Course Overview and Objectives

Housing represents a fundamental human need and a critical element of human settlements. Within the planning context, housing represents one of the ways in which planning intervention has sought to ensure the health and safety of residents, while also bearing influence on the spatial relationships between housing and other land uses. Within this course, we will explore the policies and practices that constitute housing policy in the United States, in order to understand where and how planning strategies have been effective (and ineffective) at shaping nation’s housing landscape.

We will use our location in Illinois to engage with issues at a local level, and will examine the ways in which these place-specific issues are linked to each other. Students will have the opportunity to do in-depth examination of one of the following local housing interventions:

- City of Champaign’s Bristol Park Redevelopment Plan
- Foreclosure Mitigation in Champaign County
- Planning for Uneven and Shrinking Housing Markets in Decatur

We will use our local examinations to engage with broader themes being faced by communities throughout the country—urban sprawl and rapid housing growth, housing market shrinkage and decline, the recent housing “crisis”, and uneven access to capital. We will also examine a range of other topics including housing sustainability and “green” housing, public and subsidized housing, smart growth, and homelessness.

By the end of this course, we will develop:

1) An understanding of the housing production and regulation system in the United States,
2) An understanding the intersection between housing and urban policy initiatives
3) Strategies for empirical investigation and description of local housing conditions
4) Hands on experience applying this knowledge within a local context

Prerequisites

UP 473 is designed as a reading and writing intensive seminar which will demand a substantial amount of your time. This course has no prerequisites aside from upper-level undergraduate or graduate-level standing. Students will benefit from some prior knowledge of urban planning or housing policy theories, concepts, and analytical techniques, although these are not a required prerequisite.
Schedule and Readings

There are two required textbooks for this course, both available at the Illini Bookstore:


There is one recommended textbook for this class:


Other readings will be posted and available on Illinois Compass: [https://compass2g.illinois.edu/](https://compass2g.illinois.edu/)

Assignments, Grading, and Attendance

This course requires your engagement both within and outside of the classroom. Grading criteria include contribution to the course environment, quality of writing, depth of analysis, and thoughtful engagement with community partners. You work will be graded on a 100-point scale

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<thead>
<tr>
<th>Grade</th>
<th>Points Range</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>90 – 100</td>
<td>Outstanding work</td>
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<tr>
<td>B</td>
<td>80 – 89</td>
<td>Good work, needs minor revision</td>
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<tr>
<td>C</td>
<td>70 – 79</td>
<td>Work needs some revision</td>
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<tr>
<td>D</td>
<td>60-69</td>
<td>Work needs significant revision</td>
</tr>
<tr>
<td>F</td>
<td>0 – 59</td>
<td>Work does not meet minimum standards</td>
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Consistent contributions to class, thoughtful engagement with course material, and other achievements may lead to adjustments in course grades. Your course grade will consist of the following assignments and exercises:

20 Percent  **Intersection Paper**
You will write a paper outlining the theoretical link between housing and an area of your interest

20 Percent  **Housing Policy Analysis**
As a group, conduct an analysis of the City of Champaign’s relocation strategy for the Bristol Place Neighborhood.

10 Percent  **Course Discussion Facilitation**
Each of you will also be responsible for being the reading discussant for 5 class sessions. As discussant, you should come to class prepared to lead discussion around the assigned readings for the day. You should also come to class with 3-4 discussion questions which you will pose to your classmates. Please email the discussion questions to the instructor at least 12 hours before the class session.

50 Percent  **Final Research Paper**
The final deliverable at the end of our class will be a research paper examining the intersection between housing and a topic of your choice.

All assignments should be submitted in the appropriate COMPASS 2g assignment dropbox as a PDF file (unless otherwise noted in the assignment). Late work will be automatically graded down by 5 points per day, and will only be accepted if you have made arrangements with me prior to the assignment due date.

The learning environment in this seminar depends upon your presence and participation. Full participation is expected for all course sessions (which are listed within the course schedule below). For each course session that you are absent from (excluding excused absences), 2 percent will be deducted from your final course grade. Excused absences will be granted on a case-by-case basis, but must be approved by me prior to the course session which you are absent from.

**Honor Code and Learning Environment**

The Illinois Student Code states: “It is the responsibility of the student to refrain from infractions of academic integrity, from conduct that may lead to suspicion of such infractions, and from conduct that aids others in such infractions.” Note that you are subject to the Honor Code, as well as procedures for addressing violations to the Code, regardless of whether you have read it and understand it. According to the Code, “ignorance is no excuse.”

To meet this standard in this course, note the following: in written work, all ideas (as well as data or other information) that are not your own must be cited. Note that ideas that require citation may not have been published or written down anywhere. While you are free—and indeed encouraged—to discuss the assignments with your peers, all of your data collection, analysis, and writing should be your own. Sharing of data sources you have been assigned to collect is a violation of the honor code in this course. The penalty for failing to meet the principles or spirit of the honor code may include automatic failure of the assignment or the class, at the discretion of the instructor.

The Department of Urban and Regional Planning (DURP) is committed to maintaining a learning environment that is rooted in the goals and responsibilities of professional planners. By enrolling in a class offered by the Department of Urban and Regional Planning, students agree to be responsible for maintaining an atmosphere of mutual respect in all DURP activities, including lectures, discussions, labs, projects, and extracurricular programs. See Student Code Article 1-Student Rights and Responsibilities, Part 1. Student Rights: §1-102.

**Course Schedule**

**January 21**

Course Introduction  
Review of Syllabus, Survey of Interests, Discussion of Assignments

**January 23**

Framework for Investigation and Analysis  
Schwartz 1  
Bratt 8
Squires, Gregory. 1994. All the discomforts of home: The politics and economics of housing. In *Capital and Communities in Black and White*, SUNY. COMPASS

**January 28**

**How well are we housed? Who gets what type of housing?**

Schwartz 2  
Bratt 6


Optional: Per Center 2011: Wealth Gap Rises to Record Highs Between Whites, Blacks, and Hispanics

**January 30**

**What is the rationale for government and planning intervention in housing?**

Discussant:

Bratt 1-3, 6

Bauer, Catherine. 1951. “Social questions in housing and community planning”. *Journal of Social Issues. 7:* 1-34 COMPASS


**February 4**

**Housing Needs and Market Analysis**

Look over Champaign and Urbana Housing Plans COMPASS

City of Champaign Analysis of Impediments to Fair Housing COMPASS

**February 6**

**Homeownership and Mortgage Lending**

Discussant:

Schwartz 3  
Bratt 4

Bernanke 2007

**February 11**

**No Class**

**February 13**

**The Housing Crisis (Part 1)**

Discussant:

Financial Crisis Inquiry Commission Report COMPASS
February 18  The Housing Crisis (Part 2)
Discussant:

Renuart (2004)
Immergluck (2009), Chapters 3-5

February 20  Tax Credits and Housing Production Strategies
Discussant:

Schwartz 4-5
Bratt 5
GAO 2012

February 25  Public Housing (Session 1)
Discussant:

Schwartz 6
Bennett 1

February 27 Public Housing (Session 2)
Discussant:

Schwartz 7
Bennett 5-6

March 4  HOPE VI / Mixed-Income Developments
Discussant:

Bennett 2, 10

COMPASS


March 6  Federal Housing Data

Browse Census Bureau Housing Data:
http://www.census.gov/hhes/www/housing.html

Browse HUD Data:
http://www.huduser.org/portal/datasets/pdrdatas.html

March 11  
**Housing Vouchers**  
Discussant: Schwartz 8


Voorhees Center. 2010 *Are We Home Yet? Creating Real Choice for Housing Choice Voucher Families in Chicago*. COMPASS

March 13  
**How do states intervene in housing policy?**  
Discussant: Schwartz 9

March 18  
**Housing Trust Funds**  
Discussant:

Policy Link: Housing Trust Funds  
Center for Community Change: 2007 Analysis  
HUR Regulatory Impact Analysis of National Housing Trust Fund  
IHDA State Housing Trust Fund

Greenlee, Zambrana, Mares, and Hoch (2013)

March 20  
**No Class**

March 25  
**No Class: Spring Break**

March 27  
**No Class: Spring Break**

April 1  
**Local Housing Plans**  
Discussant:

Developing a Local Housing Plan
IHDA 2011 State Housing Comprehensive Plan
APA: Regional Approach to Affordable Housing

April 3

**Growth Management Strategies and Housing**
Discussant:


April 8

**Nonprofit role in housing**
Discussant:

Bratt 10, 16-17

April 10

**Homelessness**
Discussant:

Bratt 15

Champaign-Urbana Homeless Plan (2003)

Urbana-Champaign Continuum of Care Ten Year Plan

NYT- What the Costumes Reveal

Defining Homelessness Down


April 15

**Housing an Ageing Population / Disability and Housing**
Discussant:

Bratt 13

NCD Report (Browse)


April 17

**Fair Housing and Housing Market Discrimination**
Discussant:

Schwartz 11-12
April 22  No Class: Independent Work Day

April 24  Race and Housing
       Discussant:

       Schwartz 12


April 28  “Green” Housing
       Discussant:


       Marcuse 1998

       TIME 2009

       Please Skim: Green Communities

May 1  International Housing Trends and Issues
       Discussant:

       Kamin and DeMarco (2012)
       Martin (2011)
       Schwartz (2012)

May 6  Review and Wrap-up
       Schwartz 13

May 12  Final Project Due