

GGR 357H

Housing and Community Development

Winter Term, 2020. Mondays, 3 to 5pm.

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

Professor, Housing and Community Development, Factor-Inwentash Faculty of Social Work

Office: 246 Bloor West, room 538. Office hours: by appointment (via email)

Email: david.hulchanski@utoronto.ca www.hulchanski.ca www.NeighbourhoodChange.ca

Classroom: MP134, McLennan Physical Laboratories, 255 Huron Street.

“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.” – Hopper & Baumohl, 1996:3

Housing and Community Development focuses on the importance of adequate housing and the challenge of achieving this for all households. Within the general focus on the problem of increased housing insecurity and inequities within Canada’s housing system, topics include the evolution of housing policies, rental and social housing issues, comparisons with other nations, housing discrimination and human rights, and related neighbourhood impacts and trends.

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 low and moderate 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 the 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 by email (start the subject line with GGR357 followed by a few words about the topic/question). david.hulchanski@utoronto.ca

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 Quercus.

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

Books (supplemental; for background and context; now and for your future)

- 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. It is available online via the UofT Library.
- Bacher, J.C. (1993) *Keeping to the Marketplace: The Evolution of Canadian Housing Policy*, McGill-Queen's University Press. A PDF of this out-of-print excellent history (very detailed, from archival research) is posted under Session 1 supplemental readings on Quercus.
- Hulchanski, J.D. & M. Shapcott, eds. (2004) *Finding Room: Policy Options for a Canadian Rental Housing Strategy*, Toronto: University of Toronto, Centre for Urban and Community Studies
- Miron, J.R., editor (1993) *House, Home, and Community: Progress in Housing Canadians, 1945-1986*, McGill-Queen's University Press. This book has 22 chapters written by about 30 Canadian housing specialists, covering most aspects of Canadian housing as of the late 1980s. Because it was sponsored by CMHC it is available for download from Government of Canada publications. http://publications.gc.ca/collections/collection_2018/schl-cmhc/nh15/NH15-694-1993-eng.pdf

Important recent housing books (mainly US & UK)

Bowie, D. (2017) *Radical solutions to the housing supply crisis*. Policy Press.

Clapham, D. (2018) *Remaking Housing Policy: An International Study*. Routledge.

Dorling, D. (2014) *All that is solid: How the great housing disaster defines our times, and what we can do about it*. Penguin UK.

Johnson, L., & Johnson, R. (2017) *Regent park redux: Reinventing public housing in Canada*. Routledge.

Marcuse, P., & D. Madden (2016) *In defense of housing: The politics of crisis*. Verso Books.

Ryan-Collins, J. (2018) *Why Can't You Afford a Home?* John Wiley & Sons.

Ryan-Collins, J., Lloyd, T., & Macfarlane, L. (2017) *Rethinking the economics of land and housing*. Zed Books.

Assessment: Assignments

- 1) Classroom Participation & Reading Responses = 14%
- 2) Three short 20-minute in class quizzes = 36% (12% each)
- 3) One research paper = 25%
- 4) Final exam during Faculty exam period = 25%

1) Classroom Participation & Reading Responses: 14% 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 (single spaced). 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.

2) Three Quizzes

Quiz #1: **January 20**, Session 3, a 20-minute quiz covering the *readings* from Sessions 1 to 3 and classroom *discussions* from Sessions 1 to 2 (= 12% of final grade).

Quiz #2: **February 10**, Session 6, a 20-minute quiz covering the *readings* from Sessions 1 to 6 and classroom *discussions* from Sessions 1 to 5. (= 12% of final grade)

Quiz #3: **March 16**, Session 10, a 20-minute quiz covering the *readings* from Sessions 1 to 10 and classroom *discussions* from Sessions 1 to 9 (= 12% of final grade).

3) Research Paper ('Policy Brief format)

Paper: **By April 6.** A research paper (maximum 1,800 words due by midnight April 6 by email to david.hulchanski@utoronto (= 25% of final grade). The details of this assignment, including the required format will be provided later in the term and posted on Quercus.

4) Final Exam

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://aoda.hrandequity.utoronto.ca> 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.
-

Weekly Topics & Required Readings

Session 1. January 6

Introduction to the Course & Discussion of:

After 80 years of housing programs why do we still have a housing problems?

The first class will introduce the major themes of the course, the 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. (Note: The three readings are 'required' and their content may be a question on a quiz or the final exam.)

The 'Supplementary Readings' this week (below) are about Canada's National Housing Strategy, launched in November 2017: the NHS document, my Globe and Mail comment on it, and the analysis of it by Canada's Parliamentary Budget Office. These are reference works for the entire course. We will be referring to them throughout the course. You need not know all the details in the two reports (just the broad themes) but need to know what they contain in general -- the broad themes and analysis that will be mentioned in various sessions throughout the course.

Readings

1. Chisholm, S. & J.D. Hulchanski (2019) "Canada's Housing Story," Chapter 4 of *Shaping Futures: Changing the Housing Story, Australia, Britain, Canada*. Edited by D. MacLennan, H. Pawson, K. Gibb, S. Chisholm, D. Hulchanski. Glasgow: Policy Scotland, University of Glasgow, pages 21-28.
2. Advocacy Centre Tenants Ontario [a legal clinic] (2019) *Why We Can't Wait: Preserving Our Affordable Rental Housing in Ontario*, Toronto: ACTO.
3. Clapham, D. (2018) "Why Housing Policy Needs to be Remade," Chapter 1 of his book, *Remaking Housing Policy: An International Study*. Routledge.

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

4. Canada (2017) *Canada's National Housing Strategy: A Place to Call Home*. Ottawa: CMHC.
 5. Hulchanski, J.D. (2017) "No, Ottawa has not put forth a national housing strategy," *The Globe and Mail*, Dec. 4, op-ed.
 6. Canada, Office of the Parliamentary Budget Officer (2019) *Federal Program Spending on Housing Affordability*, Ottawa: PBO.
 7. Porter, B. (2018) *Enhancing the Rights-Based Framework for Canada's National Housing Strategy: An ideas paper*, Toronto: Social Rights Advocacy Centre.
-

Session 2. January 13

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, single spaced, name [name in large font]/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*, Toronto: UofT Press. (*Note: this is the first Canadian book on housing problems; what does Carver define as the "ultimate housing problem"?*)
2. 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.
3. 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.
4. Suttor, Greg (2016) "Conclusion," Chapter 8 from his *Still Renovating: A History of Canadian Social Housing Policy*, Montreal: McGill-Queen's U Press, 171-195.

Supplemental (optional) Readings

5. Bacher, J.C. (1993) "Canadian Housing Policy in Perspective," Chapter 1 in his *Keeping to the Marketplace: The Evolution of Canadian Housing Policy*, Montreal: McGill-Queen's U Press, 3-36.
 8. Suttor, Greg (2016) *Still Renovating*, Chapters 1 to 5. Covers Canada's social housing policy history to the 1990s.
 9. Hulchanski, J. D. (2002) *Housing Policy for Tomorrow's Cities*, Ottawa: Canadian Policy Research Networks, Discussion Paper F27.
-

Session 3. January 20

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. (= 12% of final grade)

Readings

1. Gibbs, K., H. Pawson, J.D. Hulchanski (2019) Private Renting, Chapter 7 of *Shaping Futures: Changing the Housing Story*.
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.” *The Tyee*, May.
3. Hulchanski, J.D. (2005) *Rethinking Canada’s Housing Affordability Challenge*, Discussion paper, Government of Canada’s “Canadian Housing Framework Initiative” consultation process.
4. Clapham, D. 2018 “The distribution and affordability of housing,” Chapter 8 of his book, *Remaking Housing Policy: An International Study*, Routledge.

Supplemental (optional) Readings

5. Murdie, R.A. (2004) “Housing Affordability: Immigrant and Refugee Experiences, Chapter 8, in J.D. Hulchanski & M. Shapcott, eds., *Finding Room: Policy options for a Canadian rental housing strategy*, Toronto: University of Toronto, Centre for Urban and Community Studies, pp. 147-157. *Key data in this chapter has been update to the 2016 Census*.
 6. Association of Municipalities of Ontario (2019) *Fixing the Housing Affordability Crisis: Municipal Recommendations for Housing in Ontario*, Toronto: AMO.
 7. August, M., & Walks, A. (2018) Gentrification, suburban decline, and the financialization of multi-family rental housing: The case of Toronto. *Geoforum*, 89, 124-136.
 8. Martin, C., Hulse, K. & Pawson, H. (2017) *The changing institutions of private rental housing: an international review*, AHURI Report 292, Melbourne: Australian Housing and Urban Research Institute.
 9. Gilbert (2004) "Promoting Rental Housing: An International Agenda," Chap 27, *Finding Room*.
 10. Crook, T., & Kemp, P., eds. (2014) *Private Rental Housing: Comparative Perspectives*, UK: Edward Elgar Publishing.
-

Session 4. January 27

Canada's Housing System Compared to Other Similar Nations

Reading Response #2: At start of class (10:10am) submit one page (12pt, 1" margins, single spaced, 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 UK and Australian housing systems. Note: there are many possible types/categories of differences one could focus on; the choice is yours; the main criteria relate to being factual/accurate.

Readings

1. Pawson, H. and K. Gibb (2019) *The Australian and UK Housing Stories*, Chapter 2 and 3 of *Shaping Futures: Changing the Housing Story*.
2. Maclennan, D (2019) *Learning from Contrasts and Commonalities in Housing Policy Narratives: Australia, Canada and the UK*, Chapter 5 of *Shaping Futures: Changing the Housing Story*.
3. Clapham, D. (2018) "Housing Regimes," Chapter 3 of his book, *Remaking Housing Policy: An International Study*, Routledge.

Supplemental (Optional) Readings

4. Hoekstra, J. (2017) *Reregulation and Residualization in Dutch Social Housing: A critical Evaluation of new Policies*," *Critical Housing Analysis*, 4(1).
 5. Kofner, S. (2017) "Social housing in Germany: an inevitably shrinking sector?" *Critical Housing Analysis*, 4(1), 61-71.
 6. Lind, H. (2017) "The Swedish housing market from a low income perspective." *Critical Housing Analysis*, 4(1), 150-160.
 7. Scanlon, K., M. Fernández, M. & C. Whitehead (2015) "Social housing in Europe," *European Policy Analysis*, (17). pp. 1-12.
 8. Murie, A. (2012) "The Next Blueprint for Housing Policy in England," *Housing Studies*, 27(7).
-

Session 5. February 3

“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 what "housing discrimination" is from the readings. (2) a summary of the information or insights about housing discrimination you found most interesting/informative (ideally 3 or 4 numbered 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. Centre for Equality Rights in Accommodation (2009) *“Sorry it’s Rented”: Measuring Discrimination in Toronto’s Rental Housing Market*, Toronto: CERA.
3. CERA (2011) "Sorry it's Rented": Know Your Rights, Housing Discrimination is Against the Law, Toronto: CERA.
4. Divine, G. (2004) “Aboriginal Housing in Canada,” *Finding Room*, Chapter 23, pp. 343-355.

Supplemental (optional) Readings

5. Keating, W. D. (2018). Housing Market Discrimination. *The Cambridge Handbook of Social Problems*, Vol. 1, Chapter 22.
 6. Ontario Human Rights Commission (2012) *In the zone: Housing, human rights and municipal planning*. Toronto: Province of Ontario.
 7. Ontario Human Rights Commission (2008) *Human Rights and Rental Housing in Ontario*. Toronto.
 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.
-

Session 6. February 10

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. (= 12% of final grade)

Readings

1. Canadian Observatory on Homelessness (2012) *Canadian Definition of Homelessness*. Toronto: Canadian Observatory on Homelessness Press.
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.
3. Canada Advisory Committee on Homelessness 2018 *Homelessness Final Report of the Advisory Committee* [part of the Liberal government's National Housing Strategy process]
4. Marcuse, P. (2017) After Exposing the Roots of Homelessness – What? *Urban Geography*, 38:3, 357-359.

Supplemental (optional) Readings

5. Bassuk, E. L., Hart, J. A., & Donovan, E. (2020) "Resetting Policies to End Family Homelessness," *Annual Review of Public Health*, 41.
6. Wellesley Institute (2006) *The Blueprint to End Homelessness in Toronto: A Two-part Action Plan*. Toronto.
7. Canada, Senate Committee on Social Affairs (2009) *In From the Margins: A Call to Action on Poverty, Housing and Homelessness*. Ottawa.
8. 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 17. Reading Week. No Class.

Session 7. February 24

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. Note: Philip Alston (reading #1) served as the Chair of the UN Committee on ESCR for many years.)

Readings

1. Alston, Philip (2015) "Extreme inequality as the antithesis of human rights," *Open Democracy*.
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. UN CESCR (2016) *Canada - Concluding Observations on status of Social and Economic Rights*, Geneva: United Nations Economic and Social Council.

Supplemental (optional) Readings

5. Porter, B. (2014) International human rights in anti-poverty and housing strategies: Making the connection, Chapter 1, M. Jackman and B. Porter, eds., *Advancing Social Rights in Canada*, Toronto: Irwin Law.
 6. Status of Women Canada (2018) *Women and Housing: Identifying Themes*, A literature review, Ottawa: CMHC.
 7. COHRE (2006) *Women and Housing Rights*, Geneva: Centre on Housing Rights and Evictions.
 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.
-

Session 8. March 2

Socio-spatial Polarization: Neighbourhood Change Trends & Urban Policy

Reading Response #5: (1) Gentrification is one type of neighbourhood change. How does Marcuse define gentrification, and what does he consider its key positive and key negative aspect? (about half a page single spaced). (2) The City of Toronto is more geographically divided by income than in the past. Summarize briefly how much greater both socio-spatial inequality is and socio-spatial polarization is in the City. The United Way (2017) supplemental reading provides data/maps from the 2016 census as an update on these trends.

Readings

1. Marcuse, P. (2015) "Gentrification, social justice and personal ethics," *International Journal of Urban and Regional Research*, 39(6), 1263-1269.
2. Walks, A. (2020) "Inequality and neighbourhood change in the Greater Toronto Region," Chapter 4, *Changing Neighbourhoods: Social and Spatial Polarization in Canadian Cities*, Vancouver: UBC Press.
3. Hulchanski, J. D. (2010) *The Three Cities within Toronto: Income Polarization Among Toronto's Neighbourhoods, 1970 – 2005*, Toronto: UofT, Cities Centre.

Supplemental (optional) Readings

4. United Way Toronto & NCRP (2017) *The Opportunity Equation in the Greater Toronto Area: An update on neighbourhood income inequality and polarization*. Toronto: United Way & NCRP. (This updates the trends in The Three Cities in Toronto report.)
 5. Stapleton, J. (2019) *The Working Poor in the Toronto Region: A Closer Look at the Increasing Numbers*. Toronto: Metcalf Foundation.
 6. Simone, D., & Walks, A. (2019). Immigration, race, mortgage lending, and the geography of debt in Canada's global cities. *Geoforum* 98, 286-299.
 7. 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.
-

Session 9. March 9

Community Development: House/Home, Neighbourhood/Community

Reading Response #6: *(coming soon on Quercus)*

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. Parkdale Peoples Economy (2018) *Parkdale Community Benefits Framework -Guide for Development without Displacement*, Toronto.
4. Galster, G. (2012) "Neighborhoods and Their Role in Creating and Changing Housing," *The Sage Handbook of Housing Studies*. Sage Publications. Focus on pages 84-96 and 100-101.

Supplemental (optional) Readings

5. DeFilippis, J., B. Stromberg & O.R. Williams (2018) W(h)ither the community in community land trusts? *Journal of Urban Affairs*, 40:6, 755-769.
 6. Cowen, D. and V. Parlette (2010) *Toronto's Inner Suburbs: Investing in Social Infrastructure in Scarborough*, Toronto: UofT, Neighbourhood Change Research Partnership.
 7. Mullins, D & T. Moore (2018) Self-organised and civil society participation in housing provision, *International Journal of Housing Policy*, 18:1, 1-14.
-

Session 10. March 16

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

→ **Quiz #3, 3:10 sharp**, covering the Sessions 1 to 10 readings and the Sessions 1 to 9 classroom discussions. (= 12% of final grade)

Readings

1. Hulchanski, J.D. (1990) *Planning New Urban Neighbourhoods: Lessons from Toronto's St. Lawrence Neighbourhood*, UBC Planning Papers, Canadian Planning Issues #28.
2. Johnson, L., & Johnson, R. (2017) "Looking to the Future," Chapter 10 in their book *Regent park redux: Reinventing public housing in Canada*. Routledge.
3. Moos, M *et al.* (2018) "Planning for Mixed Use: Affordable for Whom?" *Journal of the American Planning Association*, 84(1).

Supplemental (optional) Readings

4. Toronto Public Health (2012) *Toward Healthier Apartment Neighbourhoods*, Toronto.
5. Dunn, J.R. (2020) "Housing and Healthy Child Development: Known and Potential Impacts of Interventions," *Annual Review of Public Health*, 41.
6. GHK International, et al. (2003) *Lessons From St. Lawrence for the Regent Park Redevelopment Process*, Toronto Community Housing Corporation. 15 pages.
7. 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/>
8. 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>

Details about Sessions 11 and 12 will be posted on Quercus

Session 11. March 23

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

Reading Response #7:

Readings

Session 12. March 30

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

Readings
