

Reading Tips and Study Questions

CLASS SIXTEEN

Required reading

Michael Stone, "Social Housing," in *The Community Development Reader* (Routledge, 2012)

Rosalind Greenstein and Yesim Sungu-Eryilmaz, "Community Land Trusts: A Solution for Permanently Affordable Housing," *Land Lines* (Jan 2007), Lincoln Institute for Land Policy

Gerald W. Sazama, "Lessons from the History of Affordable Housing Cooperatives in the United States: A Case Study in American Affordable Housing Policy," *American Journal of Economics and Sociology*, Vol. 59, No. 4 (October, 2000).

Recommended reading

Tsemberis, Sam. 2010. "Housing First: Ending Homelessness, Promoting Recovery, and Reducing Costs," in Ingrid Gould Ellen and Brendan O'Flaherty, eds. *How to House the Homeless* (New York, Russell Sage Foundation: 2010), pp. 37-56.

McCulloch, Heather. 2001. *Sharing the Wealth: Resident Ownership Mechanisms* (PolicyLink 2001)

Thaden, Emily. 2011 "Stable Home Ownership in a Turbulent Economy: Delinquencies and Foreclosures Remain Low in Community Land Trusts" (Lincoln Institute for Land Policy, 2011)

Curtin, Julie Farrell and Lance Bocarsly. 2008. "CLTs: A Growing Trend in Affordable Home Ownership," 17 *J. Affordable Hous. & Cmty. Dev. L.* 367.

Zekas, Valerie. 2014. [SF Community Land Trust Stops Ellis Act Eviction.](#)

Sam Tsemberis. 2012. Video: "[Housing First: Ending Homelessness, Transforming Lives, and Changing Communities](#)," TEDxMosesBrownSchool.

National Community Land Trust Network – website: <http://cltnetwork.org> -

Overview and discussion questions

In this session, we consider a variety of alternatives to the standard affordable housing unit produced by the conventional system. **Stone** introduces a range of types in his article on social housing while other pieces examine particular alternatives: coops, community land trusts, and supportive housing. What are some of the benefits of limited-equity cooperatives for low-income households? What are the challenges to managing limited equity co-operatives? Why are community land trusts suddenly so popular? What factors may influence their ability to deliver on their potential? How do publicly led and privately led land trusts differ?

Looking at the Tsemberis recommended reading and video, what is unique about the "housing first" approach? Why hasn't it been more broadly adopted? Tsemberis discusses supportive housing in his TED talk – the provision of intensive services to homeless and near-homeless people in a permanent setting, rather than in a shelter or transitional unit. This allows us to discuss Housing First and other approaches to serving the needs of those unable to keep steady shelter.

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