Legal Developments in Housing (PDD 661/LAW 725)  
Spring 2007  
Professor Dennis Keating  

DAY/TIME: Tuesday, 6-9:30 PM (beginning January 16)  
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COURSE DESCRIPTION  

This seminar is designed to provide students with knowledge about legal developments (legislation, administrative regulations and actions, and litigation) in the field of housing and community development in the United States. The emphasis is on recent developments and special topics.  

TEXTBOOKS  

The required textbooks are:  


These two textbooks will be supplemented by additional readings provided by the instructor.  

ASSIGNMENTS  

Each student will prepare a research paper on a topic related to the course. Topics must be approved by the instructor, no later than April 3. The paper is due by May 8. It is worth 75 percent of the final course grade. A short essay on fair share housing, exclusionary zoning, and inclusionary housing is due April 3 and is worth 15 percent. Students receive 10 percent credit for class participation.  

GRADING  

See the weight given to the three assignments.  

ATTENDANCE  

Attendance is expected at all classes. Consult the CSU Graduate College and Cleveland-Marshall catalogues for the relevant CSU policies and regulations. Please
inform the instructor in advance if you expect to miss a class. Class participation is expected.

PLAGIARISM

In completing and submitting the written assignments, students are to work alone. Plagiarism will be penalized.

COURSE SCHEDULE

January

16 Introduction to the course and to the American Legal system (for non-law students)

23 Introduction to U.S. Housing Programs, Policies and Organizations
Reference (REF):
Alex F. Schwartz. 2006. Housing Policy in the United States: An Introduction
New York: Routledge.

30 Public Housing, Assisted Housing, and Fair Share Housing
REF:
Schwartz, Chapters 5-7

February

Reading:
Kirp, Dwyer and Rosenthal, Our Town

Southern Burlington County NAACP v. Township of Mt. Laurel:


REFs:
New Jersey Council on Affordable Housing (COAH):
www.state.nj.us/dca/coah
Princeton University Press.
13 Inclusionary Housing
Reading:
Dennis Keating, Inclusionary Housing and Housing Trust Funds. The Elements of an Inclusionary Housing Program, and Legal Issues Affecting Inclusionary Zoning (2006)


Reading:
Dennis Keating, Inclusionary Zoning in Massachusetts: Chapter 40B (1969-2006)

REFs:

27 Fair Share Housing Retrospective
Reading:

REFs:

March

6 Desegregating Public Housing in Chicago
Reading:
Polikoff, Waiting for Gautreaux
Gautreaux v. Chicago Housing Authority, 304 F. Sup. 736 (1969)

REFs: Keating, Shelterforce (forthcoming)

13 Holiday: CSU Spring Break

20 The Gautreaux Experiment and the MTO (Moving to Opportunity) Experiment
Reading:
Polikoff
Gautreaux Symposium, PRRAC, Poverty & Race (2005)
John Goering, “Expanding Housing Choice and Integrating Neighborhoods: The MTO Experiment” in Briggs
REFs:

27 HOPE VI and the Transformation of Public Housing in Chicago
Reading:

REF:

April

3 Gentrification and Displacement
Reading:

10 Housing Abandonment and Foreclosures
Speaker: Kermit Lind, C-M College of Law
Reading:

REF:
www.ReBuildohio.org

17 Predatory Lending
Speaker: Kathleen Engel, C-M College of Law
Readings: TBA

24 (last class) Wrap-up Discussion

May

8 Final Research Papers DUE