

PLAN 615: Housing Policy
Spring 2009
Saunders 116

Dolores Foley
Associate Professor
Department of Urban and Regional Planning
Ph: 956-2780; Email: dolores@hawaii.edu
Office hours: Mondays & Wednesdays 2:30-4:00 & by appointment

Course Overview

Instructor's Assumptions and Approach

This course will be run in a seminar style, composed of a mixture of brief presentations and a considerable amount of discussion involving every student in the class. No one will be allowed to sit silently for an entire semester, and I may call on anyone at any time to comment on the readings or even to assist in the presentation. Therefore, be prepared to participate at all times. To this end, I ask you to observe a few ground rules:

You are required to read the course material before each week's class, according to the schedule outlined in the syllabus. In a course of this size, you will not be able to hide if you're not prepared. Note that class participation counts for a significant portion of your grade. Because class participation is important, I require attendance. If you must miss a class, I require a call or e-mail in advance.

Course Requirements

- I. Attendance and class participation. Given the importance of class discussion, regular attendance and participation are important. 20%
- II. Weekly journal. Reflect on readings, discuss insights and concerns. 1-3 pages 20%
- III. Housing Policy Case Analysis (5-10 pages) 30%
Students will present case analysis on a housing policy or program. Outline and readings for class due February 23
- IV. Class Project 30%

Web Sites

Most of the assigned readings are on the web or on myUH web page or laulima. There are several key sites with which you should be familiar. I encourage you to bookmark them so you can find them easily.

1. The U.S. Department of Housing and Urban Development has its own web site with information about its programs, policies, databases, and many links. HUD's Office of Policy Development & Research (<http://www.huduser.org>) has its own site with a great deal of information about housing and urban problems, studies and publications, and available data.
2. Harvard/MIT Joint Center on Housing Studies,
<http://www.jchs.harvard.edu/publications/>
3. Fannie Mae Foundation <http://www.fanniemaefoundation.org/programs/journals.shtml>

4. The National Low Income Housing Coalition focuses on ending America's affordable housing crisis. Their advocacy concentrates on those with the most serious housing problems, the lowest income households. <http://www.nlihc.org/>
5. Knowledgeplex. Affordable housing and community development resource. <http://www.knowledgeplex.org/>
6. National Housing Institute <http://www.nhi.org/online/issues.html>
online journal: Shelterforce
7. Urban Institute <http://www.urban.org/housing/index.cfm>
UI's stated mission "is to analyze policies, evaluate programs, and inform community development to improve social, civic, and economic well-being." The website has reports and articles on a number of issues including housing and homelessness.

January 12 Overview

Video: Timeline: A history of housing policy in America

January 19 No class

January 26 The Federal Role in Housing Policy

Federal Programs for Addressing Low-Income Housing Needs (December 2008)

http://www.urban.org/UploadedPDF/411798_low-income_housing.pdf

Wood, David (2006) Public housing: information on the roles of HUD, public housing agencies, capital markets, and service organizations : testimony before the Subcommittee on Federalism and the Census, Committee on Government Reform, House of Representatives

<http://purl.access.gpo.gov/GPO/LPS68224>

United States. Government Accountability Office. (2007) Project-based rental assistance

<http://purl.access.gpo.gov/GPO/LPS82491>

<http://www.hud.gov/about/budget/fy08/fy08budget.pdf>

February 2 Public Housing/

Public housing : HUD needs better information on housing agencies' management performance : report to the Chairman, Subcommittee on Housing and Community Opportunity, Committee on Banking and Financial Services, House of Representatives.

<http://purl.access.gpo.gov/GPO/LPS50087>

AO-02-282 New Assessment System for Evaluating Public Housing

<http://purl.access.gpo.gov/GPO/LPS32938>

Public Housing Evaluation and Oversight: Changes to the Public Housing Assessment System (PHAS) and Determining and Remediating Substantial Default (2008)

<http://www.hud.gov/utilities/intercept.cfm?/offices/reac/products/phas/phasrule.pdf>

Hawaii plan tackles public housing crisis | HonoluluAdvertiser.com
<http://www.honoluluadvertiser.com/apps/pbcs.dll/article?AID=/20080817/NEWS01/808170360>

Lucky they live Palolo

<http://the.honoluluadvertiser.com/article/2004/May/16/ln/ln03a.html>

It's time to step it up on public housing

<http://www.honoluluadvertiser.com/article/20081221/OPINION03/812210308/0/BACKISSUES>

Husock, Howard (2000) How Charlotte Is Revolutionizing Public Housing

http://www.city-journal.org/html/10_2_how_charlotte.html

February 9 What is the affordable housing problem nationally? Locally?

Rethinking local affordable housing strategies: lessons from 70 years of policy and practice (2003) (1-138)

http://www.brookings.edu/reports/2003/12metropolitanpolicy_katz.aspx

Harvard/MIT Joint Center on Housing Studies, State of the Nation's Housing 2008

http://www.jchs.harvard.edu/publications/markets/son2008/son2008_housing_challenges.pdf

National Low Income Housing Coalition Out of Reach

[Housing Assistance for Low Income Households: States Do Not Fill the Gap](http://www.nlihc.org/doc/PATCHWORK.pdf) (October 2008) <http://www.nlihc.org/doc/PATCHWORK.pdf>

Developers scramble for Kukui investors

<http://www.honoluluadvertiser.com/article/20090105/NEWS01/901050355>

February 16 No Class

February 23 Housing Policy Cases

March 2 Housing Policy Cases

March 9 Housing in Developing Countries Saiful Momen

Davis, Mike. (2004). "PLANET OF SLUMS." *New Left Review*(26): 5-34.

Doling, John. (1999). "Housing Policies and the Little Tigers: How Do They Compare with Other Industrialised Countries?" *Housing Studies* 14(2): 229-250.

Pugh, Cedric. (2001). "The Theory and Practice of Housing Sector Development for Developing Countries, 1950-99." *Housing Studies* 16(4): 399-423.

March 16 Housing Policy Cases

March 23 No class

March 30 Homelessness: Causes and Solutions

Hawaii Housing Policy Study, 2006: The Hidden Homeless and Households At Risk of Homelessness <http://www.hcdch.state.hi.us/scr135-final-rpt.pdf>

Kusner, Kenneth (2002) *Down & Out, On the Road: The Homeless in American History*, Chapters 1, 2 & 12.

Burt, Martha (2001) What will it take to end Homelessness?
<http://www.urban.org/publications/310305.html>

Culhane, Dennis P. (2002) New Strategies and Collaborations Target Homelessness
<http://www.fanniemaefoundation.org/programs/hff/v4i5-strategies.shtml>

Roma, Nan (2002) "Why America *Can* End Homelessness in Ten Years"
<http://www.fanniemaefoundation.org/programs/hff/v4i5-homeless.shtml>

April 6 Homelessness cont'd and The Role of the Nonprofit sector

Burman, Leonard (1999) Low Income Housing Credit
<http://www.urban.org/UploadedPDF/1000537.pdf>

O'Regan, Katherine and John Quigley (2000) Federal policy and the Rise of Nonprofit Housing Providers.
http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/jhr_1102_oregan.pdf

Drier, Peter and J. Davis Hulchanski (1993) "The Role of Nonprofit Housing in Canada and the United States; Some Comparisons."
http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0401_dreier.pdf

Hawaii Community Reinvestment Corporation <http://www.hcrc-hawaii.org/>

April 13 Private Sector Models of Affordable Housing

http://www.nbm.org/Exhibits/current/Affordable_Housing_Exhibition_Script.pdf
Workforce Housing

Strengthening Our Workforce and Our Communities Through Housing Solutions
http://www.jchs.harvard.edu/publications/markets/wh05-1_workforce_housing_report.pdf

Goodno, James Living With Tourism. APA June 2004
<http://www.planning.org/affordablereader/planning/tourism0604.htm>

Urban Institute (2005) The impact of CDCs on Urban Neighborhoods
http://www.urban.org/UploadedPDF/311217_CDCs.pdf

Skim HCDCH website, role, news releases, programs: <http://www.hcdch.state.hi.us/>

Shuman, Michael H. and Merrian Fuller, "The Revolution Will Not Be Grant Funded"
Shelterforce, Issue #143, September/October 2005
<http://www.nhi.org/online/issues/143/revolution.html>

Stevenson, Jason Business "Wisdom in the High Country." Shelterforce, Issue #143,
September/October 2005 <http://www.nhi.org/online/issues/143/businesswisdom.html>

April 20 Citizens and Urban Renewal:

Gomez, Marisela (2004) Demanding a Better Deal.

<http://www.nhi.org/online/issues/144/organize.html>

Tracy, James (2004) San Francisco Housing Activists Win Land and Shift the Debate.

<http://www.nhi.org/online/issues/137/organize.html>

April 27 Right to housing? Policy Paradigms

This class requires students to take a position on policy: what is the most convincing argument for a specified paradigm, and the most convincing arguments against others? Students will be divided into “liberal,” “radical,” and “conservative” teams. Each student will prepare and hand in a one-page position paper citing the readings.

Hays, R. Allen (1995) The Federal Government and Urban Housing pp17-56
(access through LauLima)

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**—Hartman’s article:
http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0902_hartman.pdf

Carr’s response:

http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_0902_carr.pdf

A right to housing : foundation for a new social agenda / edited by Rachel G. Bratt, Michael E. Stone, and Chester Hartman

<http://site.ebrary.com.eres.library.manoa.hawaii.edu/lib/uhmanoa/Doc?id=10182529>

May 4 Exploring Solutions and Alternatives

Housing Policy in the New Millenium Conference Proceedings (2001) Choose 3 of the papers from the conference. Argue for a specific proposal or reform.

<http://www.huduser.org/Publications/pdf/brd/HPCintro.pdf>

Affordable Housing Alternative

http://www.nbm.org/Exhibits/current/Affordable_Housing_Exhibition_Script.pdf

Tools:

Sara Pratt, Michael Allen (2004) Addressing Community Opposition to Affordable Housing Development: A Fair Housing Toolkit

<http://www.knowledgeplex.org/showdoc.html?id=68549>

May 11 Exploring Solutions and Alternatives:

Affordable **Housing** in the US: A **Brief History** and Summation of 20. th. -21. st. Century Practices and **Policies**. Esther Yang

<http://www.uark.edu/ua/kdsmith/Affordable%20Housing%20in%20the%20US-%20history&summation.pdf>

Co-housing (scan website): <http://www.cohousing.org/>

Institute for Community Economics. Community Land Trusts <http://www.iceclt.org/clt/>

Skim list and look at different land trusts around the country at

<http://www.iceclt.org/clt/cltlist.html>

Harmon, Tasha (2003) Integrating Social Equity and Growth Management: Linking
Community Land Trusts and Smart Growth
<http://content.knowledgeplex.org/kp2/cache/documents/98053.pdf>