

**UAP 5604-96633
HOUSING POLICY
FALL, 2005**

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Center web page: <http://www.arch.vt.edu/vchr/vchr.html>

Course web page: Blackboard

Office hours: 8:30AM-6:00PM, by appointment

This course provides an overview of the provision of housing in contemporary society. Several themes are emphasized: the reliance on private markets for housing provision; performance of markets in meeting basic housing needs; social, demographic, and economic influences on housing demand and consumption; government tools to regulate or augment private provision; nonprofit provision and public-private partnerships; local and state housing policy; housing and community development planning; and the political economy of neighborhood development. Although a variety of current housing programs will be discussed, the focus is not on the regulatory details of these programs (which change rapidly) but on critical analysis and use of various public and private tools used in housing policy.

Texts:

Kent W. Colton, 2003. *Housing in the Twenty-First Century: Achieving Common Ground*. Harvard University Press.

Shlomo Angel, 2000. *Housing Policy Matters: A Global Perspective*. Oxford University Press.

Richard Green and Stephen Malpezzi, 2003. *A Primer on U. S. Housing Markets and Housing Policy*. The Urban Institute Press.

Mara S. Sidney, 2003. *Unfair Housing: How National Policy Shapes Community Action*. University Press of Kansas.

Alexander Von Hoffman, 2003. *House by House, Block by Block: The Rebirth of America's Urban Neighborhoods*. Oxford University Press.

Additional reading assignments as noted in syllabus are available in electronic format.

Background texts:

Smith, Wallace F. 1970. *Housing: The Social and Economic Elements*. Berkeley: University of California Press. (This is still one of the best books on housing available.)

Rothenberg, Jerome, George C. Galster, Richard V. Butler, and John R. Pitkin, 1991. *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. Chicago: University of Chicago Press. Excellent book and highly recommended.

DiPasquale, Denise and Wheaton, William C. 1996. *Urban Economics and Real Estate Markets*. (Chapters on residential real estate.) Prentice Hall.

Morris, Earl W. and Mary Winter, 1994. Second edition. *Housing, Family, and Society*. New York: Wiley. Not very thorough in its review of research literature, but a good, comprehensive text. Rounds out other (primarily economic treatments) with its concentration on the sociology of housing.

Paul Mattessich, Barbara Monsey, *Community Building: What Makes It Work: A Review of Factors Influencing Successful Community Building*, Amherst H. Wilder Foundation, ISBN: 0940069121 pbk.

Additional materials:

Several articles and policy statements will be distributed electronically throughout the semester via the course web page (go to blackboard); Housing Policy Debate articles are available at <http://www.fanniemaefoundation.org/programs/hpd.shtml>; HUD OPD&R publications and a searchable bibliographic database are available at www.huduser.org

Several videos will be used throughout the course. If you miss these when scheduled, you can borrow them from me for overnight.

Other Housing and Community Development Web sites. See the Center's web page.

Housing Policy Schedule

Week 1 (August 25, Lance Freeman lecture, 4PM)

Review expectations;

Housing policy domains; social need vs. demand; interpretations of events (advocacy, ideology, objectivity)

Introduction to housing policy and planning; importance of understanding context

History of US housing policy, 1900-1945, 1945-1960; 1960-1975, 1975-1990, 1990-current

Koebel, 3 Foci; Urban Redevelopment, Comprehensive housing policy for local government (all on web)

Orlebeke, Charles J. 2000. "Evolution of Low-Income Housing Policy, 1949-1999," *Housing Policy Debate*, 11,2. (on web)

Colton, Chapter 1

Week 2, Housing Markets, Housing Supply, Housing Demand (Kim Mitchell; Richa Walia)

Tues: Discuss Orlebeke and Colton (Ch 1), plus Freeman presentation

Green and Malpezzi, Chapter 1-2

Angel, Chapters 1-3, 5-7

Week 3, Housing Finance (Steve Hall)

Colton, Chapter 4

Angel, Chapter 8

Week 4/5, Homeownership (LaKeshia Allen; Ryan Walker)

Colton, Chapter 2, Homeownership (Ryan)

Angel, Chapter 23 (Ryan)

Note: no class on Sept 15

Low-Income Homeownership assistance

Housing Policy in the New Millennium, Cityscape, (LaKeshia)

http://www.huduser.org/periodicals/cityscape/prev_iss/cspast.html

Green, Homeowning, Social Outcomes, Tenure Choice, and U.S. Housing Policy

Gabriel, Opening the Doors to Homeownership: Challenges to Federal Policy

Aaronson, A Note on the Benefits of Homeownership

DiPasquale and Glaeser, Incentives and Social Capital: Are Homeowners Better Citizens?, JUE

Week 5, Multifamily Housing (Tim Kushon)

Colton, Chapter 3

NIMBY problems and density

Week 6, Housing Policy Domains (Emily Brodhag)

Colton, Chapter 5

Angel, Chapters 9-11

Hartman, Chester, 1998. "The case for a right to housing." *Housing Policy Debate*, 9, 2:223-266.

Week 7, Housing Policy Analysis (Roger Zalneraitis; Kim)

Green and Malpezzi, Chapters 4-5
Shill and Wachter, Principles To Guide Housing Policy at the Beginning of the Millennium,
Cityscape: A Journal of Policy Development and Research • Volume 5, Number 2 • 2001
HUD, America's Slumlord (video)

Week 8-9, Housing Needs and Indicators (Carina Ruhlandt; LaKisha Allen)

Angel, Chapters 4, 12, 18-20
HUD, Worst Case Rental Housing Needs, January 2001 and March 2000 (two reports)
http://www.huduser.org/publications/affhsg/rha_main.html
Koebel, Review of Worst Case Housing Measure (on web page)
Millennial Housing Commission Report (web page)
The State of the Nation's Housing (<http://www.gsd.harvard.edu/jcenter/>) also on course web
page (2001, 2002, 2003)
HUD, 2003. Issue Papers on Demographic Trends Important To Housing

Week 10, Housing Production and Housing Costs (Yun Sang Lee)

Angel, Chapters 14-17
C25, Characteristics of New Houses Sold, (www.census.gov)
Census price index (web page); OFHEO Index
NLIHC, Out of Reach, most recent
Dolbeare, Housing Affordability: Challenge and Context, *Cityscape: A Journal of Policy
Development and Research* • Volume 5, Number 2 • 2001
Myers, Dowell. "A Critical View of the 1990s Housing Boom" (web)

Week 11, Consolidated Housing Plan

Tues:
Roanoke Consolidated Plan: review at
<http://www.roanokeva.gov/85256A8D0062AF37/CurrentBaseLink/N264DQAY456AMETEN>

Guideline for preparing consolidated plan (distributed electronically)
Template for Consolidated Plan (distributed electronically)
CHAS tables (go to www.huduser.org click on data sets, click on Consolidated Plan, scroll down
to the link "simple query system" and download both the housing problems and affordability
mismatch spreadsheets for the City of Roanoke). Be familiar with these tables and how they are
used in the Consolidated Plan – not an easy task, so we'll review this in class.

Thurs: either Roanoke field trip or

Housing Production (Richa Walia)

NAHB Research Center, 1998. "Building Better Homes at Lower Costs, National
Construction Goals: The Industry Implementation Plan for the Residential National
Construction Goals" (web)
Housing Design: Affordable Housing Design Advisor (on web page; optional for those
interested in design)
Manufactured Housing
Apgar, et al., An Examination of Manufactured Housing as a Community and Asset-Building
Strategy (web)
Genz, Why Advocates Need to Think about Manufactured Housing (web)
Consumers Union Report on Appreciation (web)
Genesis Homes, Carthage Video

Week 12, Production subsidies: Public Housing, LIHTC and HOPE VI (Steve Hall; Ryan Walter)

- Description of HOPE VI Plans for Baseline Assessment, 1996
HUD's House in Order report, 1999
HOPE VI: Community Building Makes a Difference, 2000
Santiago, 2002, Innovative Public Housing Initiatives: An Annotated Bibliography
USGAO, Report on Low Income Housing Tax Credits, 1997. Read Exec Summary and Introduction
Abt, 2000. Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods. Executive Summary.
Stephen Malpezzi and Kerry Vandel, 2002. Does the low-income housing tax credit increase the supply of housing? *Journal of Housing Economics* 11 (2002) 360–380
Johnson and Bednarz, 2002. *Housing Price Effects of the Low Income Housing Tax Credit Program*, Urban Institute.
Galster, 2002. *Effects of Federally Assisted Housing Programs on Neighboring Property Values*, National Association of Realtors.

Week 13, Fair Housing and Equality (Kim Mitchell; Tim Kushon; Emily Brodhag)

Sidney, All
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- Zenou and Boccoard, Racial Discrimination and Redlining in Cities, JUE
Kiel and Zabel, House Price Differentials in U.S. Cities: Household and Neighborhood Racial Effects, JHE
Temkin, Levy, and Levine, Inside a Lender: A Case Study of the Mortgage Application Process, in Turner and Skidmore, editors, Mortgage Lending Discrimination: A Review of Existing Evidence.
Ondrich, Stricker, and Yinger, Do Landlords Discriminate? The Incidence and Causes of Racial Discrimination in Rental Housing Markets, JHE
Rosenbaum, James E. 1995. "Changing the geography of opportunity by expanding residential choice: lessons for the Gautreaux Program." *Housing Policy Debate* 6,1:231-269.
Turner, Margery Austin, 1998. "Moving out of poverty: expanding mobility and choice through tenant-based housing assistance." *Housing Policy Debate*, 9,2:373-394.
Shroder, Moving to Opportunity: An Experiment in Social and Geographic Mobility (cityscape)
Khadduri, Deconcentration: What Do We Mean? What Do We Want? (cityscape)

Week 14, Neighborhood Redevelopment (Carina Ruhlandt; Roger Zalneraitis)

Von Hoffman, All
Video, Dudley Street
Mattessich and Monsey, *Community Building*

Week 15 (Tues): Is there a Common Ground for Housing Policy? (Koebel)

- Colton, Chapters 6+
Koebel, Lang and Danielson, *Community Acceptance of Affordable Housing*
Lipman, Four Windows: A Metropolitan Perspective on Affordable Housing Policy in America, 2001 (web page)
Burchell, et al. 2000. *Inclusionary Zoning: A Viable Solution to the Affordable Housing Crisis?* Center for Housing Policy.
Brown, 2001. "Expanding Affordable Housing Through Inclusionary Zoning: Lessons from the Washington Metropolitan Area." The Brookings Institution Center on Urban and Metropolitan Policy.

