

PLAN 761 - Housing and Public Policy

Fall 2019

Monday and Wednesday 2:30-3:45 Graham Memorial 0212

Instructor: Dr. Roberto G. Quercia

Office Hours: By appointment

Room 315, New East Building; Phone 962-4766

quercia@email.unc.edu

This course is designed to expose students to contemporary theoretical and empirical work related to metropolitan housing/urban problems and public policies designed to overcome these problems. But more than simply presenting this information as is done in introductory courses, this course attempts to build students' capabilities for diagnosis of problems, incisive critiques of policy, and written and oral presentation of these findings in both group and individual contexts.

The central intellectual theme of the course is that effective problem diagnosis and policy prescription depends on a thorough understanding of how the metropolitan housing/urban market operates. Thus, significant attention will be paid to developing a working knowledge of the pre-eminent theoretical model of the urban housing market, presented in Rothenberg, et al., The Maze of Urban Housing Markets.

### **Assignments and Grading**

Various tools to estimate learning and provide vehicles for student evaluation will be employed. Students will deliver two short professional presentations, prepare a policy brief or class paper, and participate in class discussions.

The first presentations, "Policy Diagnosis", are scheduled for October 14, 16, and 21. The goal of the presentations is to help students focus on a particular housing/urban problem of their choosing. More narrowly, students are expected to talk about the nature, extent, consequences and origins of the problem.

The second presentations, "Policy Critique", are scheduled for November 13, 18, and 20. In the presentations, students are expected to evaluate critically policy alternatives designed to address the problem.

You will be graded both on content (evidence of solid preparation, a clear logic in the flow of ideas of your talk, inclusion of the latest research and literature, etc.) and delivery (preparedness, coherence, etc.). Students will also complete an evaluation form of your presentation.

The final assignment is a Policy brief or class paper. In it, students are expected to build upon the two class presentations and propose a policy response to the problem of interest. Policy briefs are due on December 4, 2019 COB.

**Topics to be covered in the course include:**

- **Evolution of housing and urban policy**
- **State and local programs**
- **Urban markets and submarkets**
- **The current crisis, issues and policy solutions**
- **Promotion of Homeownership**
- **Housing and the land use connection**
- **Housing and schools**
- **Discrimination**

Grades will be assigned based on the following weights:

- 40% Presentations
- 40% Policy brief or Term paper
- 20% Class Participation

It is expected that all assignments will be submitted when they are due in order to receive credit. It is also expected that all readings will be done prior to the date for which they are assigned. The class grades with a curve. If everybody does relatively well, the average goes up. If everybody does relatively poorly, the average goes down. Either way, only students at the high end of the distribution get the highest grade. The course relies on the average and standard deviation of scores to assign grades.

George C. Galster. Making Our Neighborhoods, Making Our Selves. University of Chicago Press. 2019

## OTHER ACADEMIC BUSINESS

**“The Honor Code represents UNC-Chapel Hill students' commitment to maintain an environment in which students respect one another and are able to attain their educational goals. As a student at Carolina, you are entering a community in which integrity matters--integrity in the work you submit, and integrity in the manner in which you treat your fellow Carolina community members.”**

<http://newstudents.unc.edu/content/view/24/77/>

We are committed to treating Honor Code violations seriously and urge all students to become familiar with its terms set out at <http://honor.unc.edu/honor/code.html>. If you have questions it is your responsibility to ask faculty about the Code's application. All written work, and other projects must be submitted with a signature that you have complied with the requirements of the Honor Code in all aspects of the submitted work.

### Contacting instructors:

We recognize that many of the projects in this course are dynamic and may require being flexible. Therefore, you are encouraged to maintain an open line of communication with instructors, staff, and student team coaches. We also encourage you to inform instructors and your student team well in advance if you are unable to attend class or fulfill an assignment. Failure to do so will be reflected in your professionalism and collaboration grade.

### Missing Class:

Students are permitted to miss class for EXCUSABLE absences only (for details about what an excused absence is, see UNC-Chapel Hill's attendance policy below). On the first day of class, each student starts with a 100% for participation. Students are allowed one UNexcused absence without any questions from the instructors. If a student has two UNexcused absences, his or her professionalism and collaboration grade will be affected.

### Laptops and cell phones:

Please turn off your cellphones before entering class. If you must have your phone on during class because of an extraordinary circumstance (you are expecting a baby, etc.), please let us know beforehand. Laptops are permissible **only** for classroom use. You must turn off all other non-class related programs including emails, instant messaging, etc.

**Disability:** The University's Accessibility Resources and Service Office (ARS) coordinates all reasonable accommodations, including resources and services, for students with disabilities, chronic medical conditions, a temporary disability or pregnancy complications resulting in difficulties with accessing learning opportunities. Students should visit their website <http://accessibility.unc.edu>, call 919-962-8300 or email [accessibility@unc.edu](mailto:accessibility@unc.edu). A student is welcome to initiate the registration process at any time, however, the process can take time. ARS requests that students contact them as early in the semester as possible.

**Resources:** Our purpose as professors is to help you to excel in this learning environment. Should you need further assistance beyond the help of the professor, please consult the following on-campus resources:

- •ΔThe Writing Center: <http://www.unc.edu/depts/wcweb/>
- •ΔAcademic Success Program (for students with learning disabilities (LD) and/or attention-deficit/hyperactivity disorder (ADHD)): <http://www.unc.edu/depts/lds/>
- •ΔLearning Center: <http://www.unc.edu/depts/acadserv/learn.html>
- •ΔCounseling and Wellness Services: <http://campushealth.unc.edu>
- •ΔUNC's Attendance Policy: [http://www.unc.edu/ugradbulletin/procedures1.html#class\\_attendance](http://www.unc.edu/ugradbulletin/procedures1.html#class_attendance)

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**Class Topics and Reading Assignment**

**Wed August 21**

**Course Introduction**

State of the Nation's Housing 2019. Joint Center for Housing Studies, Harvard University.

[https://www.jchs.harvard.edu/sites/default/files/Harvard\\_JCHS\\_State\\_of\\_the\\_Nations\\_Housing\\_2019.pdf](https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_State_of_the_Nations_Housing_2019.pdf)

**Mon August 26**

**Evolution of U.S. Federal Housing and Urban Policy I**

At the Movies

von Hoffman, Alexander. 2008 Enter the Housing Industry, Stage Right: A Working Paper on the History of Housing Policy

[http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/w08-1\\_von\\_hoffman.pdf](http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/w08-1_von_hoffman.pdf)

Dolores Hayden. 2013. Boderlands, Buildouts, and Big Boxes.

<https://www.youtube.com/watch?v=m-7g4LRtmlA>

**Wed August 28**

**Evolution of Housing and Urban Policy II**

At the Movies

von Hoffman, Alexander. 1996. High Ambitions: The Past and Future of American Low-Income Housing Policy. *Housing Policy Debate* 7(3): 423-446.

[https://www.innovations.harvard.edu/sites/default/files/hpd\\_0703\\_hoffman.pdf](https://www.innovations.harvard.edu/sites/default/files/hpd_0703_hoffman.pdf)

Dolores Hayden. 1995. Urban History of Los Angeles

<https://www.youtube.com/watch?v=zap45gfXz4A>

**Mon Sept. 2**

**Labor day**

**Wed Sept. 4**

**The Foreclosure Crisis, The Great Recession**

Financial Crisis Inquiry Report, February 25, 2011. Conclusions of the Financial Crisis Inquiry Commission, pp. XV-XXVIII

<http://www.gpo.gov/fdsys/pkg/GPO-FCIC/pdf/GPO-FCIC.pdf>

Financial Crisis Inquiry Report, February 25, 2011. Before Our Very Eyes, pp. 3-24.

<http://www.gpo.gov/fdsys/pkg/GPO-FCIC/pdf/GPO-FCIC.pdf>

Financial Crisis Inquiry Report, February 25, 2011. Dissenting Statements, pp. 413-70. <http://www.gpo.gov/fdsys/pkg/GPO-FCIC/pdf/GPO-FCIC.pdf>

National Fair Housing Alliance. 2014. Zip Code Inequality: Discrimination by Banks in Maintenance of Homes in Neighborhoods of Color.

[http://www.mvfairhousing.com/pdfs/2014-08-27\\_NFHA\\_REO\\_report.PDF](http://www.mvfairhousing.com/pdfs/2014-08-27_NFHA_REO_report.PDF)

*Students choose topic for first assignment.*

**Mon Sept. 9**

**Post Crisis Policy**

Jenny Schuetz. 2018. Both Renters and Homeowners could Benefit from Better Housing Policy. Brookings

<https://www.brookings.edu/blog/the-avenue/2018/08/06/both-renters-and-homeowners-could-benefit-from-better-housing-policy/>

Jenny Shuetz. 2018. Under US Housing Policy Homeowners Mostly Win and Renters Mostly Lose

<https://www.brookings.edu/research/under-us-housing-policies-homeowners-mostly-win-while-renters-mostly-lose/>

Julia Gordon. 2018. The Dark Side of Single Family Rental. Shelterforce (Summer)

<https://shelterforce.org/2018/07/30/the-dark-side-of-single-family-rental/>

**Wed Sept. 11**

**State and Local Housing Policy**

HousingPolicy.org

Karki, Tej Kumar. 2015. Mandatory versus incentive based state zoning reform policies for affordable housing in the United States: a Comparative Assessment. *Housing Policy Debate* 25(2): 234-62. <http://www.tandfonline.com/loi/rhpd20#.U-uES1a5dFw>

Orange County, NC. Program Years 2015-2020 Five Year Consolidated Plan and FY 2015 Annual Action Plan. [http://www.orangecountync.gov/Final\\_Consolidated\\_Plan\\_5\\_5\\_2015.pdf](http://www.orangecountync.gov/Final_Consolidated_Plan_5_5_2015.pdf)

**Mon Sept. 16**

**Policy Evaluation: Primer**

Quebec Centre de Collaboration nationale sur les politiques publiques et la sante. 2012. *A Framework for Analyzing Public Policies: Practical Guide*.

Martin Ravallion. *The Mystery of the Vanishing Benefits: Ms. Speedy Analyst's Introduction to Evaluation*. World Bank.

HM Treasury. *The Magenta Book Guidance for Evaluation*. April 2011 (recommended, good resource).

**Wed Sept. 18**

**How Housing Markets Operate**

Galster. Chapter 3

Adam J. Levitan and Sustain M. Wachter, *Explaining the Housing Bubble*, Georgetown University Law Center: Business, Economics and Regulatory Policy Working Paper Series, Research Paper No. 1669401

[http://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=1669401](http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1669401)

**Mon Sept. 23**

**How Housing Markets Operate II**

Galster. Chapter 4 and 5

Galster and Rothenberg, 1991. Filtering in a Segmented Model of Urban Housing Markets. Journal of Planning Education and Research, 11:37-50.

**Wed Sept. 25**

**Neighborhood and Housing**

Galster. Chapter 2 and 8.

Morkcel, Victoria C. 2015. Does House or Neighborhood Matter More? Predicting Abandoned Housing Using Multilevel Models. Cityscape 17(1): 61-69

<https://www.huduser.gov/portal/periodicals/cityscpe/vol17num1/ch5.pdf>

Hwang, Jackelyn and Jeffrey Lin. 2016. What Have We Learned About the Causes of Recent Gentrification. Cityscape 18(3): 9-26

<https://www.huduser.gov/portal/periodicals/cityscpe/vol18num3/c1.pdf>

Goetz, Edward G. 2010. Better Neighborhoods, Better Outcomes? Explaining Relocation Outcomes in Hope VI. 12(1):5-32

<http://www.huduser.org/portal/periodicals/cityscpe/vol12num1/ch1.pdf>

- Mon Sept. 30**                    **Guest speaker: State policy initiatives**
- Wed Oct. 2**                    **Guest speaker: Work requirements in public housing**
- Mon Oct. 7**                    **Guest speaker: Tiny houses and other innovative technologies**
- Wed Oct. 9**                    **Guest speaker: Discrimination**
- Margery Austin Turner, et al. 2012. Housing Discrimination Among Racial and Ethnic Minorities. Washington, DC: The Urban Institute.  
[http://www.huduser.org/portal/publications/fairhsg/hsg\\_discrimination\\_2012.html](http://www.huduser.org/portal/publications/fairhsg/hsg_discrimination_2012.html)
- Wing, Nick. 2015. Obama Administration Unveils Ambitions Plan to Combat Residential Segregation. The Huffington Post.  
[http://www.huffingtonpost.com/2015/07/09/obama-hud-housing-segregation\\_n\\_7758196.html](http://www.huffingtonpost.com/2015/07/09/obama-hud-housing-segregation_n_7758196.html)
- Department of Housing and Urban Development. HUD. 2015. Affirmatively Furthering Fair Housing. Final Rule.  
[http://www.huduser.org/portal/sites/default/files/pdf/AFFH\\_Final\\_Rule.pdf](http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf)
- Wing, Nick. 2015. Supreme Court Keeps Key Housing Discrimination Protection Intact. The Huffington Post.  
[http://www.huffingtonpost.com/2015/07/09/obama-hud-housing-segregation\\_n\\_7758196.html](http://www.huffingtonpost.com/2015/07/09/obama-hud-housing-segregation_n_7758196.html)
- Mon Oct. 14**                    **Student Presentations**
- Wed Oct. 16**                    **Student Presentations**
- Mon Oct. 21**                    **Student Presentations**



**Wed Oct. 23**

**Demand Side Policies**

McClure, Kirk.; Alex F. Schwartz, and Lydia B. Taghavi. 2015. Housing Choice Voucher Location Patterns a Decade Later. *Housing Policy Debate* 25(2): 215-33.

<http://www.tandfonline.com/loi/rhpd20#.U-uES1a5dFw>

Rosin, Hanna. 2008. American Murder Mystery. *The Atlantic Monthly* <http://www.theatlantic.com/doc/200807/memphis-crime>

Dreier and Briggs. 2008. Not a Mystery: Mistaken Identity

<http://www.shelterforce.org/article/special/1043/>

**Mon Oct. 28**

**Supply-side Policies I: Substantial Rehab and Filtering**

Ira S. Lowry. 1960. Filtering and Housing Standards: A Conceptual Analysis. *Land Economics*, XXXVI (4), 362-370

James C. Ohls. 1975. Public Policy Toward Low Income Housing and Filtering in Housing Markets. *Journal of Urban Economics*, 2 (2), April, 144-71

George Fallis and Lawrence B. Smith. 1984. Uncontrolled Prices in a Controlled Market: The Case of Rent Controls. *American Economic Review*, 74 (1), march, 193-200 (recommended).

**Wed Oct. 30**

**Supply-side Policies II: Public Housing**

Quercia, Roberto G. and George C. Galster. 1997. The Challenges Facing Public Housing Authorities in a Brave New World. Housing Policy Debate 8(3): 535-69.

<http://content.knowledgeplex.org/kp2/img/cache/kp/2286.pdf>

Abravanel, Martin D., Diane Levy, and Margaret Mc Farland. 2009. The Uncharted, Uncertain Future of Hope VI Redevelopments. The Urban Institute.

[http://www.urban.org/uploadedpdf/411935\\_uncharteduncertain.pdf](http://www.urban.org/uploadedpdf/411935_uncharteduncertain.pdf)

Rangel, Charles. 2015. Senator Brooke's Legacy. The Huffington Post.

[http://www.huffingtonpost.com/rep-charles-rangel/senator-brookes-legacy\\_b\\_6755366.html](http://www.huffingtonpost.com/rep-charles-rangel/senator-brookes-legacy_b_6755366.html)

Edgar O. Olsen. 1972. An Econometric Analysis of Rent Control. Journal of Political Economy, 80 (5), September/October, 1081-1100 (recommended).

**Mon Nov. 4**

**Guest speaker: George Galster. Markets and Policy**

**Wed Nov. 6**

**Housing Finance, Capital Markets and Housing Policy**

[https://financialservices.house.gov/uploadedfiles/12.21.2018\\_edward\\_demarco\\_testimony.pdf](https://financialservices.house.gov/uploadedfiles/12.21.2018_edward_demarco_testimony.pdf)

**Mon Nov. 11**

**Zoning and Housing.**

Andrew Whittemore. The role of racial bias in exclusionary zoning: The case of Durham, North Carolina, 1945–2014

<https://journals.sagepub.com/doi/full/10.1177/0308518X18755144>

**Wed Nov. 13**

**Student presentations**

**Mon Nov. 18**

**Student presentations**

**Wed Nov. 20**

**Student presentations**

**Mon Nov. 25**

**International Perspectives on Housing**

Housing Europe. 2015. The State of Housing in the EU 2015.

<http://www.housingeurope.eu/resource-468/the-state-of-housing-in-the-eu-2015>

<http://unhabitat.org/books/international-guidelines-on-urban-anterritorial-planning/>

**Wed Nov. 27**            **Thanksgiving break**

**Mon Dec. 2**            **Remaking National Housing Policy**

Lakoff, George. Moral Politics.

<https://www.youtube.com/watch?v=5f9R9MtkpqM>

Galster. Chapter 10.

Dolores Hayden. 2012004. Building Suburbia. Only Chapter 11:  
The Importance of Older Suburbs. Vintage Books.

**Wed Dec. 4**            **Last day of class**

Take aways, evaluations. Policy brief/term paper due

