

Course Syllabus

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Policies and Their Outcomes: NYC Housing

PLA 6107-1/Fall 2017

Columbia University, Graduate School of Architecture, Planning, and Preservation

Professor: Eldad Gothelf

Mondays 6p-8p

Fayerweather 201

Course Description

The course will examine the specific housing policies that impact New York City in 2017, comparing their stated goals with their real world outcomes. Throughout the semester, students will review current laws, regulations, and promulgated rules that are intended to encourage or augment the City's market rate and affordable housing stock. Policies will be analyzed through the lenses of affordability, inclusion, and economic and racial segregation. Housing policies researched and reviewed will include: 421a property tax exemption, (voluntary) Inclusionary Housing, Mandatory Inclusionary Housing, Section 8, NYCHA/public housing, rent regulation, and affordable housing lotteries.

With Mayor Bill De Blasio's Housing New York: A Five-Borough, Ten-year Plan calling for the construction or preservation of 200,000 affordable housing units, an understanding of City (and State) housing policies is critical. What drives affordable housing production? What does affordable even mean? Where is housing being built? Where is it not? How do measurable housing metrics (number of new units, number of affordable units, levels of affordability, permanence of affordability, vacancy rates, etc.) compare to stated goals? The course will provide a basic understanding of NYC-specific housing policies. Together, we will focus on outcomes - intended and otherwise. Assignments will include weekly readings, a midterm presentation, and a final paper & presentation.

Assignments/Course Project

Students will work on one project throughout the semester. The project will be a research project focusing on one housing policy (or one aspect of NYC housing policy). Research will be aimed at determining the policy's outcomes and impacts.

The project will manifest in two phases.

Deliverables

Phase I: a 5-10 minute midterm presentation outlining the selected policy, specific outcome/impact being researched, and the intended research methods.

Phase II: a 5-10 page paper detailing the selected policy and presenting research findings. Additionally, a ~10 minute presentation will summarize the research project.

Course Schedule

Session 1	Sept. 11	Introduction	Course will be introduced. Discussions topics will include concepts of free market, government intervention, basics of housing policy.
Session 2	Sept. 18	Mayors' Plans	A review of and discussion of NYC mayors' housing goals over time.
Session 3	Sept. 25	Area Median Income	What is "affordable"? A review of AMI and the debate surrounding it.
Session 4	Oct. 2	Inclusionary Housing	A review of voluntary and mandatory Inclusionary Housing policies.
Session 5	Oct. 9	421a	The NY state property tax exemption will be discussed, understanding its evolution as a development incentive.
Session 6	Oct. 16	Rent Regulation	Rent Control, Rent Stabilization programs discussed.
Session 7	Oct. 23	Midterm Presentations	5-10 minute presentations
Session 8	Oct. 30	City Sponsored	Discussions around City-sponsored housing developments.
Session 9	Nov. 13	NYCHA & Section 8	A review of NYC public housing and Section 8 voucher program.
Session 10	Nov. 20	Flex	Flex Day
Session 11	Nov. 27	Mortgage Interest Deduction, Misc.	Discussions regarding MID tax policy; Semester recap.
Session 12	Dec. 4	Final Presentations	10 Minute Presentations
Session 13	Dec. 11	Final Presentations	10 Minute Presentations

Grading

Grades will be based on the following:

Weekly Class Participation - 30%

Midterm Presentation - 20%

Final Paper & Presentation - 50%

Course Summary:

Date	Details
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