, G. (2017) "Canada's National Housing Strategy – The Basic Facts," Toronto: Wellesley Institute. <http://www.wellesleyinstitute.com/housing/canadas-national-housing-strategy-the-basic-facts/>
 - Doucet, B. (2017) "National housing strategy fails to go deep enough on root of ills," *Toronto Star*, Dec. 3 op-ed. <https://www.thestar.com/opinion/contributors/2017/12/03/national-housing-strategy-fails-to-go-deep-enough-on-root-of-ills.html>
 - Hulchanski, J.D. (2017) "No, Ottawa has not put forth a national housing strategy," *The Globe and Mail*, Dec. 4 op-ed. <https://www.theglobeandmail.com/opinion/no-ottawa-has-not-put-forth-a-national-housing-strategy/article37173057/>

Supplemental (optional) Readings

6. Suttor, Greg (2016) *Still Renovating*, Chapters 1 to 5. Covers Canada's social housing policy history to the 1990s.
7. Mark Carney, Governor, Bank of Canada (2011) *Housing in Canada*, Ottawa: Bank of Canada (7 pages and appendix charts; example of the *housing market* aspects of Canada's housing system)
8. Walks, A. & Clifford, B. (2015) "The political economy of mortgage securitization and the neoliberalization of housing policy in Canada," *Environment and Planning A*, 47(8), 1624-1642.
9. Sousa, J. (2013) "Canadian Public Housing Policy and Programs," Chapter 1 of his *Building a Co-operative Community in Public Housing: The Case of the Atkinson Housing Co-op*, UofT Press, 11-32.
10. Hulchanski, J. D. (2002) *Housing Policy for Tomorrow's Cities*, Ottawa: Canadian Policy Research Networks, Discussion Paper F27.

Session 3. January 23

The Private Rented Sector & the Issue of “Housing Affordability “

→ **Quiz #1, 3:10 sharp**, covering the Sessions 1, 2, and 3 readings and the Sessions 1 & 2 classroom discussions. (= 15% of final grade)

Readings

1. CMHC (2017) *The Economics of New Purpose-Built Rental Housing Development in Selected Canadian Markets*, Ottawa: CMHC Research Insights. 3 pages. <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?lang=en&cat=198&itm=61&sid=6g40cbg4UTBCUEp6ax0efcps9g1EJEf6rIc b4zwRrFosv8du0avBld5oe0GL9Vix&fr=1515087366775>
2. Cheung, Christopher (2017) “Why the Struggle of Renters Is Canada’s ‘Ultimate Housing Problem’: Being a low-income renter is terrible. Here’s how it got that way.” TheTye.ca, May 26. <https://thetyee.ca/News/2017/05/26/Renter-Struggle-Ultimate-Housing-Problem/>
3. Hulchanski, J.D. (2005) *Rethinking the Housing Affordability Challenge*, Discussion paper, Government of Canada’s “Canadian Housing Framework Initiative” consultation process.
4. Whitehead, C. (2017) "Social Housing Models: Past and Future," *Critical Housing Analysis*, 4(1). <http://www.housing-critical.com/home-page-1/social-housing-models-past-and-future>

Supplemental (optional) Readings

5. City of Toronto (2017) *Rental Housing Update*, City staff presentation to the Affordable Housing and Tenant Issues Committee. <https://www.toronto.ca/legdocs/mmis/2017/ah/bgrd/backgroundfile-102583.pdf>
 6. Wellesley Institute (2010) *Precarious Housing in Canada*, Executive Summary, pages 1-7. <http://www.wellesleyinstitute.com/publications/new-report-precarious-housing-in-canada-2010/>
 7. Suttor, Greg (2016) *Still Renovating*, Chapters 6 and 7. *Policy from 1990s to present*.
 8. ONPHA (2013) *Where’s Home: The Need for Affordable Housing in Ontario*.
 9. ONPHA (2015) *Affordable Housing as Economic Development: How Housing Can Spark Growth in Ontario*, Toronto: Ontario Non-Profit Housing Association.
 10. Conference Board of Canada (2010) *Enhancing Housing Affordability in Canada*, Ottawa.
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Session 4. January 30**Canada's Housing System Compared to Other Similar Nations***With a focus on rental and social housing in Netherlands, Germany, and Sweden*

Reading Response #2: At start of class (10:10am) submit one page (12pt, 1" margins, name/student number/date at top), in numbered point form, list very briefly five ways in which Canada's housing system differs from key aspects of the three countries (Netherlands, Germany, Sweden) we focus on. Note: there are many possible types/categories of differences one could focus on; the choice is yours; the main criteria relates to being factual/accurate.

Readings

1. SPR Associates (2016) *Examination of international housing policies and initiatives that support movement along the housing continuum*, Ottawa: CMHC Research Report. *Mainly focus on: Table 1; Section 2. Summary of findings; Section 2.2 Findings on housing programs; Table 5, "The Housing continuum" (which I will critically assess in class); and in Appendix, the two pages on Germany (pp.31-32) to supplement the reading below on Germany.*
2. **Netherlands.** Hoekstra, J. (2017) Reregulation and Residualization in Dutch Social Housing: A critical Evaluation of new Policies," *Critical Housing Analysis*, 4(1). <http://www.housing-critical.com/home-page-1/reregulation-and-residualization-in-dutch-social-housing>
3. **Germany.** Kofner, S. (2017) "Social housing in Germany: an inevitably shrinking sector?" *Critical Housing Analysis*, 4(1), 61-71. <http://www.housing-critical.com/home-page-1/social-housing-in-germany-an-inevitably-shrinki>
4. **Sweden.** Lind, H. (2017) "The Swedish housing market from a low income perspective." *Critical Housing Analysis*, 4(1), 150-160. <http://www.housing-critical.com/home-page-1/the-swedish-housing-market-from-a-low-income-pe>

Supplemental (optional) Readings

5. *Social Housing Trends:* Scanlon, K., M. Fernández, M. & C. Whitehead (2015) "Social housing in Europe," *European Policy Analysis*, (17). pp. 1-12.
6. Crook, T., & Kemp, P. (Eds.) (2014) *Private Rental Housing: Comparative Perspectives*, UK: Edward Elgar Publishing. Chapter 1, Introduction (*selected pages as identified on the PDF of the reading on Blackboard*)
7. Rowntree Foundation (2015) *International Lessons on Tackling Extreme Housing Exclusion*. 4 page summary.
8. Kofner, S. (2014) The German housing system: Fundamentally resilient? *Journal of Housing and the Built Environment*, 29(2), 255-275.
9. Dalton, T. (2009) "Housing Policy Retrenchment: Australia and Canada Compared," *Urban Studies*, January, 46: 63-91.
10. Murie, A. (2012) "The Next Blueprint for Housing Policy in England," *Housing Studies*, 27(7).

Session 5. February 5

“Sorry it’s taken”: Housing Discrimination

Reading Response #3: At start of class (10:10am) submit one page with two paragraphs. (1) definition: provide in your words a definition of housing discrimination from the readings. (2) a summary of the information or insights about housing discrimination you found most interesting/informative (ideally 3 or 4 points, very briefly stated).

Readings

1. Novac, S., J. Darden, J.D. Hulchanski, A. Seguin (2004) “Housing Discrimination in Canada: Stakeholder Views and Research Gaps,” *Finding Room*, Chapter 7, 135-145.
2. Ontario Human Rights Commission (2012) *In the zone: Housing, human rights and municipal planning*. Province of Ontario. <http://www.ohrc.on.ca/en/zone-housing-human-rights-and-municipal-planning>
3. Centre for Equality Rights in Accommodation (2009) *“Sorry it’s rented”: Measuring Discrimination in Toronto’s Rental Housing Market*, Toronto: CERA. 22 pages. <http://www.equalityrights.org/cera/>
4. Divine, G. (2004) “Aboriginal Housing in Canada,” *Finding Room*, Chapter 23, pp. 343-355.

Supplemental (optional) Readings

5. Ray, B., & Preston, V. (2015). “Working with diversity: A geographical analysis of ethno-racial discrimination in Toronto.” *Urban Studies*, 52(8), 1505-1522.
 6. Ontario Human Rights Commission (2008) *Human Rights and Rental Housing in Ontario*. Toronto.
 7. Murdie, R. (2004) “Housing Affordability: Immigrant and Refugee Experiences, *Finding Room*, Chapter 8, 147-157.
 8. Walks, R. A., & Bourne, L. S. (2006) Ghettos in Canada’s cities? racial segregation, ethnic enclaves and poverty concentration in Canadian urban areas. *Canadian Geographer*, 50(3), 273-297.
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Session 6. February 13

Canada's Dehousing Processes: Homelessness Past, Present, Future

→ **Quiz #2, 3:10 sharp**, covering the Sessions 1 to 6 readings and the Sessions 1 to 5 classroom discussions. (= 15% of final grade)

Readings

1. Canadian Observatory on Homelessness (2012) *Canadian Definition of Homelessness*. Toronto: Canadian Observatory on Homelessness Press. www.homelesshub.ca/homelessdefinition
2. Hulchanski, J.D. et al. (2009) "Homelessness: What's in a Word?" Introduction (15 pages) to *Finding Home: Policy Options for Addressing Homelessness in Canada* (e-book), J.D. Hulchanski et al., eds.: Toronto: Cities Centre, UofT. www.homelesshub.ca/FindingHome
3. Gaetz, S. et al. (2016) *The State of Homelessness in Canada 2016*, Toronto: Canadian Homelessness Research Network, Homeless Hub, Research Paper #12. <http://homelesshub.ca/SOHC2016>
4. Turner, A., Redman, M., Gaetz, S. (2017) *Defining and measuring an end to homelessness: Considerations for the National Housing Strategy*. Toronto: Canadian Observatory on Homelessness Press. <http://homelesshub.ca/sites/default/files/TS-AWH-COH-EndingHomelessnessNHS.pdf>

Supplemental (optional) Readings

5. Gaetz, S. (2010) The Struggle to End Homelessness in Canada: How we Created the Crisis, and How We Can End it. *The Open Health Services and Policy Journal*, 3, 21-26
6. Wellesley Institute (2006) *The Blueprint to End Homelessness in Toronto*.
7. Ontario (2015) *A Place To Call Home: Report of the Expert Advisory Panel on Homelessness*.
8. Canada, Senate Committee on Social Affairs (2009) *In From the Margins: A Call to Action on Poverty, Housing and Homelessness*. Ottawa.
9. Falvo, N. (2009) "Toronto's Streets to Homes Program," Chapter 1.5 in *Finding Home*. www.homelesshub.ca/FindingHome
10. Jahiel, R.I. (1992) "Homeless-making Processes and the Homeless-makers," Chapter 18, *Homelessness: A Prevention-oriented Approach*, R.I. Jahiel, ed., Baltimore: Johns Hopkins U Press, 269-294.

February 20. Reading Week. No Class.

Session 7. February 27

The Human Right to Adequate Housing

Reading Response #4: Two paragraphs: (1) What is the basis made in the readings for claiming that homelessness is a violation of Canada's Charter of Rights and Freedoms? (2) The United Nations review of Canada's compliance with social and economic rights in 2016: summarize a few of the U.N. Committee's main housing/homelessness related criticisms of Canada.

Readings

1. Alston, Philip (2015) "Extreme inequality as the antithesis of human rights," *Open Democracy*. <https://www.opendemocracy.net/openglobalrights/philip-alston/extreme-inequality-as-antithesis-of-human-rights>
2. Porter, B. (2004) "The Right to Adequate Housing in Canada," Chapter 3, *Finding Room*.
3. Charter Challenge (2011) Homelessness as a Housing Rights Violation in Canada, Ontario Superior Court. *This 15 page summary document was the legal application to file a human rights violation challenge under provisions of the Charter of Rights and Freedoms against the governments of Canada and Ontario.*
4. Right to Housing Coalition (2016) *Submission on the U.N. Right to Adequate Housing Committee on Economic, Social and Cultural Rights*, Toronto: ACTO.
5. UN CESCR 2016 Canada - *Concluding Observations on status of Social and Economic Rights*, Geneva: United Nations Economic and Social Council.

Supplemental (optional) Readings

6. COHRE (2006) *Women and Housing Rights*, Geneva: Centre on Housing Rights and Evictions.
 7. United Nations, Committee on Economic, Social and Cultural Rights (1991) "Defining the Right to Adequate Housing," in *Finding Room*, Appendix C, 417-424.
 8. United Nations, Committee on Economic, Social and Cultural Rights (1998) "Canada's Record on Economic, Social and Cultural Rights, UN Report," in *Finding Room*, Appendix D, 427-438.
 9. Marcuse, P. (2014) "Reading the right to the city," *City*, 18(1), 4-9.
 10. Martin, Paul (1990) "Adequate Shelter: A Fundamental Human Right," Chapter 2 of the *Report of the National Liberal Caucus Task Force on Housing*, reprinted as Appendix E, *Finding Room*, 439-443.
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Session 8. March 6

Socio-spatial Polarization: Neighbourhood Change Trends & Urban Policy

Reading Response #5:

Readings

1. Marcuse, P. (2015) "Gentrification, social justice and personal ethics," *International Journal of Urban and Regional Research*, 39(6), 1263-1269.
2. Walks, Alan (2011) "Economic Restructuring and Trajectories of Socio-spatial Polarization in the Twenty First-Century Canadian City," Chapter 6 in *Canadian Urban Regions*, Oxford University Press. *NOTE: focus on pp. 125-129 and 153-154.*
3. Hulchanski, J. D. (2010) *The Three Cities within Toronto: Income Polarization Among Toronto's Neighbourhoods, 1970 - 2005*, Toronto: Cities Centre, UofT. 32 pages.

Supplemental (optional) Readings

4. Stapleton, John (2015) *The Working Poor in the Toronto Region: Mapping working poverty in Canada's richest city*, Toronto: Metcalf Foundation. <http://metcalfoundation.com/stories/publications/the-working-poor-in-the-toronto-region-mapping-working-poverty-in-canadas-richest-city/>
 5. Mah, Julie & Jason Hackworth (2011) "Local Politics and Inclusionary Housing in Three Large Canadian Cities," *Canadian Journal of Urban Research*, 20(1), 57-80.
 6. Marcuse, Peter (2004) *The Future of Housing Advocacy and Research*, Toronto: UofT, Centre for Urban and Community Studies, Research Bulletin #25. 6 pages.
 7. Fortin, N. et al. (2011) Canadian Inequality: Recent Developments and Policy Options, *Canadian Public Policy*, 38(2), 121-141.
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Session 9. March 13

Community Development: House/Home, Neighbourhood/Community

Reading Response #6:

Readings

1. Brown, J.D and D. Harris (2012) "Introduction to Community Development," Chapter 2 in their text *Community Development in Canada*, Toronto: Pearson Canada, 8-17.
2. McAlevey, J. F. (2016) *No Shortcuts: Organizing for Power in the New Gilded Age*, Oxford University Press. Chapter 1 Introduction; Chapter 7, Conclusion: Pretend Power vs. Actual Power.
3. Cowen, D. and V. Parlette (2010) *Toronto's Inner Suburbs: Investing in Social Infrastructure in Scarborough*, Toronto: UofT, Neighbourhood Change Research Partnership. 12 pages.
<http://3cities.neighbourhoodchange.ca/files/2011/06/Cowen-2011-Social-Infrastructure-in-Scarborough-N-Change.pdf>

Supplemental (optional) Readings

4. Toronto Public Health (2012) *Toward Healthier Apartment Neighbourhoods*, Toronto.
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Session 10. March 20

Planning Neighbourhoods as Communities: St. Lawrence, Regent Park, & Others

Reading Response #7:

Readings

1. Hulchanski, J.D. (1990) *Planning New Urban Neighbourhoods: Lessons from Toronto's St. Lawrence Neighbourhood*, UBC Planning Papers, Canadian Planning Issues #28. 18 pages.
2. McClelland, M., Stewart, G., & Ord, A. (2011). Reassessing the recent past: Tower neighborhood renewal in Toronto. *APT Bulletin*, 42(2/3), 9-14.
<http://www.towerrenewal.com/wp-content/uploads/2011/08/McClelland-article-to-printer.pdf>
3. Toronto Community Housing Corporation (2008) *Regent Park Revitalization* [PDF of a PowerPoint presentation, an illustrated history of the planning process]. 14 pages.
4. August, M. (2008) "Social Mix and Canadian Public Housing Redevelopment: Experiences in Toronto," *Canadian Journal of Urban Research*, 17(1), 82-100.

Supplemental (optional) Readings

5. GHK International, et al. (2003) *Lessons From St. Lawrence for the Regent Park Redevelopment Process*, Toronto Community Housing Corporation. 15 pages.
 6. E.R.A. Architects, et al. (2010) *Tower Neighbourhood Renewal in the Greater Golden Horseshoe: An Analysis of High-Rise Apartment Tower Neighbourhoods Developed in the Post-War Boom (1945-1984)*, A report for the Ontario Growth Secretariat. <http://cugr.ca/tnrggh/>
 7. Freemark, Y. (2011) "Roosevelt Island: Exception to a City in Crisis," *Journal of Urban History*, 37(3), 355-383. "Today, New York City's Roosevelt Island stands as living proof that the public sector can produce a mixed-income and mixed-race neighborhood from scratch. Its successes contrast with typical perceptions of government housing failure and indicate that with determined leadership, stable funding, and a good location, the public sector can create healthy, heterogeneous neighborhoods." -- from abstract
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Session 11. March 27

Shaping Housing's Future for Canada: Policy Options. How Can we do Better?

Reading Response #8:

Readings

1. Marcuse, P. (2012) "A Critical Approach to Solving the Housing Problem," Chapter 13 in Brenner, Neil; Marcuse, Peter; Mayer, Margit; editors, *Cities for people, not for profit: critical urban theory and the right to the city*. NY: Routledge.
2. Government of Canada, *Budget Plan*, March 2017. Document prepared for GGR357 with the pages from the budget that refer to housing.
3. Generation Squeeze (2017) *Code Red: Building Housing Common Ground*. Pages 2-3, and the 10 principles, pages 4-9.
9. City of Toronto (2016) *Taking Action on Housing: Toronto's Submission on a National Housing Strategy*, October. https://www.toronto.ca/wp-content/uploads/2017/10/8fcf-A1606942_NHS_SubmissionTagged.pdf

Supplemental (optional) Readings

4. Maclennan, Duncan (2008) *Housing for the Toronto Economy*, Toronto: UofT, Cities Centre Research Paper #212. Read Chapter 5, "Conclusions and Recommendations," 41-47.
 5. Toronto (2014) *Housing Opportunities Toronto: Progress Report 2014*. City of Toronto.
 6. Toronto (2010) *Housing Opportunities Toronto: An Affordable Housing Action Plan*. City of Toronto. http://www1.toronto.ca/city_of_toronto/affordable_housing_office/files/pdf/hot_actionplan.pdf
 7. Federation of Canadian Municipalities (2008) *Sustaining the Momentum: Recommendations for a National Action Plan on Housing and Homelessness*, Ottawa
 8. Allan, E. [Toronto Board of Trade] (2004) "The Business Case for Affordable Housing," *Finding Room*, Chapter 14, 231-236.
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Session 12. April 3

Final Session: Overview & What does the future hold for Canada's Housing system?

Readings

1. DeFilippis, J. (2009) "On globalization, competition, and economic justice in cities," Chapter 8 of Marcuse, P. et al., editors (2009) *Searching for the just city: debates in urban theory and practice*, London & NY: Routledge.
2. Canadian Social Economy Hub (2010) *The Role of the Social Economy in Meeting Diverse Housing Needs*, March. 4 pages.
3. Ontario Ministry of Municipal Affairs and Housing (2016) *Ontario's Long-Term Affordable Housing Strategy Update*. Toronto. <http://www.mah.gov.on.ca/Page9181.aspx>

Supplemental (optional) Readings

4. Forrest, R. (2008) "Globalization and the housing asset rich: Geographies, Demographies and Policy Convoys," *Global Social Policy*, 8 (2), 167–187.