

INTRODUCTION TO HOUSING- PLAN 4304
Spring 2017

Instructor: Professor Lance Freeman

Class Time: Mondays 11:00 a.m. - 1:00 p.m.

Class Room: 412 Avery

Office Hours: Mondays 2:00-4:00 p.m. or by appointment

Office: 304 Buell Hall

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Course website: <http://courseworks.columbia.edu> (Log in and this course should be displayed on the screen).

Course Objective: This course will provide students with the analytical skills and knowledge to understand what is necessary to plan for housing. In doing so the course will address many of the housing issues that have vexed planners and policy makers for decades. Examples of such questions include:

- What are the advantages of high density vs. low density housing?
- Why is there a shortage of affordable housing?
- Should everyone be guaranteed a right to decent housing?
- What is “decent” housing?
- When, if ever, should the government intervene in the provision of housing?
- Does rent control really keep rents affordable?
- Should policymakers concern themselves with what type of neighborhoods people reside in?

This course will provide students with the analytical skills to address the questions listed above. In addition, students will learn to take advantage of the plethora of housing data available so as to be able to assess housing market conditions in a particular locality. With these skills students will be better prepared to formulate effective housing plans and policies.

Course Format: The course will be a combination of lectures and seminars, with the emphasis on seminars.

Assignments: The following written assignments are required for the course:

Planning proposal: For this assignment you will develop a housing plan for a neighborhood of your choosing. In the first part of the assignment you will assess the housing needs and strengths of the surrounding housing market. In the second part of the paper you will develop a plan and policies designed to address the housing situation in your chosen neighborhood while keeping in mind the housing circumstances of the surrounding housing market. The purpose of the assignment is to sharpen your research skills and to apply some of the analytic capabilities that you have acquired in class.

Discussion Questions: Discussion questions will be distributed prior to each class. These questions serve a twofold purpose: The first is diagnostic, allowing me to discern whether

students are grasping the material. The second purpose is to provide guidance for the reading. **I will sometimes collect the discussion questions at the beginning of class. Please Note late assignments will not be accepted without prior permission from the instructor.**

Readings: The following books are available at the University book store. I have also requested that these books be placed on reserve. **The availability of these books through library reserve, however, cannot be guaranteed.**

Bruegmann, Robert. *Sprawl: A Compact History*. Chicago: University of Chicago Press.

Mallach, Allan. *A Decent Home*. Chicago: American Planning Association.

Mueller, Elizabeth, Rosie Tighe. *The Affordable Housing Reader*. London: Routledge.

Schwartz, Alex F. 2014. *Housing Policy in the United States*. New York: Routledge. 3rd edition.

Other readings are available in the course reader, on courseworks as indicated or are on e-reserves. The course reader is available at the Village Copier at 2872 Broadway (between 112th-113th streets).

Grading: Grades for the course will be earned according to the following weights:

Neighborhood Plan:	40%
Part I.	20%
Part II.	20%
Midterm:	30%
Discussion Questions(s):	30%

CLASS SCHEDULE

1. Monday January 23, Course Introduction. Planning for Housing, History. The Housing Problem Part I

Readings:

Gould, E.R. 1900. The Housing Problem in Great Cities. *The Quarterly Journal of Economics*. On Courseworks.

Riis, Jacob. How the Other Half Lives. Chapter 1 in Tighe and Mueller. On Courseworks.

Orlebeke, Charles J. The Evolution of Low-Income Housing Policy, 1949-1999. Chapter 17 in Tighe and Mueller.

Browse HUD Interactive Timeline: http://www.huduser.org/hud_timeline/index.html

2. Monday January 30, Frameworks for Evaluating Housing Policies

Readings:

O'Sullivan, Arthur. 2012. *Urban Economics*. Chapter 14, "Why is Housing Different?" Pp. 367-385. On Courseworks.

Boelhouwer, Peter, and Harry van der Heijden. *Housing Systems in Europe*. "The Netherlands." pp. 41-77. **On Courseworks.**

Bratt, Rachel G, Michael E. Stone and Hartman, Chester. 2006. Why a Right to Housing makes sense. Chapter 6 in Tighe and Mueller.

3. Monday February 6, Analyzing Housing Market Conditions

Readings:

How Affordable is your community? **See HOI on courseworks**

Glaeser, Edward L., and Joseph Gyourko. *Rethinking Federal Housing Policy*. Chapters One and Two. On Courseworks.

Schwartz, Alex. 2014. *Housing Policy in the United States*. Chapter two.

References

Schwartz, Alex. 2014. *Housing Policy in the United States*. Appendix in chapter two.

For international comparisons:

<http://unstats.un.org/unsd/demographic/products/socind/housing.htm>

4. Monday February 13, Planning Housing: How Much?

Readings:

Raising the Roof- California Housing Development Projections and Constraints 1997-2020

On line: <http://www.hcd.ca.gov/hpd/hrc/rtr/chp2r.htm>

New York City Population Projections by Age Sex and Borough: On line:

http://www.nyc.gov/html/dcp/pdf/census/projections_report.pdf

Myers, Dowell and Ryu, SungHo(2007)'Aging Baby Boomers and the Generational Housing Bubble: Foresight and Mitigation of an Epic Transition',*Journal of the American Planning Association*,74:1,17 — 33. **On E-reserve.**

Belsky, Eric et al. 2007. Projecting the Underlying Demand for New Housing Units: Inferences from the Past, Assumptions about the Future. Joint Center for Housing Studies of Harvard University. **On E-Reserve & on line:**

<http://www.jchs.harvard.edu/research/publications/projecting-underlying-demand-new-housing-units-inferences-past-assumptions>.

5. Monday February 20, Planning Housing: Affordability; Supply Side Approaches

Bloom, Nicholas Dagen. 2012. Learning from New York. America's Alternative High-Rise Public Housing. *Journal of the American Planning Association*. 78(4): 418-431. **On Courseworks.**

Hunt, D. Bradford. 2001. What Went Wrong with Public Housing in Chicago? A History of the Robert Taylor Homes. *Journal of the Illinois Historical State Society*. 94(1):96-117. **On Courseworks.**

O'Sullivan, Arthur. 2012. *Urban Economics*. Chapter 15 "Housing Policies" pp. 386-392. **On Courseworks.**

Priemus, Hugo and Frans Dieleman. Social Housing Policy in the European Union: Past, Present and Perspectives. *Urban Studies*, 39(2):191–200. **On Courseworks.**

Schwartz, Alex. 2014. *Housing Policy in the United States*. Chapters five and six.

Freeman, Lance. 2006. Comment on Kirk McClure's "The Low Income Housing Tax Credit goes Mainstream. *Housing Policy Debate* 17(3): 447-461. **On Courseworks..**

6. Monday February 27, Demand Side Approaches.

O'Sullivan, Arthur. 2012. *Urban Economics*. Chapter 15, "Housing Policy" Pp. 392-395. **On Courseworks.**

Schwartz, Alex. 2014. *Housing Policy in the United States*. Chapter eight.

Priemus, Hugo. 2000. Rent Subsidies in the USA and Housing Allowances in the Netherlands: Worlds Apart *International Journal of Urban and Regional Research* Volume 24. (3): 700-712. **On Courseworks.**

Housing Market Analysis due.

7. Monday March 5, Planning Housing: Regulatory Approaches

Readings:

O'Sullivan, Arthur. 2012. *Urban Economics*. Chapter 15, "Housing Policies" Pp. 401-407. **On Courseworks.**

31 Flavors of Inclusionary Zoning: Comparing Policies From San Francisco, Washington, DC, and Suburban Boston [Jenny Schuetz](#), [Rachel Meltzer](#), [Vicki Been](#). [American Planning Association](#). *Journal of the American Planning Association*. Chicago: [Autumn 2009](#). Vol. 75, Iss. 4; pg. 441-457. On E-reserve.

Glaeser, Edward L., and Joseph Gyourko. *Rethinking Federal Housing Policy*. Chapter Four. **On Courseworks**.

Whitehead, Christine M. 2007. Planning Policies and Affordable Housing: England as a Successful Case Study? *Housing Studies* 22(1): 25-44. **On E-reserves**.

Monday March 13. Spring Break

8. Monday March 20. Midterm

9. Monday March 27, Housing, What Type of Tenure?

Anne B. Shlay. Low Income Homeownership. American Dream or Delusion? Chapter 13 in Tighe and Mueller.

Rohe, William, **Mark Lindblad**. 2013. Reexamining the Social Benefits and Costs of Homeownership after the Housing Crisis. **On Courseworks**.

George McCarthy, Shannon Van Zandt, and William Rohe. The Economic Benefits and Costs of Homeownership: A Critical Assessment of the Research. Research Institute for Housing America: May 2001. **In reader**.

Proxenos, S. 2002. Homeownership rates: a global perspective. *Housing finance international*. 3-8. **On E-Reserve**

10. Monday April 3. Planning Housing: Alternative Approaches to Provide Affordable Housing.

DeFilippis, James. Chapter 4, "Collective Ownership of Housing in *Unmaking Goliath*. New York: Routledge. **In reader**.

Emmeus Davis, John. More than Money: What is Shared in Shared Equity Homeownership? Chapter 14 in Tighe and Mueller.

11. Monday April 10. Racial and Class Segregation: Causes and Consequences

Readings:

Zubrinisky, Camille. The Dynamics of Residential Segregation. Chapter 34 in Tighe and Mueller.

Goetz, Edward G. Housing Dispersal Programs. Chapter 24 in Tighe and Mueller.

A Matter of Place. <http://www.fairhousingjustice.org/resources/film/> and **On courseworks**.

Hannah-Jones, Nikole. **Soft on Segregation: How the Feds Failed to Integrate Westchester County.** <http://www.propublica.org/article/soft-on-segregation-how-the-feds-failed-to-integrate-westchester-county>

12. Monday April 17 Guest Speaker

Assignment for Affirmatively Furthering Fair Housing due.

13. Monday April 24, Sprawl

Duany, Andres et al. 2000. "The House that Sprawl Built." Chapter 3. In *Suburban Nation*. **In reader.**

Bruegmann, Robert. 2005. *Sprawl: A Compact History*. Chapters 1-6.

Ewing, Reid. 1997. Is Los Angeles Style Sprawl Desirable? *Journal of the American Planning Association*. 63(1):107-126. **On E-reserve.**

Gordon, Peter and Harry Richardson. 1997. Are Compact Cities a Desirable Planning Goal? *Journal of the American Planning Association* 63(1): 96-106. **On E-reserve**

14. Monday May 1, a Successful Case

Readings:

Mallach, Allan. *A Decent Home*.

Massey, Douglas S., et al. 2013. *Climbing Mount Laurel*. Princeton: Princeton University Press. Chapters 2, 3, and 5.

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Course Schedule:**Comment [1]:**

These dates do not correspond with the dates on Courseworks. Please see the screenshot attached to the email.

Date	Topic	Assignment
1. January 23	Planning for Housing, History. The Housing Problem Part I	
2. January 30	Frameworks for Evaluating Housing Policies	
3. February 6	Analyzing Housing Market Conditions	
4. February 13	Planning Housing: How Much?	
5. February 20	Planning Housing: Affordability; Supply Side Approaches	
6. February 27	Demand Side Approaches	
7. March 6	Planning Housing: Regulatory Approaches	Housing Market Analysis Due
8. March 20	Midterm	
9. March 27	Housing, What Type of Tenure?	
10. April 3	Planning Housing: Alternative Approaches to Provide Affordable Housing	
11. April 10	Racial and Class Segregation: Causes and Consequences	
12. April 17	Guest Speaker	Assignment on AFFH due
13. April 24	Sprawl	

14. May 1

A successful case?

Final Paper due May 9 by 5pm

