

DRAFT June 4, 2008

**Class: PUBP 710 Housing/Community Development Policy, section B03**

**Instructor: Danilo Pelletiere**

**Time/days: 4:30 pm - 7:10 pm Monday/Wednesday**

**Location: Arlington Campus 336**

**Dates: June 01, 2009 - July 21, 2009**

**Office hours: After class and by appointment**

### **Objective**

This course is focused on the intersection of housing and community development. It will give students a fundamental grounding in the history, institutions, and theories that underlie the housing and community development policy in the United States as well as introduce them to some of the topics and controversies that are shaping the current policy debate in Washington. In this regard, the class will feature guest lectures from researchers in the field of housing and community development. The focus is also largely on federal government policies and institutions, though the role and influence of state and local governments may be addressed throughout.

### **Requirements and readings**

This class will be run as much as a seminar as class size permits. Therefore class participation (and attendance) is an important requirement. Students are allowed two absences with advance notice without additional work being required.

All readings are available on-line. Class readings will be the basis for discussion. The reference text for the class is:

NLIHC (ed.) The Advocates Guide. <http://www.nlihc.org/doc/AdvocacyGuide2009-web.pdf>

(This is *explicitly* an advocacy publication, as with any reading you should read with a critical eye)

There will be a take home midterm exam.

Finally, each student will be asked to prepare a policy brief on an issue of interest to them. The policy brief will include a clear problem statement, a discussion of the literature and data related to the problem, and a clear concise policy recommendation. The policy brief will be related directly to housing policy at the local, state, or federal level and will be addressed to a relevant policy maker such as a mayor, transportation secretary or congress person.

### **Grading**

Class attendance and participation 50%

Midterm 20%

Policy brief 30%

**Please note, I will only use the GMU e-mail addresses provided by the grading system for general class communications. Please be familiar with your GMU account and check it frequently.**

## Class Schedule

Class 1 June 1 Class overview, introductions. The state of the nation's housing? What are the problems we are trying to address? People versus places?

Joint Center for Housing Studies (2008) State of the Nation's Housing. Retrieved June 3, 2009 from <http://www.jchs.harvard.edu/son/index.htm> (2009 will also be released later in the month.)

Read the following chapters in the Advocates Guide over the next two weeks:

Community Development Block Grants, Fannie Mae and Freddie Mac, Federal Housing Administration, Federal Home Loan Bank System; Housing Choice Vouchers; Low Income Housing Tax Credit; Mortgage Interest Deduction, New Market Tax Credits, Project Based Rental Assistance, Public Housing, Section 811, Self Help Housing.

Class 2 June 3 What makes housing affordable?

Stone, M. E. (2006). What is housing affordability? The case for the residual income approach. *Housing Policy Debate*, 17(1), 151-183. Retrieved June 3 2009 from [http://www.mi.vt.edu/data/files/hpd%2017\(1\)/hpd\\_1701\\_stone.pdf](http://www.mi.vt.edu/data/files/hpd%2017(1)/hpd_1701_stone.pdf)

**Discussion assignment:** Look at your housing costs and income. Is your housing affordable? Be prepared to discuss your answer.

Class 3 June 8 Is there a separate right to housing? /Discussion of Policy Brief

Advocates Guide: Right to Housing

R Hartman, Chester. 1998. "The Case for a Right to Housing," with responses by James Carr and Peter Salins. *Housing Policy Debate* 9(2): 223-266. On-line. Retrieved June 3, 2009 from

[http://www.knowledgeplex.org/kp/text\\_document\\_summary/scholarly\\_article/refiles/hpd\\_0902\\_hartman.pdf](http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0902_hartman.pdf).

Carr's response to Hartman,

[http://www.knowledgeplex.org/kp/text\\_document\\_summary/scholarly\\_article/refiles/hpd\\_0902\\_carr.pdf](http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0902_carr.pdf).

Salins's response,

[http://www.knowledgeplex.org/kp/text\\_document\\_summary/scholarly\\_article/refiles/hpd\\_0902\\_salins.pdf](http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0902_salins.pdf)

**Discussion Assignment:** Choose one point of view and be prepared to debate with the class.

Class 4 June 10 The history, framework and mechanisms of housing and community development policy

### **Finish Week 1 advocates guide assignment**

Von Hoffman, A. (2008) Enter the Housing Industry, Stage Right: A Working Paper on the History of Housing Policy. Cambridge, MA: Joint Center for Housing Studies. Retrieved June 3, 2009 from [http://www.jchs.harvard.edu/publications/governmentprograms/w08-1\\_von\\_hoffman.pdf](http://www.jchs.harvard.edu/publications/governmentprograms/w08-1_von_hoffman.pdf)

**Discussion assignment:** Based on the readings, your own knowledge, and any additional research you would like to do, write down some advantages and disadvantages of: a) tenant-based programs, c) programs providing government owned housing, d) tax code programs and incentives, c) block grant programs. Identify some specific programs for each category.

Class 5 June 15 Spatial mismatch, segregation, fair housing, NIMBY and Moving to Opportunity Guest Lecturer, Lisa Rice, National Fair Housing Alliance

Read in the Advocates Guide: Community Reinvestment Act, Analysis of Impediments to Fair Housing Choice, Fair Housing Programs.

Class 6 June 17 Homeownership and asset building as an economic development strategy  
Take a look at the resources at the Realtors' Field Guide to Social Benefits of Homeownership (<http://www.realtor.org/library/library/fg302>) to complete the following assignment.

**Discussion assignment:** 1) Write down a list of a) community, b) family and individual health and wellbeing, and c) financial and wealth benefits from homeownership. Write down at least two for each category. 2) In the case of each type of benefit explain whether you believe this benefit is a) inherent to homeownership independent of policy, and b) whether other types of assets could provide a similar benefit.

Class 7 June 22 What is the role of rental housing?

Advocates Guide: Housing Tenure: Owning and Renting in U.S. Housing Policy  
Apgar, W. (2004) Rethinking Rental Housing: Expanding the Ability of Rental Housing to Serve as a Pathway to Economic and Social Opportunity. Cambridge, MA: Joint Center for Housing Studies Harvard University. Retrieved June 3, 2009 from <http://www.jchs.harvard.edu/publications/markets/w04-11.pdf>

**Discussion assignment:** Do you believe housing policy should “promote” rental housing? If so, under what circumstances or for what populations?

Class 8 June 24 Rural housing and strategies Guest Lecturer Lance George, Housing Assistance Council  
Advocates Guide: Rural Housing and Economic Development, Section 515, Section 514/516,  
Speaker readings may be announced

Class 9 June 29, Discussion of material, policy briefs - Midterm distributed at end of class

Class 10 July 1 Midterm due at end of class

Class 11 July 6 Homelessness Guest Lecturer Mary Cunningham

McKinney-Vento Homeless Assistance Programs, Housing Plus Services, Continuum of Care, plans to end homelessness.  
Speaker readings may be announced

Class 12 July 8 Smart growth, climate and green housing - Discussion of midterm

Advocates guide: Green Housing and Climate Change, Weatherization Program, LIHEAP, Transportation Reauthorization.  
Chen, D. (2000) “The Science of Smart Growth. Scientific American. 283 (6) -91.

Class 13 July 13 The making and impacts of the foreclosure crisis and responses thus far

Lewis, M. (2009, April) Wall Street on the Tundra. Vanity Fair. Retrieved June 3, 2009 from [www.vanityfair.com/politics/features/2009/04/iceland200904](http://www.vanityfair.com/politics/features/2009/04/iceland200904)

Tett, G. (2009, May 1) Genesis of the debt disaster. Financial Times. Retrieved June, 2009 from <http://www.ft.com/cms/s/2/51f425ac-351e-11de-940a-00144feabdc0.html>

Tett, G. (2009, May 8) How panic gripped the world's biggest banks. Financial Times. Retrieved June 3, 2009 from [www.ft.com/cms/s/2/e3b972fc-3aa6-11de-8a2d-00144feabdc0.html](http://www.ft.com/cms/s/2/e3b972fc-3aa6-11de-8a2d-00144feabdc0.html)

Foote, C.L., Gerardi, K., Goette, L., and Willen, P.S. (2008). Subprime facts: What (we think) we know about the subprime crisis and what we don't. Working Paper 08-2 (May 30, 2008 version). Boston, MA: Federal Reserve Bank of Boston. Retrieved June 3 from [http://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=1153411](http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1153411)

Leinberger, C.B. (2008, March). The next slum? The Atlantic Monthly. Retrieved May 21,

2008 from [www.theatlantic.com/doc/200803/subprime](http://www.theatlantic.com/doc/200803/subprime).

Class 14 July 15 Remaking the housing finance infrastructure, Guest Lecture Paul N Weech  
TBA

Class 15 July 20 What does housing do? Policy briefs due

#### Additional Information

If you are a student with a disability and you need academic accommodations, please see me and contact the Disability Resource Center (DRC) at 993-2474. All academic accommodations must be arranged through the DRC.

I will consider nominating the very best papers in this course for publication in *New Voices in Public Policy*. *New Voices* is a student- and faculty-reviewed journal that shares SPP's finest student work with the rest of the world. Please let me know if you would like your paper considered.

The SPP Policy on Plagiarism is as follows:

The profession of scholarship and the intellectual life of a university as well as the field of public policy inquiry depend fundamentally on a foundation of trust. Thus any act of plagiarism strikes at the heart of the meaning of the university and the purpose of the School of Public Policy. It constitutes a serious breach of professional ethics and it is unacceptable.

Plagiarism is the use of another's words or ideas presented as one's own. It includes, among other things, the use of specific words, ideas, or frameworks that are the product of another's work. Honesty and thoroughness in citing sources is essential to professional accountability and personal responsibility. Appropriate citation is necessary so that arguments, evidence, and claims can be critically examined.

Plagiarism is wrong because of the injustice it does to the person whose ideas are stolen. But it is also wrong because it constitutes lying to one's professional colleagues. From a prudential perspective, it is shortsighted and self-defeating, and it can ruin a professional career.

The faculty of the School of Public Policy takes plagiarism seriously and has adopted a zero tolerance policy. Any plagiarized assignment will receive an automatic grade of "F." This may lead to failure for the course, resulting in dismissal from the University. This dismissal will be noted on the student's transcript. For foreign students who are on a university-sponsored visa (eg. F-1, J-1 or J-2), dismissal also results in the revocation of their visa.

To help enforce the SPP policy on plagiarism, all written work submitted in partial fulfillment of course or degree requirements must be available in electronic form so that it can be compared with electronic databases, as well as submitted to commercial services to which the School subscribes. Faculty may at any time submit student's work without prior permission from the student. Individual instructors may require that written work be submitted in electronic as well as printed form. The SPP policy on plagiarism is supplementary to the George Mason University Honor Code; it is not intended to replace it or substitute for it.