Housing, housing markets, and housing policies are not a laughing matter, but it is a good idea to maintain a sense of humor given current conditions. We may very well be in a transformative period in terms of housing needs, choices, planning and policies. Thus, it is an exciting time to be studying housing, including its cultural meanings, its relationship to urban sustainability, and the response of government to (real and perceived) housing problems.

**Course Background**

United States housing policy changed dramatically during the 20th century. In the earlier part of the century, concerns were primarily directed at the physical conditions of the housing stock. However, during the 1930s, the Federal government created policy aimed at making housing more affordable for working class Americans. Government policies significantly affected (and continue to affect) the distribution of the population and the concomitant patterns of poverty visible in many metropolitan areas today.

Housing policy is a complex web of regulations, financing, and programs, which address housing conditions, affordability, and discrimination. Low-income housing policy, historically, has been situated within a larger community development social movement, with strong political participation and social justice goals. In some cases, however, housing policy serves to reinforce cultural and financial institutions such as home owning, home building, and mortgage lending, and can run counter to the aims of the community development movement.

In this course, students will learn the history of housing and community development policy in the United States, current policy problems and policy prescriptions, and major theories underlying housing policy practice. The goals of the course are three-fold. First, students will develop an understanding of the complexity of U.S. housing policy. Second, students will gain insight into the linkages between theory, planning and housing policy and housing and urban sustainability (physical and social). Third, students will acquire valuable knowledge for application to careers in housing and community development.
Required Texts
Many readings are available on-line through the course EEE website and/or the UCI libraries. All required readings are posted to the EEE website. Every student group 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. There are two books required in this course:


I have placed copies (2) of the Schwartz book in the PPD front office for student use. These are my personal copies and I ask that you treat them kindly. I also ask that you do not keep a copy 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. The Jackson book can be found used and very affordable online through Amazon.com and other major book suppliers.

Course Format & Additional Details

The course is designed in a lecture (instructor)-presentation (student group)-discussion (class) format. Students are responsible for preparing 5 questions each per topic (generally two topics per session) for each session. Questions must be typed and ready for submission to the instructor. 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 (Note: your seminar materials, if you agree, will be posted on the course website, following the presentation). In addition, students are required to submit ten “readings” summaries. The summary report form (blank) is posted to the course EEE website under assignments. Each student must submit a summary report on 10 readings over the course of the quarter. No more than one reading report can be done on any given topic (there are two topics on most days). Eligible readings fall on the following days: Oct. 5, 12, 26 and Nov. 2, 9, 16, 23 and do not include Schwartz or readings assigned to your group for presentation. Each Master’s student is assigned to two groups, one for presentation of a course topic, and the other is for the preparation of a final group project (see handout for instructions). Ph.D. students are required to do an independent paper.

Schedule & Reading Assignments

Sep 28 Introduction: Overview of Course & History of Housing Policy

Required Reading:

Additional Reading:


Assignment 1 distributed (posted on EEE website)
Oct 5  a. Housing Markets (L)

Required Reading:


Additional Reading:


Oct 5  b. Housing Market Distortions (L)

Required Reading:


Additional Reading:


Oct 12  a. Public Housing Policy: Past, Present, & Future (S1)

Required Reading:


**Additional Reading:**


b. **Housing Rental Assistance (Demand side) (L)**

**Required Reading:**


**Additional Reading:**

Oct 19  a. **Housing Rental Assistance (Supply side) (L)**

**Required Reading:**


**Additional Reading:**
National Association of Redevelopment and Housing Officials. Low-Income Housing Tax Credit. Available at: http://www.nahro.org/home/resource/credit.html

b. **The Voucher-Production Debate (S2)**

**Required Reading:**

Additional Reading:


Oct 26

a. Mixed-Income Housing, Mobility, and Deconcentration ($S_3$)

Required Reading:


Additional Reading:


b. Student Final Project: Groups

*Assignment 1 due
Assignment 2 distributed (posted on EEE website)*

Nov 2

a. Affordable Homeownership (L)

Required Reading:


Additional Reading:


b. Foreclosure Crisis, the Secondary Market, and the Future of Homeownership (L)

**Required Reading:**


**Additional Reading:**


**Assignment 3 distributed (posted on EEE website)**

Nov 9  

a. Homelessness (S₄)

**Required Reading:**
Schwartz (2006), pp. 205-213


**Additional Reading:**


b. Neighborhood Development & Community Development Corporations (L)

Required Reading:
Schwartz (2006), pp. 199-204


Additional Reading:


Assignment 3 Due
Nov 16  

**a. Local Housing Policies & Programs (L)**

**Required Reading:**


**Additional Reading:**


**b. State & Regional Approaches to Housing (L)**

**Required Reading:**


Additional Reading:


Nov 23  

a. Urban and Housing Sustainability (S₃)

Required Reading:


Additional Reading:
Student group will review the following (and similar books) for their presentation:


b. Housing Demographics & Planning (S₄)

Required Reading:
California State Department of Housing and Community Development. Housing Elements. Available at: http://housing.hcd.ca.gov/hpd/hrc/plan/he/


Scan Orange County’s Consolidated Plan at:
http://www.co.orange.nc.us/housing/documents/Housingplan.pdf
Additional Reading:
See http://www.hud.gov/offices/cpd/about/conplan/local/ca/ for links to numerous consolidated and related plans.


**Assignment 2 Due**

Nov 30  Student Group Project Presentations

**FINAL PROJECTS DUE**

Course Policies

**Drop Policy**
No drop cards for the course will be signed after October 5, 2009.

**Attendance & participation**
Students are expected to attend all class meetings, complete the reading assignments, participate in class discussions, as well as lead/co-lead one class seminar during the quarter.

**Late assignment**
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>
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<tbody>
<tr>
<td>Assignments (3@5 pts. each)</td>
<td>15</td>
</tr>
<tr>
<td>Readings reports (10@ 2 pts.)</td>
<td>20</td>
</tr>
<tr>
<td>Seminar Lead</td>
<td>20</td>
</tr>
<tr>
<td>Final Project &amp; Presentation</td>
<td>20</td>
</tr>
<tr>
<td>Participation in discussions</td>
<td>25</td>
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<tr>
<td>Total</td>
<td>100</td>
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