Course Background
Housing has different meanings to different people. It can be shelter from the weather and street crime; a private space to pursue personal activities; a center of family and social interaction; an economic investment; or some combination of these meanings. The 2007 crash of housing markets and the related economic crises threatened housing and economic security for many people and raised questions about housing investment, housing markets, and housing policy. At about the same time, federal initiatives and California State Law more aggressively began linking housing to transportation and environmental concerns at the regional level. The last few years have witnessed a substantial rise in housing costs, a rebound from the market fall out of the Great Recession. With these dynamics, it is clear we are in a transformative period in terms of housing needs, choices, planning and policies. For these reasons, it is an exciting time to be studying housing, including its cultural meanings, its relationship to urban sustainability, and the response of government to housing problems.

Housing policy is a complex web of regulations, financing, and programs, which address housing conditions, affordability, discrimination, segregation, and life chances. Low-income housing policy, historically, has been situated within a larger community development social movement with strong political participation and social justice goals. In many cases, however, housing policy serves to reinforce cultural and financial institutions such as homeownership, home building, and mortgage lending that may conflict with the goals of the community development movement. These types of relationships are central to understanding housing policy in the United States.

Learning Objectives
Students in this course will develop an understanding of the complexity of U.S. housing policy and acquire valuable knowledge for application to careers in housing and community development. Specifically, upon completion of this course, students will be able to:

- Describe and critically assess housing policies at different scales over time
- Identify the linkages among theory, planning, and housing policy
• Discuss the relationship of housing to urban sustainability (physical and social)
• Analyze and present a housing problem and policy in a team format

Required Texts
Many readings are available on-line through the course EEE website (look for # after the readings in this syllabus) and/or the UCI libraries. Most required readings are posted to the EEE website, but you may have to find some of the readings through the UCI libraries (on-line for articles and some books, stacks for other books). Every group seminar presentation must include a wild card reading (student selected) – I have included suggestions for additional reading and you may select one of these if you like. In order to gain a general overview, there is a text book required in this course:


This book is available online through the UCI libraries and I have placed a hard copy of the Schwartz book in the PPD front office for student use. The hard copy is my personal property and I ask that you treat it kindly. I also ask that you do not keep the book for more than four hours at a time, unless borrowed for overnight at the end of the day (after 4 pm) or on Friday (after 4 pm) for the weekend. Of course, you could purchase this book, but I am trying to offer you a more affordable option.

Course Format & Additional Details
The course is designed in a lecture (instructor)-presentation (student group)-discussion (class) format. Students are responsible for preparing 3 questions each per topic (generally two topics per session) for each session. Questions must be typed and submitted to the instructor who will collect and read them to assess student’s understanding and depth of thought on the various topics. Importantly, these questions will be used as the basis for class discussions. The instructions for student group-led presentations are distributed the first day of class.

Important: Electronic versions of your seminar materials (PowerPoint slides and handouts) must be sent to the professor no later than the evening before your presentation and they will be posted on the course website thereafter. Each Master’s student is assigned to a group, either for a session presentation of a course topic or presentation of the final group project (see handout for instructions). Ph.D. students are required to do an independent, final paper and must have their topic approved by the instructor before the end of the second week of classes.

Schedule & Reading Assignments

Introduction: Overview of Course & History of Housing Policy (L)

Required Reading:

Additional Reading:

a. State of Economic Well-Being and Housing in the U.S.

**Required Reading:**


b. Breakout Groups: Preparing Economic and Housing Data for Public Presentations

*Assignment 1 distributed*

a. Housing Markets (L)

**Required Reading:**


**Additional Reading:**


b. Housing Market Distortions (L)

**Required Reading:**


**Additional Reading:**


*Assignment 1 due (in eee dropbox by start of class)*

*Assignment 2 distributed*

**a. Public Housing Policy: Past, Present, & Future (S₁)**

**Required Reading:**


**Additional Reading:**


b. Housing Rental Assistance (Demand side) ($S_d$)

**Required Reading:**


**Additional Reading:**


a. Guest Speaker: Joan Ling

b. Housing Rental Assistance (non-Public Housing Supply side) (L)

**Required Reading:**


**Additional Reading:**
Explore the California Tax Credit Allocation Committee website at: http://www.treasurer.ca.gov/ctcac/


Joint Center for Housing Studies. 2010. Long-Term Low Income Housing Tax Credit Policy Questions. Cambridge, MA: Joint Center for Housing Studies of Harvard University.

*Groups submit description of final group project topic at start of class*

**Required Reading:**


**Additional Reading:**


b. In Class Assignment
a. State & Regional Approaches to Housing (S)

Required Reading:


SCAG. 2010. Framework and Guidelines for Subregional Sustainable Communities Strategies. See additional information documents at: http://rtpscs.scag.ca.gov/Pages/default.aspx.#

Additional Reading:


b. Local Housing Policies & Programs (L)

Required Reading:

Basolo, V. 1999. The Impacts of Inter-city Competition and Intergovernmental Factors on Local Affordable Housing Programs. Housing Policy Debate 10(3):659-688.#


**Additional Reading:**


California Planning Roundtable & California Department of Housing and Community Development. n.d. Myths and Facts about Affordable and High Density Housing.


a. Neighborhoods, Coalitions & Community Development Corporations (S4)

**Required Reading:**


**Additional Reading:**


b. Special Needs Populations (S5)

**Required Reading:**


**Additional Reading:**


*Assignment 2 due (in eee dropbox by start of class)*

**a. Housing Planning** (Guest Speaker)

John Douglas, AICP, Principal, J.H. Douglas & Associates

**Required Reading:**

California State Department of Housing and Community Development. Housing Elements. Available at: http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/


Review website and scan Orange County’s Consolidated Plan, 2015-19 (scroll down to link) at http://occommunityservices.org/hcd/community/

**Additional Reading:**
See http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/conplan

**b. Urban-Housing Sustainability (Sₖ)**

**Required Reading:**


**Additional Reading:**


Student Group Project Presentations

FINAL GROUP PROJECTS DUE (in eee dropbox by start of class)

Course Policies
Any student who feels he/she may need an accommodation based on the impact of a disability should contact the instructor privately to discuss his/her specific needs. Also, contact the Disability Services Center at 949-824-7494 as soon as possible to better ensure that such accommodations are implemented in a timely fashion.

Attendance & participation
Students are expected to attend all class meetings, complete the reading assignments, participate in class discussions, as well as lead a mutual learning activity. Missing more than one class meeting during the quarter will result in a course grade reduction.

Assignments
All assignments, as requested, must be submitted to the appropriate eee dropbox by the due date.

A late assignment receives a two-point grade deduction for each day past the due date.

Incompletes
Incompletes will generally not be given. Extraordinary circumstances must exist for such a request to be considered.

Grading
Final grades in the course will be determined in the following fashion:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assignments 1 and 2 (15 pts. each)</td>
<td>30</td>
</tr>
<tr>
<td>In Class Assignment</td>
<td>10</td>
</tr>
<tr>
<td>Session Lead/Presentation</td>
<td>20</td>
</tr>
<tr>
<td>Final Group Project</td>
<td>20</td>
</tr>
<tr>
<td>Participation (in discussions)</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
</tr>
</tbody>
</table>

where,

96 and above  A
92 – 95       A-
86 – 91       B+
80 – 85       B
Below 80 is not a passing grade in this course