

HOUSING POLICY AND PROGRAMS

UP 6350 [ID 27704]

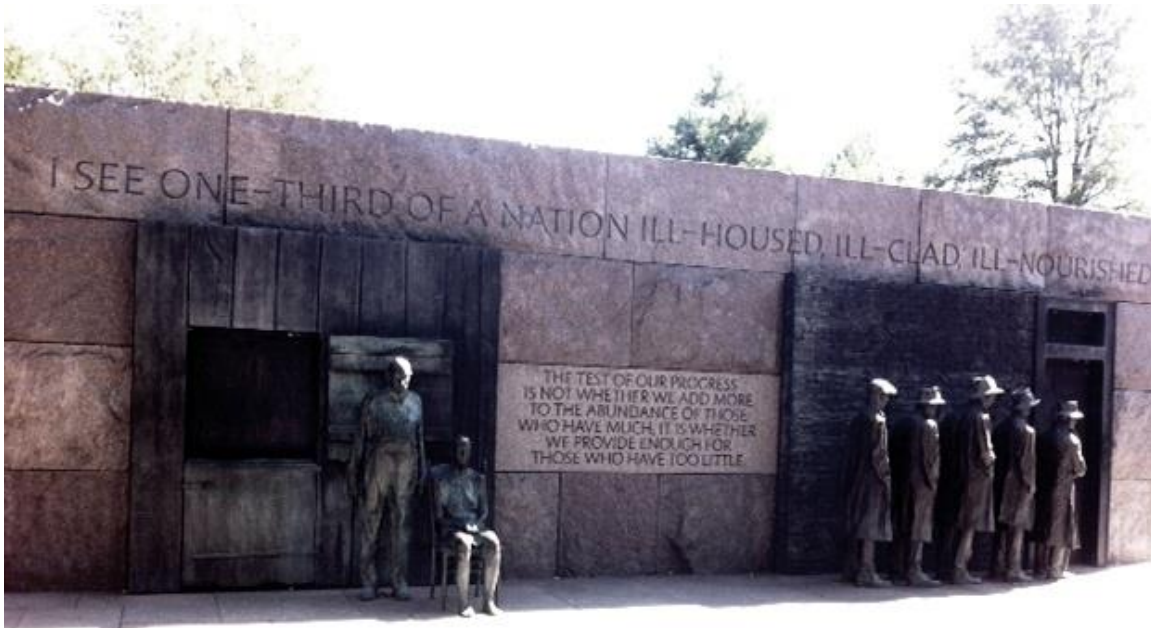
Winter, 2016 Mondays, 5:30-8:15 Old Main 165

Professor George Galster

Faculty/Admin. Bldg. Rm. 3198 (313) 577-9084/-0022 fax aa3571@wayne.edu

Office Hours: Mondays & Tuesdays, 10:00-4:30, or by appointment

NOTE: THIS COURSE IS NOT OPEN TO UNDERGRADS OR FIRST YEAR MUP STUDENTS!!! UP 6120 PLANNING STUDIES & METHODS PREREQUISITE.



Franklin D. Roosevelt Memorial, Washington, DC

“...to feed the hungry, clothe the naked and house the homeless is not just a call for isolated charity, but the imperative of a just society.”

Pres. Barak Obama Eulogy of Rev. Clementa Pinckney (June, 2015; Charleston, S.C.)

Course Overview and Goals

This course is designed to expose graduate students to contemporary theoretical and empirical work related to metropolitan housing markets, housing problems, and public policies and programs designed to overcome these problems. But more than simply processing this information, the course attempts to build students' capabilities for diagnosing problems, incisively critiquing policy options, and clearly presenting such in oral and written form. In other words, this course does not merely focus on *description*, but on *critical analysis and clear exposition of thoughts*, and by doing so seeks to build substantive and intellectual skills that will serve students well in their future careers as professional planners and policy analysts.

The central intellectual theme of the course is that effective housing policy *prescription* presumes efficacious problem *diagnosis*, and such in turn depends on a thorough understanding of how the “organism” of the metropolitan housing market operates. Thus, significant attention will be paid to developing a working knowledge of the pre-eminent model of the housing market, presented in: Jerome Rothenberg, George Galster, Richard Butler, and John Pitkin, *The Maze of Urban Housing Markets*.

Learning Outcomes

By the end of this course, students will be able to understand:

- the nature of housing problems currently affecting many Americans
- the main private and public institutions involved in the current US housing market
- the current array of federal housing policies and programs
- and apply the basic housing submarket model to elucidate causes of housing problems and evaluate current and prospective housing policies

Assignments and Grading

Various tools to stimulate learning and provide vehicles for student evaluation will be employed:

We start with an exercise designed to develop students’ skills for organizing, analyzing and summarizing material from a series of readings and writing a cogent, effective report—key skills required of professional planners. This “*Problem Diagnosis*,” will engage students in focusing upon a particular housing problem of their choosing: its nature, extent, consequences, and origins. It will require the use of the housing problem analysis tools developed in the course up to that point.

The next major assignment is designed to further develop students’ analytical and written communication skills: The “*Policy Critique*.” This will involve a short paper evaluating critically a housing policy proposal by employing the policy analysis tools developed in the course.

The final assignment is a more comprehensive “*Policy Proposal*” paper, which asks students to build upon their earlier “*Problem Diagnosis*” papers and propose a programmatic response. The paper will evaluate the proposed policy response and explain why it is an efficient and equitable solution. It serves as the capstone exercise for the course.

Other evaluative devices will be employed. A mid-term of examination asks the student to synthesize and reflect upon the theoretical material in the course prior to its application in policy analysis. Students will investigate an innovative new housing policy proposal and teach the class about it. Smaller-scale exercises and homework problems will be assigned periodically as well.

Grades will be assigned based on the following weights:

- 15% Problem Diagnosis Paper
- 15% Policy Critique Paper
- 20% Policy Proposal Paper
- 20% Examination
- 10% Innovative Policy presentation to class
- 10% Homework Problems and Exercises
- 10% Class Attendance and Participation

Expectations of Students

I expect the following of all students, so that the maximum educational benefit and intellectual stimulation can be gained from this course:

- attend all classes; after one absence the student's class participation grade will be reduced by one quality point for each subsequent absence
- participate actively in class, by asking questions, engaging in discussions, etc.
- submit all assignments when they are due; no late assignments will be accepted, so planning to avoid unforeseen contingencies is imperative
- read all assigned material before the class for which they are assigned
- be familiar with basic supply/demand analysis from economics (such as UP 6120 or an undergrad micro-ECON course);
- maintain academic integrity, especially with regard to plagiarism and inappropriate collaboration, by following these guidelines:
 - cite all sources (including internet) for facts and ideas used in papers at the point in the text where information was used (not simply at end in "references"); follow any standard, consistent citation style
 - do not consult or collaborate (via phone, email, writing or in person) with anyone about any aspects of homework assignments or papers; address questions to the professor instead

Readings and Other Resources

Readings on the daily schedule beginning on the next page are **all required**. Readings are listed in preferred sequence, and should be read **before** the class for which they are listed.

Two texts are required, first available at the WSU Bookstore; second free:

Alex Schwartz, Housing Policy in the United States. 3rd ed. NY: Routledge, 2014`. ISBN 978-0-415-83650-0 [paper] (also is an e-version if you prefer)

Joint Center for Housing Studies of Harvard University, The State of the Nation's Housing: 2015. (Available on our Blackboard)

All other readings assigned are available free on our class Blackboard, or on the publisher's website as noted on the syllabus.

Also, valuable resources for your papers can be found at:

Joint Center for Housing Studies of Harvard University

www.jchs.harvard.edu

The Urban Institute

www.urban.org/publications

US Dept. of Housing and Urban Development

www.HUDUser.gov

Millennial Housing Commission, Meeting Our Nation's Housing Challenges, 2002 [on Blackboard]

Harvard JCHS, "Revisiting Rental Housing Policy: Observations from a National Summit," 2007 [on Blackboard]

Students with Disabilities

If you have a documented disability that requires accommodations, you will need to register with Student Disability Services for coordination of your academic accommodations. The Student Disability Services (SDS) office is located at 1600 David Adamany Undergraduate Library in the Student Academic Success Services department. SDS telephone number is [313-577-1851](tel:313-577-1851) or [313-577-3365](tel:313-577-3365) (TDD only). Once you have your accommodations in place, I will be glad to meet with you privately during my office hours to discuss your special needs. Student Disability Services' mission is to assist the university in creating an accessible community where students with disabilities have an equal opportunity to fully participate in their educational experience at Wayne State University."

A Personal Introduction of the Professor

George Galster is the Clarence Hilberry Professor of Urban Affairs in the Department of Urban Studies and Planning, Wayne State University. He earned his Ph.D. in Economics from M.I.T., with a dissertation focusing on measuring housing discrimination. He has published 140 peer-reviewed scholarly articles, 32 book chapters and eight books. His work has focused on the dynamics and consequences of metropolitan housing markets and neighborhoods, especially the ways in which space is structured in ways that create unequal opportunities by race, ethnicity and class.

Dr. Galster co-authored the influential book, *The Maze of Urban Housing Markets*, the most comprehensive theory of metropolitan housing markets yet published. A recent study of scholarship by faculty in graduate schools of planning in the U.S. rated his work as among the "Top Ten Most-Cited." He currently serves as Associate Editor of the *Journal of the American Planning Association*, Associate Editor of *Housing Policy Debate*, Management Board member of *Housing Studies*, and Editorial Board member for three other international scholarly journals related to urban studies.

Dr. Galster has been a consultant to the U.S. Department of Housing and Urban Development, U. S. Department of Justice, numerous municipalities, community organizations, civil rights groups, and private organizations like the National Association of Realtors, American Bankers Association and Fannie Mae. He currently serves on the boards of two community development financial institutions. He has provided housing policy consultations to public officials in Australia, Canada, China, Scotland, and the U.S.

Dr. Galster has held positions at Harvard University, the University of California - Berkeley, the University of North Carolina - Chapel Hill, Amsterdam University (Netherlands), Delft Institute of Technology (Netherlands), Mannheim University (Germany), Western Sydney University (Australia) and Glasgow University (Scotland), among others. He served as Director of Housing Research at the Urban Institute in Washington, DC before coming to Wayne State University in 1996.

UP6350: Class Topics and Reading Assignments Winter 2016

Class 1: 1/11

I. Why Are We Here Studying Housing?

A. Why Should the Public Be Concerned About Housing?

B. What Role Can Policy Analysis Play in Policy Formation?

C. A Brief History of Post-War Federal Housing Policy

Galster, "US Housing Scholarship, Planning and Policy since 1968," Journal of the American Planning Assoc. 74(1), 2008: 5-16 [on Blackboard]

Schwartz, ch. 1

Newman (2008), "Does Housing Matter for Poor Families?" Journal of Policy Analysis and Management 27(4): 895- 925

NO CLASS 1/18: MLK DAY

Class 2: 1/25

II. The Current Housing Delivery System and Policy Framework

Schwartz, chs. 3, 4, 9, ch. 5 pp. 117-143 only

Class 3: 2/1

III. Major Contemporary Housing Problems Facing American Households: Lack of Affordability, Low-Quality, Overcrowded and Abandoned Housing, Homelessness

State of the Nation's Housing 2015; pp. 7-12, 19-35 [on Blackboard]

Schwartz, ch. 2

Class 4: 2/8

IV. The Theory of Metropolitan Housing Markets

Critical Review of Economic Principles of Demand and Supply: Investopedia; "Basics of Economics Demand and Supply," pp. 1-3, 6-17 only; [on Blackboard]

A. Submarket Theory of Housing Markets [quality segmentation, demand, market period and longer-term supply, equilibrium, inter-submarket adjustment mechanisms]

Galster and Rothenberg, "Filtering in Urban Housing: A Graphical Analysis of a Quality-Segmented Market," Jl. of Planning Education and Research, 1992; [only pages 37-44; up to "Dynamics of Inter-Submarket Adjustment" section]

Class 5: 2/15

V. Theory Applied to Understanding Housing “Filtering”

B. Application of Submarket Theory: Filtering [how metro-wide forces create housing filtering process & consequences for households

Galster and Rothenberg, “Filtering in Urban Housing: A Graphical Analysis of a Quality-Segmented Market,” Jl. of Planning Education and Research, 1992; [read entire article, including pages 37-44 again...they’ll make more sense this time]

Class 6: 2/22

VI. Theory Applied to Understanding Origins of Housing Problems

Rothenberg, Galster et al; Maze of Urban housing Markets, (1991) ch. 8

Class 7: 2/29

VI. Theory Applied to Understanding Origins of Housing Problems (cont.)

[no reading today; just homework problem]

Class 8: 3/7 “Problem Diagnosis” Paper due [to be emailed to me by 5PM today]

VII. Other Contemporary Housing Problems: Home Foreclosures

A. Home Foreclosures

Schwartz, ch. 13

Immergluck, “A look back: what we now know about the causes of the US mortgage crisis” International Journal of Urban Sciences, 2015

B. Racial-Ethnic Discrimination

Schwartz, ch. 11

Saul, “Real Estate Shell Companies Scheme to Defraud Owners out of their Homes,” New York Times, Nov. 7, 2015

Spring Break: 3/14 No Class

Class 10: 3/21 Examination over sections I. – VII. [no makeups allowed]

Class 11: 3/28

VIII. Theory Applied to Evaluating Housing Policies

A. Overview & General Evaluative Principles

B. Demand-Side Policies: Housing Allowances / Vouchers

Schwartz, ch. 8

Rothenberg, Galster et al; Maze of Urban housing Markets, (1991) ch. 10

Eligon, “A Year After Ferguson, Segregation Defies Tools to Erase It,” New York Times (8/8/15)

Class 12: 4/4

VIII. Theory Applied to Evaluating Housing Policies (cont.)

C. Supply-side Policies: Public Housing; HOPE VI

Schwartz, ch. 6

Rothenberg, Galster et al; Maze of Urban housing Markets, (1991) ch. 11: pp. 323-330 only

Class 13: 4/11 “Policy Critique” Papers due today [to be emailed to me by 5PM]

VIII. Theory Applied to Evaluating Housing Policies (cont.)

D. Supply-Side Policies: Subsidize Housing Construction and Rehabilitation by Non-Profit or For-Profit Suppliers

Schwartz, ch. 5 pp. 143-157 only; ch. 7

Rothenberg, Galster et al; Maze of Urban housing Markets, (1991), ch. 11: pp. 308-323 only

Class 14: 4/18

IX. Innovations in Housing Policy [a potpourri of fresh ideas with discussion led by students; see separate handout for assignments]

Class 15: 4/25

**X. Fighting Homelessness:
Field trip to Coalition for Temporary Shelter (COTS)**

Schwartz, ch. 10 pp. 319-324 only

Class 16: 5/2

Capstone: Presentations & discussion of “Policy Proposal” papers [to be emailed to me by 5PM today]

[You are likely to find the following of use, depending on your policy approach:]

Schwartz, ch. 14

Millennial Housing Commission, Meeting Our Nation’s Housing Challenges, 2002

Harvard JCHS, “Revisiting Rental Housing Policy: Observations from a National Summit,” 2007

John Landis and Kirk McClure (2010), “Rethinking Federal Housing Policy”, Journal of the American Planning Assoc. 76(3): 319-348

William Grigsby & Steve Bourassa, “Section 8: The Time for Fundamental Program Change?” [plus two following comments], Housing Policy Debate 15 (no. 4, 2004): 805-864.

Bruce Katz, Margery Austin Turner, Karen Destorel Brown, Mary Cunningham & Noah Sawyer, *Rethinking Local Affordable Housing Strategies: Lessons From 70 Years Of Policy And Practice*, The Brookings Institution and The Urban Institute (Dec. 2003).

Kirk McClure, “Housing Vouchers versus Housing Production: Assessing Long-Term Costs,” Housing Policy Debate 9 (1998).

Edgar Olsen, *Housing Programs For Low-Income Households*, NBER Working Paper Series (April 2001) available at: <http://www.nber.org/papers/w8208>.