

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

PPD 246: Housing Policy
Fall Quarter 2012

Instructor

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Course

SSL 152
Weds, 2-4:50 pm
Office Hours: Tues, 10:30 am - 12 noon
and by appointment

2004



2007 - 2008



2009 - ???



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:

Schwartz, A.F. 2010. *Housing Policy in the United States* (2nd ed.). New York: Routledge.

Jackson, K.T. 1985. *Crabgrass frontier: the Suburbanization of the United States*. New York: Oxford University Press.

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:

Schwartz (2010), pp. 1-87; scan 89-102.

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.

OCT 10

Visitor Mike Ruane will briefly discuss upcoming housing development competition

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:

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 (2010), pp. 253-289.

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:

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.

OCT 17

Groups submit description of final group project topic

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

Required Reading:

Schwartz (2010), pp. 125-155; 157-176

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.

Hanlon, James. 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.

Popkin, Susan J., Cunningham, Mary K., and Martha Burt. 2005. Public Housing Transformation and the Hard-to-House. *Housing Policy Debate* 16(1):1-24.

Additional Reading:

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.

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 (2010), 177-207.

U.S. Department of Housing and Urban Development. Housing Choice Vouchers Fact Sheet. Available at: http://nhl.gov/offices/pih/programs/hcv/about/fact_sheet.cfm

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.

Additional Reading:

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

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

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.

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.

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

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 (S₃)

Required Reading:

Schwartz (2010), pp. 303-309.

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

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

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.

Gill, Andrea M.K. 2012. Moving to Integration? The Origins of Chicago's Gautreaux Program and the Limits of Voucher-Based Housing Mobility. *Journal of Urban History* 38(4): 662-686.

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

Gennetian, L.A. et al. 2012. The Long-Term Effects of Moving to Opportunity on Youth Outcomes. *Cityscape* 14(2):137-167.

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

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

Additional Reading:

Basolo, V. 2003. Local Response to Federal Changes in the Housing Voucher Program: A Case Study of Intra-Regional Cooperation. *Housing Policy Debate* 14(1/2):143-168.

Deng, Lan. 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).

Marr, M.D. 2005. Mitigating Apprehension about Section 8 Vouchers: The Positive Role of Housing Specialists in Search and Placement. *Housing Policy Debate* 16(1):85-111

Popkin, S.J., Katz, B., Cunningham, M.K., Brown, K.D., Gustafson, J. and M.A. Turner. 2004. A Decade of HOPE VI: Research Findings and Policy Challenges. Wash., D.C.: The Urban Institute.

Assignment 1 due

OCT 31

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

Required Reading:

Schwartz (2010), pp. 291-303

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

Immergluck, D. 2009. The Foreclosure Crisis, Foreclosed Properties, and Federal Policy: Some Implications for Housing and Community Development Planning. *Journal of the American Planning Association* 75(4):406-423.

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.

Additional Reading:

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.

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

NOV 7

a. **State & Regional Approaches to Housing (S₄)**

Required Reading:

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), SI:70-86.

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

SCAG. 2010. Framework and Guidelines for Subregional Sustainable Communities Strategies. See additional documents at: <http://www.scag.ca.gov/sb375/index.htm>.

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.

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/>

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>

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

Additional Reading:

See <http://www.hud.gov/offices/cpd/about/conplan/local/ca/> for links to numerous consolidated and related plans.

NOV 14

a. Local Housing Policies & Programs (L)

Required Reading:

Schwartz (2010), pp. 209-238.

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

Scally, C.P. and R. Koenig. 2012. Beyond NIMBY and Poverty Deconcentration: Reframing the Outcomes of Affordable Rental Housing Development. *Housing Policy Debate* 22(3):435-461.

Additional Reading:

Calavita, N., Grimes, K., and A. Mallach. 1997. Inclusionary Housing in California and New Jersey: A Comparative Analysis. *Housing Policy Debate* 8(1):109-142.

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.

National Housing Conference. 2004. *Inclusionary Housing: The California Experience*. Washington, D.C.: National Housing Conference, scan as interested (Available at: <http://www.knowledgeplex.org/cache/documents/17692.pdf>)

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://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

U.S. Department of Housing and Urban Development. Neighborhood Stabilization Program (NSP). Available at: <https://hudnshelp.info/>.

b. Dissolution of Redevelopment in CA and Affordable Housing (Guest Lecturer)

Lisa Payne, Policy Director, Southern California Association of Nonprofit Housing

Recommended reading:

Dardia, M. 1998. Subsidizing Redevelopment in California. San Francisco: Public Policy Institute, pp. 79-86 and read the summary document.

NOV 21

a. **Neighborhood Development & Community Development Corporations (L)**

Required Reading:

Schwartz (2010), pp. 231-237

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

Rohe, W.M. and R. Bratt. 2003. Failures, Downsizings, and Mergers among Community Development Corporations. *Housing Policy Debate* 14(1/2):1-46.

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

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.

Gittell, R. and A. Vidal. 1998. *Community Organizing: Building Social Capital as a Development Strategy*. Thousand Oaks, CA: Sage Publications.

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.

Vidal, A. 1997. Can Community Development Re-Invent Itself? *Journal of the American Planning Association* 63(4):429-438.

b. **Nonprofit housing development (Guest Lecturer)**

TBA

Assignment 2 due

NOV 28

a. **Special Needs Populations (S₅)**

Required Reading:

Schwartz (2010), pp. 239-251

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

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://www.hud.gov/offices/cpd/homeless/index.cfm>

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.

b. Urban-Housing Sustainability (S₆)

Required Reading:

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

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

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.

Additional Reading:

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

Houston, D., Basolo, V. and D. Yang. 2012. Walkability, Transit Access, and Traffic Exposure for Low-Income Residents with Subsidized Housing. *American Journal of Public Health* (online first, August 12, ahead of print)

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

Li, W. and J.D. Saphores. 2012. A Spatial Hedonic Analysis of the Value of Urban Land Cover in the Multifamily Housing Market in Los Angeles, CA. *Urban Studies* 49(12):2597-2615.

World Health Organization. 2010. International Workshop on Housing, Health and Climate Change: Developing guidance for health protection in the built environment mitigation and adaptation responses. Meeting Report distributed by the World Health Organization.

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:

Activity	Points
Assignments (2@10 pts. each)	20
In Class Assignment	7
Readings reports (4@ 2 pts.)	8
Session Lead	20
Final Project & Presentation	20
Participation in discussions	25
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