

PUBP710-002 — Topics in Public Policy: Introduction to Housing Policy

SYLLABUS

Credit Hours:	3
CRN:	10561
Date/Time:	Tuesday 4:30 pm – 7:10 pm
Classroom:	Arlington Campus Founders Hall 467
Website:	https://mymasonportal.gmu.edu -> courses
Instructor:	Katrin B. Anacker, Ph.D.
Office:	Arlington Campus, Founders Hall 673
e-mail:	kanacker@gmu.edu
Office Hours:	Tuesday 3:30 pm – 4:25 pm Wednesday 6:15 pm – 7:15 pm or by appointment (kanacker@gmu.edu)

Course Description

This course introduces key issues in housing, housing policy creation, housing policy development, and housing policy implementation. Special attention will be paid to the recent house price and foreclosure crisis as well as inequality. Student will conduct three site visits or expert interviews to analyze a local or regional housing policy issue.

Learning Outcomes

At the conclusion of this course, students should

- be knowledgeable and understand key issues in housing, housing policy creation, housing policy development, and housing policy implementation;
- have acquired select qualitative skills, i.e., be able to conduct site visits and/or expert interviews in a professional and ethical manner;
- have acquired select quantitative skills; i.e., analyze policies in a quantitative fashion;
- be able to write professional reports about site visits and/or expert interviews;
- be able to present findings of their site visits and/or expert interviews in a professional manner.

Class Website

This class uses Blackboard in order to enhance the online learning experience of students. This website contains select class readings and a discussion board. Source:

<https://mymasonportal.gmu.edu> -> courses

Course Materials

Required Reading:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0.

Course Requirements:

Class Attendance/Participation/Behavior

Students are required to attend class. Many educational studies have shown a high *causation* between class attendance and high grades. If students have to miss class for professional, i.e., a time conflict at work, or medical reasons they are expected to notify the instructor in advance and to familiarize themselves with the materials missed in class. Students are expected to participate in class discussions. Many educational studies have also shown a high *causation* between participation in class discussions and high grades. Students are expected to arrive on time.

Reading Assignments

Students are required to familiarize themselves with and understand the class readings before each class. Readings will be discussed during class time.

Writing Assignments/Final Paper

Grades will be based on a final paper, including an appendix with the transcribed interviews (75% of the grade) (limit: 5,000 words, excluding the transcripts) and on a final presentation (25% of the grade) (20 minutes; in Prezi), based on a field project with three field trips or three expert interviews total. “No show” presentations will be evaluated with a zero grade for the 25% part of the final grade. Audio recorders for the expert interviews are available at the Collaborative Learning Hub (CLUB) at B117 Founders Hall (contact person: Chris Tilley, ctilley3@gmu.edu, ph. 703.993.7553).

Academic Accommodation for a Disability

If you are a student with a disability and you need academic accommodations, please see the instructor and contact the Disability Resource Center (DRC) at 703.993-2474. All academic accommodations must be arranged through the DRC.

GMU/SPGIA Policy on Plagiarism

The profession of scholarship and the intellectual life of a university as well as the field of public policy inquiry depend fundamentally on a foundation of trust. Thus, any act of plagiarism strikes at the heart of the meaning of the university and the purpose of the School of Policy, Government, and International Affairs. It constitutes a serious breach of professional ethics and it is unacceptable.

Plagiarism is the use of another’s words or ideas presented as one’s own. It includes, among other things, the use of specific words, ideas, or frameworks that are the product of another’s work. Honesty and thoroughness in citing sources is essential to professional accountability and personal responsibility. Appropriate citation is necessary so that arguments, evidence, and claims can be critically examined.

Plagiarism is wrong because of the injustice it does to the person whose ideas are stolen. But it is also wrong because it constitutes lying to one's professional colleagues. From a prudential perspective, it is shortsighted and self-defeating, and it can ruin a professional career.

The faculty of the School of Policy, Government, and International Affairs takes plagiarism seriously and has adopted a zero tolerance policy. Any plagiarized assignment will receive an automatic grade of "F." This may lead to failure for the course, resulting in dismissal from the University. This dismissal will be noted on the student's transcript. For international students who are on a university-sponsored visa (e.g., F-1, J-1 or J-2), dismissal also results in the revocation of their visa.

To help enforce the SPGIA policy on plagiarism, all written work submitted in partial fulfillment of course or degree requirements must be available in electronic form so that it can be compared with electronic databases, as well as submitted to commercial services to which the School subscribes. Faculty may at any time submit student's work without prior permission from the student. Individual instructors may require that written work be submitted in electronic as well as printed form. The SPGIA policy on plagiarism is supplementary to the George Mason University Honor Code; it is not intended to replace it or substitute for it. <http://www.gmu.edu/facstaff/handbook/>

Resources:

GMU Writing Center <http://writingcenter.gmu.edu/>

GMU Libraries <http://library.gmu.edu/>

GMU Counseling and Psychological Services <http://caps.gmu.edu/>

Course Outline

January 20 Topic: Introduction to Class, Introduction to Housing Policy

Guest Speaker: Aurali Dade, Assistant Vice President, GMU Office of Research Integrity and Assurance

Guest Speaker: Helen McManus, Public Policy and Management Studies Liaison Librarian, Arlington Campus Library, University Libraries

Study Assignments for January 20th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 1-15.
(Chapter 1: Introduction)

Joint Center for Housing Studies of Harvard University (2014) *The State of the Nation's Housing 2014* (Cambridge, MA: Harvard University).

<http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/sonhr14-color-full.pdf>

National Low Income Housing Coalition (2013) *2013 Advocates' Guide to Housing and Community Development Policy* (Washington, DC: National Low Income Housing Coalition) <http://nlihc.org/sites/default/files/2013-NLIHC-Advocates-Guide.pdf>

Assignment (due January 27th):

Complete CITI training, administered by Mason's Office of Research Integrity & Assurance. <http://oria.gmu.edu/irbnet/>

**January 27 Topic: Trends, Patterns, Problems
Study Assignments for January 27th:**

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 17-67.
(Chapter 2: Trends, Patterns, Problems)

National Low Income Housing Coalition (2014) *Out of Reach 2014: Twenty-Five Years Later, The Affordable Housing Crisis Continues* (Washington, D.C.: National Low Income Housing Coalition).
<http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

Janet Viveiros and Lisa Sturtevant (2014) *The Housing Affordability Challenges of America's Working Households* (Washington, DC: Center for Housing Policy). <http://www.nhc.org/media/files/Landscape2014.pdf>

National Coalition for the Homeless (2014) *Economic Profiling among the Homeless of Washington, DC* (Washington, DC: National Coalition for the Homeless). <http://nationalhomeless.org/wp-content/uploads/2014/04/DiscriminationReport20141.pdf>

U.S. Department of Housing and Urban Development (2013) *Worst Case Housing Needs 2011: Report to Congress* (Washington, DC: U.S. Department of Housing and Urban Development).
<http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

Joint Center for Housing Studies of Harvard University (2013) *America's Rental Housing: Evolving Markets and Needs* (Cambridge, MA: Joint Center for Housing Studies of Harvard University).
http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs_americas_rental_housing_2013_1_0.pdf

Hart Research Associates (2013) *How Housing Matters: Americans' Attitudes Transformed by the Housing Crisis and Changing Lifestyles* (Washington, DC: Hart Research Associates).
http://www.macfound.org/media/files/HHM_Hart_report_2013.pdf

Rolf Pendall, Lesley Freiman, Dowell Myers, and Selma Hepp (2012) *Demographic Challenges and Opportunities for U.S. Housing Markets* (Washington, DC: Bipartisan Policy Center).
<http://www.urban.org/UploadedPDF/412520-Demographic-Challenges-and-Opportunities-for-US-Housing-Markets.pdf>

Assignment (due February 3rd)::

Explore a topic for a potential final project. Be prepared to present your thoughts in class.

February 3 Topic: Housing Finance

Study Assignments for February 3rd:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 69-115, 411-442. (Chapter 3: Housing Finance, Chapter 13: The Foreclosure Crisis and Policy Response)

Housing Finance Policy Center (2014) *Housing Finance at a Glance: A Monthly Chartbook: October 2014* (Washington, DC: Urban Institute).
<http://www.urban.org/UploadedPDF/413271-Housing-Finance-Chartbook.pdf>

Office of the Comptroller of the Currency (2014) *OCC Mortgage Metrics Report: Disclosure of National Bank and Federal Savings Association Mortgage Loan Data: Second Quarter 2014* (Washington, DC: Office of the Comptroller of the Currency).
<http://www.occ.gov/publications/publications-by-type/other-publications-reports/mortgage-metrics-2014/mortgage-metrics-q2-2014.pdf>

James H. Carr and Katrin B. Anacker (2014) “The Past and Current Politics of Housing Finance and the Future of Fannie Mae, Freddie Mac, and Homeownership in the United States.” *Banking and Financial Services Policy Report: A Journal of Trends in Regulation and Supervision* 33.7. 1-10. [available via GMU Libraries]

Housing Commission (2013) *Housing America’s Future: New Directions for National Policy* (Washington, DC: Bipartisan Policy Center).
http://bipartisanpolicy.org/sites/default/files/BPC_Housing%20Report_web_0.pdf

Patricia A. McCoy (2013) *The Home Mortgage Foreclosure Crisis: Lessons Learned* (Cambridge, MA: Joint Center for Housing Studies).
http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/hbtl-01_0.pdf

U.S. Department of the Treasury and U.S. Department of Housing and Urban Development (2011) *Reforming America’s Housing Finance Market: A Report to Congress* (Washington, DC: U.S. Government Printing Office).
<http://www.treasury.gov/initiatives/Documents/Reforming%20America%27s%20Housing%20Finance%20Market.pdf>

Assignment (due February 6th):

Introduce your final project in class.

February 6 Topic: Taxes and Housing

(Friday! Study Assignments for February 6th:

6 pm!)

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 117-134. (Chapter 4: Taxes and Housing)

C. Eugene Steuerle, Benjamin H. Harris, Signe-Mary McKernan, Caleb Quakenbush, and Caroline Ratcliffe (2014) *Who Benefits from Asset-Building Tax Subsidies?* (Washington, DC: Urban Institute).

<http://www.urban.org/UploadedPDF/413241-Who-Benefits-from-Asset-Building-Tax-Subsidies.pdf>

Margery Austin Turner, Eric Toder, Rolf Pendall, and Claudia Sharygin (2013) *How Would Reforming the Mortgage Interest Deduction Affect the Housing Market?* (Washington, DC: Urban Institute).

<http://www.taxpolicycenter.org/UploadedPDF/412776-How-Would-Reforming-the-Mortgage-Interest-Deduction-Affect-the-Housing-Market.pdf>

Amanda Eng, Harvey Galper, Georgia Ivsin, and Eric Toder (2013) *Options to Reform the Deduction for Home Mortgage Interest* (Washington, DC: Tax Policy Center).

<http://www.urban.org/UploadedPDF/412768-Options-to-Reform-the-MID.pdf>

Gary Thomas (2013) *Testimony before the United States House of Representatives: Committee on Ways and Means on Tax Reform and Residential Real Estate* (Washington, DC: National Association of Realtors).

http://waysandmeans.house.gov/uploadedfiles/thomas_testimony_nar_42513_fc.pdf

National Association of Home Builders (2012) *The Mortgage Interest Deduction: Background and Statistics* (Washington, DC: National Association of Home Builders).

http://www.nahb.org/fileUpload_details.aspx?ContentID=147987

John C. Weicher (2012) *Housing Policy at a Crossroads: The Why, How, and Who of Assistance Programs* (Washington, DC: The AEI Press: Publisher for the American Enterprise Institute). 4-21. (Chapter 1: Housing Assistance and the Problems of Poverty) [available on Blackboard]

Assignment (due February 10th):

Explore three potential organizations or sites for your final project. Be prepared to present your thoughts in class.

February 10 Topic: The Low-Income Housing Tax Credit

Study Assignments for February 10th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 135-161. (Chapter 5: The Low-Income Housing Tax Credit)

David Black (2014) *Low-Income Housing Tax Credits: Affordable Housing Investment Opportunities for Banks* (Washington, DC: Office of the Comptroller of the Currency). <http://www.occ.gov/topics/community-affairs/publications/insights/insights-low-income-housing-tax-credits.pdf>

Jill Khadduri, Carissa Climaco, Kimberly Burnett, Laurie Gould, and Louise Elving (2012) *What Happens to Low-Income Housing Tax Credit Properties at Year 15 and Beyond?* (Washington, DC: U.S. Department of Housing and Urban Development). http://www.huduser.org/portal/publications/pdf/what_happens_lihtc_v2.pdf

Furman Center for Real Estate and Urban Policy and Moelis Institute for Affordable Housing Policy (2012) *What Can We Learn about the Low-Income Housing Tax Credit Program by Looking at the Tenants?* (New York, NY: Furman Center for Real Estate and Urban Policy and Moelis Institute for Affordable Housing Policy). http://furmancenter.org/files/publications/LIHTC_Final_Policy_Brief_v2.pdf

Reznick Group (2011) *The Low-Income Housing Tax Credit Program at Year 25: A Current Look at Its Performance* (Boston, MA: Reznick Group). http://www.cohnreznick.com/sites/default/files/reznickgroup_lihtc_survey_2011.pdf

Margery Austin Turner and G. Thomas Kingsley (2008) *Federal Programs for Addressing Low-Income Housing Needs: A Policy Primer* (Washington, D.C.: The Urban Institute). http://www.urban.org/UploadedPDF/411798_low-income_housing.pdf

Chester Hartman (1992) “Debating the Low-Income Housing Tax Credit: Feeding the Sparrows by Feeding the Horses.” *Shelterforce* January/February. [available on Blackboard]

Assignment (due February 17th):

Introduce the three organizations or sites of your final projects in class.

February 17 Topic: Public Housing

Study Assignments for October 11th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 163-202. (Chapter 6: Public Housing)

Edward G. Goetz (2013) *New Deal Ruins: Race, Economic Justice, and Public Housing Policy* (Ithaca, NY: Cornell University Press) 24-47. (Chapter 1: The Quiet Successes and Loud Failures of Public Housing) [available via Blackboard].

Lawrence J. Vale (2013) *Purging the Poorest: Public Housing and the Design Politics by Twice-Cleared Communities* (Chicago, IL: University of Chicago Press) 1-38. (Chapter 1: Public Housing, Design Politics, and Twice-Cleared Communities) [available via Blackboard].

Joseph Heathcott (2012) "Introduction to the Special Issue" *Journal of the American Planning Association* 78.4. 357-358. [available via GMU Libraries]

Anon. (2012) "Public Housing Timeline, 1933-1993" *Journal of the American Planning Association* 78.4. 359. [available via GMU Libraries]

Joseph Heathcott (2012) "The Strange Career of Public Housing: Policy, Planning, and the American Metropolis in the Twentieth Century" *Journal of the American Planning Association* 78.4. 360-375. [available via GMU Libraries]

Lawrence J. Vale and Yonah Freemark (2012) "From Public Housing to Public-Private Housing: 75 Years of American Social Experimentation" *Journal of the American Planning Association* 78.4. 379-402. [available via GMU Libraries]

Edward G. Goetz (2012) "The Transformation of Public Housing Policy, 1985-2011" *Journal of the American Planning Association* 78.4. 452-463. [available via GMU Libraries]

Leigh Graham (2012) "Razing Lafitte: Defending Public Housing From a Hostile State" *Journal of the American Planning Association* 78.4. 466-480. [available via GMU Libraries]

Assignment (due February 24th):

Submit a draft of the abstract of your final paper to kanacker@gmu.edu.

February 24 Topic: Privately Owned Rental Housing Built with Federal Subsidy Study Assignments for February 24th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 203-225. (Chapter 7: Privately Owned Rental Housing Built with Federal Subsidy)

Richard Florida (2014) “America’s Looming Rental Crisis: After the Housing-Market Crash, Drove of People Want to Rent. But Construction of New Units Hasn’t Kept up with Demand.” *The Atlantic: CityLab* (June 30). <http://www.citylab.com/housing/2014/06/americas-looming-rental-crisis/373527/>

Robert Dietz (2014) “Why Multifamily Housing Matters: Multifamily Housing Construction in High-Cost Areas Helps the Economy and Young Workers” *U.S. News and World Report* (June 26). <http://www.usnews.com/opinion/economic-intelligence/2014/06/26/why-multifamily-rental-housing-matters-for-the-us-economy>

National Multifamily Housing Council (2014) *National Multifamily Housing Council Quarterly Survey of Apartment Conditions (July 2014)* (Washington, DC: National Multifamily Housing Council). <http://www.nmhc.org/Quarterly-Survey-July-2014/>

Econometrica (2014) *Status of HUD’s Rental Assistance Demonstration (RAD) Evaluation and Results to Date* (Washington, DC: U.S. Department of Housing and Urban Development). http://www.huduser.org/portal/publications/pdf/RAD_Evaluation.pdf

National Multifamily Housing Council (2013) *Apartment Supply Shortage Fact Sheet* (Washington, DC: National Multifamily Housing Council). <http://www.nmhc.org/Content.aspx?id=7030>

United States Government Accountability Office (GAO) (2012) *Mortgage Financing: Fannie Mae and Freddie Mac’s Multifamily Housing Activities Have Increased* (Washington, DC: United States Government Accountability Office). <http://www.gao.gov/assets/650/647800.pdf>

U.S. Department of Housing and Urban Development (n.d.) *Descriptions of Multifamily Programs* (Washington, DC: U.S. Department of Housing and Urban Development). http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc

Assignment (due March 3rd):

Submit the abstract of your final project to kanacker@gmu.edu.

March 3 Topic: Vouchers

Study Assignments for March 3rd:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 227-264. (Chapter 8: Vouchers)

Jens Ludwig (2012) “Guest Editor’s Introduction” *Cityscape* 14.2. 1-28.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_guest_introduction.pdf

Mark D. Shroder and Larry L. Orr (2012) “Moving to Opportunity: Why, How, and What Next” *Cityscape* 14.2. 31-56.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_moving_to_opportunity.pdf

Nancy Gebler, Lisa A. Gennetian, Margaret L. Hudson, Barbara Ward, and Matthew Sciandra (2012) “Achieving MTO’s High Effective Response Rates: Strategies and Tradeoffs” *Cityscape* 14.2. 57-86.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_achieving_mtos_high.pdf

Jennifer Comey, Susan J. Popkin, and Kaitlin Franks (2012) “MTO: A Successful Housing Intervention” *Cityscape* 14.2. 87-108.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_mto_a_successful.pdf

Lisa Sanbonmatsu, Jordan Marvakov, Nicholas A. Potter, Fanghua Yang, Emma Adam, William J. Congdon, Greg J. Duncan, Lisa A. Gennetian, Lawrence F. Katz, Jeffrey R. Kling, Ronald C. Kessler, Stacy Tessler Lindau, Jens Ludwig, and Thomas W. McDade (2012) “The Long-Term Effects of Moving to Opportunity on Adult Health and Economic Self-Sufficiency” *Cityscape* 14.2. 109-136.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_long_term_effects_adult.pdf

Lisa A. Gennetian, Matthew Sciandra, Lisa Sanbonmatsu, Jens Ludwig, Lawrence F. Katz, Greg J. Duncan, Jeffrey R. Kling, and Ronald C. Kessler (2012) “The Long-Term Effects of Moving to Opportunity on Youth Outcomes” *Cityscape* 14.2. 137-168.
http://www.huduser.org/portal/periodicals/cityscpe/vol14num2/Cityscape_July2012_long_term_effects_youth.pdf

Assignment (due March 10th):

Provide a status report of your final project in class.

March 10 (Spring Break!) Topic: State and Local Housing Policy and the Nonprofit Sector Study Assignments for October 31st:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 265-309. (Chapter 9: State and Local Housing Policy and the Nonprofit Sector)

Housing Trust Fund Project (2013) *The Impact of Research Evidence as an Advocacy Tool in Housing Trust Fund Campaigns: Lessons Learned from Three Case Studies* (Frazier Park, CA: Center for Community Change). <http://housingtrustfundproject.org/wp-content/uploads/2013/04/HTFPPProject-Research-Evidence-as-an-Advocacy-Tool-in-Housing-Trust-Fund-Campaigns.pdf>

Housing Trust Fund Project (2013) *State Legislation to Promote Local Housing Trust Funds* (Frazier Park, CA: Center for Community Change). <http://housingtrustfundproject.org/wp-content/uploads/2013/03/State-Enabling-htfunds-final.pdf>

Local Initiatives Support Corporation (LISC) (2013) *Annual Report* (New York, NY: Local Initiatives Support Corporation). <http://www.lisc.org/annualreport/2013/>

Rachel G. Bratt (2012) “The Quadruple Bottom Line and Nonprofit Housing Organizations in the United States” *Housing Studies* 27, 438-456 [available via GMU Libraries]

Housing Trust Fund Project (2012) *The Status of State Housing Trust Funds...from a 2011 Survey with Updates* (Frazier Park, CA: Center for Community Change). <http://housingtrustfundproject.org/wp-content/uploads/2013/04/State-Housing-Trust-Fund-Survey-2011.pdf>

Housing Trust Fund Project (2011) *Model Approaches to Providing Homes for Extremely Low Income Households: A Report prepared by the Housing Trust Fund Project from the Experiences of State and Local Housing Trust Funds* (Frazier Park, CA: Center for Community Change). <http://housingtrustfundproject.org/wp-content/uploads/2011/10/Models-for-Providing-ELI-Housing-HTFProject1.pdf>

Corianne P. Scally (2009) “State Housing Finance Agencies Forty Years Later: Major or Minor Players in Affordable Housing?” *Journal of Planning Education and Research* 29. 194-212. [available via GMU Libraries]

Assignment (due March 17th):

Provide a status report of your final project in class.

March 17 Topic: Housing for People with Special Needs

Study Assignments for March 17th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 311-3328. (Chapter 10: Housing for People with Special Needs)

Joint Center for Housing Studies at Harvard University (2014) *Housing America's Older Adults: Meeting the Needs of an Aging Population* (Cambridge, MA: Joint Center for Housing Studies at Harvard University).

http://www.jchs.harvard.edu/research/housing_americas_older_adults

Rodney Harrell, Jana Lynott, Shannon Guzman, and Cheryl Lampkin (2014) *What Is Livable? Community Preferences of Older Adults* (Washington, DC: American Association of Retired Persons).

http://www.aarp.org/content/dam/aarp/research/public_policy_institute/liv-com/2014/what-is-livable-report-AARP-ppi-liv-com.pdf

William H. Thomas and Janice M. Blanchard (2013) "Moving Beyond Place: Aging in Community." In Janice M. Blanchard, ed. *Aging in Community* (Chapel Hill, NC: Second Journey Publications). 7-17. [available on GMU Blackboard]

Henry Cisneros (2012) "New Visions for Aging in Place." In Henry Cisneros, Margaret Dyer-Chamberlain, and Jane Hickie, eds. *Independent for Life: Homes and Neighborhoods for an Aging America* (Austin, TX: University of Texas Press). 3-20. [available on GMU Blackboard]

Barbara Lipman, Jeffrey Lubell, and Emily Salomon (2012) *Housing an Aging Population: Are We Prepared?* (Washington, DC: Center for Housing Policy). <http://www.nhc.org/media/files/AgingReport2012.pdf>

Nicholas Farber, Douglas Shinkle, Jana Lynott, Wendy Fox-Grage, and Rodney Harell (2011) *Aging in Place: A State Survey of Livability Policies and Practices* (Washington, DC: National Conference of State Legislatures and American Association of Retired Persons).

<http://assets.aarp.org/rgcenter/ppi/liv-com/aging-in-place-2011-full.pdf>

MetLife Mature Market Institute (2010) *The MetLife Aging in Place Workbook: Your Home As a Care Setting* (New York, NY: MetLife Mature Market Institute).

<https://www.metlife.com/assets/cao/mmi/publications/studies/2010/mmi-aging-place-workbook.pdf>

Assignment (due March 24th):

Provide a status report of your final project in class.

March 24 Topic: Fair Housing and Community Reinvestment

Study Assignments for March 24th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 329-378. (Chapter 11: Fair Housing and Community Reinvestment)

Matthew F. Gebhardt (2014) *Spatial Analysis of Choice Neighborhoods Initiative Planning Grant Applicants and Neighborhoods* (Washington, DC: U.S. Department of Housing and Urban Development).

http://www.huduser.org/portal/Publications/pdf/spatial_analysis_choice_neighborhoods.pdf

Claudia Aranda, Diane K. Levy, Rob Pitingolo, Rob Santos, The Urban Institute, Margery Austin Turner, Doug Wissoker (2013) *Housing Discrimination Against Racial and Ethnic Minorities 2012* (Washington, DC: U.S. Department of Housing and Urban Development, Office of Policy Development and Research).

http://www.huduser.org/Publications/pdf/HUD-514_HDS2012.pdf

Samantha Friedman, Angela Reynolds, Susan Scovill, Florence R. Brassier, Ron Campbell, McKenzie Ballou (2013) *An Estimate of Housing Discrimination against Same-Sex Couples* (Washington, DC: U.S. Department of Housing and Urban Development, Office of Policy Development and Research).

http://www.huduser.org/portal/publications/pdf/Hsg_Disc_against_Same_SexCpls_v3.pdf

Douglas S. Massey, Len Albright, Rebecca Casciano, Elizabeth Derickson, and David N. Kinsey (2013) *Climbing Mount Laurel: The Struggle for Affordable Housing and Social Mobility in an American Suburb* (Princeton, NJ: Princeton University Press). 1-31. (Chapter 1: Location Cubed: The Importance of Neighborhoods) [available on GMU Blackboard]

Federal Reserve Bank of San Francisco and Low Income Investment Fund (2012) *Investing in What Works for America's Communities* (San Francisco, CA: Federal Reserve Bank of San Francisco and Low Income Investment Fund).

http://whatworksforamerica.org/pdf/whatworks_fullbook.pdf

note: March 28th to April 1st instructor at board meeting of *International Journal of Housing Policy* in Birmingham, UK – intermittent access to e-mail – apologies for delay in responding

March 31 No class – makeup class was held Friday, February 6, 6pm

Assignment (due April 7th):

Familiarize yourself with Prezi. <http://prezi.com/>

April 7 **Topic: Home Ownership and Income Integration**

Study Assignments for April 7th:

Alex F. Schwartz (2015) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 3rd edition. ISBN 978-0-415-83650-0. 379-409, 443-452. (Chapter 12: Homeownership and Income Integration; Chapter 14: Conclusions)

Eric S. Belsky (2013) *The Dream Lives On: The Future of Homeownership in America* (Cambridge, MA: Joint Center for Housing Studies at Harvard University).

http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/w13-1_belsky_0.pdf

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note: April 8th to April 11th: instructor at Urban Affairs Association (UAA) meeting in Miami, FL – intermittent access to e-mail – apologies for delay in responding

April 14 Topic: Class Presentations

note: April 20th to April 25th: instructor at Association of American Geographers (AAG) meeting in Chicago, IL – intermittent access to e-mail – apologies for delay in responding

April 21 No class – makeup class was held March 10, 4:30pm

April 28 Topic: Class Presentations

May 5 No class – Reading Day – regular classes or exams may not be held

May 12 Topic: Class Presentations

Grades will be posted on patriotweb.gmu.edu after May 15, 10p.

Graded finals will be available at the following locations:

- from Monday, May 18, 2015 to Thursday, December 31, 2015:
Barbara Hill (Founders Hall 509, bhill11@gmu.edu, 703.993.3179)
- from Friday, January 1, 2016 to Saturday, December 31, 2016:
GMU Records Management (please make arrangements with the instructor)
- after Sunday, January 1, 2017 finals will be shredded