PSC 510 - Housing Problems, Policies, and Programs  
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Spring 2017  
Dept. of Political Science  
Wed., 6:30-9:20 p.m.

COURSE DESCRIPTION

This course will explore issues of housing policy and programs at the national, state, and local level in the United States, with particular attention to Triad community housing problems. Organized as a seminar, the class will rely on local experts as guest speakers, student research projects, and community site visits to build knowledge and focus discussions. Topics will be considered from interdisciplinary perspectives, including finance, geography, urban planning, economics, sociology, political science, public management, and sustainability. The key question posed in the course is how our country and communities can adequately house the poor and near-poor.

This course is oriented towards the issues faced by local housing practitioners and policy analysts in the struggle to insure a safe and affordable home for all, with particular focus on low-income populations. Students will have an opportunity to participate in the Ashby Dialogue on Affordable Housing, which will schedule discussions both during class periods and at other times. Assignments will include reflection papers and a research project on a housing issue with solutions.

STUDENT LEARNING OUTCOMES

- understand and articulate the complexity of housing issues and history

- articulate the primary problems, policies, and programs in supplying housing to low-income people

- report on housing issues and options in the local community context

- analyze a housing problem that is prominent in the literature and in local communities

- develop a set of solutions to a housing problem

READINGS: These three books are available as ebooks at the Library


Schwartz, Alex. 2014. Housing Policy in the United States. (Routledge, 3rd ed.)

Tighe, J. Rosie, and Elizabeth J. Mueller, ed. 2013. The Affordable Housing Reader, Hoboken, NJ : Taylor and Francis (recommended) http://uncg.worldcat.org/oclc/830161027 Some chapters will be assigned, others are there for your research.

**NOTE: Additional readings will be posted on Canvas.

DOCUMENTARIES:

"Change Comes Knocking" – NC history of the NC Trust in the 1960s.(DV11089 in Library)

"Pruitt-Igoe Myth" documentary, St. Louis public housing in the 60s (download from YouTube)
COURSE REQUIREMENTS:

All students are expected to attend and participate in each class. Class discussions will be based on the readings, other materials, and personal research or experience. Please contact the instructor in advance if an absence is unavoidable. Incompletes and late assignments are not allowed, except with the instructor's permission. If you need accommodation due to a registered disability with the campus office (DS), please discuss this with the instructor at the beginning of the semester. Arrive in class on time. Do not use cell phones, iPods, or laptops in class unless the instructor permits. Respect the contributions of other students in discussions and presentations.

Final grades will be based on a memo, research paper (written paper and oral presentation), reflection papers, and class participation.

ASSIGNMENTS:

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<tr>
<th>Assignment</th>
<th>Weight:</th>
<th>Deadline:</th>
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<tr>
<td>Short reflection papers (2/3)</td>
<td>30%</td>
<td>Feb. 8, March 22, or April 5</td>
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<td>Housing problem memo</td>
<td>10%</td>
<td>March 1</td>
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<tr>
<td>Class presentation &amp; executive summary</td>
<td>15%</td>
<td>End of the semester</td>
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<tr>
<td>Housing research paper</td>
<td>30%</td>
<td>May 1</td>
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<tr>
<td>Class participation</td>
<td>15%</td>
<td>Throughout</td>
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Reflection Papers: Two of three reflection paper assignments will be completed, with each worth 15% of the final grade. Due dates are Feb. 8, March 22, or April 5. Each will be 5-6 pages, double-spaced about two of these three experiences: 1) Housing Summit presentation; 2) one of the 3 films shown in the semester; or 3) a site visit to a housing project or area. The papers will report on three areas: a description of the substance of the event or interview, the analysis of what was occurring and why, and a reflection on how it helped you to understand housing problems and solutions. (Note: background reading in a newsletter, newspaper or blog may be necessary to understand the context of the event.)

Housing Problem Memo: On March 1, each student will submit a one-page memo about a housing problem they plan to research and offer various options for by the end of the semester in their research paper. This should be in a professional memo format explaining the problem and the strategy to research the solutions, with at least three academic references attached. The instructor will provide feedback on the memo and the research options.

Housing Research Paper: In the second half of the semester, each student will flesh out the housing problem and research the various policy and programmatic options (at least 3) that have been implemented and/or proposed to address this problem. The paper should be 13-15 pages in length, usual college style and margins, 12 pt. font, with a Works Cited list attached in APA, MLA, or Turabian style, using in-text citation format. The organization of the paper will include the objective definition (with sources and data) and analysis of the problem, followed by an objective policy and program elaboration and analysis of at least three options that have been offered as solutions. Students then
may provide their own recommendation(s) to address this problem. The paper is due **Monday, May 1**, by 5 pm, in my office.

**Individual Class Presentation and Executive Summary:** During the last three weeks of the semester, each student will be asked to develop an oral presentation (approximately 10-12 min.), based on their research about a housing problem and a set of policy solutions (current or proposed). PowerPoint, overheads and/or handouts are encouraged. **DO NOT** use this as an opportunity to read your paper. It will be a clear, concise policy analysis presentation that covers the problem, the policy and programmatic options, and the recommendations. Each presenter will also **write a one-page, single-spaced executive summary** to distribute to all class members and the instructor on the evening of their presentation, **with at least three (up to six) key, substantive references from the academic or professional literature**. (Include as the Works Cited list.) Presenters should be prepared to answer questions on their research presentations. Presentations will be limited to 12 minutes, though the Q & A time may be longer.

**LIKELY SOURCES FOR RESEARCH:** *Housing Policy Debate, Community Development Journal, Journal of Housing & Community Development, Housing Studies, Evidence Matters (HUD), Urban Institute, Urban Land Institute, Brookings Institution.* Government and nonprofit web pages and reports can be used, but the title of the paper or file should be noted along with the access date.

Students should properly acknowledge and document all sources of information (e.g. quotations, paraphrases, ideas). If there is any question about whether an act constitutes academic misconduct, it is the student’s obligation to clarify the question with the instructor in advance of submitting a paper.

**UNDERGRADUATES:**

The length of the research paper will be reduced from 13-15 to 10-12 pages, and the class presentation is optional, though the executive summary is required.

**OFFICE HOURS:** 4-5:30 pm Mon. and Wed.

**WEATHER CANCELLATIONS:** If campus closes for one of these classes (check the UNCG webpage), we will meet online on Canvas for assignments and discussions. Some additional adjustments in the schedule may be necessary.

**TOPICS and SCHEDULE:** TBA as guest speakers are available

**Week 1: Introduction** – goals of the course, projects, Ashby Dialogue***     **Jan. 18**

- Schwartz, ch. 1
- Desmond, About This Project

**Week 2: History of Housing & Affordability**     **Jan. 25**

- Schwartz, ch. 2
- Desmond, ch. 1-3; Epilogue
- Tighe & Mueller, ch. 24, “Housing Dispersal Programs”
- “Change Comes Knocking” – NC history of the NC Trust in the 1960s. (DV11069 in Library)
Week 3: Federal Housing Programs and Policy – Prof. Ken Snowden (Econ.)  
Housing Institutions, the Market and Public/Private relationships  
Feb. 1

Schwartz, ch. 3, 4, 5  
Tighe & Mueller, ch. 17, 18

***Housing Hangout – History of Housing in GSO  
Friday, Feb. 3, 12-2 pm

Week 4: Federal Public Housing—Hope VI, Section 8, RAD – James Cox, GHA; Dyan Arkin,  
City of Greensboro  
Feb. 8

-Schwartz, ch. 6, 7, 8  
-“Pruitt-Igoe Myth” documentary, St. Louis public housing in the 60s (download from YouTube)  
http://www.urban.org/features/no-simple-solutions-transforming-public-housing-charging-residents-lives  
-Tighe and Mueller reader, Ch. 25, “Has Hope VI Transformed Residents’ Lives?”

Week 5: Rental Housing: Access, Quality, Health & Safety – Brett Byerly, GHC  
Feb. 15

-Desmond, ch. 4-24  
-Schwartz, ch. 7

Week 6: Fair Housing Issues and Programs – Prof. Stephen Sills (Soc.), UNCG  
Feb. 22

-Schwartz, ch. 11

Week 7: Home Ownership – Dream or Nightmare? (MEMO DUE)  
Mar. 1

***The Big Short film – open to others, follow-up discussion with Jeff Thigpen, Register of Deeds, Guilford County  
Mar. 1

-Schwartz, ch. 3, 4 (reread), 12, 13

Week 8: Housing site visits – pick 1-2 places to see over the next two weeks in small groups:  
Peacehaven Farms (Gibsonville); Hope VI and Willow Oaks, The Servant Center (Veterans),  
Habitat for Humanity Homes, Interactive Resource Center (IRC), Greensboro Urban Ministries  
(Partnership Homes), Salvation Army Center of Hope (Housing First).

- This activity is one of the 3 options for the Reflection paper.

SPRING BREAK

Week 9: Homelessness & Housing First – Darryl Kosciak (Partners Ending Homeless)  
Mar. 22
Week 10: Greensboro Housing Summit – 8:30 am-3 pm; 6:30 pm class with speaker  Mar. 29

Week 11: Housing Grants for communities, local governments – HOME, CDBG, state funding –Hannah Cockburn &/or Cindi Blue (GSO)  Apr. 5

-Schwartz, ch. 9

Week 12: Affordable Housing Issues and Opportunities in Greensboro with Nonprofits - David Levy (Affordable Housing), Eugene Brown (Community Housing Solutions), Habitat for Humanity

-Schwartz, ch. 14

Week 13: Housing Options - Special and Aging Populations, Veterans, and the Mentally Ill  
Shanna Reece, Servant Center, Buck Cockran, Peacehaven Farms  Apr. 12

-Schwartz, ch. 10

Week 14: Topic and Guest Speaker TBA  Apr. 19

-green housing, housing preservation, housing for the homeless, GSO housing bond

Week 15: Class Presentations  Apr. 26

**NOTE:** Course topics rely on scheduling these guest speakers, so adjustments will be necessary due to their availability.