

Department of City & Regional Planning
UNC-Chapel Hill

Plan 769: Housing and Community Development Policy and Planning
Tuesdays and Thursdays 2-3:15 PM
New East 301
Fall 2021

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Office Hours: By appointment on weekdays, between 9AM and 3 PM, excluding lecture hours. Free appointment slots are listed at the youcanbook.me link.

To make an appointment, go to: <https://daplaney.youcanbook.me>

Course Description: This graduate course will explore issues of U.S. housing and community development policy and planning issues at the national, state, and local level in the United States. It will provide an overview of the historic and contemporary housing and community development planning and policy issues that have shaped households, neighborhoods, cities, and regions. This course will pay particular attention to the issues faced by housing practitioners and policy analysts in the struggle to ensure that decent, affordable housing is available for all groups within society.

This course will use the city of Chicago, IL as a case study to examine how policy and planning shape the spatial and governance patterns of a region and the people who live in there.

Course Objective: This course explores the historic, economic, social, and political context shaping housing trends today. It will also provide a systematic review of major federal housing programs for homeownership, subsidized housing, public housing, and breaking the cycle of poverty through housing. The course will also cover state and local policies and programs in North Carolina that shape housing supply and demand and offer students practical skills in housing planning

Course Format: This is an assignment-oriented course, with policy analysis serving as the main methodological skill that students will develop across the assignments.

Office Hours: Via Zoom on Mondays and Wednesdays. Mondays are from 1-2 PM EST, and Wednesdays from 8 PM- 8:30PM. <https://unc.zoom.us/j/5156313387>

Required Books:

Schwartz, Alex F. *Housing Policy in the United States*. Routledge, 2014. Available at the UNC-Chapel Hill bookstore

Desmond, Matthew. 2016. *Evicted: Poverty and Profit in the American City*. Penguin Random House Publishing. Not available at the UNC-Chapel Hill bookstore. Can be procured in any format for the purposes of the course. If you want to support a local bookstore, Flyleaf Books and Epilogue books in Chapel Hill carry it!

Class Website for Research Resources:

<https://guides.lib.unc.edu/plan769>

Required Articles:

All readings are available on Sakai, via direct URLs, or are available online from the UNC library system.

Assignments and Percentage of Grade:

1. Planning & Policy Discussion Presentation	30%
2. Policy Memo (Individual)	30%
3. Group Project : StoryMap	30%
4. Participation, Engagement, & Leadership	10%

Grades:

Graduate students are given grades of High Pass (H), Pass (P) and Low Pass (L). To receive a high pass, your overall performance in this course must be outstanding. An H grade is reserved for students who 1) receive excellent grades in each area listed above, 2) submit written and oral assignments that are thoroughly researched, carefully edited, professionally produced, and display a sharp critical and analytical lens, 3) display deep engagement with the reading materials, lectures, guest speakers, films, and class discussions, 4) read all assigned readings before coming to class, 5) provide constructive feedback and dialogue with other students, faculty, and guest speakers, and 6) contribute substantively to the group assignments.

Undergraduate students will be graded on the following scale: A+ 97-100, A 93-96, A- 90-92, B+ 87-90, B 83-86, B- 80-82, C+ 77-80, C 73-76, C- 70-72, D+ 67-70, D 63-66, D- 60-62, F = below 60.

I would strongly encourage you to take advantage of the resources provided by the UNC writing center. This is not just for ESL or undergraduate students, but offers resources for native English speaking graduate students as well. Information on the UNC writing center services is available at: <http://writingcenter.unc.edu/>

Section 1: Housing, Inequality and Poverty in the United States: How did We Get Here?

Week 1 (Thursday, 8/19): Introduction

Schwartz Chaps 1 and 2

In class exercise – what is housing, and why is housing a policy issue?

Week 2 (8/24 and 8/26): Why Housing Matters

Tuesday

A Right to Housing: Foundation for a New Social Agenda, 2006, eds. Bratt, Rachel, Stone, Michael, and Harman Chester. Temple University Press.

E-book available online through UNC library catalog.

- Introduction pgs. 1-20.
- Chapter 8: The case for a Right to Housing, pgs. 177-192.

Library workshop tutorial with Philip McDaniel

Thursday

Schwartz, chapter 3

Guest speaker slot (pending)

Week 3 (8/31 and 9/2): Civil Rights and postwar Inequality

Tuesday

Ehrenreich, Barbara. 2020. *Fear of Falling* excerpt, “poverty discovered,” 12 pages.

Herbert Gans. 1990. Deconstructing the Underclass The Term’s Danger as a Planning Concept. *Journal of the American Planning Association*, 56:3, 271-277.

(Scan this article) [DANIEL GEARY](#). SEP 14, 2015. The Moynihan Report: An Annotated Edition. Atlantic Monthly. <https://www.theatlantic.com/politics/archive/2015/09/the-moynihan-report-an-annotated-edition/404632/#Chapter%20I>

Optional: WNYC, On the Media Podcast, #2 Who Deserves to be Poor: <http://www.wnyc.org/series/busted-americas-poverty-myths>

Thursday

Harold Baron and Bennett Hymer (1965) *The Negro Worker in the Chicago Labor Market*

Special lecture: Black political resistance & Black political thought in U.S. history, as a lens for understanding poverty & and the U.S. land system

Lorin Bruckner- Story Mapping workshop

Week 4 (9/7 and 9/9): Suburbanization and homeownership

Tuesday

Herbert Gans- *The Levitowners: Ways of Life and Politics in a New Suburban Community*.

- Chapters 1-3, pgs 1-67. Chapter 11, pgs 252-302

- Be ready to talk about this one in class!

//*Planning & Policy Discussion* – What role did the federal government play in subsidizing and encouraging suburban development? Provide examples of policies and plans that shifted resources away from the city to the suburb.

Thursday

Anacker (2018). *Poverty in U.S. Suburbs*. From *The Routledge Companion to the Suburbs*

Rohe, Van Zandt, and McCarthy (2013). *The social benefits and costs of homeownership: A critical assessment of the research*. From *The Affordable Housing Reader*

Steuerle, McKernan, Ratcliffe & Zhang (2013). *Lost Generations? Wealth building among young Americans*. *Washington DC: Urban Institute*

Week 5 (9/14 and 9/16): Public housing and eviction

Tuesday

Desmond, Matthew (2016). *Evicted: Poverty and Profit in the American City*. Penguin Random House. Pgs 9-19, 53-63, 94-107, 144-166, 207-214, 282-292

Be ready to discuss!

Thursday

Schwartz, Chapter 6

Vale & Freemark. *The Privatization of American Public Housing: Leaving the Poorest of the Poor Behind*

Optional: *Building Babylon: A Case of Racial Controls in Public Housing* by Harold Baron

//*Planning and Policy Discussion* – What led to the demise of public housing? Iconic examples include the demolition of Pruitt-Igoe in St. Louis and the court case to desegregate Cabrini Green in Chicago (Guatreaux). Why has public housing become stigmatized and vilified and what role did government (Federal and local) play in this? (20 minute presentation + 10 minute Q&A)

Week 6 (9/21 and 9/24): Racial residential segregation

Tuesday

Richard Rothstein (2017). *The Color of Law*. Chapter 5. Chapter 3- optional

//Planning and Policy Discussion – What can policy makers and planners do to discourage gentrification? What tools are available? How do these tools work to discourage gentrification? Using the City of Durham as a case study, can these tools be used in this rapidly gentrifying city?

Thursday

Keeanga Yamahtta-Taylor (2019). *Race for Profit*. Introduction 1-23, Chapter 2, 55-92

Week 7 (9/28 and 9/30): Gentrification

Tuesday

Smith, Neil (1979) Toward a theory of gentrification: a back to the city movement by capital, not people. *Journal of the American Planning Association*.

Gale, Dennis (2017). A Moving Target: The Shifting Genealogy of Gentrification. In *The Handbook of Housing Planning and Policy*.

//Planning and Policy Discussion: DeJure vs. Defacto Segregation. What is the difference between DeJure and Defacto Segregation and which has played a more important role in shaping racial residential segregation in the U.S.? (20 minute presentation + 10 minute Q&A)

Thursday

Hyra, Derek (2017). *Race, Class, and Politics in the Cappuccino City*. University of Chicago Press. Chapters 4 & 6. Pgs 76-104, 127-144

//Planning and Policy Discussion – What can policy makers and planners do to discourage gentrification? What tools are available? How do these tools work to discourage gentrification? Using the City of Durham as a case study, can these tools be used in this rapidly gentrifying city?

Week 8 (10/5 and 10/7): Housing, the environment, and health

Tuesday

Dietz & Meehan (2019). Plumbing Poverty: Mapping Hot Spots of Racial & Geographic Inequality in U.S. Households. *Annals of the American Association of Geographers*

Muller et. al (2018). Environmental inequality: The social causes and consequences of lead exposure. *Annual Review of Sociology*

Ewing & Rong (2010). The Impact of Urban Form on U.S. Residential Energy Use. *Housing Policy and Debate*

// Planning and Policy Discussion: What are the key dimensions of housing policy's connection to environmental policy? How can we connect these different dimensions in our analysis? Are there housing policy ideas/programs which attempt to build a bridge between the areas of housing, community, and environmental policy?

Thursday

The Urban Institute- Pay for Success

The Kaiser Family Foundation- Beyond Health Care

Week 9 (Thursday, 10/14): Housing in North Carolina

Thursday

Schwartz chapter 5

Advocates' Guide 2017: A Primer on Federal Affordable Housing and Community Development Programs (skim Section 5-10 on HOME):

http://nlihc.org/sites/default/files/2017_Advocates-Guide.pdf

Guest speaker slot (pending)

Joint Center for Housing Studies (2021). The State of the Nation's Housing 2021.

https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_State_Nations_Housing_2021.pdf

Jones (2015). Creating a Science of Homelessness During the Reagan Era

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4364434/>

Guest speaker slot (pending)

Optional readings and resources (for this week and future modules):

- Primers and guides to affordable housing issues

North Carolina Housing Finance Agency Summary of Programs

2017. https://www.nchfa.com/sites/default/files/page_attachments/ProgramMatrixFinalforWeb.pdf

Extreme Housing Conditions in North Carolina (See Week 9 Resources folder)

- Soul City: History of a Free-Standing New Community, Soul City Foundation, 1975 (see Resources)

- *Homelessness & Impacts of Housing Policy*

This American Life: House Rules (audio, 55 minutes):

<https://www.thisamericanlife.org/radio-archives/episode/512/house-rules>

Housing First: Sam Tsemberis at TEDxMoses Brown School (video, 7 minutes):

<https://www.youtube.com/watch?v=HsFHV-McdPo>

Million Dollar Murray (The New Yorker, 2006):

<https://shnny.org/images/uploads/Million-Dollar-Murray.pdf>

"Housing first" approach works for homeless, study says (WaPo, 2015):

https://www.washingtonpost.com/news/local/wp/2015/03/04/housing-first-approach-works-for-homeless-study-says/?utm_term=.edcdcd2d315e

How Can the U.S. End Homelessness? (The Atlantic, 2016):

<https://www.theatlantic.com/business/archive/2016/04/end-homelessness-us/479115/>

Housing Economics/Policy Analysis

<https://www.theatlantic.com/business/archive/2015/10/american-housing-policy-contradictions/410332/>

Framing

<https://frameworksacademy.org/products/wide-angle-lens>

http://www.frameworksinstitute.org/assets/files/PDF/enterprise_pds_memo_april_2017.pdf

Week 10 (Tuesday, 10/19): Local housing challenges in NC: Comparing Asheville and Durham

//Asheville, NC

Nguyen, Mai. Affordable Housing Scorecard, City of Asheville, NC. 2014. Asheville, NC.

Jackson, Gary. Comprehensive Housing Strategy and Policy Framework. 2015. Asheville,

NC. <http://www.slideshare.net/gordonsmithasheville/comprehensive-affordable-housing-strategy-and-framework-10-1414>

//Durham, NC

Enterprise. City of Durham Affordable Housing Goals. 2016-2021. <https://durhamnc.gov/DocumentCenter/View/11033>

Schewel, Steve. Towards an Affordable Housing Strategy for Durham. August 2015. <https://steveschewel.com/towards-an-affordable-housing-strategy-for-durham/>

City of Durham- \$95 million affordable housing bond referendum (was passed in 2019). <https://durhamnc.gov/DocumentCenter/View/27940/Durham-Affordable-Housing-Bond-Referendum-FAQs>

//Planning and Policy Discussion: Many cities around the country rely on typical Federal funds such as HOME and CDBG funds and the typical federal housing programs, such as public housing, hope vi, or choice neighborhoods. Outside of this funding, what are some other ways that local jurisdictions fund, preserve, or develop affordable housing? What are some unique programs, policies, practices that local jurisdictions (I.e. Cities and counties) do to increase the number of affordable housing they supply? (revisit)

Fall break (Thursday 10/21 through Friday, 10/22)

Section III: Housing and Community Development Strategies

Week 11 (10/26 and 10/28): Post-disaster & mobility programs: Gautreaux, MTO

Tuesday

Nguyen et al. (2017). Affordable Housing Recovery Post-Hurricane Matthew in Eastern North Carolina

Stone, Jeremy (2017) Economic Resilience and Economic Development: Reflections on Breaking Down Silos in Planning. *HazNet*.

(scan) Economic Development Administration (2017). *Economic Resilience and Economic Development*

Thursday

Aldrich and Meyer. Social Capital and Community Resilience

Peacock, Gillis, Dash, and Zhang (2007). Sheltering and housing recovery following disaster. In *Handbook of Disaster Research*. Pp. 258-274

//What policies or practices have been most successful in post-disaster housing recovery? Are there any exemplary models of housing recovery or minimizing housing vulnerability post-disaster? Consider international models as well as relocation and resettlement models.

Week 12 (11/2 and 11/4): Housing Vouchers, HOPE VI, and Choice Neighborhoods

Tuesday

Schwartz, chapter 8

Basolo and Nguyen (2005). Does mobility matter? The neighborhood conditions of housing voucher holders by race and ethnicity. *Housing Policy Debates*.

The Urban Institute (2013). *Developing Choice Neighborhoods: An Early Look at Implementation in Five Sites*.

https://www.huduser.gov/portal/publications/choice_neighborhoods_interim_rpt.pdf

Thursday (revisit)

Goetz (2010). Better neighborhoods, better outcomes? Explaining relocation outcomes in HOPE VI. *Cityscape*

Goetz (2013). The audacity of HOPE VI: Discourse and the dismantling of public housing. *Cities*

Nguyen, Rohe, and Cowan (2012). Entrenched hybridity in public housing agencies in the USA. *Housing Studies*

Briggs and Turner (2006). Assisted housing mobility and the success of low-income minority families: Lessons for policy, practice, and future research. *NWJL & Soc Policy*

Chetty and Hendren, and Katz. The effects of exposure to better neighborhoods on children: New evidence from the Moving to Opportunity experiment. *The American Economic Review*.

//Planning and Policy Discussion: What were the successes and failures of HOPE VI? What did it accomplish? What didn't it? How did shifting funds from public housing to HOPE VI affect the poorest of the poor? Did HOPE VI help families achieve economic mobility and break the cycle of poverty? Examples that can be looked at are Chicago and Charlotte.

Week 13 (11/9 and 11/11): Alternative models of neighborhood design

Tuesday- Co-Housing

Krokfors (2012). Co-housing in the making. *Built Environment*.

Vestbro and Hroelli. Design for gender equality: The history of co-housing ideas and realities. *Built Environment*

Thursday

//Harlem Children's Zone

- The Heritage Foundation. 2013. Assessing the Harlem Children's Zone. <http://www.heritage.org/education/report/assessing-the-harlem-childrens-zone>
- Grover J. Whitehurst and Michelle Croft, "The Harlem Children's Zone, Promise Neighborhoods, and the Broader, Bolder Approach to Education," The Brookings Institution, July 20, 2010, <https://www.brookings.edu/research/the-harlem-childrens-zone-promise-neighborhoods-and-the-broader-bolder-approach-to-education/>

//Working Session for Story Map -Lorin Bruckner in class from so bring your StoryMap questions!

Week 14 (11/16 and 11/18): Fair Housing & The Future of HCD Policy and Planning

Tuesday

Schwartz, chapter 11

Mallach (2017). Prediction is Difficult: The Future of Housing Policy and Studies. In *The Handbook of Housing Planning and Policy*

Thursday

Kao and Immergluck (2016). AFFH Metrics for Affordable Housing Programs: An Approach to Assessing the Spatial Distribution of Housing Subsidies in Large Jurisdictions in the Assessment of Fair Housing. Available at SSRN: <https://ssrn.com/abstract=2784583>

Week 15 (Tuesday 11/23): Presentations of StoryMaps

Thanksgiving break (Wednesday 11/24 through Friday 11/26)

Week 16 (Tuesday 11/30): Concluding lecture

Schwartz, chapter 14

Optional (but recommended- it's a great book. Very short, and reads fast): Konings, Adkins, Cooper (2021) *The Asset Economy*. Available as an e-book from the library.