

SOC 2202: CITIES IN SOCIETY FALL 2019 Urban Policy and the Rise of the Suburbs







Zorbaugh, The Gold Coast and the Slum How do the Gold Coast, The World of Furnished Rooms, and the Slum

- demonstrate the invasion-competition-succession model of The Chicago School?
- □ In what way does urbanization (or urbanism) shape the formation of community (or society) in these "natural areas" of the city?

Suburbs and Metropolitan Areas	

Key Questions	
🗌 What enabled the emergence a	and proliferation of suburbs?
Why and how have the suburbs	grown since World War II?
How are suburbs distinctive (ecc culturally) from central cities?	ologically, socio-structurally, and
How have the growth of suburb	os changed central cities?

Growth of Suburbs and Metropolitan Areas

Metropolitan Areas: central cities and their surrounding suburban counties.

- □ 1950: 60% of population in the United States lived in metropolitan areas; the majority living in central cities.
- 2000: 80% of population in the United States lived in metropolitan areas; the majority living in suburbs.

Growth of Suburbs and Metropolitan Areas

🗌 1820: Building in borderlands.

🔲 1850s: The development of outer city "enclaves."

Industry-towns (noxious industries)

Social Reform Establishments

🗌 1870s: The development of "streetcar enclaves"

Growth of Suburbs and	
Metropolitan Areas	
1920s: Steady increase of the use of automobile transportation fueled the intensification of suburban growth.	

Growth of Suburbs and Metropolitan Areas

- ☐ What do we learn from this understanding of suburban growth in the United States?
 - People have desired living in decentralized residences since (at least) the mid-19th Century.
 - $\hdowname{\begin{subarray}{c} \begin{subarray}{c} \begin{subarra$

Do you believe federal housing policies had a more positive or negative impact on the development of housing?

Policy Choices by the Federal Government

🗌 1916: Federal Highway Act of 1916

1918: Congress appropriates \$110 million for two separate housing programs

Emergency Fleet Corporation of the U.S. Shipping Board

United States Housing Corporation.

🗌 1920s: Government stay largely out of housing issues.

Government Intervention	
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- 🗌 1929: The Stock Market Crashes
 - Housing construction plummets
 - Mortgages Fail; Foreclosures skyrocket.
- 1931: Hoover convenes President's National Conference on Homebuilding and Homeownership.
 - 1932: Federal Home Loan Bank Act and the Emergency Relief and Construction Act

Housing and The New Deal

Resettlement Administration (1935 - 1936):

☐ resettle struggling urban and rural families to government planned communities.

🗌 The Greenbelt Town Program

The Emergency Farm Mortgage Act (1933)

reduce farm foreclosures

Housing and The New Deal

- The Home Owners Loan Corporation (1933)
 - refinance tens of thousands of mortgages in danger of default and foreclosure.
 - granted loans at low-interest rates to allow owners to recover lost homes.
 - "introduced, perfected, and proved in practice the feasibility of longterm, self-amortizing mortgage with uniform payments spread over the whole life of the debt" (Jackson, p. 196).
 - 🗌 systemized appraisal methods across the nation.

Housing and The New Deal

The Federal Housing Administration (1934):

- $\hfill\square$ insure loans made by banks and other private lenders for home building.
- reduce the barriers for home ownership
- established minimum standards for home construction.

reduced interest rates for first mortgages.

Policy Changes Post WWII	
Ueterans Administration (VA) Mortgage Guarantee (1944)	
part of the Service Readjustment Act of 1944	
VA is authorized to guarantee loans (home, farm, business) to qualified servicemen by lending institutions.	

Policy Changes Post WWII

Eederal Highway Act of 1956:

creates a national system of highways

90 - 10 split

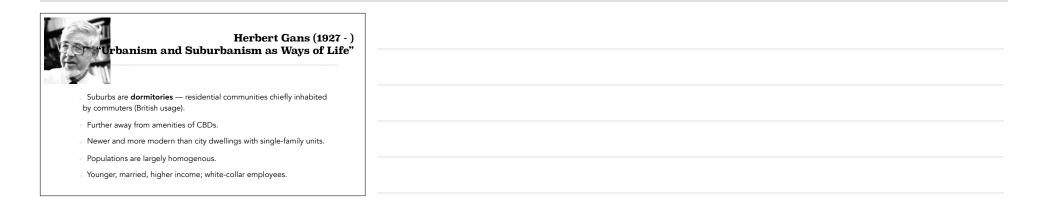
Support private automobile over public transit

opening up new (and otherwise inaccessible) areas for urban development.

Policy Changes Post	
WWII	
Large Scale, Mass Production of Homes	
 Federal Government lent financial support to large scale builders (e.g. Levitt and Sons) to experiment and introduce mass- production building into the private home market. 	



Herbert Gans (1927 -) "Orbanism and Suburbanism as Ways of Life"	
 Size, density and heterogeneity: indicative of life in urban cities. 	
Suburban life (and life of the outer city) is more reliant on quasi-primary ties.	
What do you think he means by quasi-primary ties?	
quasi-primary ties: relations between neighbors which are more	
intimate than secondary ties (gesellschaft), but are more guarded than primary relations (gemeinschaft).	
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No T	Herbert Gans (1927 -) <u>The Levittowners</u> (1967)
	<u>Inc Levitowiers</u> (1901)
Three "Levittov	wns" — New York, New Jersey , and Pennsylvania.
Gans purchase	d a home in Levittown in 1951.
	own: "a working-class and lower middle-class nunity"
	lived there for two years doing participant observation come the basis of his book.



Does Gans' description of Levittowns fit your impression of suburban communities?

Did Levittowns function in ways that we consider modern suburban communities function, or did the transient nature of their occupants create a unique environment?

What similarities and differences can you decipher between Levittowns and the three communities described in the Zorbaugh reading (The Gold Coast, Furnished Rooms, The Slum). What overlap can be found between these suburban and urban communities?