

Department of Planning, Policy, & Design
University of California, Irvine

PPD 246: Housing Policy



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:

Schwartz, A.F. 2014. *Housing Policy in the United States* (3rd ed.). New York: Routledge.

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:

Schwartz (2014), pp. 1-115.

Additional Reading:

Erickson, David James. 2009. *The Housing Policy Revolution: Networks and Neighborhoods*. Wash, D.C.: The Urban Institute.

Mitchell, J.P. 1985. The Historical Context for Housing Policy in *Federal Housing Policy and Programs*, J.P. Mitchell (ed). New Brunswick, NJ: Center for Urban Policy Research, Rutgers.

Von Hoffman, Alexander. 2012. History Lessons for Today's Housing Policy: The Political Processes of Making Low-Income Housing Policy. Working Paper 12-5. Joint Center for Housing Studies, Harvard University.[#]

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

Required Reading:

Board of Governors of the Federal Reserve System. 2015 (May). Report on the Economic Well-Being of U.S. Households in 2013. Washington, DC: Author.[#]

Joint Center for Housing Studies of Harvard University. 2016. The State of the Nation's Housing. Cambridge, MA: Author.[#]

California Department of Housing and Community Development. 2014. Highlights of the State of Housing in California. Sacramento, CA: Author.[#]

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

Assignment 1 distributed

a. Housing Markets (L)

Required Reading:

Bogart, W.T. 1998. *The Economics of Cities and Suburbs*. Upper Saddle River, NJ: Prentice-Hall, pp. 275-298.[#]

Galster, G. and J. Rothenberg. 1991. Filtering in Urban Housing. *Journal of Planning Education and Research* 11:37-50.[#]

Additional Reading:

Green, R.K. 2003. *A Primer on U.S. Housing Markets and Housing Policy*. AREUEA Monograph Series 3. Washington, DC: The Urban Institute.

Rothenberg, J., Galster, G.C., Butler, R.V. and J.R. Pitkin. 1991. *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. Chicago: University of Chicago Press.

b. Housing Market Distortions (L)

Required Reading:

Schwartz (2014), pp. 329-378.

Gaddis, S.M. and R. Ghoshal. 2015. Arab American Housing Discrimination, Ethnic Competition, and the Contact Hypothesis. *Annals of the American Academy of Political and Social Science* 660(1):282-299.[#]

Ladd, H.F. 1998. Evidence on Discrimination in Mortgage Lending. *The Journal of Economic Perspectives* 12(2):41-62.[#]

Quigley, J. and S. Raphael. 2005. Regulation and the High Cost of Housing in California. *American Economics Association Papers and Proceedings* (May): 323-328.[#]

Ross, Stephen L. and M.A. Turner. 2005. Housing Discrimination in Metropolitan America: Explaining Changes between 1989 and 2000. *Social Problems* 52(2): 152–180.[#]

Additional Reading:

Cheng, W. 2013. The Changes Next Door to the Diazes: Suburban Racial Formation in Los Angeles's San Gabriel Valley. *Journal of Urban History* 39(1):15-35.[#]

Ellis, L. 2011. Eight Policy Lessons from the US Housing Meltdown. *Housing Studies* 26(7-8):1215-1230.[#]

Haughey, P. and V. Basolo. 2000. The Effect of Dual Local and National Register Historic District Designation on Single-Family Housing Prices in New Orleans. *The Appraisal Journal* 68(3):283-289.

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

Assignment 2 distributed

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

Required Reading:

Schwartz (2014), pp. 163-202; pp. 203-226.

Oakley, D., Fraser, J., and J. Bazuin. 2015. The Imagined Self-Sufficient Communities of HOPE VI: Examining the Community and Social Support Component. *Urban Affairs Review* 51(5):726-746.[#]

Popkin, S.J., Cunningham, M.K., and M. Burt. 2005. Public Housing Transformation and the Hard-to-House. *Housing Policy Debate* 16(1):1-24.[#]

Rosen, M. and W. Sullivan. 2014. From Urban Renewal and Displacement to Economic Inclusion: San Francisco Affordable Housing Policy 1978-2014. *Stanford Law & Policy Review* 25(1):121-162.[#]

Vale, L. J. and Y. Freemark. 2012. From Public Housing to Public-Private Housing. *Journal of the American Planning Association* 78(4):379-402.[#]

Additional Reading:

Brazley, M. and J.I. Gilderbloom. 2007. HOPE VI Housing Program: Was it Effective? *American Journal of Economics and Sociology* 66(2):433-442.[#]

Brooks, F., Lewinson, T., Aszman, J. and J. Wolk. 2012. Voucher Users and Revitalized Public-Housing Residents 6 Years After Displacement. *Research on Social Work Practice* 22(1):10-19.[#]

Griffiths, E. and G. Tita. 2009. Homicide In and Around Public Housing: Is Public Housing a Hotbed, a Magnet, or a Generator of Violence for the Surrounding Community? *Social Problems* 56(3):474-493.

Hanlon, J. 2010. Success by Design: HOPE VI, New Urbanism, and the Neoliberal Transformation of Public Housing in the United States. *Environment and Planning A* 42(1):80-98.[#]

Lombardo, T.J. 2013. The Battle of Whitman Park: Race, Class, and Public Housing in Philadelphia, 1956-1982. *Journal of Social History* 47(2): 401-428.

Meehan, E.J. 1985. The Evolution of Public Housing Policy in *Federal Housing Policy and Programs*, J.P. Mitchell (ed). New Brunswick, NJ: Center for Urban Policy Research, Rutgers.

Sanbonmatsu, L. et al. 2012. The Long-Term Effects of Moving to Opportunity on Adult Health and Economic Self-Sufficiency. *Cityscape* 14(2):109-136.

Vale, L.J. 1997. Empathological Places: Residents' Ambivalence Toward Remaining in Public Housing. *Journal of Planning Education and Research* 16:159-175.[#]

b. Housing Rental Assistance (Demand side) (S₂)

Required Reading:

Schwartz (2014), pp. 227-264.

Basolo, Victoria. 2013. Examining Mobility Outcomes in the Housing Choice Voucher Program: Neighborhood Poverty, Employment, and Public School Quality. *Cityscape* 15(2):135-153.[#]

McClure, K. and B. Johnson. 2015. Housing Programs Fail to Deliver on Neighborhood Quality, Reexamined. *Housing Policy Debate* 25(3):463-496.[#]

McClure, K. 1998. Housing Vouchers Versus Housing Production: Assessing Long Term Costs. *Housing Policy Debate* 9(2):355-371.[#]

Shroder, M. and A. Reiger. 2000. Vouchers Versus Production Revisited. *Journal of Housing Research* 11(1):91-107.[#]

U.S. Department of Housing and Urban Development. Housing Choice Vouchers Fact Sheet. Available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

Additional Reading:

Basolo, V. and M. Nguyen. 2005. Does Mobility Matter? An Analysis of Voucher Holders' Neighborhoods. *Housing Policy Debate* 16(3/4):297-324.[#]

Cortes, A., Lam, K., and D. Fein. 2008. Household Life Cycle and Length of Stay in Housing Assistance Programs. *Cityscape* 10(1):117-156.

Shroder, M.D. and L.L. Orr. 2012. Moving to Opportunity: Why, How, and What Next? *Cityscape* 14(2):31-56.[#]

Varady, D. 2010. What Should Housing Vouchers Do? A Review of the Recent Literature. *Journal of Housing and the Built Environment* 25(4):391-407.[#]

a. Guest Speaker: Joan Ling

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

Required Reading:

Schwartz (2014), pp. 117-161.

Desai, M., Dharmapala, D. and M. Singhal. 2010. Tax Incentives for Affordable Housing: The Low Income Housing Tax Credit. *Tax Policy and the Economy* 24(1):181-205.[#]

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.[#]

McClure, K. 2000. The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked? *Housing Policy Debate* 11(1):91-114.[#]

O'Regan, K.M. and K.M. Horn. 2013. What Can We Learn About the Low-Income Housing Tax Credit Program by Looking at the Tenants? *Housing Policy Debate* 23(3): 597-613.[#]

Woo, A., Joh, K., and S. Van Zandt. 2016. Impacts of the Low-Income Housing Tax Credit Program on Neighborhood Housing Turnover. *Urban Affairs Review* 52(2): 247-279.[#]

Additional Reading:

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

Deng, L. 2011. The External Neighborhood Effects of Low-Income Housing Tax Credit Projects Built by Three Sectors. *Journal of Urban Affairs* 33(2):143-165.[#]

Deng, L. 2005. The Cost-Effectiveness of the Low-Income Housing Tax Credit Relative to Vouchers: Evidence from Six Metropolitan Areas. *Housing Policy Debate* 16 (3-4):469-511 (Scan: Know key findings).[#]

Eriksen, M.D. 2009. The Market Price of Low-Income Housing Tax Credits. *Journal of Urban Economics* 66:141-149.[#]

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

a. Homeownership, Foreclosures, and the Future of Low-Income Ownership (L)

Required Reading:

Schwartz (2014), pp. 379-442.

Grinstein-Weiss, M., Key, C., and S. Carrillo. 2015. Homeownership, the Great Recession, and Wealth: Evidence from the Survey of Consumer Finances. *Housing Policy Debate* 25(3):419-445.[#]

Immergluck, D. 2012. Distressed and Dumped: Market Dynamics of Low-Value, Foreclosed Properties during the Advent of the Federal Neighborhood Stabilization Program. *Journal of Planning Education and Research* 32(1): 48-61.[#]

Schelkle, W. 2012. A Crisis of What? Mortgage Credit Markets and the Social Policy of Promoting Homeownership in the United States and in Europe. *Politics & Society* 40(1), SI:59-80.[#]

Thaden, Emily, Greer, Andrew, and Susan Saegert. 2013. Shared Equity Homeownership: A Welcomed Tenure Alternative Among Lower Income Households. *Housing Studies* 28(8):1175-1196.

Additional Reading:

Basolo, V. 2007. Explaining the Support for Homeownership Policy in Cities: A Political Economy Perspective. *Housing Studies* 22(1):99-119.[#]

Carliner, M.S. 1998. Development of Federal Homeownership "Policy". *Housing Policy Debate* 9(2):299-321.[#]

Crump, J., Newman, K., Belsky, E.S., Ashton, P., Kaplan, D.H., Hammel, D.J., and E. Wyly. 2008. Cities Destroyed (Again) for Cash: Forum on the U.S. Foreclosure Crisis. *Urban Geography* 29(8): 745-784.[#]

Gerardi, K. and P. Willen. 2009. Subprime Mortgages, Foreclosures, and Urban Neighborhoods. *The B.E. Journal of Economic Analysis & Policy* 9(3): Article 12.

Immergluck, D. 2013. Too Little, Too Late, and Too Timid: The Federal Response to the Foreclosure Crisis at the Five-Year Mark. *Housing Policy Debate* 23(1): 199-232.[#]

Lin, Z., Rosenblatt, E., and V.W. Yao. 2009. Spillover Effects of Foreclosures on Neighborhood Property Values. *Journal of Real Estate Finance and Economics* 38(4):387-407.

Martinez, Sylvia C. 2000. The Housing Act of 1949: its place in the realization of the American dream of homeownership. *Housing Policy Debate* 11(2):467-487.[#]

Saegert, S., Fields, D., and K. Libman. 2009. Deflating the Dream: Radical Risk and the Neoliberalization of Homeownership. *Journal of Urban Affairs* 31(3):297-317.[#]

b. In Class Assignment

a. State & Regional Approaches to Housing (S₃)

Required Reading:

Schwartz (2014), pp. 265-309.

Allred, D. and A. Chakraborty. 2015. Do Local Development Outcomes Follow Voluntary Regional Plans? Evidence from Sacramento Region's Blueprint Plan. *Journal of the American Planning Association* 81(2):104-120.[#]

Basolo, V. and C. Scally. 2008. State Innovations in Affordable Housing Policy: Lessons from California and New Jersey. *Housing Policy Debate* 19(4):741-774.[#]

Basolo, V. and D. Hastings. 2003. Obstacles to Regional Housing Solutions: A Comparison of Four Metropolitan Areas. *Journal of Urban Affairs* 25(4):449-472.[#]

Barbour, E. and E.A. Deakin. 2012. Smart Growth Planning for Climate Protection. *Journal of the American Planning Association* 78(1):70-86.[#]

Provo, J. 2009. Risk-averse Regionalism the Cautionary Tale of Portland, Oregon, and Affordable Housing. *Journal of Planning Education and Research* 28(3):368-381.[#]

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:

Haar, C.M. 1997. Judges as Agents of Social Change: Can the Courts Break the Affordable Housing Deadlock in Metropolitan Areas? *Housing Policy Debate* 8(3):633-650.

Institute for Local Government. nd. The Basics of SB 375: Transportation, Housing and Greenhouse Gases. Sacramento, CA.[#]

Meck, S., Retzlaff, R. and J. Schwab. 2003. *Regional Approaches to Affordable Housing*. Planning Advisory Service Report # 513/514. Chicago, IL: American Planning Association. (On reserve in PPD office).

b. Local Housing Policies & Programs (L)

Required Reading:

Schwartz (2014), review: pp. 265-309.

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

Basolo, V. 2011. . Inclusionary Housing: the Controversy Continues. *Town Planning Review* 82(2):i-vi.[#]

Garde, A. 2016. Affordable by Design? Inclusionary Housing Insights from Southern California. *Journal of Planning Education and Research* 36(1):16-31.[#]

Nguyen, M.T., Basolo, V. and A. Tiwari. 2013. Opposition to Affordable Housing in the U.S.: Debate Framing and the Responses of Local Actors. *Housing Theory and Society* 30(2):107-130.[#]

Wiener, Robert J. and Stephen E. Barton. 2014. The Underpinnings of Inclusionary Housing in California: Current Practice and Emerging Market and Legal Challenges. *Housing and the Built Environment* 29(3): 403-422.

Additional Reading:

Albright, L., Derickson, E.S. and D.S. Massey. 2013. Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ. *City and Community* 12(2):89-112.

Calavita, N. and A. Mallach. 2010. *Inclusionary Housing in International Perspective: Affordable Housing, Social Inclusion, and Land Value Recapture*. Cambridge, MA: Lincoln Institute of Land Policy.

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

Gilderbloom, J.I. and L. Ye. 2007. Thirty Years of Rent Control: A Survey of New Jersey Cities. *Journal of Urban Affairs* 29(2):207-220.

Kirp, D.L. 1995. *Our Town: Race, Housing, and the Soul of Suburbia*. New Brunswick, NJ: Rutgers University Press.

Landis, J.D. 1986. Land Regulation and the Price of New Housing: Lessons from Three California Cities. *Journal of the American Planning Association* 52:9-21.

Nguyen, M.T. 2005. Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature. *Journal of Planning Literature* 20(1):15-26.[#]

Scally, Corianne Payton. 2013. The Nuances of NIMBY: Context and Perceptions of Affordable Rental Housing Development. *Urban Affairs Review* 49(5):718-747.[#]

Tighe, J.R. 2010. Public Opinion and Affordable Housing: A Review of the Literature. *Journal of Planning Literature* 25(1):3-17.[#]

U.S. Department of Housing and Urban Development. Community Development Block Grant (CDBG). Available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

U.S. Department of Housing and Urban Development. Home Investment Partnership Program (HOME). Available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/

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

Required Reading:

Schwartz (2014), review: pp. 265-309.

Bratt, R. 2012. The Quadruple Bottom Line and Nonprofit Housing Organizations in the United States. *Housing Studies* 27(4):438-456.[#]

Lucio, J. and E.R. de la Cruz. 2012. Affordable Housing Networks: A Case Study in the Phoenix Metropolitan Region. *Housing Policy Debate* 22(2):219-240.[#]

Rohe, W.M. 2009. From Local to Global: One Hundred Years of Neighborhood Planning. *Journal of the American Planning Association* 75(2):209-230.[#]

Additional Reading:

Basolo, V. and D. Strong. 2000. Understanding the Neighborhood: From Residents' Perceptions and Needs to Action. *Housing Policy Debate* 13(1):83-105.[#]

Mallach, A. 2009. *A Decent Home: Planning, Building, and Preserving Affordable Housing* (Chapter 8). Chicago, IL:APA Planners Press.

Vidal, A.C. and W.D. Keating. 2004. Community Development: Current Issues and Emerging Challenges. *Journal of Urban Affairs* 26(2):125-137.[#]

Koebel, C.T. 1998. The Tortuous Path of Nonprofit Development in Shelter and Society: Theory, Research and Policy for Nonprofit Housing, C.T. Koebel (ed). Albany, NY: State University of New York, pp. 219-230.

Liou, Y.T. and R.C. Stroh. 1998. Community Development Intermediary Systems in the United States: Origins, Evolution, and Functions. *Housing Policy Debate* 9(3): 575-594.

Peterman, W. 2000. *Neighborhood Planning and Community-Based Development*. Thousand Oaks: Sage Publications, pp. 1-70, 153-180, scan 71-151.

b. Special Needs Populations (S₅)

Required Reading:

Schwartz (2014), pp. 311-328; pp. 443-452 (conclusion: read before end of course).

Brown, M.M., Jason, L.A., Malone, D.K., Srebnik, D., Sylla, L. 2016. Housing First as an Effective Model for Community Stabilization among Vulnerable Individuals with Chronic and Nonchronic Homelessness Histories. *Journal of Community Psychology* 44(3): 384-390.

Evans, W.N., Sullivan, J.X., and M. Wallskog. 2016. The Impact of Homelessness Prevention Programs on Homelessness. *Science* 353 (6300):694-699.[#]

Lee, B., Tyler, K.A., and J.D. Wright. 2010. The New Homelessness Revisited. *Annual Review of Sociology* 36:501-521.[#]

Meschede, T. and S. Chaganti. 2015. Home for Now: A Mixed-Methods Evaluation of a Short-Term Housing Support Program for Homeless Families. *Evaluation and Program Planning* 52:85-95.[#]

Mitchell, D. and N. Heynen. 2009. The Geography of Survival and the Right to the City: Speculations on Surveillance, Legal Innovation, and the Criminalization of Intervention. *Urban Geography* 30(6):611-632.[#]

Smets, A.J.H. 2012. Housing the Elderly: Segregated in Senior Cities or Integrated in Urban Society? *Journal of Housing and the Built Environment* 27(2):225-239.[#]

Additional Reading:

Bridgman, Rae. 2002. Housing Chronically Homeless Women: "Inside" a Safe Haven. *Housing Policy Debate* 13(1):51-81.

Fothergill, K.E., Doherty, E.E., Robertson, J.A., and M.E. Ensminger, M.E. 2012. A Prospective Study of Childhood and Adolescent Antecedents of Homelessness among a Community Population of African Americans. *Journal of Urban Health-Bulletin of the New York Academy of Medicine* 89(3):432-446.[#]

Keyes, L.C. 1990. Housing and the Homeless in Building Foundations, D. DiPasquale and L.C. Keyes (eds.). Philadelphia: University of Pennsylvania Press, pp. 403-434.

Toro, P.A. and M.G. Warren. 1999. Homelessness in the United States: Policy Considerations. *Journal of Community Psychology* 27(2):119-136.

Wright, T. and A. Vermund. 1996. Suburban Homelessness and Social Space: Strategies of Authority and Local Resistance in Orange County, California in *Anthropological Perspectives on Housing and Homelessness in the United States*, A.L. Dehavenon (ed). Westport, CT: Bergin & Garvey.

U.S. Department of Housing and Urban Development. Review HUD website on Homeless assistance: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless.

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/>

Hoch, C. 2007. How Plan Mandates Work: Affordable Housing in Illinois. *Journal of the American Planning Association* 73(1):86-99.[#]

Lewis, P.G. 2005. Can State Review of Local Planning Increase Housing Production? *Housing Policy Debate* 16(2):173-200.[#]

Lewis, P.G. 2003. California's Housing Element Law: The Issue of Local Non-Compliance. San Francisco: Public Policy Institute of California. (Scan: This is a long report, but it is informative). Access via web at: <http://www.ppic.org/main/allpubs.asp>.#

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 (S₆)

Required Reading:

Basolo, V. 2012. Housing and Urban Sustainability. In *Sustainability: A Global Urban Context*, Igor Vojnovic (Ed.). East Lansing, MI: Michigan State University Press .#

Charles L. Choguill, C.L. 2007. The Search for Policies to Support Sustainable Housing. *Habitat International* 31:143–149.#

Karatas, A. and K. El-Rayes. 2015. Optimizing Tradeoffs Among Housing Sustainability Objectives. *Automation in Construction* 53:83-94.#

Kuholski, K., Tohn, E., and R. Morley. 2010. Healthy Energy-Efficient Housing: Using a One-Touch Approach to Maximize Public Health, Energy, and Housing Programs and Policies. *Journal of Public Health Management and Practice* 16(5):S68-S74.#

Lubell, Jeffrey, Morley, R., Ashe, M., Merola, L. and J. Levi. n.d. Housing and Health: New Opportunities for Dialogue and Action. Columbia, MD: National Center for Healthy Housing.#

Ottelin, J., Heinonen, J., S. Junnila. 2015. New Energy Efficient Housing Has Reduced Carbon Footprints in Outer but Not in Inner Urban Areas. *Environmental Science & Technology* 49(16):9574-9583.#

Additional Reading:

Global Green USA. 2007. *Blueprint for Greening Affordable Housing*. Washington, DC: Island Press.

Houston, D., Basolo, V. and D. Yang. 2013. Walkability, Transit Access, and Traffic Exposure for Low-Income Residents with Subsidized Housing. *American Journal of Public Health* 103(4):673-678.#

Islam, Nazrul. 1997. Sustainability Issues in Urban Housing in a Low-income Country: Bangladesh. *Habitat International* 20(3):377-388.

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:

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

where,

96 and above	A
92 – 95	A-
86 – 91	B+
80 – 85	B

Below 80 is not a passing grade in this course