

PUBP710-003 — Topics in Public Policy: Introduction to Housing Policy

SYLLABUS

Credit Hours:	3
Date/Time:	Monday 7:20 pm – 10:00 pm
Classroom:	Arlington Campus, Original Building 245
Website:	http://courses.gmu.edu
Instructor:	Katrin B. Anacker, Ph.D.
Office:	Arlington Campus, Original Building 224
e-mail:	kanacker@gmu.edu
Office Hours:	Monday 6:15 pm – 7:15 pm Tuesday 6:15 pm – 7:15 pm or by appointment (kanacker@gmu.edu)

Course Description

This course analyzes key issues in housing, housing policy creation, housing policy development, and housing policy implementation. Special attention will be paid to the current house price and foreclosure crisis. Student will conduct three site visits or expert interviews to analyze a local housing 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:
<http://classes.gmu.edu>.

Course Materials

Required Reading:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition.

Dan Immergluck (2009) *Foreclosed: High-Risk Lending, Deregulation, and the Undermining of America's Mortgage Market* (Ithaca, N.Y.: Cornell University Press).

Recommended Reading:

Diane Hacker (2000) *A Pocket Manual of Style* (New York, N.Y.: Bedford-St. Martin's).

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. Using cell phones (which includes sending or receiving text messages) or using e-mail is not allowed in this class.

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 (75% of the grade) (limit: 5,000 words) and on a final presentation (25% of the grade) (20 minutes; in Prezi), based on a field project with three field trips total. Students are encouraged to submit their final papers to *New Voices in Public Policy* (NVPP). Extra credit (5%) will be given for book reviews (limit: 500 words) related to recently published books (i.e., in 2009 or in 2010) on housing policy submitted to NVPP (excludes Schwarz (2006 and 2010) and Immergluck (2009)).

Final grades will be assigned based on the following scale:

A+	over 100.00 points total
A	95.00 points total – 100.00 points total
A-	90.00 points total – 94.99 points total
B+	85.00 points total – 89.99 points total
B	80.00 points total – 84.99 points total
B-	75.00 points total – 79.99 points total
C	74.99 points total – 50.00 points total
F	below 50.00 points total

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/SPP 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 Public Policy. 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 the School of Public Policy 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 SPP 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 SPP 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/>

Course Outline

January 25 **Topic: Introduction to Class, Introduction to Housing Policy**

Study Assignments for January 25th:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 1-12.

Joint Center for Housing Studies of Harvard University (2009) *The State of the Nation's Housing 2009* (Cambridge, MA: Harvard University).

<http://www.jchs.harvard.edu/publications/markets/son2009/son2009.pdf>

Joint Center for Housing Studies of Harvard University (2008) *The State of the Nation's Housing 2008* (Cambridge, MA: Harvard University).

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

Kathryn L. S. Pettit, Leah Hendey, G. Thomas Kinsley, Mary K. Cunningham, Jennifer Comey, Liza Getsinger, Michel Grosz (2009) *Housing in the Nation's Capital 2009* (Washington, D.C.: The Urban Institute).

http://www.urban.org/UploadedPDF/1001340_housingnationscapital09.pdf

Assignment (due February 1st):

Complete CITI training, administered by Mason's Office of Research Subject Protections. <http://research.gmu.edu/ORSP/HumanTraining.html>. Submit a paper copy of the completion report to the instructor on February 1st at 7:20p.

February 1 **Topic: Trends, Patterns, Problems**

Study Assignments for February 1st:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 13-50.

National Low Income Housing Coalition (2009) *Out of Reach 2009: Persistent Problems, New Challenges for Renters* (Washington, D.C.: National Low Income Housing Coalition).

<http://www.nlihc.org/oor/oor2009/oor2009pub.pdf>

Michael E. Stone (2006) "Housing Affordability: One-Third of a Nation Shelter Poor." Eds. Rachel G. Bratt, Michael E. Stone, and Chester Hartman. *A Right to Housing: Foundation for a New Social Agenda* (Philadelphia, PA: Temple University Press) 38-60. [available via Blackboard]

Urban Land Institute/Terwilliger Center for Workforce Housing (2009) *Beltway Burden: The Combined Cost of Housing and Transportation in the Greater Washington D.C., Metropolitan Area* (Washington, D.C.: Urban Land Institute).

<http://commerce.uli.org/misc/BeltwayBurden.pdf>

Assignment (due February 8th):

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

February 8 Topic: Housing Finance

Study Assignments for February 8th:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 51-88.

Dan Immergluck (2009) *Foreclosed: High-Risk Lending, Deregulation, and the Undermining of America's Mortgage Market* (Ithaca, N.Y.: Cornell University Press).

Robert Pozen (2010) *Too Big to Save? How to Fix the U.S. Financial System* (Hoboken, N.J.: John Wiley & Sons, Inc.) 7-25. [available via Blackboard]

Nomi Prins (2009) *It Takes a Pillage: Behind the Bailouts, Bonuses, and Backroom Deals from Washington to Wall Street* (Hoboken, N.J.: John Wiley & Sons, Inc.) 42-64. [available via Blackboard]

Assignment (due February 15th):

Introduce your final project in class.

February 15 Topic: Taxes and Housing

Study Assignments for February 15th:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 89-102.

J. Michael Collins (2007) "Federal Policies Promoting Affordable Homeownership: Separating the Accidental from the Strategic." Eds. William M. Rohe and Harry L. Watson. *Chasing the American Dream: New Perspectives on Affordable Homeownership* (Ithaca, N.Y.: Cornell University Press) 69-85. [available via Blackboard]

Richard K. Green and Stephen Malpezzi (2003) *A Primer on U.S. Housing Markets and Housing Policy* (Washington, D.C.: The Urban Institute Press) 85-133. [available via Blackboard]

William N. Goetzmann and Matthew Spiegel (2002) "Policy Implications of Portfolio Choice in Underserved Mortgage Markets." Eds. Nicolas P. Retsinas and Eric S. Belsky. *Low-Income Homeownership: Examining the Unexamined Goal* (Cambridge, MA and Washington, D.C.: Joint Center for Housing Studies and Brookings Institution Press) 257-274. [available via Blackboard]

Assignment (due February 22nd):

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

February 22 Topic: The Low-Income Housing Tax Credit

Study Assignments for February 22nd:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 103-124.

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 Press).

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

Alex Schwartz and Edwin Melendez (2008) “After Year 15: Challenges to the Preservation of Housing Financed with Low-Income Housing Tax Credits.” *Housing Policy Debate* 19.2. 261-294.

http://www.mi.vt.edu/data/files/hpd%2019.2/4_hpd_schwartz_web.pdf

Kirk McClure (2000) “The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?” *Housing Policy Debate* 11.1. 91-114.

[http://www.mi.vt.edu/data/files/hpd%2011\(1\)/hpd%2011\(1\)%20_mcclure.pdf](http://www.mi.vt.edu/data/files/hpd%2011(1)/hpd%2011(1)%20_mcclure.pdf)

Assignment (due March 1st):

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

March 1 Topic: Public Housing

Study Assignments for March 1st:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 125-156.

David J. Erickson (2009) *The Housing Policy Revolution: Networks and Neighborhoods* (Washington, D.C.: The Urban Institute Press) 145-164. [available via Blackboard]

Margery Austin Turner, Susan J. Popkin, and Lynette Rawlings (2009) *Public Housing and the Legacy of Segregation* (Washington, D.C.: The Urban Institute Press) 13-30. [available via Blackboard]

Edward G. Goetz (2003) *Clearing the Way: Deconcentrating the Poor in Urban America* (Washington, D.C.: The Urban Institute Press) 21-41. [available via Blackboard]

March 8 [spring break – no classes]

Assignment (due March 15th):

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

**March 15 Topic: Privately Owned Rental Housing Built with Federal Subsidy
Study Assignments for March 15th:**

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 157-177.

Charles J. Orlebeke (2000) "The Evolution of Low-Income Housing Policy, 1949 to 1999." *Housing Policy Debate* 11.2. 489-520.

http://www.knowledgeplex.org/kp/text_document_summary/scholarly_article/refiles/hpd_1102_orlebeke.pdf

Edgar O. Olsen (2001) *Housing Programs for Low-Income Households* Working Paper 8208. National Bureau of Economic Research.

<http://www.nber.org/papers/w8208.pdf>

United States Government Accountability Office (2007) *Project-Based Rental Assistance: HUD Should Streamline Its Processes to Ensure Timely Housing Assistance Payments*. Testimony Before the Subcommittee on Housing and Community Opportunity, Committee on Financial Services, House of Representatives.

<http://www.gao.gov/new.items/d08199t.pdf>

Assignment (due March 22nd):

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

**March 22 Topic: Vouchers
Study Assignments for March 29th:**

Alex F. Schwartz (2010) *Housing Policy in the United States: An Introduction* (New York, N.Y., et al.: Routledge) 2nd edition. 177-208.

Kirk McClure (2008) "Deconcentrating Poverty with Housing Programs." *Journal of the American Planning Association* 74.1. 90-99.

<http://www2.ku.edu/~swm/People/UBPLFaculty/KirkMcClure/JAPA%2074-1%20Poverty%20Deconcentration.pdf>

Michelle Wood, Jennifer Turnham, and Gregory Mills (2008) "Housing Affordability and Family Well-Being: Results from the Housing Voucher Evaluation." *Housing Policy Debate* 19.2. 367-412.

http://www.mi.vt.edu/data/files/hpd%2019.2/7._hpd_woods_web.pdf

David P. Varady and Carole C. Walker (2007) *Neighborhood Choices: Section 8 Housing Vouchers and Residential Mobility* (New Brunswick, N.J.: Center for Urban Policy Research Press) 5-28. [available via Blackboard]

Assignment (due March 29th):

Provide a status report of your final project in class.

**March 29 Topic: State and Local Housing Policy and the Nonprofit Sector
Study Assignments for April 5th:**

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 209-239.

George Galster, Christopher Walker, Christopher Haves, Patrick Boxall, and Jennifer Johnson (2004) “Measuring the Impact of Community Development Block Grant Spending on Urban Neighborhoods.” *Housing Policy Debate* 15.4. 903-934.

[http://www.mi.vt.edu/data/files/hpd%2015\(4\)/hpd%2015\(4\)_article_galster.pdf](http://www.mi.vt.edu/data/files/hpd%2015(4)/hpd%2015(4)_article_galster.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]

Avis C. Vidal and W. Dennis Keating (2004) “Community Development: Current Issues and Emerging Challenges.” *Journal of Urban Affairs* 26. 2. 125-137. [available via GMU Libraries]

Assignment (due April 5th):

Provide a status report of your final project in class.

**April 5 Topic: Housing for People with Special Needs
Study Assignments for April 12th:**

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 239-252.

Susan J. Popkin, Brett Theodos, Caterina Roman, and Elizabeth Guernsey with Liza Getsinger (2008) *The Chicago Family Case Management Demonstration: Developing a New Model for Serving “Hard to House” Public Housing Families* (Washington, D.C.: The Urban Institute Press).

http://www.urban.org/UploadedPDF/411708_public_housing_families.pdf

Mary K. Cunningham, Susan J. Popkin, and Martha R. Burt (2005) *Public Housing Transformation and the "Hard to House"* (Washington, D.C.: The Urban Institute Press).

http://www.urban.org/UploadedPDF/311178_Roof_9.pdf

Martha Burt and Sam Hall (2009) "Permanent Supportive Housing in the District of Columbia: Taking Stock and Looking Forward." Report. Urban Institute.

http://www.urban.org/uploadedpdf/411953_permanent_housing_dc.pdf

Assignment (due April 12th):

Provide a status report of your final project in class.

April 12 Topic: Fair Housing and Community Reinvestment

Study Assignments for April 19th:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 253-290.

Gregory D. Squires (2008) "No Progress Without Protest." Eds. James DeFilippis and Susan Saegert. *The Community Development Reader* (New York et al., N.Y., et al.: Routledge) 89-91. [available via Blackboard]

Gregory D. Squires and Charis E. Kubrin (2006) *Privileged Places: Race, Residence, and the Structure of Opportunity* (Boulder, CO et al.: Lynne Rienner Publishers) 25-54. [available via Blackboard]

Daniel Immergluck (2004) *Credit to the Community: Community Reinvestment and Fair Lending Policy in the United States* (Armonk, N.Y. et al.: M. E. Sharpe) 3-18. [available via Blackboard]

[note: April 14 – 18: instructor at the Association of American Geographers (AAG) conference in Washington, D.C. – intermittent access to e-mail – apologies for delay in response time]

Assignment (due April 19th):

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

April 19 Topic: Home Ownership and Income Integration

Study Assignments for April 26th:

Alex F. Schwartz (2010) *Housing Policy in the United States* (New York, N.Y., et al.: Routledge) 2nd edition. 291-310.

Douglas S. Massey (2008) “Origins of Economic Disparities: The Historical Role of Housing Segregation.” Eds. James H. Carr and Nandinee K. Kutty. *Segregation: The Rising Costs for America* (New York, N.Y., et al.: Routledge) 39-80. [available via Blackboard]

Xavier de Souza Briggs (2005) “More *Pluribus*, Less *Unum*? The Changing Geography of Race and Opportunity.” Ed. Xavier de Souza Briggs. *The Geography of Opportunity: Race and Housing Choice in Metropolitan America* (Washington, D.C.: Brookings Institution Press). 17-41. [available via Blackboard]

George Galster, Peter A. Tatian, Anna M. Santiago, Kathryn L. S. Pettit, Robin E. Smith (2003) *Why Not in My Backyard? Neighborhood Impacts of Deconcentrating Assisted Housing* (New Brunswick, N.J.: Center for Urban Policy Research Press) 1-20. [available via Blackboard]

April 26 **Topic: Class Presentations**

May 3 **Topic: Class Presentations**