

**UAP 5604-96304
HOUSING POLICY
FALL, 2007**

C. Theodore Koebel, Ph.D.
Professor, Urban Affairs and Planning
302 Architecture Annex
231-0412
email: tkoebel@vt.edu

Course web page: Blackboard

Office hours: 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 analysis, strategy development and the use of various public and private tools in promoting housing.

Texts:

Schwartz, Alex F. *Housing Policy in the United States*. Routledge.

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.

Briggs, Xavier de Souza, editor. *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*. Brookings.

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

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

Other Housing and Community Development Web sites. See the Center for Housing Research web page (<http://www.vchr.vt.edu/housinglinks.html>)

Schedule

Week 1 (August 21, 22)

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
(Blackboard)

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

Schwartz, Chapters 1 & 2

Week 2, Housing Markets and Housing Policy Domains

Green and Malpezzi, Chapter 1-2

Angel, Chapters 1-3, 5-7, 9-11

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

The State of the Nation's Housing (<http://www.gsd.harvard.edu/jcenter/>)

Center for Housing Research, Reports on Virginia Beach and Portsmouth
(<http://www.vchr.vt.edu/markets.html>); also Blackboard

Week 3, Housing Policy Analysis: Fair Housing

Green and Malpezzi, Chapters 3-5

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

Sidney, All

Schwartz, Chapter 11

Briggs, Foreword, Chapters 1 & 2

Week 4, Housing Needs and Indicators

Angel, Chapters 4, 12, 17-20

HUD, Affordable Housing Needs: A Report to Congress on the Significant Need for Housing
(http://www.huduser.org/publications/affhsg/rha_main.html)

Koebel, Review of Worst Case Housing Measure (Blackboard)

Millennial Housing Commission Report (Blackboard)

Schwartz, Special Needs, Chapter 10

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 a jurisdiction of your choice). Become familiar with these tables and how they are used in the Consolidated Plan – not an easy task, so we'll review this in class.

Week 5, Housing Finance and Taxation

Schwartz, Chapter 3-4

Angel, Chapter 8

Week 6, Housing Production and Maintenance

Production goals; Production systems; Codes and Regulations; NIMBY problems and density

NAHB Research Center, 1998. "Building Better Homes at Lower Costs, National Construction Goals: The Industry Implementation Plan for the Residential National Construction Goals" (Blackboard)
Housing Design: Affordable Housing Design Advisor (on Blackboard for those interested in design)
Apgar, et al., An Examination of Manufactured Housing as a Community and Asset-Building Strategy (Blackboard)
Genz, Why Advocates Need to Need to Think about Manufactured Housing (Blackboard)
Genesis Homes, Carthage Video
Koebel, 2007. Innovation, home building and the future of housing, JAPA forthcoming (Blackboard)
Rehab articles (to be posted)

Week 7, Production subsidies: Public Housing, LIHTC

Schwartz, Chapter 5-7
Santiago, 2002, Innovative Public Housing Initiatives: An Annotated Bibliography
USGAO, Report on Low Income Housing Tax Credits, 1997. Read Exec Summary and Introduction
Guggenheim, Tax Credits for Low Income Housing (to be distributed in class)
Abt, 2000. Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods. Executive Summary.
Galster, 2002. *Effects of Federally Assisted Housing Programs on Neighboring Property Values*, National Association of Realtors.

Optional:

Stephen Malpezzi and Kerry Vandell, 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.

Week 8, Affordability and Nonprofit Production

Angel, Chapters 14-17
Schwartz, Chapter 9
Price Indices
NLIHC, Out of Reach reports
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" (Blackboard)
Lipman, Four Windows: A Metropolitan Perspective on Affordable Housing Policy in America, 2001 (web page)
Koebel, Lang and Danielson, *Community Acceptance of Affordable Housing*

Week 9, Inclusionary Zoning and Land Trusts

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.

Week 10, Consumer Subsidies, Location Choice and Mobility

Schwartz, Chapter 8

Briggs, Chapters 6-9

Vandenbroucke, 2007, "Is there enough housing to go around?" *Citiscape*, 9,1:

<http://www.huduser.org/periodicals/cityscpe/vol9num1/index.html>

McClure, 2005. "Rent burden in the housing choice voucher program" *Citiscape*, 8,2:

<http://www.huduser.org/periodicals/cityscpe/vol8num2/index.html>

Feins and Patterson, 2005. "Geographic Mobility in the Housing Choice Voucher Program: A Study of Families Entering the Program, 1995-2002" *Citiscape*, 8,2:

<http://www.huduser.org/periodicals/cityscpe/vol8num2/index.html>

Tatian and Snow, 2005. "The Effects of Housing Assistance on Income, Earnings, and Employment." *Citiscape*, 8,2:

<http://www.huduser.org/periodicals/cityscpe/vol8num2/index.html>

Susin, 2005. "Longitudinal Outcomes of Subsidized Housing Recipients in Matched Survey and Administrative Data." *Citiscape*, 8,2:

<http://www.huduser.org/periodicals/cityscpe/vol8num2/index.html>

Week 11, Homeownership

Schwartz, Chapter 12

Angel, Chapter 23

Housing Policy in the New Millennium, *Citiscape*,

http://www.huduser.org/periodicals/cityscpe/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 12, Metropolitan Approaches: Fair Growth?

Briggs, Chapters 10-14

Week 13, Neighborhood Redevelopment and HOPE VI

Description of HOPE VI Plans for Baseline Assessment, 1996

HOPE VI: Community Building Makes a Difference, 2000

Video, Dudley Street

Mattessich and Monsey, *Community Building*

Week 14-15, Housing Planning

Guideline for preparing consolidated plan (Blackboard)

Template for Consolidated Plan (Blackboard)

Katz et al, 2003. Rethinking Local Affordable Housing Strategies: Lessons From 70 Years of Policy and Practice. Brookings

Week 16: Recap & Evaluation