Reading Tips and Study Questions
CLASS FIFTEEN

Required reading

Recommended reading
- CHP and TransForm, “Cap and Trade Proceeds for Affordable Housing”
- “Environmental justice and housing worlds seek meeting of minds on defining disadvantage” (CP&D R, 9/12/14)
- TransForm, “Cap and Trade Funding”
- CNT, Housing and Transportation Cost Calculator
- Policy Link, Can Light Rail Be an Engine of Economic Opportunity?
- Paul Krugman, Wrong Way Nation (NYT, 8/24/14)

Session overview
We have looked at many housing-specific policies, but we also need to recognize how general land use practice keeps many communities from providing significant affordable housing. The key reading for today is the piece by Pendall, et. al. regarding the discriminatory effects of contemporary land use practice. Look over the article by Quigley, et. al. briefly for an example of how economists try to quantify the effect of land use regulation on housing prices (for Gateway folks, note the applicability of this concern to the Portland Urban Growth Boundry.)

Several of the recommended readings (TransForm, CHPC, and CP&DR) lay out the framework for California’s approach to use land use reform to address both climate change problems and inequitable urban geographies. Environmentalists, housing advocates, and progressive transportation planners have worked together as the state passed AB32 (a climate change law), SB375 (a regional land use law), and now a program to use a significant chunk of the proceeds from the state’s sale of carbon cap-and-trade credits for affordable housing near public transportation.
If you have time and interest, you can check out the information on how housing advocates are now linking housing cost to transportation costs (MTC, CNT). Cost of commuting means that an “affordable” unit on the urban fringe is less helpful for a low/mod household than one near a transit node.

**Questions**

1. What are the most important ways that land use regulations reduce access to affordable housing, according to Pendall, et al? Have you seen these in effect in your work?
2. What do you think of Quigley’s approach to measuring the effect of land use regulations? How do they measure restrictiveness?
3. How do California’s SB375 and the cap-and-trade funding for housing work? Do you think they are likely to be effective? Are these programs one-off efforts, or can they be adapted for other regions?