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Housing and Community Development in Spain CRD 153B and CRD 198

**Barcelona, Spain
Summer 2009**

Course Objectives:

To develop an understanding of the social impact, economic dynamics, and political context of housing and community development in the United States and Spain, with a special focus on the City of Barcelona and Region of Catalonia and comparisons to the U.S. and California. Special attention will be paid to:

- (1) Barcelona urban history.
- (2) Barcelona planning model - past, present, and future.
- (3) Dynamics of the housing market and neighborhood change.
- (4) Housing problems of young people and new immigrants.
- (5) Housing politics, policies, and programs in Spain and the U.S.
- (6) Municipal, metropolitan, and regional land use policy and planning.
- (7) Role of neighborhood associations in housing and community development

Course Format:

The course is divided into four parts. In **Week 1**, we emphasize the development history of the city and the Barcelona Planning Model. In **Week 2**, we focus on topical issues in housing and community development, including metropolitan planning, the role of neighborhood associations, immigration, and housing and land use policy. At the end of Week 2, students will be formed into five small groups of 5-6 people and assigned to one of the five neighborhood regeneration projects that we will visit as a large group in **Week 3**. At the end of Week 3, each small group will meet with professional staff to get oriented and begin their initial reconnaissance of the project area. Each day will involve guest lecturers and field trips, with the “classroom” location changing based on the course content and field trip destination that day.

In **Week 4**, students will use their wits and instincts to thoroughly investigate the project area through interviews with professionals and residents, participant observation, and reading of resource material. Each group will have at least one Spanish speaker. Groups will make a 60-minute **Group Presentation** to the entire class at the end of Week 4 explaining their findings.

Students will keep a daily **Journal** to record their experiences, learning, and feelings. Instructions will be passed out on how to keep a Journal. Journals will be collected at the end of the third week and used in grading. They will be returned.

Students will prepare a short **Retrospective Paper** of five pages on their reactions to a critical issue or experience in housing and community development that was meaningful to you in the course. The Paper should describe the issue or experience, its meaning and impact on you, and how you would resolve or address the problems associated with the issue or experience.

On weekends, optional field trips within or outside of Barcelona may be offered depending on group interest.

Readings:

Required readings will be drawn primarily from the course text (see below) referred to as **TB** and from a reader of selected articles referred to as **RDR** in the syllabus.

TB Marshall, Tim, editor, Transforming Barcelona: The Renewal of a European Metropolis, Routledge, June 2004, ISBN 0 415 28841 X.

From time to time, written handouts may be passed out in class. Handouts are supplemental readings and resources that will help explain and expand on the scholarly and professional works in the readings.

For an additional suggested reading, see: Hughes, Robert, Barcelona, 1992, Vintage Books, New York. The book provides an excellent introduction to the history, economy, culture, politics, city planning, and architecture of the city.

Readings are an essential part of the course and should be completed by the date listed.

Evaluation:

CRD 153B, International Community Development: Europe, is a 4-unit, graded course. Students, however, may elect to use a *Pass/No Pass* option with notification to the instructors no later than July 17, 2009.

Students will be evaluated based on the following three products:

- 1) Journal: (25%)
- 2) Group Presentation: (50%)
- 3) Attendance and Participation: (25%)

Due: August 4, 7:00 pm

Due: August 7, 9-3:30 pm

CRD 198, Directed Group Studies, is a 4-unit, independent study course and will be graded on a mandatory *Pass/No Pass* basis. Students will be evaluated based on submission of a *Retrospective Paper* of five pages in length, double-spaced. The *Retrospective Paper* will be due on Saturday, **August 8, by 5:00 pm**. Please e-mail to Rob Wiener at rob@calruralhousing.org.

A very special thanks to Sra. Isabel Melendez, Director of Planning, Barcelona Urban Planning Department, for her extraordinary hospitality and generosity in offering our class the opportunity to study the recent development projects of her Department and organizing the presentations and field visits. We wish to extend our sincerest appreciation to her and her staff for hosting our visit and creating a wonderful learning experience for the students.

A special thanks also to the firm of Mur & Clusa Associates SL, which advised on and recommended the election of all the project areas to be studied and helped to arrange the class field trips in 2009 and in previous years. Mur & Clusa has been responsible since 2005 for all the economic feasibility studies of the plans in these project areas, except in Bon Pastor. www.murclusa.cat

Course Outline

I. Orientation and Course Description

July 12 **Time:** 6:00pm-8:00pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

Discussion of course purpose, requirements, and logistics, common-sense pointers for living and getting around in Barcelona, and culturally acceptable behavior.

Readings:

Marshall, Tim, "Introduction", Chapter 1, pp. 1-23, in **TB**

II. Week 1: Growth of Barcelona and Barcelona Planning Model

Barcelona has become world-renowned, especially since the 1992 Summer Olympics, for the regeneration of its lower-income neighborhoods and transformation from a manufacturing base to a world-class tourism and high-tech magnet. But well before that, the city and region were leaders in creative thinking and implementation of urban planning principles. We will discuss urban and metropolitan planning in Barcelona and the region, past, present, and future.

July 13 **From the Roman to the Industrial City**

Time: 4:00pm-7:00pm **Location:** Pompeu Fabra University
Antoni Luna, Pompeu Fabra University

Introduction to the early history of Barcelona and the pressure to move out of the old city walls. Industrialization and class conflict. Walking tour of Barri Gotic – Old City.

Readings:

Luna-Garcia, Antoni, "Cities of Spain, Localities on the Edge of an Identity Breakdown", in *Cities*, Vol. 20, No. 6, 2003, pp. 3-5 in **RDR**.

Nello, Oriol, "Urban Dynamics, Public Policies and Governance in the Metropolitan Region of Barcelona", Chapter 2, pp. 27-45 in **TB**

July 14 **The Cerda Extension and Modernism**

Time: 9:30am-1:30pm **Location:** Pompeu Fabra University
Josep Bernis, School of Public Administration of Catalonia
Laura Capel, Institut d'Estudis Territorials

The growth of the new city from the 1800s to the Franco period, the modern movement in architecture, and the impacts of immigration, speculation, and densification. Walking tour of Eixample and Casa Mila.

Readings:

Tarrago, Salvador, Serratosa, Albert, Magrinya, Francesc, Pilar, Rivas, Fuensanta, Muro, Gimeno, Eva, Margarit, Isabel, readings from Cerda: The Barcelona Extension (Eixample), pp. 7-29 in **RDR**.

July 15

Franco's Barcelona: Central Planning and Dictatorship**Time:** 9:00am-1:00pm**Location:** Pompeu Fabra University*Lluís Brau, Architect and Town Planner*

Planning during the dictatorship of Francisco Franco, 1939 to 1975; use of planning, community development, and housing policy as a tool of central government control from Madrid; suppression of Catalanism. Walking tour of Trinitat Nova.

Readings:

Nello, Oriol, "Urban Dynamics, Public Policies and Governance in the Metropolitan Region of Barcelona", Chapter 2, pp. 27-44, in **TB**.

Calavita, Nico, and Ferrer, Amador, "Behind Barcelona's Success Story: Citizen Movements and Planners' Power", Chapter 3, pp. 47-64, in **TB**.

July 16

The Transition to Democracy: Olympic City and Public Spaces**Time:** 9:00am-1:00pm**Location:** Pompeu Fabra University*Amador Ferrer, former Planning Director, City of Badalona*

The post-Franco period from the 1970s to the 1990s: the Movimientos de Vecinos (Movements of Neighbors), 1975 Metropolitan Plan, the 1992 Summer Olympics, public spaces and regeneration of the Barcelona waterfront. Walking tour of Olympic City and boat ride.

Readings:

Borja, Jordy, "The City, Democracy and Governability: The Case of Barcelona", Chapter 6, pp. 97-110 in **TB**

Borja, Jordi, Muxi, Zaida, Ribas, Carme, Subirats, Joan, Barnada, Jaume, and Busquest, Joan, "Public Space Development in Barcelona – Some Examples", Chapter 9, pp. 161-171, in **TB**.

July 17

The Future City: Barcelona Forum 2004, 22@, and the AVE**Time:** 9:00am-1:30pm**Location:** 22@ Project Office, Poblenou*Isabel Ponti, The Landing Project*

The goals and impacts of post-Olympic projects, especially the 22@ and AVE high-speed rail system, to transform Barcelona into an information technology center, transportation hub, and world city. Bike ride to Poblenou district.

Readings:

Barcelona Regional S.A., "Barcelona's New Projects", Chapter 10, pp. 175-190 in **TB**.

Clos, Oriol, "The Transformation of Poblenou: The New 22@ District", Chapter 11, pp. 191-201 in **TB**.

Biennial of Towns & Town Planners in Europe: Catalogue of Plans & Projects in the Exhibition, excerpts, 2003, pp. 31-52 in **RDR**.

III. Week 2: Topical Issues in Housing and Community Development

Nationwide, Spain has made remarkable strides in housing policy and programs over the last several decades, achieving the highest homeownership rate in Europe. However, huge growth in population and prosperity in cities like Barcelona and its metropolitan area have had profound impacts on the demographics of the region, the supply of affordable housing, and the character of existing neighborhoods. Recently, the worldwide economic downturn has slowed the pace of development. These trends raise profound questions about where young people will live, how new immigrants will be integrated, and how change will be managed.

July 20

Development on the Periphery: Cerdanyola

Time: 9:00am-1:00pm **Location:** Cerdanyola Consorci
Miquel Sodupe Director, Consorci Urbanistic de Cerdanyola

A look at metropolitan and regional planning on the periphery of Barcelona in the case of the suburban city of Cerdanyola.

Readings:

Esteban, Juli, "The Planning Project: Bringing Value to the Periphery, Recovering the Centre", Chapter 7, "The Metropolitan Planning Projects", pp. 128-146, in **TB**.

Calavita, Nico, Clusa, Joaquim, Mur, Sara, and Wiener, Robert, "Inclusionary Housing in Spain", draft, to be published in upcoming book by Lincoln Institute of Land Policy, Cambridge, MA, 2009, pp. 55-72, in **RDR**.

July 21

Role of Neighborhood Associations in Housing and Community Development

Time: 9:00am-12:30pm. **Location:** L'Hospitalet de Llobregat
Jesus de la Varga Garcia, Barcelones County Council

Discussion of the important role of neighborhood associations in Barcelona in decision-making regarding planning, housing, community development, and services.

Readings:

Cabre, Anna, and Modenes, Juan Antonio, "Homeownership and Social Inequality in Spain", in *Home Ownership and Social Inequality in a Comparative Perspective*, Stanford University Press, 2004, pp. 73-97 in **RDR**.

Pareja Eastaway, Montserrat, and San Martin Varo, Ignacio, "The Tenure Balance in Spain: The Need for Social Housing Policy", in *Urban Studies*, Vol. 39, No. 2, 2002, pp. 99-111 in **RDR**.

July 22

Demographic Trends: Spotlight on Housing Problems of Young People and Recent Immigrants

Time: 6:00pm-8:30pm **Location:** Raval Neighborhood
Pau Baizan, Pompeu Fabra University
Carlos Delclos, Pompeu Fabra University

Discussion of changing demographic trends, the housing problems of young people, the housing and integration problems of new immigrants at a time of economic shrinkage, and gentrification and neighborhood change – the case of the Raval neighborhood.

Readings:

Belsky, Eric, and Retsinas, Nick, "History of Housing Finance and Policy in Spain", in Housing Policy in the United States: The Intersection of the Public and Private Sectors in Housing Finance, Harvard University, 2004, pp. 113-135, in **RDR**.

Wilkinson, Tracy, "Immigrants feel the pain in Spain: A slump similar to what the U.S. is experiencing waylays recent arrivals", in Los Angeles Times, September 4, 2008, pp. 137-188 in **RDR**.

July 23**Comparative Housing Policies and Politics: Catalonia and California**

Time: 8:30am-10:30pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

In a comparative framework, housing trends, problems, and strategies at the national, regional, and local levels in Catalonia and California, Spain and the U.S.

Small-Group Assignments and Orientation

Time: 10:30pm-11:30pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

In advance of Weeks 3 and 4, we will assign students to small groups (5-6 people) for purposes discuss small-group projects, receive small-group project assignments, discuss project and presentation expectations, and community research methods. Instructions on how to conduct community research and participant observation will be passed out.

Private Tour of Palau de la Generalitat (Palace of Regional Governor)

Time: 12:00pm-1:00pm **Location:** Palau de la Generalitat
Angela Baguena, Generalitat de Catalunya (Government of Catalonia)

July 24**FREE DAY****IV. Week 3: Neighborhood Regeneration**

Since the fall of the Franco regime, cities in the metropolitan region, in partnership with the autonomous government of Catalonia, the national government in Madrid, the European Union, and the private sector, have embarked on an impressive program to revitalize distressed neighborhoods via improvements in housing and infrastructure. We will visit five project areas, which will become the focus of small-group class projects in Week 4.

July 27**Tres Turons and El Carmel****Project Areas #1,2**

Time: 9:00am-1:00pm **Location:** Tres Turons, El Carmel
Josep Alio, architect, Agencia del Carmel, Barcelona Town Hall

A look at regeneration and development plans in the neighborhoods of Tres Turons and El Carmel.

Readings:

Biennial of Towns & Town Planners in Europe: Catalogue of Plans & Projects in the Exhibition, excerpts, 2003, pp. 141-144 in **RDR**.

July 28

La Marina**Project Area #3**

Time: 9:00am-1:00pm

Location: La Marina

Isabel Melendez, Director of Planning, Barcelona Departament d'Urbanisme

A look at the massive La Marina Project to redevelop an industrial zone on the waterfront and produce over 10,000 new housing units in Barcelona.

Readings:

Ponce, Juli, "Land Use Law, Liberalization, and Social Cohesion Through Affordable Housing in Europe: The Spanish Case", in The Urban Lawyer, Vol. 36, No. 2, 2004, pp. 145-168 in **RDR**.

July 29

Bon Pastor**Project Area #4**

Time: 9:00am-1:00pm

Location: Patronat d'Habitatge/Bon Pastor

Immaculada Santos, Patronat d'Habitatge (Barcelona Housing Department)

Xavier Gonzalez, Patronat d'Habitatge

Pilar Florensa, Patronat d'Habitatge

A look at efforts to construct new housing and rehouse the residents of the Bon Pastor Neighborhood from single-storey, low-density homes to high-rise apartments.

Readings:

Pareja, Montserrat, and Tapada, Teresa, "Urban Renewal Planning in Barcelona: What We can Learn from Experience?", in European Spatial Research and Policy, Vol. 8, No. 2, 2001, pp. 171-185 in **RDR**.

July 30

La Mina**Project Area #5**

Time: 9:00am-1:00pm

Location: La Mina

Antoni Olle, Consorci de la Mina

Xavier Campos, Consorci de la Mina

A look at efforts to reconstruct a large housing estate and rehouse the residents of La Mina, one of the poorest and most diverse neighborhoods in Barcelona.

Readings:

Pareja Eastaway, Montserrat, Tapada Berteli, Teresa, van Boxmeer, Brechtje, and Garcia Ferrando, Lidia, "Barcelona: A General Overview", in Large Housing Estates in Spain: Overview of Developments and Problems in Madrid and Barcelona, RESTATE, 2005, pp. 187-202 in **RDR**.

July 31

Small-Group Project Orientations

Students will begin their small-group research by meeting with project-area professional staff for purpose of further orientation and returning to the neighborhoods for initial observation and investigation.

Small-Group Fieldwork

Time: 9:00am-1:00pm **Location:** Barcelona Planning Department and
Project Development Offices/Areas
*Tres Turons, Barcelona Planning Department, Isabel Meléndez (contact person:
Francesc Ruiz)*
*El Carmel, Barcelona Planning Department, Isabel Meléndez (contact person:
Francesc Ruiz)*
La Marina, Neus Aleu, (Barcelona Planning Department)
Bon Pastor, Pilar Florensa
La Mina, Xavier Campos

Journals Due at 7:00 pm.

V. Week 4: Small-Group Projects

Working in five small groups, students will spend most of the week will be assigned to local agencies and projects introduced in Week 3 where they will research housing and community development needs, plans, and solutions. The week will culminate in presentations of findings before the entire class.

August 3

Winery Tour and Beach Time

Time: 8:00am-6:00pm **Location:** Codorniu Winery/Sitges

We will receive a private tour of the internationally known Codorniu Winery – famous for its sparkling wine – located in the wine-producing Penedes Region outside Barcelona. We will also journey to the beach in the coastal village of Sitges before returning to Barcelona.

August 4

Small-Group Fieldwork

Time: 9:00am-1:00pm **Location:** Project Areas

Reviews of local plans, interviews with professionals and residents, and participant observation.

Student Consultations (if needed)

Time: 7:00pm-8:00pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

August 5

Small-Group Fieldwork

Time: 9:00am-1:00pm **Location:** Project Areas

Additional reviews of local plans, interviews, participant observation, and other research.

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Student Consultations (if needed)

Time: 7:00pm-8:00pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

August 6

Small-Group Fieldwork and Preparation of Presentations

Time: 7:00am-8:00pm **Location:** Project Areas

Final review of local plans, interviews, participant observation, other research, and preparation of small-group presentations.

Student Consultations (if needed)

Time: 7:00pm-8:00pm **Location:** Residencia de la Ciutadella
Rob Wiener, University of California, Davis
Karl Lawson, Housing Authority of the City of Oxnard

August 7

Small-Group Presentations

Time: 9:00pm-3:30pm **Location:** Pompeu Fabra University

Group 1: 9:00am-10:00am
Group 2: 10:00am-11:00am
Group 3: 11:00am-12:00pm
Group 4: 12:30pm-1:30pm
Group 5: 1:30pm-2:30pm
Group Discussion and Wrap-Up: 2:30pm-3:30pm

Final Dinner Party

Time: 7:00pm-10:00pm **Location:** Restaurant TBA

August 8

Retrospective Papers Due by Email at 5:00 pm
Mail to rob@calruralhousing.org