Course Background
The crash of housing markets and the related economic crises pose new questions about housing investment, housing markets, and housing policy. At the same time, new federal initiatives and California State Law require planning that links housing, transportation, and the environment at the regional level. We appear to be 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, and segregation. 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, and may conflict with the goals of the community development movement.

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 and/or the UCI libraries. Most required readings are posted to the EEE website. 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. There are two books required in this course:


I have placed a copy of the Schwartz book in the PPD front office for student use. This is my personal copy 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. An earlier version of the Schwartz book is available, so you may choose to get it used and only read the updated sections of the 2010 edition. 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 3 questions each per topic (generally two topics per session) for each session. Questions must be typed and ready for submission to the instructor who will collect and read them several times during the quarter. 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 (Note: your seminar materials, if you agree, will be posted on the course website, following the presentation). In addition, students are required to submit four “readings” summaries. The summary report form (blank) is posted to the course EEE website under assignments. Each student must submit a summary report on four readings over the course of the quarter. Please do not do any of your summary reports on the Schwartz book or readings assigned to your group for presentation. Also, do no more than one reading report on any given topic. Each Planning Master’s student is assigned to two groups, one for a session presentation of a course topic, and the other for the preparation of a final group project (see handout for instructions). Ph.D. students are required to do an independent paper and must have their topic approved by the instructor before the end of the second week of classes.

**Schedule & Reading Assignments**

**OCT 3**

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

**Required Reading:**


**Additional Reading:**


**OCT 10**  
Visitor Mike Ruane will briefly discuss upcoming housing development competition

**a. Housing Markets (L)**

**Required Reading:**


**Additional Reading:**

**b. Housing Market Distortions (L)**

**Required Reading:**


**Additional Reading:**


**OCT 17**  
Groups submit description of final group project topic

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

**Required Reading:**


Additional Reading:


b. Housing Rental Assistance (Demand side) ($S_2$)

Required Reading:
Schwartz (2010), 177-207.


Additional Reading:

OCT 24 a. Housing Rental Assistance (non-Public Housing Supply side) (L)

Required Reading:
Schwartz (2010), 103-124.

Lang, B. 2012. Location Incentives In the Low-Income Housing Tax Credit: Are Qualified Census Tracts Necessary? Journal of Housing Economics 21(2):142-150


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


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

b. Debates in Federal Policy: Voucher v. Production, Mixing Incomes, Mobility/Deconcentration ($S_3$)

**Required Reading:**


**Additional Reading:**


**Assignment 1 due**

**OCT 31**


**Required Reading:**

Schwartz (2010), pp. 291-303


**Additional Reading:**


b. **In Class Assignment**
a. **State & Regional Approaches to Housing (S₄)**

**Required Reading:**


**Additional Reading:**

b. **Housing Planning (Guest Lecturer)**
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/hpd/hrc/plan/he/](http://www.hcd.ca.gov/hpd/hrc/plan/he/)


Scan Orange County’s Consolidated Plan, 2010-2013.

**Additional Reading:**
**Local Housing Policies & Programs (L)**

**Required Reading:**


**Additional Reading:**


**Dissolution of Redevelopment in CA and Affordable Housing (Guest Lecturer)**
Lisa Payne, Policy Director, Southern California Association of Nonprofit Housing

**Recommended reading:**
a. Neighborhood Development & Community Development Corporations (L)

**Required Reading:**
Schwartz (2010), pp. 231-237


**Additional Reading:**


b. Nonprofit housing development (Guest Lecturer)

TBA

Assignment 2 due

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a. Special Needs Populations ($S_3$)

**Required Reading:**
Schwartz (2010), pp. 239-251


**Additional Reading:**


### b. Urban-Housing Sustainability (S6)

**Required Reading:**


**Additional Reading:**


DEC 5  Student Group Project Presentations

**FINAL PROJECTS DUE**

**Course Policies**

*Drop Policy*
No drops after the second week of classes.

*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.

*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:

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<tr>
<th>Activity</th>
<th>Points</th>
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<tr>
<td>Assignments (2@10 pts. each)</td>
<td>20</td>
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<tr>
<td>In Class Assignment</td>
<td>7</td>
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<tr>
<td>Readings reports (4@ 2 pts.)</td>
<td>8</td>
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<tr>
<td>Session Lead</td>
<td>20</td>
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<tr>
<td>Final Project &amp; Presentation</td>
<td>20</td>
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<tr>
<td>Participation in discussions</td>
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<td><strong>Total</strong></td>
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<td>A</td>
<td>96 and above</td>
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<td>A-</td>
<td>92 – 95</td>
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<td>B+</td>
<td>86 – 91</td>
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<tr>
<td>B</td>
<td>80 – 85</td>
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Below 80 is not a passing grade in this course