

COURSE OUTLINE
HACE 4310/6310 Housing Policy
MWF 10:10 - 11:00 p.m.
Dawson Hall, Room 116
SPRING 2009

Instructor

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Teaching Assistant

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Office Hours

My stated office hours are below:

MWF --> 11:15 a.m. – 12:15 p.m.
All other times by appointment.

Please feel free to drop by at these times if you have anything that you would like to discuss with me. It is preferred that you e-mail me 24 hours ahead of time to schedule an appointment outside of normal office hours.

Jasmine's office hours are by appointment only.

Course Description & Objectives

This course will examine the role that governments and others play in shaping housing policy on a local, national and global scale. Federal, state and local legislative and regulatory entities affect housing markets in many ways and using many methods. The goal of this course is to:

- * Develop an understanding of the various roles that federal, state, and local governments play in the development and regulation of housing;
- * Understand the impact of national housing programs and policies as they relate to family welfare;
- * Recognize the barriers and incentives that are created by government entities to influence housing development, including regulations, finance and taxation; and
- * Learn appropriate strategies for nonprofit and private development initiatives in the absence of government provision of a housing strategy.

Required Reading

- Colton, Kent. (2003). *Housing in the 21st Century: Achieving Common Ground*. Cambridge, MA: Harvard University Press.
- Schwartz, Alex. (2006). *Housing policy in the United States: An introduction*. New York, NY: Routledge Publishing.
- Readings/articles on request (there will be many)

Course Requirements and Grading

Class Participation I	50
Class Participation II	50
Mid-Term Examination I	250
Mid-Term Examination II	250
Government Issues Debate	
--> <i>Instructor Grade</i>	50
--> <i>Team Grade</i>	50
Final Exam	<u>300</u>
	1,000

Final Grade

931-1,000 = A	771-800 = C+
901-930 = A-	731-770 = C
871-900 = B+	701-730 = C-
831-870 = B	601-700 = D
801-830 = B-	< 600 = F

HACE 6310 Additional Requirements

Additional Class Participation	100
Research Presentation/Report (additional)	<u>100</u>
	200

Description of Requirements

* *Class Participation I*

This form of class participation will be measured in terms of the number of class sessions that you attend during the course of the semester. The following is a table which helps to illustrate how this scoring works.

Days Missed	Points Earned
0 - 2	50
3 - 4	45
5	40
6	35
7	30
8	25
9 - 10	20
11 - 12	15
13	10
14	5
15 or more	0

Please remember that it is **your responsibility** to sign the class roll, which will be handed out at the beginning of each class period. The roll **will not be changed** at the end of the class period. Having other people sign in while you are absent from the class will be pursued by the instructor as a case of academic fraud.

* *Class Participation II*

This form of class participation will gauge how effectively the instructor feels that you have participated in class *while you were there*. Participation by the class is vital in order for the course to be as successful as possible. If I feel that you have put the maximum effort into the class every time that you were there, I will have no problem giving you a perfect score of 50. If you attend class, but choose to not say much of anything during the time that you are there, you will likely receive a score of around 25 for this phase. If you are thoroughly disruptive during class time, falling asleep during lectures, or disrespectful to invited speakers who are making presentations to the class, you can expect a 0. All points in between these 3 benchmarks will be determined at the discretion of the instructor. At various times, I will randomly ask individual students questions about the readings, which should give you a chance to improve your score in this area. Finally, being late to class will hurt you in this regard, so please make it a point to be on time.

* *Government Issues Debate*

Toward the end of the semester, there will be a series of mock debates in which the students will be required to participate. These debates will pit two sets of students against one another. During these debates, one side will play the part of either a government entity, a special interest group, or a citizen's group that is directly or indirectly affected by a public policy decision regarding one's (and perhaps even many people's) housing situation(s). There will likely be five (5) separate scenarios that will be presented, and you will be randomly assigned to one of the groups that will be scheduled to debate. Please remember that there is no "right" or "wrong" position in a debate; it is only essential that your debate group build a consensus toward a justifiable position on a particular issue.

The debates will be scored according to a few essential criteria, and the grading will be concluded in three phases. The instructor will grade each debate team on: a) its ability to forcefully present its argument; b) the team's ability to successfully counter charges made by the opposing team; c) its use of outside materials and examples in its arguments; d) its cohesiveness as a unit; and e) its ability to successfully answer follow-up questions by the audience and the instructor. The other component of the scoring for these debates is each debate team's evaluation of its own members. These will of course be done confidentially, and will essentially just entail what each member of the debate group feels the other deserves in terms of time and effort that (s)he put into preparing for the assignment.

* *Mid-Term/Final Exams*

Mid-term examinations will be scheduled at the appointed dates on the class schedule. The final exam will be held according to the UGA schedule for final examinations, so please check your schedule of classes to determine the date and time. The final examination **will** be cumulative in nature.

Course Policies and Procedures

1) **Tests will be taken as scheduled.** The instructor will announce the dates for exams in class. If you do not notify either me or my TA of problems such as an emergency medical reason, a family emergency, or civil responsibility (all of which must be documented) before the exam, make-up exams *will not be given*. When they are given, make-up exams will be different in format from the regularly scheduled exam and will be scheduled at a time convenient to the instructor and/or the Graduate TA.

2) **Academic honesty is strictly required.** Procedures specified in the handbook *A Culture of Honesty: Policies and Procedures on Academic Honesty* will be followed. Please pay specific attention to Section 5, which identifies several behaviors as being "prohibited conduct". In particular, plagiarism will not at all be tolerated. *It is your responsibility to be familiar with the policies stated in this handbook.*

- 3) **All work must be turned in on time and on the dates indicated.** It is your responsibility to know and comply with deadlines. Only when the instructor is notified in a timely way of *documented* medical, personal, or family emergencies will exceptions be granted.
- 4) **All students must be familiar with Web-CT.** You can expect that the instructor will communicate general information to the class extensively through Web-CT. As a result, it is **vital** that you continually check your e-mail account in Web-CT.
- 5) **Changes in course content will likely occur over the course of the semester.** Because there will be a number of speakers scheduled to speak before the class, the possibility of having to re-schedule them will cause the instructor to re-work the class schedule whenever appropriate. These changes will be announced to you as soon as possible.
- 6) **Be aware of requirements for withdrawal from the course.** If you withdraw *before* the midpoint of the course and you are failing the course, you will receive a WF in the course. A WF counts toward your grade point average and still stands when you retake the course. If you withdraw *after* the midpoint, you will receive a WF even if you are passing the course.
- 7) **You are expected to read the relevant material before coming to class.** As mentioned earlier, I will be randomly calling on students during the course to determine whether or not someone is doing his or her reading before class.
- 8) **It is your responsibility to sign the class roll.** An attendance sheet will be passed around at the beginning of the class period, at which time you (and you alone) are expected to sign in. The attendance roll will **not** be changed after the end of the class period.
- 9) **There are common courtesies with which you are expected to comply.** These include many activities that are considered disruptive to the normal operations of the class, and they include such things as cell phone use, reading newspapers, listening to music, and talking during class. You are expected to refrain from these (and other) disruptive activities, and the instructor reserves the right to dismiss the student if such behavior persists.
- 10) **Most importantly, I want you to feel comfortable about approaching me with any issue pertaining to the class.** I encourage you to ask me questions about anything that might seem unclear to you. It is your responsibility to ask questions when you are uncertain about assignments or course materials. In fact, it is likely that others in class will be confused as well. If you have personal problems that are affecting your ability to turn in assignments, it is your responsibility to contact me. Also, if you have questions about your grades, I would like to hear from you immediately. This is extremely important, because there is little that can be done at the end of the semester to significantly change your grade. Thus, if you are concerned about the grade that you are earning, you must speak with me no later than the mid-term.

HACE 4310/6310 CLASS SCHEDULE
SPRING SEMESTER 2009 (tentative)

<u>Class #</u>	<u>Day</u>	<u>Date</u>	<u>Lecture & Class Discussion Topics</u>	<u>Readings</u>	<u>Additional Notes</u>
1	F	1/9/2009	Review of Syllabus		
2	M	1/12/2009	Review of Schedule/50 Years of Housing America: An Overview	Colton, pp. 3-32	
3	W	1/14/2009	Homelessness and Government Response	Burt article	
4	F	1/16/2009	Homelessness and Government Response	Burt article	
	M	1/19/2009	MLK, JR. Holiday - NO CLASS		
5	W	1/21/2009	Georgia's Response to Homelessness	None	Possible Speaker
6	F	1/23/2009	Public Housing	Schwartz, Ch. 6	
7	M	1/26/2009	Public Housing	Schwartz, Ch. 6	
8	W	1/28/2009	HUD's Role Within the Athens Community	TBA	Possible Speaker
9	F	1/30/2009	Housing Affordability and Availability	Schwartz, Ch. 8	
10	M	2/2/2009	Housing Affordability and Availability	Schwartz, Ch. 8	
11	W	2/4/2009	Multifamily Housing, Part 1	Colton, pp. 118 - 143	
12	F	2/6/2009	Multifamily Housing, Part 2	Colton, pp. 118 - 143	
13	M	2/9/2009	Homeownership, Part 1	Colton, pp. 49-81	
14	W	2/11/2009	Homeownership, Part 2	Colton, pp. 81-117	
15	F	2/13/2009	MID-TERM EXAMINATION I		
16	M	2/16/2009	Non-Profit Organizations and Public/Private Partnerships	Colton, pp. 143 - 168; Schwartz, Ch. 7	Annotated Readings Topics Distributed on Web-CT
17	W	2/18/2009	Avalon Bay Visit	TBA	
18	F	2/20/2009	Tax Credits and Tax Incentives for Housing	Schwartz, Ch. 5	Possible Speaker
19	M	2/23/2009	Tax Increment Financing and Property Taxes/ Review of Mid-Term I	Schwartz, Ch. 4	

<u>Class #</u>	<u>Day</u>	<u>Date</u>	<u>Lecture & Class Discussion Topics</u>	<u>Readings</u>	<u>Additional Notes</u>
20	W	2/25/2009	Secondary Mortgage Markets	Colton, Ch. 4	
21	F	2/27/2009	Secondary Mortgage Markets	Colton, Ch. 4	
22	M	3/2/2009	Housing Trade Organizations	TBA	Mid-Term Evaluations All Week
23	W	3/4/2009	Zoning, Ordinances, and Restrictive Covenants	TBA	Mid-Term Evaluations All Week
24	F	3/6/2009	Codes and Regulations	TBA	Mid-Term Evaluations All Week
	M	3/9/2009	NO CLASS SCHEDULED - SPRING BREAK		
	W	3/11/2009	NO CLASS SCHEDULED - SPRING BREAK		
	F	3/13/2009	NO CLASS SCHEDULED - SPRING BREAK		
25	M	3/16/2009	State and Local Housing Policies	Schwartz, Ch. 9	
26	W	3/18/2009	Housing and the Courts	TBA	Debate Topics Assigned
27	F	3/20/2009	Eminent Domain and Property Rights	TBA	
28	M	3/23/2009	Governing Through HOAs	TBA	
29	W	3/25/2009	Housing for People with Special Needs	Schwartz, Ch. 10	
30	F	3/27/2009	Fair Housing and Community Reinvestment	Schwartz, Ch. 11	
31	M	3/30/2009	Sprawl and Growth Management Programs	Squires article	
32	W	4/1/2009	MID-TERM EXAMINATION		
33	F	4/3/2009	Case Study on Achieving Common Ground/OSHA and the Home Builders	Colton, Chapter 8	
34	M	4/6/2009	Case Study on Achieving Common Ground/OSHA and the Home Builders	Colton, Chapter 8	
35	W	4/8/2009	Case Study on Challenges of Achieving Common Ground: Raising Loan Limits	Colton, Chapter 9	

<u>Class #</u>	<u>Day</u>	<u>Date</u>	<u>Lecture & Class Discussion Topics</u>	<u>Readings</u>	<u>Additional Notes</u>
36	F	4/10/2009	Case Study on Inability to Achieve Common Ground: Wetlands Regulation in the U.S.	Colton, Chapter 10	
37	M	4/13/2009	Case Study on Inability to Achieve Common Ground: Wetlands Regulation in the U.S.	Colton, Chapter 10	
38	W	4/15/2009	Case Study on Achieving Common Ground: Habitat for Humanity	Colton, Chapter 11	
39	F	4/17/2009	Keys to Achieving Common Ground/Unintended Consequences of Government Involvement	Colton, Chapter 12	
40	M	4/20/2009	Catch-Up Date	TBA	
41	W	4/22/2009	Open Date	TBA	
42	F	4/25/2009	Open Date	TBA	
43	M	4/27/2009	Open Date	TBA	
44	W	4/29/2009	Open Date	TBA	
45	TH	4/30/2009	Questions for the Next Decade/ Future Challenges	Green/Malpezzi, pp. 135-194	Possible Speaker
		5/8/2009	FINAL EXAM, 8:00 - 11:00 A.M.		