

University of Nevada, Reno

Geography 459/659: Housing Planning and Policy
Spring 2008

Instructor: Dr. Hilary Lopez
Telephone: 687-2033 (Mon to Fri 8 a.m. to 5 p.m.)
Office Hours: Monday, 5 p.m. to 5:30 p.m. or by appointment (Office hours held in Mackay Science Bldg, Geography Department Office)
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Each student should obtain and provide an e-mail address in order that communications between faculty and students is easily facilitated.

Schedule

This course will meet from 5:30 to 8:15 p.m. on Mondays in Mackay Science Room 227.

Course Requirements:

Each student is required to attend and participate in weekly class discussions. It is assumed that students will read the assigned materials prior to class and come on time, prepared to discuss the materials. All assignments are due as scheduled and students will not be allowed to make-up assignments without prior approval from the instructor.

Questions regarding class assignments or notifications regarding missed classes should be directed to me by email by Friday at noon to allow enough time for response prior to the assignment's due date.

1. Details of class assignments, when given, are included on the syllabus under the date of the class for which assignments are due;
2. Weekly readings are assigned from the required texts, handouts provided, library reserves, or online resources;
3. Topical reports (no longer than two pages for undergraduates and four pages for graduate students, double spaced, at 12 font) on the assigned weekly class topic are due as noted. The report should contain information on a topic addressed in the assigned reading and should incorporate additional research and/or data from at least one additional reference for undergraduates and two additional references for graduate students (citations must be noted in an appropriate notation format.) These reports provide students the opportunity to explore course topics in greater depth and question information provided in the readings.

Reports should contain a summary of the issue, background of/data on the issue, conclusions, and personal recommendations, if warranted. Each week some members of the class will be selected to read/present their reports;

4. Students will be responsible for a final project on a selected housing plan.; and
5. Each student will be required to take a mid-term and final examination. Graduate student exams may contain additional questions.

Grading

Your grade will be based on the following:

Reports/exercises	50%
Mid-term examination	20%
Final examination	15%
Final project	10%
Attendance and Participation	5%

The University of Nevada, Reno (+) and (-) grading system will be used.

Any student that cannot complete an assignment or examination as scheduled MUST receive prior approval from me to make-up the assignment or examination. There are no extra credit assignments.

Textbooks

There are two main textbooks for this course as follows:

Schwartz, Alex F., 2006; *Housing Policy in the United States: An Introduction*. New York: Routledge
Colton, Kent, 2003; *Housing in the Twenty First Century*. Massachusetts: Harvard University Press

Textbooks are available for purchase in the bookstore.

Additional reading assignments will be provided as handouts and class notes. Both required texts provide a wealth of additional information through references.

A considerable body of work on the subject of Housing Planning and Policy is available through peer-reviewed journals and government reports. In addition, ideas on the subject frequently are included within work published by educators, historians, professional planners, attorneys, and others working in associated fields.

It is important that students become familiar with these references and sources so that assignments can be completed appropriately.

Weekly Schedule

January 26th – Introduction to course and Housing Planning and Policy
Schwartz, Chapters 1 and 2

February 2nd – Federal Housing Policy from the Depression to Present
Due: Assignment #1 – Using Housing Data
Schwartz, Chapters 3 and 4
Colton, Chapter 1

February 9th – Affordable Housing: Definitions, Trends, and Issues (Video: *Affordable Housing: The Crisis in Texas*)
Due Assignment #2: Identifying Affordable Housing Issues and Potential Solutions
Schwartz, Chapter 9
Colton, Chapter 5

February 16th – PRESIDENTS' DAY: NO CLASS

February 23rd – Federal Public Housing Policy (Guest Speaker, David Morton, Executive Director, Reno Housing Authority)
Schwartz, Chapter 6 and 8

March 2nd – Federal Affordable Housing Programs: LIHTC/Bond, HOME, and related programs and Mid-term Review (if needed)
Schwartz, Chapters 5 and 7
Colton, Chapter 3

March 9th – MID TERM EXAMINATION

March 16th – SPRING BREAK: NO CLASS

March 23rd – Homeownership: Financing and Current Issues
Due: Final Project Topic
Colton, Chapters 2 and 9 (Case Study)

March 30th – Housing for those with Special Needs and Fair Housing
Due Assignment #3: Homeownership and Current Issues or Fair Housing
Schwartz, Chapters 10 and 11
Austin Turner, Margery and Stephen L. Ross, "How Racial Discrimination Affects the Search for Housing," in *The Geography of Opportunity*, Xavier de Souza Briggs, Ed., 2005, Washington, DC: Brookings Institution Press.

April 6th – Local Housing Planning: Exclusionary and Inclusionary Housing Policies, Housing for the Elderly (Guest Speaker, Jodi Royal-Goodwin, Community Reinvestment Manager, City of Reno (tentatively scheduled))
Reading to be assigned

April 13th – Urban Gentrification, Displacement, and Mixed Income Housing

Due Assignment #4: Mixed Income Housing and Its Mixed Results

Schwartz, Chapter 12

Brophy, Paul C. and Rhonda N. Smith, "Mixed Income Housing: Factors for Success," *Cityscape*, 1997, vol. 3, no. 2, pg. 3-32

April 20th – Housing and Natural Resources (Guest Speaker, Shawn Stoddard, Senior Resource Planner, TMWA)

Zahran, Sammy, Samuel D. Brody, Arnold Vedlitz, Michael G. Lacy, and Chelsea Lynn Schelly, "Greening Local Energy: Explaining the Geographic Distribution of Household Solar Energy Use in the United States," *Journal of the APA*, vol. 74, no. 4, Autumn 2008, p. 419-434.

April 27th – Housing and Jobs Balance: Transit Oriented Development

Due Assignment #5: Housing and Natural Resources or Housing/Jobs Balance

Downs, Anthony. Chapter 7: Changing the Jobs-Housing Balance, in *Stuck in Traffic*. 1992.

Washington, DC: Brookings Institution.

Joassart-Marcelli, Pascale, "Closing the Gap between Places of Work and Residence: The Role of Rental Housing Assistance in Southern California," *Housing Policy Debate*, vol. 18, no. 1, 2007, p. 107-144.

May 4th – Housing Policy and the Future, Project Presentations and Review for Final Exam

Schwartz, Chapter 13

Colton, Chapter 12

May 8th – FRIDAY: FINAL EXAMINATION FROM 4:30 TO 6:30 P.M.

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Final Project: Understanding and Using Local Housing Plans

Each student must select a local housing plan utilized in the State of Nevada. Examples of local housing plans are:

- Washoe County Home Consortium Consolidated Plan
- Clark County Neighborhood Stabilization Plan
- City of Las Vegas Housing Element
- City of Sparks Housing Element
- State of Nevada Consolidated Plan
- Rural Nevada Housing Authority Housing Needs Assessment
- City of Henderson Annual Housing Report.

To ensure that each student selects a different housing plan, you must submit your selected Plan name to me by March 23, 2009.

Students must review the plan and identify the goal(s) of the Plan. Students must prepare a paper and presentation on the selected plan that addresses the following items:

- Goal(s) of the Plan;
- Need for the Plan (i.e. shortage of affordable housing, required by law, or both). Cite data contained in the Plan to back up the stated need(s).
- Actions to achieve the stated goals (for example, creation of housing, development of loan funds, etc.);
- Agency(ies) responsible for implementing the activities outlined in the Plan;
- Funds available;
- Challenges in implementing the Plan and achieving the goals of the Plan;
- Proposed and actual outcomes from the Plan. (Students may need to consult related Plans to find annual outcomes);
- Tie the Plan's relevance to topics discussed during the semester (for example, how does what you learned about public housing policy relate to the goals and activities described in the Housing Authority's Plan?);
- Discuss where you believe the Plan has shortcoming and how you would modify it to better meet the needs described.

Undergraduate papers must be 1 to 5 pages in length. Graduate student papers must be 5-10 pages in length. In addition, graduate students must contact relevant staff from the appropriate agency and interview them over the phone, email, or, if possible, in person about the process of developing, adopting and implementing the Plan as well as the items listed above. Students should contact me if having difficulty contacting the appropriate staff person.

Student papers are due on May 4th. Each student will be required to prepare and present an overview of the selected housing plan and tie its relevance to topics discussed during the semester. Presentations should be approximately 10 to 15 minutes.