CP 635 Seminar in Housing Policy

Spring 2012
Dr. Roger Caves
Office: PSFA 121
Office Hours: M,W 2-3; T, Th 10a-12noon
Telephone: 619-594-6472
Fax: 619-594-8931
Email: rcaves@mail.sdsu.edu

This syllabus can be found on the SDSU Blackboard site. Go to the SDSU.edu website and look under >Academics. Click on Blackboard courses and then click on CP635_Spring 2012 Sem_Housing_Policy. By College policy, we are not allowed to distribute paper copies of the course syllabus.

Do not email me through Blackboard. For whatever reason, the email feature isn’t consistent. Please email me at the email address on the syllabus. In addition, final grades will be put on your webportal. They are not put on Blackboard.

Course Overview

Housing represents a vital concern to everyone. It is a topic that is being debated by citizens, elected officials, non-profit organizations, and the private sector. While it appears as if everyone is concerned with the availability and affordability of shelter, we still have many individuals and families unable to afford decent housing. How can we meet the housing needs of the population? Will money alone help the problems? Will simply building new housing help reduce the problems? Whose responsibility should it be? How does housing fit into the overall area of community development? There are no easy answers to these questions. Formulating and implementing effective housing policies and programs to meet the needs of the public is a complicated endeavor that will be praised by some people and criticized by other people.

This course will attempt to provide answers to the aforementioned questions. It should also raise additional questions in your minds. The course integrates materials from a variety of disciplines so students will gain a greater appreciation of the forces affecting housing and its role in community development planning and policy.

Format and Requirements

The course will be taught in a seminar format -- a two-way flow of information to and from faculty, guest speakers, and students. Classroom participation is critical to the success of this course. Course materials are made up of readings, lectures, discussions, DVDs, and guest speakers. While most readings can be found in the textbooks, some
readings will only be accessible via the Internet. If you do not access to a computer at home, there are plenty of computers at SDSU where you can download a copy of the readings. You can also choose to simply read the material on the computer and take notes from it.

**Learning Objectives**

- To understand the origins of housing and community development policy
- To understand the concepts involved in housing and community development
- To understand the impacts of housing plans and policy implementation on various subgroups of the population
- To understand the regulatory environment of housing and community development policy
- To understand the roles of the various participants involved in developing and implementing housing and community development policy
- To understand the importance of intergovernmental, intragovernmental, private sector, and non-profit cooperation and coordination in housing and community development
- To display knowledge in the above areas by research and writing a research paper on a housing and community development issue

**Assessment of Learning Objectives**

Several means will be used to assess the student’s ability to learn and assimilate the materials discussed in class.

1. Each student will be tested, through essay questions, to determine the student’s ability to comprehensive and synthesize materials discussed in class.
2. Active classroom participation will be used to determine the student’s ability to phrase questions and to respond to questions covered on the materials discussed through the semester.
3. Each student will be responsible for researching and writing papers designed to show the student’s ability to write in a clear and coherent fashion.
4. Each student will be asked to to lead the class in discussions on various topics throughout the semester.

**Course Grading**

1. Classroom participation is weighted at 20% of the final grade.
2. A research paper on a current housing topic covered in class is weighted at 40% of the final grade. Each student will choose his/her paper topic in consultation with the instructor. The paper is not simply an exercise of library research. Students will be required to comment and address what municipalities are actually
doing. This should consist of library research, Internet research, reviewing planning documents and interviewing community officials, planners, and other parties about your paper topic. The paper should be a minimum of 20 double-space pages in length. This is exclusive of endnotes, tables, figures, diagrams, etc. Any photos that are used should be placed in the paper and not simply provided during your paper presentation. Additional details on this assignment will be distributed to you later during the semester. Two copies of the paper are due to me no later than May 7, 2012. Late papers will be penalized 2pts./day.

3. Students are required to draft a 4-5 pages memo on how you would deal with our current national housing and community development issues. Your ideas should be based on course reading, guest presentations, and any DVDs that we have seen in class. You should cover what is good about housing and community development policy, what is wrong, what can be fixed, and projections as to what you think we need to do to provide ‘a decent home and suitable living environment for every American family’. The paper will be due no later than April 23, 2012. The memos will be discussed in class on April 30, 2012. This assignment is weighted at 20% of the final grade. Late papers will be penalized 2pts./day.

4. Students will be required to investigate and report (in written and oral form) on a non-profit organization involved in housing and community development activities in the San Diego area. Each student will select an organization from a list of organizations provided in this syllabus. The requirements for this assignment will be distributed later in the semester. The written report and oral presentation is due April 2, 2012 and is weighted at 20% of the final grade. Late papers will be penalized 2pts./day.

Grades are based on the following scale:

- A = 93.5 and above
- A- = 90.0 – 93.4
- B+ = 86.7 – 89.9
- B = 83.5 – 86.6
- B- = 80.0 – 83.4
- etc.

Required Texts and Readings


HUD (2010). HUD Strategic Plan FY 2010-2015. (To be distributed in class)
Students will also be required to read materials on the Internet. If you do not have access to a computer at home, there are a number of computer labs on campus where you can read the material and download it for your own personal copy. These readings are designated with an (I) in the syllabus.

I have reserve the right to add readings during the semester that bring additional and current happening to the subject matter of this class. Ample time will be given so that you will be able to read the material.

## Course Outline

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Readings and Information</th>
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<td>Jan. 23</td>
<td>Introduction and Overview of the Course</td>
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| Jan. 30| Role of Government in Housing Policy: Federal Government             | Schwartz, Chs. 1, 2, 6  
Springfield, IL Public Housing Information  
http://state.il.us/dhr/housenet/localgov/springfd/public.html |
| Feb. 6  | US HUD: Overview of its programs, policies, challenges, and thoughts on the future of housing and urban development | Guest Speaker: Francis X. Riley, Director, San Diego Field Office, HUD  
HUD Strategic Plan: FY 2010-2015  
HUD’s Public Housing Program  
http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/phprog  
Schwartz, Chs. 7, 8 |
| Feb. 13 | Housing Finance and Foreclosures                                    | Schwartz, Chs. 3, 4                                                                    |
| Feb. 20 & 27 | Low-Income Housing Tax Credits                                       | Schwartz, Ch. 5  
Guest Speaker: Court Allen, Principal, Treadstone Companies  
http://treadstonecos.com/AboutUs.html |
Mar. 5  State, Local and Non-Profit Roles in Housing Policy

Schwartz, Ch 9
Baltimore County ‘Demonstrating a Commitment to Affordable Housing’
http://www.baltimorecountymd.gov/Agencies/neighborhoodimprovement/housing.html
California Department of Housing and Community Development, Under Technical Assistance, click on ‘Housing Strategies to Strengthen Communities and Improve Quality of Life’
http://www.hcd.ca.gov/hpd/
Inclusionary Housing
Inclusionary Zoning

Mar. 12  Regional Housing Needs Assessment and the Role of SANDAG in Housing

Guest Speaker: Susan Baldwin, AICP, Senior Regional Planner, SANDAG
Regional Housing Needs Assessment
On left side of site, click on Land use and Regional Growth, then click on Housing; click on Housing, then Regional Housing Needs Assessment (RHNA); within the first paragraph click on Regional Housing Needs Assessment – read it; then click on View RHNA comment letters received during the comment period

Mar. 19  San Diego Housing Federation: Its Origins, Missions, and Activities

Guest Speaker: Susan Riggs Tinsky, Executive Director
Please view the Federation’s website before the class
http://housingsandiego.org/

Mar. 26  SPRING BREAK

Apr. 2  Student presentations on Non-Profit or other Organizations involved in Housing, Community Development and Community Services

***Non-Profit or other Organization papers due***
Apr. 9  Housing Policy and Special Needs

Schwartz, Ch. 10
Student Presentations on Critique of APA Policy Guide on Housing
http://planning.org/policy/guides/adopted/housing.htm

Apr. 16  The Role and Activities of Housing Commissions

Guest Speaker: Mr. Rick Gentry, President and CEO, San Diego Housing Commission
Materials to be distributed during the semester
Grand Rapids Housing Commission
http://www.grhousing.org/

Apr. 23  The Role of the Private Sector in Housing and Development Issues

Guest Speaker: Mr. Michael McSweeney, Senior Public Policy Advisor, San Diego Building Industry Association
Check our BIA Website prior to the class
http://www.biasandiego.org/

***Memo on current and future housing and community development due***

Apr. 30  Fair Housing and the Future of Housing in the US

Schwartz, Chs. 11, 12, 13
‘Fair Housing Laws and Presidential Executive Orders
Housing Trust Funds

Memos on Housing and Community Development to be discussed

May 7   Student Presentations of Research Papers

PowerPoint presentations will be allowed
Please coordinate presentations with classmates before class

***Research Papers Due***

May 14  Student Presentations of Research Papers 4-6p
List of Non-Profit Organization, Businesses, Intermediaries, and Associations Involved in Housing and Community Development

Non-Profit Housing Developers

- BRIDGE Housing Corporation
- Chicano Federation
- City Heights CDC
- Community HousingWorks
- Interfaith Community Services
- Jamboree Housing Corporation
- Las Palmas Housing
- LINC Housing Corporation
- MAAC Project
- Mercy Housing California
- National Community Renaissance
- North County Solutions for Change
- San Diego Community Housing Corporation
- San Diego Habitat for Humanity
- San Diego Interfaith Housing Foundation
- San Diego Youth Services Inc
- South Bay Community Services
- Southern California Housing Collaborative
- SVDP Management Inc. (dba Father Joe's Villages)
- Townspeople, Inc

Business

- Affirmed Housing (Affordable Housing Developer)
- AMCAL Multi-Housing Inc. (Affordable Housing Developer)
• Barone, Galasso, & Associates (Affordable Housing Developer)
• Chelsea Investment Corporation (Affordable Housing Developer)
• Community Collective (Affordable Housing Developer)
• Hitzke Development Corporation (Affordable Housing Developer)
• Squier Properties LLC (Affordable Housing Developer)
• LeSar Development Consultants
• Torrey Pines Bank

Other Nonprofits

• Access to Independence San Diego
• Affordable Housing Advocates
• California Center for Sustainable Energy
• Home Start Inc.
• Housing Opportunities Collaborative
• Interfaith Shelter Network
• LifeSTEPS, Inc.
• Rebuilding Together San Diego
• San Diego Rescue Mission
• Vista Community Clinic

Intermediaries

• California Housing Partnership Corporation
• Corporation for Supportive Housing
• Local Initiatives Support Corporation
• Low Income Investment Fund

Associations

• Affordable Housing Coalition of San Diego County
• California Coalition for Rural Housing
• California Community Economic Development Association
• California Reinvestment Coalition
• Downtown San Diego Partnership
• Non-Profit Housing Association of Northern California (NPH)
• Nonprofit Management Solutions
• San Diego Association of Nonprofits (SANDAN)
• San Diego County Apartment Association

RESEARCH PAPER ASSIGNMENT REQUIREMENTS

All papers must be related to a topic that we will be discussing in class this semester and must be approved by me. Students will be required to submit a one-page abstract/outline/outline of what they want to do.

1. Length of Paper: Each paper must be a minimum of 20 double-spaced typed pages. Maps, footnotes/endnotes/bibliography, etc. are not considered types pages. Students should consult with a style manual and be consistent. Two copies of your paper are to be submitted to me – one hard copy and one submitted on-line to me at rcaves@mail.sdsu.edu. One of the copies will be returned to you.

2. Grades will be based on the following:

   • Ability to focus the paper on a specific planning implementation topic;
   • Clear understanding of the issue(s) involved in the topic’
   • Ability to write in a clear and understandable fashion
   • Evidence that you have clearly researched the topic in and out of the library. This is generally considered to be a review of past research that has been conducted on the topic. A great deal of information can also be found on the Internet;
   • Ability to use your viewpoint on the topic being discussed;
   • Ability to organize the paper in a clear and organized fashion;
   • Proper use and citations of footnotes and bibliography.

3. You must discuss your paper topic and have it approved by me and must submit a one-page description/outline of your paper by March 5, 2012. Failure to do so will result in a penalty of 2pts. per day.

4. The final paper is due no later than May 7, 2012. There will be a penalty of 2pts. per day for late papers. Submit two copies of the paper. One copy will be returned to you.
5. Students will present their papers on May 7 and May 14. Presentations will be no longer than 10 minutes each. PowerPoint presentations are allowed and should be coordinated with those participating on the same day. More discussion to follow.

SAMPLES TOPICS FOR RESEARCH PAPERS

Use of Accessory Dwelling Units
Housing Trust Funds
Inclusionary Housing Program
Foreclosures
Urban Homesteading
Non-Profits in Housing and Community Development
Public Housing
Affordable Housing
Manufactured Housing as Affordable Housing
Group Housing for Special Populations
Senior/Elderly Housing
Housing Discrimination
Using Community Development Block Grants
Public Housing
Section 8 Housing
Fair Housing
HOPE VI Projects
Subprime Mortgages and the Housing Crisis
Housing the Homeless

CP 635 Paper Preparation

Papers must be configured as follows:

- **Software**: Use MS Word for PC (preferred) or Rich Text Format (RTF).
- **Type**: Use 12 point Times New Roman type or equivalent at all times.
- **Spacing**: Double-space ALL copy (including quoted matter, notes, references, tables, and captions). Left justify the main text and indent first lines of paragraphs.
- **Margins**: Use page margins of at least 1 inch left and right and 1 inch top and bottom.
- **Graphics**: Group tables or figures together, at the very end of the paper. Place each on a separate sheet and include a caption (number and title). Place captions above tables and below figures and keep them brief — locate explanations in the
text. In the text, indicate the appropriate location for a figure or table centered on a separate line, after the first paragraph where it is mentioned. Use the form:

[Figure 1 about here]

• Notes: Put numbered explanatory notes in endnote form. Use sparingly and keep them brief.

You can use the style manual of your choice. The idea is for you to be consistent throughout the research paper. However, do not use the style where you put a citation at the end of each paragraph. This is very confusing and it can be interpreted that you are saying everything from the paragraph was taken from this citation.

If you want a recommendation, for matters of style — especially text citations and references — I would recommend the following MLA style.

Examples of Reference Citations

Books

Ackerman, L. Identity is destiny. San Francisco: Berrett-Koehler, 2000


Article in Edited Book


Article in Journal


Internet Site

**Government Publication**


**Article in Newspaper**


**Paper presented at a Conference**


**Personal Interview**


For other examples of reference citations, you will need to consult an MLA Manual.

**Citing materials within the text**

Using the above reference citations, you would have something like the following two examples:

When simply referring the reader to materials that discuss this general area –

Ex. History is one of the keys to understanding a city (Caves, 2002; Friedmann, 1994; Teitz, 2000).

If you are quoting directly from material that someone else has said or published, you must give the individual(s) credit.

Ex. According to Teitz (2000), “the history of a city can be discussed in three major ways” (p.281).