

**Graduate Program in Urban Planning
School of Architecture and Urban Design
University of Kansas**

UBPL 710
Introduction to Housing Policy
Fall, 2006

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Line Number: 22152
3 Credits

2:30-3:45 Monday, Wednesday
Classroom: 308 Marvin

SYLLABUS

Introduction and Objectives

This course is designed to provide an introduction to the various methods used by the public sector as it intervenes in housing markets. Governments at all levels employ many different approaches to achieve housing goals. This course will examine many of these approaches in an effort to help students understand what these housing programs are supposed to accomplish and how well they work. In all cases, the objective of the course is to educate planners so that they have a firm understanding of housing programs that exist now as well as a grasp of the methods used to select housing strategies for implementation by the public sector.

Format

The format of the course is that of a graduate level seminar. Students are expected to be prepared for and to engage in discussions on each topic covered in the course.

Course Assignments

In addition to normal participation in class sessions, there will be written assignments. The first will involve the collection of housing data to determine the incidence of housing hardship and the need for housing assistance within a community, similar to the Consolidated Plans prepared in communities across the nation. These data will be used to form a profile of the community's housing market. A memorandum must be prepared which describes the data and their implications for planning. The second assignment will take the form of a memorandum that outlines an appropriate set of housing policies and programs, which should be adopted, by the city given the previous analysis. Mid-term and final examinations will be given in a take-home format.

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Schedule

The schedule for the course assignments and examinations is:

Housing profile and memorandum	Due:	November 8
Housing policy memorandum	Due:	December 6
Mid-term examination distributed	Date:	October 4
Mid-term examination returned	Due:	October 11
Final examination distributed	Date:	December 6
Final examination returned	Due:	December 12

Requirements, Grading and Academic Misconduct

The following weights will be used in the determination of a final grade in the course:

Housing profile and memo	25 %
Policy and program memo	10 %
Mid-term examination	20 %
Final examination	30 %
Class Participation	15 %

It is a requirement of the course that assignments be prepared and submitted on or before the due date. Work submitted after the due date will not be accepted except through prior arrangement with the professor. All work submitted is expected to meet normal standards for graduate student performance within a professional degree program.

Students should be aware of the University rules regarding academic misconduct, which includes plagiarism. Students who do not complete the work required in the course will be given a grade of Incomplete only where, for good reason, some part of the work has not been done while the remainder of the work has been satisfactorily completed. These issues are summarized in the *Student Handbook*.

Students with Disabilities

Any student in this course who has a disability that prevents the fullest expression of abilities should contact the instructor as soon as possible so that appropriate accommodations can be made for the completion of the course requirements.

Schedule Conflicts

If any scheduled assignment or examination conflicts with a mandated religious observation, a student should immediately contact the instructor to arrange a make-up assignment or examination on a mutually acceptable date.

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Recording Lectures

Course materials prepared by the instructor, together with the content of all lectures and review sessions presented by the instructor are the property of the instructor. Video and audio recording of lectures and review sessions without the consent of the instructor is prohibited. On request, the instructor will usually grant permission for students to audio tape lectures, on the condition that these audio tapes are only used as a study aid by the individual making the recording. Unless explicit permission is obtained from the instructor, recordings of lectures and review sessions may not be modified and must not be transferred or transmitted to any other person, whether or not that individual is enrolled in the course.

Misconduct

The scope and content of the material included in this course are defined by the instructor in consultation with the responsible academic unit. While the orderly exchange of ideas, including questions and discussions prompted by lectures, discussion sessions and laboratories, is viewed as a normal part of the educational environment, the instructor has the right to limit the scope and duration of these interactions. Students who engage in disruptive behavior, including persistent refusal to observe boundaries defined by the instructor regarding inappropriate talking, discussions, and questions in the classroom or laboratory may be subject to discipline for non-academic misconduct for disruption of teaching or academic misconduct, as defined in the Code of Student Rights and Responsibilities (CSRR), Article 22, Section C, and the University Senate Rules and Regulations, Section 2.4.6. Article 22 of CSRR also defines potential sanctions for these types of infractions.

Disclaimer

This syllabus is to serve as a guide only. This course is subject to change in the event of extenuating circumstances.

Required Reading

The reading materials for the course have been digitized and are available through the electronic reserve system of Watson Library. The name(s) of each reading's electronic file(s) are listed at the end of the bibliography entry.

TOPIC OUTLINE AND READING ASSIGNMENTS

August 21 **1. Overview of Course Contents and Objectives**

What should planners know about housing policy?

August 23 **2. Housing Conditions**

How well are Americans housed today? How well will they be housed in the future?

Joint Center for Housing Studies of Harvard University, *The State of the Nation's Housing 2006*, Cambridge, Massachusetts: Joint Center, pp. 1-44.
<Harvard Joint Center State of the Nation's Housing 2006.pdf>

August 28 **3. Housing Conditions**

Do we have a shortage of housing?

The Millennial Housing Commission. May 30, 2002. *Report of the Millennial Housing Commission*. Washington, C.C.: Congress of the United States, Millennial Housing Commission, pp. 1-26.
<MHCreport.pdf>

United States Department of Housing and Urban Development, Office of Policy Development and Research. *Affordable Housing Needs: A Report to Congress on the Significant Need for Housing*, December, 2005.
<AffHsgNeedsRpt2003.pdf>

Nelson, Kathryn P., "Whose Shortage of Affordable Housing?" *Housing Debate*, Vol. 5, No. 4, 1994, pp. 401-442.
<hpd_0504_nelson.pdf>

August 30 **4. Housing Economics: Theory of Housing Markets**

How do housing markets work?

DiPasquale, Denise and William C. Wheaton, "The Markets for Real Estate Assets and Space: A Conceptual Framework," *Journal of the American Real Estate and Urban Economics Association*, Vol. 20, No. 2, 1992, pp. 181-197.
<DiPasqualeWheatonJAREUEA202.pdf >

September 4 **Labor Day, No class**

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September 6 **5. Housing Economics: Theory of Submarkets**

Is a housing market one market or many?

Galster, George and Jerome Rothenberg. 1991. "Filtering in Urban Housing: A Graphical Analysis of Quality-Segmented Market," *Journal of Planning Education and Research*, Vol. 11, No. 1, pp. 37-50.
<Filtering in Urban Housing.pdf>

McClure, Kirk. 2003. "Deciphering the Need in Housing Markets: A Technique to Identify Appropriate Housing Policies at the Local Level," *Journal of Planning Education and Research* Vol. 24, No. 4, pp. 361-378.
<McClure JPER 2004.pdf>

September 11 **6. Housing Economics: Demand for Housing**

How does demand for housing respond to changes in income and price?

Cronin, Francis J., "Household Responsiveness to Unconstrained Housing Allowances," in *Housing Allowances for the Poor: Lessons from a National Experiment*, Raymond J. Struyk and Marc Bendick, Jr., editors, Washington, D.C.: The Urban Institute Press, 1981, pp. 159-176.
<Household Responsiveness to Unconstrained Housing Allowances.pdf>

Masnick, George. 2002. "The New Demographics of Housing," *Housing Policy Debate*, Vol, 13, No. 2, pp. 275-321.
<hpd_1302_masnick.pdf>

September 13 **7. Housing Economics: Supply of Housing**

How does the supply of housing respond to changes in demand?

Blackley, Dixie M. "The Long-Run Elasticity of New Housing Supply in the United States: Evidence for 1950 to 1994" *Journal of Real Estate Finance and Economics*, 18(1):25-42
<Blackley JREFE 18(1).pdf>

September 18 **8. Housing Economics: Vacancy and Price Adjustment**

When supply and demand change, how does the market adjust to these changes?

Belsky, Eric S., "Rental Vacancy Rates: A Policy Primer," *Housing Policy Debate*, Vol. 3, Issue 3, 1992, pp. 793-813.
<hpd_0303_belsky.pdf>

Hendershott, Patric H. and Marc T. Smith, "Housing Inventory Change and the Role of Existing Structures, 1961-1985," *Journal of the American Real Estate and Urban Economics Association*, Vol. 16, No. 4, Winter, 1988, pp. 364-378.
<HendershottHousingInventoryChange.pdf>

September 20 **9. The Role of Government in Housing Markets: The Rationale for Government Action**

What is the rationale for government intervention into the housing market? What level of government should implement the intervention?

Downs, Anthony, "A Strategy for Designing a Fully Comprehensive National Housing Policy for the Federal Government of the United States" in *Building Foundations*, Denise DiPasquale and Langley Keyes, editors, University of Pennsylvania Press: Philadelphia. 1990, pp. 61-112.
<Strategy for Designing a Fully Comprehensive Nat'l Housi (1).pdf>
<Strategy for Designing a Fully Comprehensive Nat'l Housing P.pdf>

September 25 **10. Affordability for Rental Occupancy and Home Ownership**

Do we have enough units affordable to the poor?

United States Department of Housing and Urban Development. *The Widening Gap: New Findings on Housing Affordability in America*. September 1999.
<The Widening Gap_1.pdf>
<The Widening Gap_2.pdf>

Gyourko, Joseph and Peter Linneman, "The Affordability of the America Dream: An Examination of the Last 30 Years," *Journal of Housing Research*, Vol. 4, Issue 1, 1993, pp. 39-72.
<jhr_0401_gyourko.pdf>

September 27 **11. Tax Policy: Homeownership**

How do tax benefits work for owners?

Carliner, Michael S., "Development of Federal Homeownership 'Policy'," *Housing Policy Debate*, Vol. 9, No. 2, 1998, pp. 299-321.
<hpd_0902_carliner.pdf

Follain, James R. and Lisa Sturman Melamed, "The False Messiah of Tax Policy: What Elimination of the Home Mortgage Deduction Promises and a Careful Look at What It Delivers," *Journal of Housing Research*, Vol. 9, No. 2, 1998, pp. 179-199.

<jhr_0902_follain.pdf>

October 2 **12. Tax Policy: Rental housing**

How do tax benefits work for renters?

Stegman, Michael A., "The Excessive Costs of Creative Finance: Growing Inefficiencies in the Production of Low-Income Housing," *Housing Policy Debate*, Vol. 2, No. 2, 1991, pp. 357-373.

<hpd_0202_stegman.pdf>

McClure, Kirk, "The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?" *Housing Policy Debate*, Vol. 11, Issue 1, 2000. pp. 91-114.

<hpd_1101_mcclure.pdf>

October 4 **13. Public Housing: Design of the Program**

What is the problem with public housing?

Vale, Lawrence J., "Empathological Places: Residents' Ambivalence Toward Remaining in Public Housing," *Journal of Planning Education and Research*, Vol. 16, No. 3, Spring, 1997, pp. 159-175.

<Empathological Places_1.pdf >

<Empathological Places_2.pdf >

Spence, Lewis H., "Rethinking the Social Role of Public Housing," *Housing Policy Debate*, Vol. 4, No. 3, 1993, pp. 355-367.

<hpd_0403_spence.pdf>

Husock, Howard, "Public Housing as a 'Poorhouse'," *Public Interest*, No. 129, 1997, pp. 73-85.

<Public Housing as a Poorhouse.pdf>

October 9 **14. Public Housing: Resolving the Problems**

What can be done about public housing?

Vale, Lawrence J., "Beyond the Problem Projects Paradigm: Defining Revitalization 'Severely Distressed' Public Housing," and Richard C. Gentry, "Comment," and Jeffrey K. Lines, "Comment," *Housing Policy Debate*, Vol. 4, No. 2, 1993, pp. 147-198.
<hpd_0402_vale.pdf>

Quercia, Roberto and George C. Galster, "The Challenges Facing Public Housing Authorities in a Brave New World," *Housing Policy Debate*, Vol. 8, No. 3, 1997, pp. 535-592.
<hpd_0803_quercia.pdf>

October 11 **15. Public Housing: Resolving the Problems**

Will HOPE VI be the answer?

United States Department of Housing and Urban Development. *HOPE VI: Community Building Makes a Difference*, Chapter 1: HOPE VI—Making Changes, February, 2000, pp. 1-7.
<hope_vi.pdf >

United States Department of Housing and Urban Development. *A Promise Being Fulfilled: The Transformation of America's Public Housing*, Chapter 3: Transforming Public Housing Stock, July, 2000, pp. 13-27.
<A Promise Being Fulfilled_Ch3.pdf>
<A Promise Being Fulfilled_Ch4.pdf >

Cunningham, Mary K. 2004. An Improved Living Environment? Relocation Outcomes for HOPE VI Relocatees. The Urban Institute, Metropolitan Housing and Communities Center.
<HOPE_VI_Urban_Institute.pdf>

October 16 **16. Vouchers versus Production**

Vouchers versus production, which program is best?

Winnick, Louis, "The Triumph of Housing Allowance Programs: How Fundamental Policy Conflict was Resolved," *Cityscape*, Vol. 1, No. 3, 1995, pp. 95-121. <winnickcityscape1-3.pdf>

U.S. Department of Housing and Urban Development, "Housing Choice Vouchers Fact Sheet." < Housing Choice Vouchers Fact Sheet.pdf>

Olsen, Edgar. U.S. Senate Committee on Banking, Housing and Urban Affairs, Testimony, Hearing on Housing and Community Development Needs: The FY 2003 HUD Budget. <Olsen Testimony.pdf>

October 18 **17. Vouchers versus Production**

Vouchers versus production, what do these approaches cost?

McClure, Kirk. "Housing Vouchers versus Housing Production: Assessing Long-Term Costs," *Housing Policy Debate*, Vol. 9, No. 2, 1998, pp. 355-371.
<hpd_0902_mcclure.pdf>

Shroder, Mark and Arthur Reiger. "Vouchers versus Production Revisited," *Journal of Housing Research*, Vol. 11, Issue 1, 2000, pp. 91-107.
<jhr_1101_shroder.pdf>

October 23 **18. Vouchers versus Production**

Can voucher programs accomplish more than affordable shelter?

Turner, Margery Austin. 2003. "Strengths and Weaknesses of the Housing Voucher Program." Testimony before the Subcommittee on Housing and Community Opportunity, Committee on Financial Services, United States House of Representatives, June 17, 2003.
<Turner Strengths and Weaknesses of the Housing Voucher Program.pdf>

Rosenbaum, James E. "Black Pioneers--Do Their Moves to the Suburbs Increase Economic Opportunity for Mothers and Children," *Housing Policy Debate*, Vol. 2, No. 4, 199, pp. 1179-1213.
<hpd_0204_rosenbaum.pdf>

Welfeld, Irving. "Gautreaux: Baby Steps to Opportunity," in *New Directions in Urban Public Housing*, David P. Varady, Wolfgang F. E. Preiser and Francis P. Russell, editors. New Brunswick, New Jersey: Center for Urban Policy Research, Rutgers University, 1998. pp. 226-234.
<Gautreaux-Baby Steps to Opportunity.pdf>

October 25 **19. Vouchers versus Production**

Do voucher programs lead to deconcentration of poverty?

Basolo, Victoria and Nguyen, Mai Thi, "Does Mobility Matter: The Neighborhood Conditions of Housing Voucher Holders by Race and Ethnicity," *Housing Policy Debate* Vol. 16, Nos. 3 and 4, 2005, pp. 297-324.
<hpd_16034_basolo.pdf>

McClure, Kirk, "Comment on Victoria Basolo and Mai Thi Nguyen's "Does Mobility Matter? The Neighborhood Conditions of Housing Voucher Holders by Race and Ethnicity" *Housing Policy Debate* Vol. 16, Nos. 3 and 4, 2005, pp. 347-359.

<hpd_16034_mcclure.pdf>

October 30 **20. Vouchers versus Production**

Does assisted housing affect adjacent market-rate housing?

Freeman, Lance. 2002. "Subsidized Housing and Neighborhood Impacts: A Theoretical Discussion and Review of the Evidence," *Journal of Planning Literature*, Vol. 16, No. 3, pp. 359-378.

<Subsidized Housing and Neighborhood Impacts_1.pdf>

<Subsidized Housing and Neighborhood Impacts_2.pdf >

Pendall, Rolf. "Why Voucher and Certificate Users Live in Distressed Neighborhoods," *Housing Policy Debate*, Vol. 11, Issue 4, 2000, pp. 881-910.

<hpd_1104_pendall.pdf>

Galster, George C., Peter Tatian, and Robin Smith. "The Impact of Neighbors Who Use Section 8 Certificates on Property Values," *Housing Policy Debate*, Vol. 10, Issue 4, 1999, pp. 879-917.

<hpd_1004_galster.pdf>

Lee, Chang-Moo, Dennis P. Culhane, and Susan M. Wachter. "The Differential Impacts of Federally Assisted Housing Programs on Nearby Property Values: A Philadelphia Case Study," *Housing Policy Debate*, Vol. 10, Issue 1, 1999, pp. 75-93.

<hpd_1001_lee.pdf>

November 1 **21. The Role of Government in Housing Markets: The State Role**

How do housing trust funds work?

Connerly, Charles E., "A Survey and Assessment of Housing Trust Funds in The United States," *Journal of the American Planning Association*, Vol. 59, No. 3, Summer, 1993, pp. 306-319.

<Connerly JAPA 59(3).pdf >

November 6 **22. The Role of Government in Housing Markets: The State Role**

Do mortgage revenue bonds and mortgage credit certificates work?

McClure, Kirk, "Capitalization of the Benefits of Mortgage Revenue Bonds: Lessons from Empirical Research," in *The Controversy Over Mortgage Revenue Bonds*, Dan Durning, Editor, Boston: Kluwer, 1992, pp. 211-233.
<Capitalization of Benefits of Mortgage Revenue Bond Financin.pdf>

McClure, Kirk, "Mortgage Credit Certificates as an Aid to Housing Affordability," *Journal of Planning Education and Research*, Vol. 12, No. 2, Winter, 1993, pp. 127-137. <Mortgage Credit Certificates as an Aid.pdf>

November 8 **23. The Role of Government in Housing Markets: The Local Role**

Is zoning a form of a housing program? What can be done?

Schill, Michael H. and Susan M. Wachter, "Housing Market Constraints and Spatial Stratification by Income and Race," *Housing Policy Debate*, Vol. 6, No. 1, 1995, pp. 141-167.
<hpd_0601_schill.pdf>

November 13 **24. The Role of Government in Housing Markets: The Local Role**

What is the impact of growth and development controls on the housing market?

Downs, Anthony, "The Advisory Commission on Regulatory Barriers to Affordable Housing: Its Behavior and Accomplishments," and William A. Fischel, "Comment," *Housing Policy Debate*, Vol. 2, No. 4, 1991, pp. 1095-1156.
<hpd_0204_downs_1.pdf>
<hpd_0204_downs_pt2.pdf>
<hpd_0204_fischel.pdf>

Green, Richard K. "Land Use Regulation and the Price of Housing in a Suburban Wisconsin County," *Journal of Housing Economics*, Vol. 8, Number 2, June, 1999, pp. 144-159.
<Land Use Regulation and the Price of Housing.pdf>

November 15 **25. The Role of Government in Housing Markets: The Local Role**

What is the HOME program and how does it work?

The Urban Institute, *Implementing Block Grants for Housing: An Evaluation of the First Year of HOME*, Washington, D.C.: U.S. Department of Housing and Urban Development, November, 1995.

<Implementing Block Grants for Housing.pdf>

Thorenson, Karen and Tom Larson, "At Home with HOME: How Innovative Cities use HOME Funds," *Journal of Housing and Community Development*, Vol. 52, No. 3, 1995, pp. 12-18.

<At Home with HOME.pdf>

What is a Consolidated Plan?

United States Department of Housing and Urban Development, *Draft Guidelines for Preparing a Consolidated Plan Submission for Local Jurisdictions*, August 16, 1999.

<HUDguidelinesconsolidatedplan.pdf>

November 20 **26. The Role of Government in Housing Markets: Fitting Local Needs**

Which type of program is right for the local market?

Nelson, Kathryn P. and Jill Khadduri, "To Whom Should Limited Housing Resources Be Directed?" and Michael A. Stegman, "Comment," *Housing Policy Debate*, Vol. 3, No. 1, 1992, pp. 1-66.

<hpd_0301_nelson_pt1.pdf>

<hpd_0301_nelson_pt02.pdf>

<hpd_0301_nelson_pt03.pdf>

<hpd_0301_nelson_pt04.pdf>

<hpd_0301_nelson_pt05.pdf>

<hpd_0301_stegman_pt1.pdf>

<hpd_0301_stegman_pt2.pdf>

Galster, George. 1997. "Comparing demand-side and supply-side housing policies: Sub-market and spatial perspectives," *Housing Studies*, Vol. 12, No. 24, pp. : 561-577.

<Galster HS 12(4) 1997.pdf>

Khadduri, Jill, Kimberly Burnett, and David Rodda. 2003.

Chapter 8: Conclusions in *Targeting Housing Production Subsidies: Literature Review*. Washington, D.C.: U.S. Department of Housing and Urban Development, Office of Policy Development and Research, pp. 81-91.

<HUDTargetingLitReview.pdf>

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November 22 **No class – Thanksgiving holiday**

November 27 **27. The Role of Nonprofit Housing Organizations**

What is the role of nonprofit organizations in assisted housing programs?

Walker, Christopher, "Nonprofit Housing Development: Status, Trends, and Prospects," *Housing Policy Debate*, Vol. 4, No. 3, 1993, pp. 369-414.
<hpd_0403_walker.pdf>

November 29 **28. Fair Housing**

Is the United States committed to fair housing?

Yinger, John, "Housing Discrimination Is Still Worth Worrying About," *Housing Policy Debate*, Vol. 9, No. 4, 1998, pp. 893-927.
<hpd_0904_yinger.pdf>

December 4 **29. Housing the Homeless**

Is homelessness a housing problem or an income problem?

The Urban Institute. *Homelessness: Programs and the People They Serve, Findings of the National Survey of Homeless Assistance Providers and Clients, Highlights*. December 1999, pp. 17-22.
<Urban Institute homelessness.pdf>

December 6 **30. Review and the Future of Housing Policy**

What have we learned about housing policy? What will the future hold?

The Millennial Housing Commission. May 30, 2002. *Report of the Millennial Housing Commission*. Washington, C.C.: Congress of the United States, Millennial Housing Commission, pp. 27-63.
<MHCreport.pdf>