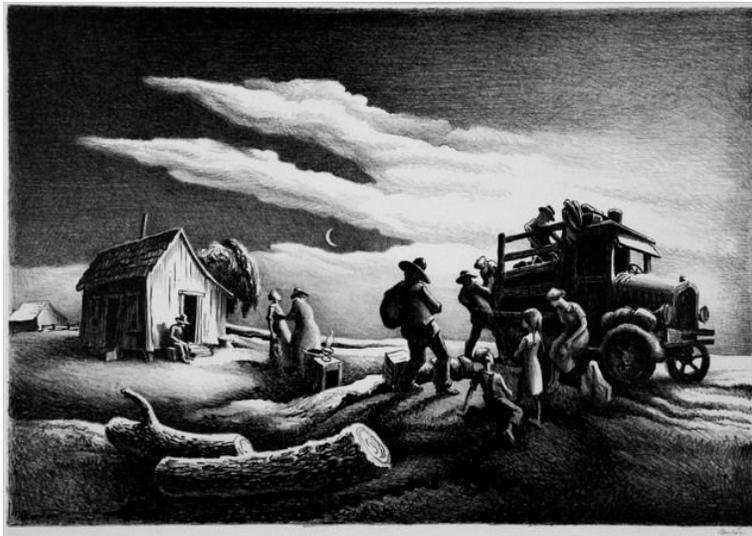


Texas Christian University

2015 TCU APSI for English



New Wine from
The Grapes of Wrath

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The study of *The Grapes of Wrath* prepares students for Question 2 (Prose) and Question 3 (open).

Question 2 examples

2008 (B) Jane Austen's novel *Northanger Abbey* (1818) opens with the following passage. Read the passage carefully. Then, in a well-organized essay, analyze the literary techniques Austen uses to characterize Catherine Moreland.

2009 Ann Petry's *The Street* (1946): Analyze how Petry establishes Lutie Johnson's relationship to the urban setting through the use of literary devices such as imagery, personification, selection of detail, and figurative language.

2009 (B) The passage below is the opening of *Seraph on the Suwanee* (1948), a novel written by Zora Neale Hurston. Read the passage carefully. Then write a well-organized essay in which you analyze the literary techniques Hurston uses to describe Sawley and to characterize the people who live there.

2012 Helena María Viramontes's *Under the Feet of Jesus*: Carefully read the following excerpt from the novel. Then write a well-organized essay in which you analyze the development of Estrella's character. In your analysis, you may wish to consider such literary elements as selection of detail, figurative language, and tone.

2013 D. H. Lawrence's *The Rainbow* (1915): The following passage focuses on the lives of the Brangwens, a farming family who lived in rural England during the late nineteenth century. Read the passage carefully. Then write an essay in which you analyze how Lawrence employs literary devices to characterize the woman and capture her situation.

2014 The following passage is from the novel *The Known World* by Edward P. Jones. Read the passage carefully. Then, in a well-organized essay, analyze how the author reveals the character of Moses. In your analysis, you may wish to consider such literary elements as point of view, selection of detail, and imagery.

Question 3 examples

2005, Form B One of the strongest human drives seems to be a desire for power. Write an essay in which you discuss how a character in a novel or a drama struggles to free himself or herself from the power of others or seeks to gain power over others. Be sure to demonstrate in your essay how the author uses this power struggle to enhance the meaning of the work.

2006 Many writers use a country setting to establish values within a work of literature. For example, the country may be a place of virtue and peace or one of primitivism and ignorance. Choose a novel or play in which such a setting plays a significant role. Then write an essay in which you analyze how the country setting functions in the work as a whole.

2007 In many works of literature, past events can affect, positively or negatively, the present activities, attitudes, or values of a character. Choose a novel or play in which a character must contend with some aspect of the past, either personal or societal. Then write an essay in which you show how the character's relationship to the past contributes to the meaning of the work as a whole.

2007, Form B Works of literature often depict acts of betrayal. Friends and even family may betray a protagonist; main characters may likewise be guilty of treachery or may betray their own values. Select a novel or play that includes such acts of betrayal. Then, in a well-written essay, analyze the nature of the betrayal and show how it contributes to the meaning of the work as a whole.

2008 In a literary work, a minor character, often known as a foil, possesses traits that emphasize, by contrast or comparison, the distinctive characteristics and qualities of the main character. For example, the ideas or behavior of a minor character might be used to highlight the weaknesses or strengths of the main character. Choose a novel or play in which a minor character serves as a foil for the main character. Then write an essay in which you analyze how the relation between the minor character and the major character illuminates the meaning of the work.

Consider the following as you examine the excerpts from *Grapes of Wrath*:

- * **Language**—Description of land and people—Comparison to Descriptions in current events
- * **Issues**—Drought, immigration, jobs, foreclosure—Comparison to Description in current events
- * **Characters**—1930s People (especially immigrants) 2008—today
- * **Symbols**—i.e. the old land turtle
- * **Q2 and Q3 Prompts** - Close reading (Q2) Numerous opportunities (Q3)

Read the following excerpt from Chapter 1 of *The Grapes of Wrath*. How does Steinbeck's language reveal the relationship of the people to the land? Be prepared to compare and contrast the description of the drought by Steinbeck with the current descriptions of the drought in California from newspaper articles below.

From Chapter 1 of <i>The Grapes of Wrath</i>	My Notes
<p>The wind grew stronger, whisked under stones, carried up straws and old leaves, and even little clods, marking its course as it sailed across the fields. The air and the sky darkened and through them the sun shone redly, and there was a raw stinging in the air. During a night the wind raced faster over the land, dug cunningly among the rootlets of the corn, and the corn fought the wind with its weakened leaves until the roots were freed by the prying wind and then each stalk settled wearily sideways toward the earth and pointed the direction of the wind.</p> <p>The dawn came, but no day. In the gray sky a red sun appeared, a dim red circle that gave a little light, like dusk; and as that day advanced, the dusk slipped back toward darkness, and the wind cried and whimpered over the fallen corn.</p> <p>Men and women huddled in their houses, and they tied handkerchiefs over their noses when they went out, and wore goggles to protect their eyes.</p> <p>When the night came again it was black night, for the stars could not pierce the dust to get down, and the window lights could not even spread beyond their own yards. Now the dust was evenly mixed with the air, an emulsion of dust and air. Houses were shut tight, and cloth wedged around doors and windows, but the dust came in so thinly that it could not be seen in the air, and it settled like pollen on the chairs and tables, on the dishes. The people brushed it from their shoulders. Little lines of dust lay at the door sills.</p> <p>In the middle of that night the wind passed on and left the land quiet. The dust-filled air muffled sound more completely than fog does. The people, lying in their beds, heard the wind stop. They awakened when the rushing wind was gone. They lay quietly and listened deep into the stillness. Then the roosters crowed, and their voices were muffled, and the people stirred restlessly in their beds and wanted the morning. They knew it would take a long time for the dust to settle out of the air. In the morning the dust hung like fog, and the</p>	<p>There are two main character sets in Steinbeck's novel. The first, of course, is the Joads, the beleaguered Oklahoma family forced to leave their home. The other central character is the land.</p> <p>Pay attention to the minute detail in which Steinbeck describes the land. It is of such great importance, in fact, that the land emerges as a character first. It is described before any person comes onto the scene:</p>

sun was as red as ripe new blood. All day the dust sifted down from the sky, and the next day it sifted down. An even blanket covered the earth. It settled on the corn, piled up on the tops of the fence posts, piled up on the wires; it settled on roofs, blanketed the weeds and trees.

The people came out of their houses and smelled the hot stinging air and covered their noses from it. And the children came out of the houses, but they did not run or shout as they would have done after a rain. Men stood by their fences and looked at the ruined corn, drying fast now, only a little green showing through the film of dust. The men were silent and they did not move often. And the women came out of the houses to stand beside their men—to feel whether this time the men would break. The women studied the men's faces secretly, for the corn could go, as long as something else remained. The children stood near by, drawing figures in the dust with bare toes, and the children sent exploring senses out to see whether men and women would break. The children peeked at the faces of the men and women, and then drew careful lines in the dust with their toes. Horses came to the watering troughs and nuzzled the water to clear the surface dust. After a while the faces of the watching men lost their bemused perplexity and became hard and angry and resistant. Then the women knew that they were safe and that there was no break. Then they asked, What'll we do? And the men replied, I don't know. But it was all right. The women knew it was all right, and the watching children knew it was all right. Women and children knew deep in themselves that no misfortune was too great to bear if their men were whole. The women went into the houses to their work, and the children began to play, but cautiously at first. As the day went forward the sun became less red. It flared down on the dust-blanketed land. The men sat in the doorways of their houses; their hands were busy with sticks and little rocks. The men sat still—thinking—figuring.

As you read the following two articles, consider the following: Would these articles have been appropriate written by a colleague of Steinbeck? Do these current articles have the same emotional impact as the Steinbeck text? Why or why not? What is the irony of the current drought? How do the current facts echo the events of the 1930s?

California crop harvests plummet as drought takes toll on national food supply

(NaturalNews) The end of September marked three straight years of severe drought for California, with the state receiving less than 60 percent of its average precipitation.

The lack of rainfall has resulted in immense suffering throughout the state, leaving low reservoirs, fallowed farmland, rising unemployment and complete drying up of some people's wells.

It's true that water is the essence of life. All things living depend on it, and without it the world around us would be nonexistent, however, what many of us don't realize is that California's drought could soon be hitting your pantry and if not this year, next year for sure.

With the arrival of the 2014 harvest season, not only the United States, but also the world, could soon feel the aftermath of the state's continued drought.

California is considered our nation's agricultural powerhouse, yielding a third of all produce grown in the U.S.

Central Valley, which consists of two valleys: the San Joaquin to the south and Sacramento to the north, spans 450 miles, a region that is home to the world's largest patch of Class 1 soil, the best soil there is, according to *The New York Times*.

With nearly 300 days of sunshine, the perfect variance in temperature, cool coastal fog and an extended growing season, allows the state to produce a vast range of fruits, vegetables and nuts.

California is responsible for producing 99 percent of the country's walnuts, 97 percent of kiwis, 97 percent of plums, 95 percent of celery, 95 percent of garlic, 89 percent of cauliflower, 71 percent of spinach, 69 percent of carrots and many other foods Americans store in their kitchens.

Unlike the Midwest, which mainly produces corn and soybeans, the Golden State yields around 400 different types of food, generating 73 percent of the state's agricultural revenues from crops, with the remaining 27 percent made by livestock commodities, according to *Western Farm Press*.

Due to lack of rainfall, an estimated 42,000 acres of farmland, or about 5 percent, went unplanted this year, causing the state's agri revenue to take a \$2.2 billion dollar hit.

5 percent of Californian's farmland went unplanted this year

Fortunately for farmers, increased food prices offered a little cushion to help make up for crops that couldn't be watered due to this year's restrictions. If the winter fails to bring adequate rainfall to help replenish low rivers and streams, and "overtaxed groundwater," the situation could get much worse, farmers say.

"Nobody has any idea how disastrous it's going to be," said Mike Wade of Modesto, with the California Farm Water Coalition. "Is it going to create more fallowed land? Absolutely," he added.

"Is it going to create more groundwater problems? Absolutely. Another dry year, we don't know what the result is going to be, but it's not going to be good."

The drought's affect on the 2014 harvest is pronounced, with 140,000 acres of rice fields left unplanted, reported the *Sacramento Bee*. The Sacramento Valley rice crop, an export that serves sushi joints worldwide, has already dropped by 25 percent this year.

Corn production in the state is down an estimated 45 percent, along with cotton declining 23 percent, and oranges 4 percent. Also wine, a California staple, could see price increases due to a 9 percent decrease in grape production, a number farmers say could be much higher in 2015 if rain doesn't come.

Farmers forced to neglect other crops in order to water the most demanding crops, still doesn't always end happily. Despite many growers only focusing on almonds, yield still declined, falling to 1.9

billion pounds down from 2.1 billion pounds.

"I'm very nervous about water," said Ledbetter, a wine grower in Sonoma County. "If we don't have a rainy winter, I can pretty much guarantee we're all going to be receiving curtailment notices. If that happens, we're going to be concerned about keeping the vine alive rather than harvesting it."

http://www.naturalnews.com/047327_drought_crop_harvest_California.html

Less than 60 days remaining before dozens of California communities run out of water

(NaturalNews) Chronic drought conditions throughout the West continue to wreak havoc on the general public, as well as farming operations, but in California, things are about to get much worse.

Some regions of the state are now within two months of completely running out of water, according to *CBS San Francisco*, which reported that communities in central and northern California could see their water supplies completely vanquished in less than 60 days.

"The areas in jeopardy include Colusa and El Dorado County. These are relatively small communities and they rely on one source of water," the news site reported, adding, "Butte County north of Sacramento is getting hit hard."

The water supply at the Big Bend Mobile Home Park near Oroville, which is home to some 30 families, has gotten so low that it is now turned off between 10:00 p.m. and 5:00 a.m.

"Hard when you have to go to the bathroom in the middle of the night," resident Michelle Payne told the local news site. "I guess we're not flushing."

A single well supplies her entire community, and while there are other wells on the property, they have all gone dry.

At-risk towns increasing by the month

"There's really nothing you can do about it," resident John Dougherty told *CBS San Francisco*. "I don't water any plants... try to cut back on toilet usage... whatever we can do is what you gotta do... all we can do."

"Pretty much anything that was alive weeks ago is dry, 'cuz we haven't been able to water," added Payne.

Some area residents have taken to driving five or more miles to get drinking water from a spring box, both for their consumption and for their animals.

Statewide, the water shortages are increasing. In one month's time, for instance, the Water Resource Board's list of cities and towns at most risk of running out of water within two months has grown from eight to 12; the Big Bend Mobile Home Park is now on that list.

"There is some help on the way for the people here. The state just approved plans to drill a new well. It's not clear when the work will begin," *CBS San Francisco* reported.

According to the U.S. Drought Monitor, the western drought remains widespread, with California suffering the worst of it. Nearly all of the state is either suffering "Extreme" or "Exceptional" drought; most of the state is in the "Exceptional" category, which is the worst.

The center says dry conditions in the West are affecting more than 51 million Americans, or roughly 16 percent of the population.

'It will take substantial snowfall'

As reported by *Bloomberg News*, California will continue to suffer chronic drought without substantial mountain snowfall this winter; snowfall that melts in spring replenishes the state's water systems, but there has been a dearth of snowfall in recent years.

"All eyes will be turned to the winter because it is a really critical winter, not just for California but the rest of the West and the lower Great Plains as well," Mark Svoboda of the National Drought Mitigation Center in Lincoln, Nebraska, told Bloomberg.

"For the majority of the West, the lifeline is the snow that falls in the Rockies, the snow that falls

in the Cascades and the snow that falls in the Sierra," he added.

Kevin Werner, the western regional climate services director with the National Climatic Data Center, told Bloomberg that the Western states of Arizona and New Mexico were able to experience some relief from their drought during the recent annual monsoon season. Also, they were relieved by a great deal of rain that fell from hurricanes Norbert and Odile. But that rain did not make it far enough north to have much impact, so snowfall remains vital for California.

"Most of our water, from 80 to 90 percent of it, falls in the form of snow in the winter time," Warner told Bloomberg.

Natural News editor Mike Adams, the Health Ranger, reported recently that, in California, some residents are now experiencing water rationing of just 50 gallons a day.
http://www.naturalnews.com/047208_drought_water_supply_California.html

Prepare a "Reporter's Notebook" for the newspaper articles in which you examine the *facts and events*. Which facts and events are clear and which need more checking?

Reporter's Notebook - Facts and Events (What happened/is happening)

Facts and Events are Clear	Facts and Events—Need to check

As you read the following selections from **The Grapes of Wrath** and the newspaper articles that accompany the selections, choose a color, symbol, and image (CSI) that you feel best represents or captures the essence of the idea(s) expressed in the material. Be sure and make a note of things you find interesting, important, or insightful. Be prepared to explain why choose your particular CSI.

From Chapters 5, 9, and 11 of <i>The Grapes of Wrath</i>	My Notes
<p>Chapter 5</p> <p>...And now the squatting men stood up angrily. Grampa took up the land, and he had to kill the Indians and drive them away. And Pa was born here, and he killed weeds and snakes. Then a bad year came and he had to borrow a little money. An' we was born here. There in the door—our children born here. And Pa had to borrow money. The bank owned the land then, but we stayed and we got a little bit of what we raised.</p> <p>We know that—all that. It's not us, it's the bank. A bank isn't like a man. Or an owner with fifty thousand acres, he isn't like a man either. That's the monster.</p> <p>Sure, cried the tenant men, but it's our land. We measured it and broke it up. We were born on it, and we got killed on it, died on it. Even if it's no good, it's still ours. That's what makes it ours—being born on it, working it, dying on it. That makes ownership, not a paper with numbers on it.</p> <p>We're sorry. It's not us. It's the monster. The bank isn't like a man. Yes, but the bank is only made of men.</p> <p>No, you're wrong there—quite wrong there. The bank is something else than men. It happens that every man in a bank hates what the bank does, and yet the bank does it. The bank is something more than men, I tell you. It's the monster. Men made it, but they can't control it.</p> <p>The tenants cried, Grampa killed Indians, Pa killed snakes for the land. Maybe we can kill banks—they're worse than Indians and snakes. Maybe we got to fight to keep our land, like Pa and Grampa did.</p> <p>And now the owner men grew angry. You'll have to go. But it's ours, the tenant men cried. We—</p> <p>No. The bank, the monster owns it. You'll have to go.</p> <p>We'll get our guns, like Grampa when the Indians came. What then?</p> <p>Well—first the sheriff, and then the troops. You'll be stealing if you try to stay, you'll be murderers if you kill to stay. The monster isn't men, but it can make men do what it wants.</p> <p>But if we go, where'll we go? How'll we go? We got no money. We're sorry, said the owner men. The bank, the fifty-thousand-acre owner can't be responsible. You're on land that isn't yours. Once over the line maybe you can pick cotton in the fall. Maybe you can go on relief. Why don't you go on west to California? There's work there, and it never gets cold. Why, you can reach out anywhere and pick an orange. Why, there's always some kind of crop to work in. Why don't you go there? And the owner men started their cars and rolled away.</p>	<p>Notice the language and different ways the men from the banks interact with the land that they “own” compared to the language and various ways in which the people who actually live on and from the land interact with it.</p> <p>How does Steinbeck's choice of literary techniques reveal that neither fairness or justice enters into the equation here and that the people will have to go?</p>

Chapter 9

IN THE LITTLE HOUSES the tenant people sifted their belongings and the belongings of their fathers and of their grandfathers. Picked over their possessions for the journey to the west. The men were ruthless because the past had been spoiled, but the women knew how the past would cry to them in the coming days. The men went into the barns and the sheds.

That plow, that harrow, remember in the war we planted mustard? Remember a fella wanted us to put in that rubber bush they call guayule? Get rich, he said. Bring out those tools—get a few dollars for them. Eighteen dollars for that plow, plus freight—Sears Roebuck.

Harness, carts, seeders, little bundles of hoes. Bring em out. Pile 'em up. Load 'em in the wagon. Take 'em to town. Sell 'em for what you can get. Sell the team and the wagon, too. No more use for anything.

Fifty cents isn't enough to get for a good plow. That seeder cost thirty-eight dollars. Two dollars isn't enough. Can't haul it all back—Well, take it, and a bitterness with it. Take the well pump and the harness. Take halters, collars, hames, and tugs. Take the little glass brow-band jewels, roses red under glass. Got those for the bay gelding. 'Member how he lifted his feet when he trotted? Junk piled up in a yard.

Chapter 11

THE DOORS of the empty houses swung open, and drifted back and forth in the wind. Bands of little boys came out from the towns to break the windows and to pick over the debris, looking for treasures. And here's a knife with half the blade gone. That's a good thing. And—smells like a rat died here. And look what Whitey wrote on the wall. He wrote that in the toilet in school, too, an' teacher made 'im wash it off.

When the folks first left, and the evening of the first day came, the hunting cats slouched in from the fields and mewed on the porch. And when no one came out, the cats crept through the open doors and walked mewing through the empty rooms. And then they went back to the fields and were wild cats from then on, hunting gophers and field mice, and sleeping in ditches in the daytime. When the night came, the bats, which had stopped at the doors for fear of light, swooped into the houses and sailed through the empty rooms, and in a little while they stayed in dark room corners during the day, folded their wings high, and hung head-down among the rafters, and the smell of their droppings was in the empty houses.

And the mice moved in and stored weed seeds in corners, in boxes, in the backs of drawers in the kitchens. And weasels came in to hunt the mice, and the brown owls flew shrieking in and out again.

How does the writer reveal the changes in tone as we progress from informing the people they must leave, to the people leaving, and finally to the vacant feeling left after the people have gone?

The newspaper articles present a "reality check" for banks today. How do the following articles in their descriptions of the bank foreclosures compare to Steinbeck's "literary description"? What "human quality" does Steinbeck utilize that is absent from the "factual" accounts? Why do we need both—the "reality" and the "literary"? How does that help to balance our perspective? How does the final article ("Ghost Condos") compare to the Steinbeck excerpt from chapter 11?

Banks Forced to Pay Foreclosure Victims as Talks Continue

April 13 (Bloomberg) -- The 14 largest U.S. mortgage servicers must pay back homeowners for losses from foreclosures or loans that were mishandled in the wake of the housing collapse, the first of a set of sanctions regulators are seeking against the companies.

The settlement announced today between servicers and banking regulators could help the U.S. Justice Department determine the size and scope of fines for the flawed practices, regulators said.

...“This has been a very broad interagency effort,” Perrelli told reporters. “The best possible resolution for consumers, for all government entities, is a fully coordinated resolution.”

Today’s consent decrees with banks address a “subset” of issues with mortgage servicers, Perrelli said.

Iowa Attorney General Thomas J. Miller, who is leading the talks on behalf of the states, said today’s agreements won’t limit his pursuit of penalties. In March, the attorneys general called for changes to foreclosure practices and mandatory loan modifications, including mortgage principal write downs.

The consent decrees “will not limit our pursuit of remedies and reforms,” Miller said today in a written statement. “We will continue our own efforts to ensure that the nation’s servicing and foreclosure system is fair to homeowners, banks and investors.”

Banking regulators said the consent decrees don’t prevent them from issuing fines later.

“There will be civil money penalties. The issue is time and amount,” acting Comptroller of the Currency John Walsh told reporters in a conference call.

The Federal Reserve issued a statement saying it plans to announce fines, calling them “appropriate.”

The banks, including JPMorgan Chase & Co. and Wells Fargo & Co., agreed in the settlement to conduct a review of all loans that went into foreclosure in 2009 and 2010. They also agreed to improve their foreclosure, loan modification and refinancing procedures by hiring staff, upgrading document-tracking systems, assigning a single point of contact for each borrower and policing lawyers and vendors.

The companies also agreed to end the practice of dual-track foreclosures, in which servicers seize the homes of delinquent borrowers even while negotiating lower mortgage payments.

...JPMorgan, the second-biggest U.S. bank by assets, today took a \$1.1 billion charge and may add as many as 3,000 employees to comply with the consent agreement, Chief Executive Officer Jamie Dimon said in a conference call.

The banks didn’t admit or deny regulators’ findings, according to the orders.

The sanctions are the first to arise since last fall, when state and federal agencies began investigating mortgage servicers’ lapses in foreclosure procedures. Unprepared for the record number of loan delinquencies caused by subprime loans and the collapse of housing prices, servicers relied on inexperienced workers who failed to track paperwork or improperly signed legal documents.

...In their investigation, regulators did not find widespread evidence of missing promissory notes or mortgages, as many foreclosed homeowners have claimed. Servicers generally had “sufficient documentation” to foreclose, the agencies reported in their review, which was released today.

The consent decree lays out detailed goals and deadlines for the companies to help homeowners who are in default or have fallen behind on mortgage payments.

The agreements drew immediate fire from critics who said they could undermine the broader

negotiations. Representative Maxine Waters, a California Democrat and member of the Financial Services Committee, called the orders “disappointing.”

“I fear that these consent orders are merely an attempt to do an end-run around our state attorneys general,” Waters said in a written statement.

Under the consent decrees, banks must hire outside consultants to identify borrowers who improperly lost their homes, failed to get loans rewritten or were forced into court in 2009 and 2010 because of mistakes made by mortgage servicers or their vendors.

Banks must determine the financial injury to borrowers and, within the next six months, submit a plan to regulators for reimbursing them, according to the decrees.

Regulators also targeted two companies used by banks to manage loan documents, foreclosures and bankruptcies. Mortgage Electronic Registration Systems Inc., or MERS, of Reston, Virginia, and Lender Processing Services Inc. of Jacksonville, Florida, were ordered to improve their internal controls and corporate governance.

...Some of the companies, including MetLife, issued statements saying they have already implemented many of the standards mandated by the order.

Ally Financial, in a statement, said it “deeply regrets the error” in processing certain affidavits.
<http://www.bloomberg.com/news/articles/2011-04-13/banks-to-pay-victims-of-botched-foreclosures-in-settlement-with-regulators>

US foreclosure activity rises 5 percent in January: RealtyTrac

The number of U.S. properties in foreclosure upon rose 5 percent in January, driven by a jump in bank repossessions, real estate data firm RealtyTrac said on Thursday.

A total of 37,292 homes were repossessed in January, a 15-month high. Overall, 119,888 properties were at some stage of the foreclosure process, still down 4 percent from a year earlier.

The unwinding of distressed housing assets, a multiyear legal process in many states, was gathering pace, RealtyTrac said.

A nationwide increase in scheduled foreclosure auctions in 21 states in January reflected that they were “coming off somewhat artificially low levels last year,” RealtyTrac Vice President Daren Blomquist said in a statement.

He said foreclosure filings would rise over the next several months as lenders ramp up “spring cleaning” in many states.

A total of 51,782 homes were set for foreclosure auctions last month, up 8 percent from December but down 7 percent from a year earlier.

Lenders began the foreclosure process on 48,838 homes, down 18 percent from a 17-month high in December and a drop of 15 percent year on year. That figures also includes scheduled foreclosure auctions in some states.

Despite a 21 percent decline from a year earlier, Florida still had the nation's highest foreclosure rate in January, followed by Nevada, Maryland, Illinois and New Jersey.
<http://www.cnbc.com/id/102419838>

Ghost condos haunt the New Orleans market — a dubious development

The following sentence in a T-P/Nola.com article about a conflict between Jax Brewery condo owners and a bar in the building caught my eye: “In addition to Earl and Jonathan Weber, there is only one other full-time resident living in the building, according to court documents.”

In other words, only three of the 25 units in the Jax Brewery building have full-time occupants. The remainder are presumably pieds-à-terre, apartments owned by wealthy out-of-state residents who may visit no more than a few weekends a year or investors who may rent them out on the illicit short term rental market.

In a front page article on Sunday, the New York Times reported that international politicians and businessmen, many of them with shady histories of environmental pollution and public corruption, were paying tens of millions for real estate in New York, often using shell corporations to conceal their ownership of expensive Gotham nests they rarely use.

While condominiums in New Orleans are not nearly so pricey, the article raises questions that New Orleans should be considering as out of state residents flock to buy vacation condos where they will spend only a few weeks a year.

According to the article, the nonprofit Fiscal Policy Institute questions whether absentee condo owners really have the positive effect on the local economy that is sometimes claimed: "They're not spending at the dry cleaners, the grocers and all of that, so it deprives New York of all that local multiplier effect."

Meanwhile, long-time residents, the folks who pay for the infrastructure and tax breaks to support these projects, are eventually priced out of the local market. Some New York City Council Members are looking into taxing the wealthy owners to pay for the public services they use: "We are spending money to keep them safe and maintaining the infrastructure." The Fiscal Policy Institute suggested a graduated tax on high-end condos.

The article noted another downside of being a popular destination, one New Orleanians are already seeing: escalating real estate prices on the high end that drive broader increases in housing costs farther down-market. Combined with the loss of housing to illegal short-term rentals, many long-time local residents can no longer find affordable housing in New Orleans.

City Hall needs to look more carefully at the costs associated with pied-à-terre housing.

What is the long-term economic benefit from condos without permanent residents?

Is the property tax on the condo sufficient to make up for the fact that the owner will be spending only a few days a year in town, contributing little to the local economy, and paying no Louisiana income taxes or local business taxes?

How much more does a year-round resident contribute to the local economy compared to the jet-setter who flies in for Mardi Gras and Jazz Fest?

While affordable housing has the advantage of allowing long-time residents to stay in the city and provide support to local businesses and concomitant tax revenue, a condo that sits vacant much of the year not only displaces locals but shrinks the tax pool.

Condo projects get a big push from local real estate agents, from architects and builders, and from developers, all of whom make big contributions to local politicians and then take their profits and walk away. Meanwhile, long-time residents, the folks who pay for the infrastructure and tax breaks to support these projects, are eventually priced out of the local market and end up spending their money in Slidell, Marrero or Picayune.

The properties may be good investments for the speculators. But the benefits to the city are not as clear as some politicians would have you think.

New Orleans native Keith Hardie is an attorney active in community fights over regulatory and land-use issues.

<http://thelensnola.org/2015/02/11/ghost-condos-begin-to-haunt-the-new-orleans-market-a-dubious-development/>

As you read the following selections from chapters 17 and 19 of **The Grapes of Wrath** and the article that follows, decide: What is the conflict? Why does this conflict occur? What are some ways the conflict could be resolved? Pay close attention to the choice of words in each of the selections. How do they affect the reader?

From Chapters 17 and 19 of <i>The Grapes of Wrath</i>	My Notes
<p>Chapter 17</p> <p>THE CARS OF THE migrant people crawled out of the side roads onto the great cross-country highway, and they took the migrant way to the West. In the daylight they scuttled like bugs to the westward; and as the dark caught them, they clustered like bugs near to shelter and to water. And because they were lonely and perplexed, because they had all come from a place of sadness and worry and defeat, and because they were all going to a new mysterious place, they huddled together; they talked together; they shared their lives, their food, and the things they hoped for in the new country. Thus it might be that one family camped near a spring, and another camped for the spring and for company, and a third because two families had pioneered the place and found it good. And when the sun went down, perhaps twenty families and twenty cars were there.</p> <p>Chapter 19</p> <p>They were hungry, and they were fierce. And they had hoped to find a home, and they found only hatred. Okies—the owners hated them because the owners knew they were soft and the Okies strong, that they were fed and the Okies hungry; and perhaps the owners had heard from their grandfathers how easy it is to steal land from a soft man if you are fierce and hungry and armed. The owners hated them. And in the towns, the storekeepers hated them because they had no money to spend. There is no shorter path to a storekeeper's contempt, and all his admirations are exactly opposite. The town men, little bankers, hated Okies because there was nothing to gain from them. They had nothing. And the laboring people hated Okies because a hungry man must work, and if he must work, if he has to work, the wage payer automatically gives him less for his work; and then no one can get more.</p> <p>And the dispossessed, the migrants, flowed into California, two hundred and fifty thousand, and three hundred thousand. Behind them new tractors were going on the land and the tenants were being forced off. And new waves were on the way, new waves of the dispossessed and the homeless, hardened, intent, and dangerous.....</p> <p>.....And a homeless hungry man, driving the roads with his wife beside him and his thin children in the back seat, could look at the fallow fields which might produce food but not profit, and that man could know how a fallow field is a sin and the unused land a crime against the thin children. And such a man drove along the roads and knew temptation at every field, and knew the lust to take these</p>	<p>How does this depiction of the new migrant society during the "dust bowl" resemble the influx of immigrants into the United States today? Keep in mind that we all are drawn to people similar to our own nature.</p> <p>How does Steinbeck use language to reflect the owners hatred of the migrants? Think about times we all feel vulnerable because newcomers threatened our security.</p>

fields and make them grow strength for his children and a little comfort for his wife. The temptation was before him always. The fields goaded him, and the company ditches with good water flowing were a goad to him.

And in the south he saw the golden oranges hanging on the trees, the little golden oranges in the dark green trees; and guards with shotguns patrolling the lines so a man might not pick an orange for a thin child, oranges to be dumped if the price was low.

He drove his old car into a town. He scoured the farms for work. Where can we sleep the night?

Well, there's Hooverville on the edge of the river. There's a whole raft of Okies there.

He drove his old car to Hooverville. He never asked again, for there was a Hooverville on the edge of every town

..... We got to keep these here people down or they'll take the country. They'll take the country.

Outlanders, foreigners.

Sure, they talk the same language, but they ain't the same. Look how they live. Think any of us folks'd live like that?

Immigrants are Good for the Economy

Are immigrants good for the economy?

In the debate over immigration reform, we come back to this argument again and again. The answer is still, "Yes."

The latest salvo involves a paper by Steven Camarota and Karen Zeigler of the Center for Immigration Studies that is part of series of papers by the Center trying to show that job growth is only going to immigrants. In their paper looking at New Hampshire's labor market, Camarota and Zeigler conclude that foreign-born workers take jobs away from native-born workers.

A former chief economist for the Labor Department dismantles their argument. In a study on immigration and economic growth, Diana Furchtgott-Roth, a senior fellow at the Manhattan Institute, finds major flaws.

The biggest problem is that Camarota and Zeigler treat labor as homogenous, which isn't the case:

"As Current Population Survey data show (the same used by the authors), immigrants select different occupations from those of natives. In addition, Camarota and Ziegler ignore the U-shape distribution of immigrants' education, incorrectly assuming that low-skill immigrants compete with low-skill Americans. (In reality, superior English language skills usually make low-skill Americans relatively more skilled than their immigrant counterparts.)"

"Nor is it likely that most undocumented immigrants compete with American high school graduates for jobs. Undocumented immigrants tend to work in jobs that do not require interaction with customers, such as dishwashing, lawn care, and house care. (If anything, low-skill immigrants might displace high school dropouts, but as BLS data show, this group has seen increased labor-force participation since 2000.) On the other hand, Americans with high school degrees usually have the skills to find work in service and sales jobs: Camarota and Ziegler fail to demonstrate that there are native job seekers available to take those jobs (whether high- or low-skill) where immigrant employment increased."

What's more, Furchtgott-Roth notes that the authors didn't account for New Hampshire's unique geography:

"The number of New Hampshire residents who work in Massachusetts has grown significantly in the past decade. This trend has not, however, snatched employment opportunities away from natives in the more localized New Hampshire labor market but rather brought preexisting employment and incomes into the state."

"Oddly, too, Camarota and Zeigler count Massachusetts workers who move to New Hampshire as "immigrants," as part of their 21,000-person figure of the number of employed immigrants living in New Hampshire. The authors compare this figure with the 8,700 increase in native-born employed persons living in New Hampshire and then cite an increase of 41,000 "non-working" native-born New Hampshire residents between 2000 and 2014—arguing that the growth of immigrant employment came at the expense of native employment."

Camarota and Zeigler also mistakenly mix the unemployed—those able and looking for work—with those who are not employed for an assortment of reasons—retired, students, the disabled, etc.

In contrast to the conclusions of Camarota and Zeigler, academic research has found that immigration "leads to higher economic growth." This is because "immigrants complement rather than substitute for native-born workers, with capital moving accordingly to maximize available labor," writes Furchtgott-Roth.

For instance, immigrants and native workers pursue different careers:

"Low-skill immigrants are disproportionately represented in the service, construction, and agricultural sectors—prominent in occupations such as janitors, landscapers, tailors, plasterers, stucco masons, and farmworkers...."

"Similarly, high-skill immigrants tend to prefer certain types of high-skill occupations (research scientists, dentists, computer engineers, etc.) and are less prominent in other high-skill fields (lawyers, judges, education administrators, etc.) favored by high-skill Americans."

What's more, immigrants also help the economy grow faster, because they're more likely to be entrepreneurs:

"Immigrants are disproportionately entrepreneurial, boosting tax revenue and creating more jobs for Americans, according to Tim Bolin of the University of California at Berkeley. Some 44 percent of high-tech Silicon Valley businesses had at least one immigrant founder. In 2012, U.S. engineering and technology firms founded by immigrants in the 2006–12 period employed approximately 560,000 workers, generating \$63 billion in sales."

Despite their best attempts, immigration reform critics can't refute the abundant research available showing that immigrants create jobs and strengthen our economy. All the more reason to fix our broken immigration system.

<https://www.uschamber.com/blog/immigrants-are-good-economy>

Read chapter 3 from **The Grapes of Wrath** carefully. Then write an essay in which you analyze the techniques used to reveal the character of the "old land turtle". Consider such techniques as diction, imagery, and detail.

Chapter 3 - The Grapes of Wrath	My Notes
<p>1 The concrete highway was edged with a mat of tangled, broken, dry grass, and the grass heads were heavy with oat beards to catch on a dog's coat, and foxtails to tangle in a horse's fetlocks, and clover burrs to fasten in sheep's wool; sleeping life waiting to be spread and dispersed, every seed armed with an appliance of dispersal, twisting darts and parachutes for the wind, little spears and balls of tiny thorns, and all waiting for animals and for the wind, for a man's trouser cuff or the hem of a woman's skirt, all passive but armed with appliances of activity, still, but each possessed of the anlage of movement.</p> <p>2 The sun lay on the grass and warmed it, and in the shade under the grass the insects moved, ants and ant lions to set traps for them, grasshoppers to jump into the air and flick their yellow wings for a second, sow bugs like little armadillos, plodding restless on many tender feet. And over the grass at the roadside a land turtle crawled, turning aside for nothing, dragging his high-domed shell over the grass. His hard legs and yellow-nailed feet threshed slowly through the grass, not really walking, but boosting and dragging his shell along. The barley beards slid off his shell, and the clover burrs fell on him and rolled to the ground. His horny beak was partly open, and his fierce, humorous eyes, under brows like fingernails, stared straight ahead. He came over the grass leaving a beaten trail behind him, and the hill, which was the highway embankment, reared up ahead of him. For a moment he stopped, his head held high. He blinked and looked up and down. At last he started to climb the embankment. Front clawed feet reached forward but did not touch. The hind feet kicked his shell along, and it scraped on the grass, and on the gravel. As the embankment grew steeper and steeper, the more frantic were the efforts of the land turtle. Pushing hind legs strained and slipped, boosting the shell along, and the horny head protruded as far as the neck could stretch. Little by little the shell slid up the embankment until at last a parapet cut straight across its line of march, the shoulder of the road, a concrete wall four inches high. As though they worked independently the hind legs pushed the shell against the wall. The head upraised and peered over the wall to the broad smooth plain of cement. Now the hands, braced on top of the wall, strained and lifted, and the shell came slowly up and rested its front end on the wall. For a moment the turtle rested. A red ant ran into the shell, into the soft skin inside the shell, and suddenly head and legs snapped in, and the armored tail clamped in sideways. The red ant was crushed between body and legs. And one head of wild oats was clamped into the shell by a front leg. For a long moment the turtle lay still, and then the neck crept out and the old humorous frowning eyes</p>	<p>Why does Steinbeck devote an entire chapter to the movement of such an inconsequential creature, an old land turtle?</p> <p>Why does the environment appear to be so hostile?</p> <p>What effect does the painstaking detail create?</p> <p>How does the shell compare to what the migrants carry later on?</p> <p>How does the description of the "eyes" compare to the description of the migrants later in the book?</p> <p>What might the parapet/wall represent for the migrants?</p> <p>The red ant?</p> <p>What might be important about the "wild oat" seed? Note the description of the</p>

<p>looked about and the legs and tail came out. The back legs went to work, straining like elephant legs, and the shell tipped to an angle so that the front legs could not reach the level cement plain. But higher and higher the hind legs boosted it, until at last the center of balance was reached, the front tipped down, the front legs scratched at the pavement, and it was up. But the head of wild oats was held by its stem around the front legs.</p> <p>3 Now the going was easy, and all the legs worked, and the shell boosted along, wagging from side to side. A sedan driven by a forty-year-old woman approached. She saw the turtle and swung to the right, off the highway, the wheels screamed and a cloud of dust boiled up. Two wheels lifted for a moment and then settled. The car skidded back onto the road, and went on, but more slowly. The turtle had jerked into its shell, but now it hurried on, for the highway was burning hot.</p> <p>4 And now a light truck approached, and as it came near, the driver saw the turtle and swerved to hit it. His front wheel struck the edge of the shell, flipped the turtle like a tiddly-wink, spun it like a coin, and rolled it off the highway. The truck went back to its course along the right side. Lying on its back, the turtle was tight in its shell for a long time. But at last its legs waved in the air, reaching for something to pull it over. Its front foot caught a piece of quartz and little by little the shell pulled over and flopped upright. The wild oat head fell out and three spearhead seeds stuck in the ground. And as the turtle crawled on down the embankment, its shell dragged dirt over the seeds. The turtle entered a dust road and jerked itself along, drawing a wavy shallow trench in the dust with its shell. The old humorous eyes looked ahead, and the horny beak opened a little. His yellow toe nails slipped a fraction in the dust.</p>	<p>eyes appears again.</p> <p>Why the focus on the "wild oat" again?</p> <p>What happens to the "wild oat"? Why might that be important?</p>
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Re-read the description of the land turtle's encounter with the sedan the light truck.

Now consider in Shakespeare's *Macbeth* the idea "Fair is foul and foul is fair" occurs repeatedly. In other words, sometimes in our lives that which we think will be "fair" (just/reasonable) in our lives turns out to be "foul" (unjust/unreasonable); however, that which we think may be "foul" often emerges to be "fair". The "sedan" attempts to be "fair", but does not help or harm the land turtle. The "light truck" attempts to be "foul", but actually assists the land turtle on his journey.

Write an essay in which you examine the idea of a "sedan" and a "light truck" as reflected in the idea of "Fair is foul and foul is fair". The examples can be from literature, history, and/or your own personal experience.

Outline of Intercalary Chapters in *The Grapes of Wrath*

The drought and Dust Bowl in Oklahoma

Chapter	Topic
1	Drought and dust storm
3	Turtle struggling to cross highway
5	People evicted from property by owners
7	Used car salesman discussing customers and cars
9	Selling and disposing of property; choosing possessions to keep

Oklahoma residents travel to California

Chapter	Topic
11	Vacant houses
12	Highway 66
14	Change; eviction; struggles of migrants
15	Restaurants along Highway 66
17	Migrants camping along Highway 66, relationship with other campers

Becoming Migrant farmers in California

Chapter	Topic
19	Relationship between landowners and workers
21	Migrant labor (payment, landownership)
23	Amusement and pleasure for migrants
25	Growing season and economic situation
27	Picking cotton
29	Rain storms and related struggles