

**Winter 2022**  
**Department of Urban Studies and Planning**  
**UP 6350--Housing Policy and Programs**  
**Instructor: Kami Pothukuchi, Ph.D., Distinguished Service Professor**  
**In person, Mondays, 5:30-8 pm, Room 171 EDU**

**Office Hours: By appointment, [k.pothukuchi@wayne.edu](mailto:k.pothukuchi@wayne.edu)**

E-mail is best to reach me; I will respond to e-mails, including meeting requests, within 24 hours, and can chat by phone or video.

**COVID-19 Compliance** – All students are expected to familiarize themselves with the campus health and safety guidelines at: <https://wayne.edu/coronavirus/returning-guidelines#students-return>. Students must complete the *Campus Daily Screener* before coming to campus each day. University policy requires that students, university employees, and university guests who come to campus be vaccinated against COVID-19, unless they have a medical or religious exemption approved by the Campus Health Committee. All on campus will be required to mask indoors. (Those with an approved waiver of the vaccine mandate will be tested weekly and will be required to wear masks indoors on campus throughout the semester.) The university will monitor the pandemic situation closely, and it is possible that the measures mentioned here will change, including by moving all classes to remote learning, to ensure the safety and well-being of our faculty, staff and students.

**Course Description**

The course will introduce students to the purpose of planning with regard to housing, with an emphasis on the history, current status, and future of federal housing policy and programs. It will review achievements and continuing challenges, and alternative proposals related to housing affordability, discrimination, and security, and economic opportunity, and equip students with related conceptual frameworks. Wherever feasible, issues and solutions will be discussed with reference to Detroit metro.

**Learning outcomes**

After completing requirements for this course, students will be able to:

- Discuss the significance of housing for households and communities, and issues related to supply and demand
- Analyze specific problems faced by historically disadvantaged populations, related to housing affordability, discrimination, homelessness, and economic mobility
- Outline the main elements of US housing policy and discuss key programs and their strengths and limitations.
- Articulate the role of state and local policies as they affect housing goals
- Discuss alternative arrangements to achieve affordable, safe and secure housing that promotes economic opportunity and mobility for all, with a special focus on housing justice.
- Research and write about housing issues in metro Detroit.

These learning outcomes relate to the Planning Accreditation Board's (2021 revised) criteria for General Planning Knowledge (1 a-planning history and theory, b-planning law and institutions,

c-urban and regional development) and Planning Skills and Tools (2 b-analytic skills and tools, c-professional and communication skills).

### Requirements for grade

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|---|-----|
| 1. Regular attendance and participation               | 15% |
| 2. Two mini-lectures housing alternative (team based) | 40% |
| 3. Community housing data analysis                    | 15% |
| 4. Final paper  | 30% |

Instructions for each requirement will be given in class. For #2 and #3 above, students will choose from a set of specific topics or questions to guide work with a view to compiling and sharing findings in class to offer comparative insights across communities, population groups, or policies. Depending on course enrollment, assignment/s may be modified after the first meeting.

### Required text

**Schwartz, A. F. (2021).** *Housing policy in the United States* (4th ed.). New York: Routledge. E-book may be purchased directly from the publisher; also available at the university bookstore and for purchase and rent online.

Other readings are available via Canvas unless noted otherwise.

**Weekly Reading Schedule** (Version Jan-1-21, I reserve the right to modify the reading schedule for the second half of the course)

Prior to each class meeting, you are expected to complete the readings assigned for that week, and to come prepared to answer the questions given each week to assist your reading.

### Week 1, Jan 10: Course and student introductions, overview

No reading to prepare for this meeting. Acquire text for class, download readings. Review questions prior to completing assigned readings for the following week.

### Week 2, Jan 24: Introduction to housing issues, trends, problems

**Schwartz**, Chapter 1: Introduction

**Schwartz**, Chapter 2: Trends, patterns, problems

<https://www.detroitnews.com/story/news/local/detroit-city/2018/12/10/detroit-braces-affordable-housing-decline/2019528002/>

### Week 3, Jan 31: Housing supply and demand, sub-markets and neighborhood change

Pozdena, R. J. 1988. *The modern economics of housing: A guide to theory and policy for finance and real estate professionals*. New York: Quorum Books.

- Chapter 2: The determinants of housing demand
- Chapter 3: The fundamentals of housing supply

Poethig, Erika C., Joseph Schilling, Laurie Goodman, Bing Bai, James Gastner, Rolf Pendall, and Sameera Fazili. 2017. **Executive Summary**. *The Detroit Housing Market: Challenges and Innovations for a Path Forward*. Washington, DC: Urban Institute

Speaker: Katy Trudeau, Deputy Director, Detroit Housing and Revitalization Department

#### **Week 4, Feb 7: Defining housing affordability**

Galster and Lee (2020). Housing affordability: a framing, synthesis of research and policy, and future directions. *International Journal of Urban Sciences*, online, rjus20 (Read sections 1 through 6, and 8).

National Low Income Housing Coalition. (2021). *Out of Reach*. <https://reports.nlihc.org/oor> (Read pages 1-28 carefully; also browse state pages related to Michigan)

City of Detroit. 2020-2024 Consolidated Housing Plan. MA-40. Barriers to Affordable Housing. Pp. 129-130.

Speaker: Sherita Smith, Vice President, Community Development, Cinnaire Solutions.

#### **Week 5, Feb 14: Homeownership and housing policy**

**Schwartz**, Chapter 3: Housing Finance

**Schwartz**, Chapter 4: Taxes and housing

#### **Week 6, Feb 21: Public housing and project-based assistance**

**Schwartz**, Chapter 6: Public housing

**Schwartz**, Chapter 7: Privately owned rental housing built with federal subsidy

Speaker: Jerrell Harris, Real Estate Development Manager, Cinnaire Solutions

Video documentary

#### **Week 7, Feb 28: Vouchers and demand-side housing assistance**

**Schwartz**, Chapter 8: Vouchers

Rosen, E. (2020). *The Voucher Promise: Section 8 and the Fate of an American Neighborhood*. Princeton: Princeton University Press. Available as e-book from WSU Libraries.

- Introduction
- Chapter 5: “A tenant for every house”: The role of landlords

#### **Week 8, Mar 7: Tax-credit housing and state and local policy**

**Schwartz**, Chapter 5: The Low-Income Housing Tax Credit

**Schwartz**, Chapter 9: State and local housing policy and the nonprofit sector, p 238-252 (Stop at Inclusionary Zoning)

Speaker: Zach Kilgore, Community Solutions, Inc.

### **SPRING BREAK**

#### **Week 9, Mar 21: Fair housing and reinvestment**

**Schwartz**, Chapter 11: Fair housing and community reinvestment

Taylor, K. Y. (2012). Backstory to the neoliberal moment: Race taxes and the political economy of black urban housing in the 1960s. *Souls*, 14(3-4), 185-206.

Video documentary

2 Mini-lecture presentations

### **Week 10, Mar 28: Local regulations**

Schwartz, Chapter 9: State and local housing policy and the nonprofit sector, p 252-267  
(inclusionary zoning)

Mukhija, V., Das, A., Regus, L., & Tsay, S. S. (2015). The tradeoffs of inclusionary zoning: What do we know and what do we need to know? *Planning Practice and Research*, 30(2), 222-235.

Wegman, J. 2020, Death to Single Family zoning... and new life to the Missing Middle. *Journal of the American Planning Association*, 86(1): 113-118.

### 2 Mini-lecture presentations

#### **Week 11, Apr 4: The eviction crisis**

Desmond, M. 2016. *Evicted: Poverty and profit in the American city*. New York: Broadway Books.

- Prologue, p. 1-5;
- Chapter 5—Thirteenth Street, p. 53-63;
- Chapter 8—Christmas in Rm 400, p. 94-107;
- Chapter 24—Can't win for losing, p. 282-292;
- Epilogue: Home and Hope, p. 293-313

Akers, Josh and Eric Seymour. 2019. *Stopping the eviction machine in Detroit*. (Research brief prepared by Patrick Cooney and Amanda Nothaft). University of Michigan Poverty Solutions

### 3 Mini-lecture presentations

#### **Week 12, Apr 11: Homelessness**

Schwartz. Chapter 10, read page 283 onwards.

O'Flaherty, B. 1996. *Making Room: The economics of homelessness*. Chapter 15: What we should do. Cambridge, MA: MIT Press.

Speaker: John Stoyka, Executive Director, Community and Home Supports, Inc.

### 3 Mini-lecture presentations

#### **Week 13, Apr 18: Decommodification, third-way housing, just housing**

Wegmann, J., Schafran, A., & Pfeiffer, D. (2017). Breaking the double impasse: Securing and supporting diverse housing tenures in the United States. *Housing Policy Debate*, 27(2), 193-216

Dawkins. C. 2021. *Just Housing: The moral foundations of American housing policy*. Chapter 8: Taking housing justice seriously. Cambridge, MA: MIT Press.

### 4 Mini-lecture presentations

#### **Week 14, Apr 25: Conclusion and conversation about Detroit area student findings**

Bratt, R, M. Stone and C. Hartman (eds). 2006. *A right to housing: A foundation for a new social agenda*. Introduction: Why a right to housing is needed and makes sense (Read pages 1-13 carefully). Philadelphia: Temple University Press.

Remaining mini-lecture presentations  
Video documentary