Mondays and Wednesdays
1:00 PM – 2:20 PM
Remotely via Zoom / TBH 223 (selected sessions)

Office Hours: By appointment via Calendly
https://calendly.com/agreen4/office-hours-up-473

Course Overview and Objectives
Housing represents a fundamental human need and a critical element of human settlements. Within the context of urban planning, 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, social, and economic relationships that differentiate housing and other land uses. Within this class, we will explore the policies and practices that constitute housing policy in the United States and abroad, in order to understand where and how planning strategies have been effective (and ineffective) at shaping physical, economic, social, and political dimensions of housing.

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 of historic and contemporary housing policy intervention strategies,
3) An understanding the intersection between housing policy and other urban policy initiatives,
4) A framework for evaluation and analysis of housing policies in the US and abroad,
5) Strategies for effective analysis and communication of housing policy trends and impacts

Prerequisites
UP 473 is designed as a seminar which compliments engagement and discussion with independent work. This course has no prerequisites aside from upper-level undergraduate or graduate-level standing. Students will benefit from some prior knowledge of urban planning theories, concepts, and analytical techniques, although these are not a required prerequisite. Please touch base with me if you have any questions regarding whether this course is right for you.

Schedule and Readings
Readings will be posted and available on our shared UIUC Box site.

By default, our course sessions will be delivered via remote instruction using Zoom. Throughout the semester, there may be times where I will offer the option of meeting in person in our scheduled classroom (TBH 223) or will offer the option of meeting in person for field visits. These in-person opportunities for engagement will be added to our course schedule and also communicated in class as the semester progresses. Please note that in person engagement is optional this semester.
On those occasions where we meet in person (on campus or during field visits), we will follow University protocols which require students to wear a facial covering properly, maintaining social distance (at least 6 feet from others at all times), disinfect the immediate seating area (when applicable), and use hand sanitizer. Students are also required to follow the campus COVID-19 testing protocol.

Students who feel ill must not come to in-person class sessions. In addition, students who test positive for COVID-19 or have had an exposure that requires testing and/or quarantine must not attend class. The University will provide information to the instructor, in a manner that complies with privacy laws, about students in these latter categories. These students are judged to have excused absences for the class period and should contact the instructor via email about making up the work.

Students who fail to abide by these rules will first be asked to comply; if they refuse, they will be required to leave the classroom immediately. If a student is asked to leave the classroom, the non-compliant student will be judged to have an unexcused absence and reported to the Office for Student Conflict Resolution for disciplinary action. Accumulation of non-compliance complaints against a student may result in dismissal from the University.

Assignments, Grading, and Attendance
This course requires your engagement both within and outside of our seminar sessions. Grading criteria include contribution to the course environment, quality of writing, depth of analysis, and thoughtful engagement with the subject matter and each other. You work will be graded on a 100-point scale

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<thead>
<tr>
<th>Grade</th>
<th>Points</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>
</tr>
<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 discussion, thoughtful engagement with course material, and other achievements may lead to adjustments in course grades.

For Undergraduate students, your course grade will consist of the following:

10 Percent National Housing Market Analysis Memorandum
You will write a memorandum describing housing conditions in the United States. Your analysis will focus on a specific housing policy issue of your choice, and will draw upon multiple sources of data to describe that phenomenon in the United States.  
Due Date: September 18, 2020

10 Percent Local Housing Market Analysis Memorandum
You will write a memorandum analyzing housing conditions in a particular city or region of your choice. Your analysis will cover aspects of housing supply and
demand, racial, ethnic, and economic segregation, and will also include an analysis of the major institutions intervening in and influencing local housing policy.
Due Date: October 16, 2020

10 Percent  **Housing Needs Analysis Memorandum**
You will write a memorandum analyzing housing needs for the same geography which you performed your housing market analysis on. Specifically, you will implement elements of HUD’s Assessment of Fair Housing methodology to analyze patterns of integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. In addition to providing a broad overview of needs, you will identify a specific subpopulation for which needs exist, and you will perform a more fine-grained analysis of their needs.
Due Date: November 13, 2020

30 Percent  **Housing Policy Analysis Memorandum**
Based upon your prior analysis of housing market conditions and needs in memos 1 and 2, you will conduct a review of existing policies applicable to the area of need you focused on in your second memorandum. You will then use this review to propose a preferred policy-based strategy for engaging with this need.
Due Date: December 16, 2020

10 Percent  **Course Discussion Facilitation**
You will facilitate discussion around assigned readings for a particular week in class. Working with the other individuals who have signed up for that week, you will prepare a memorandum providing an overview and discussion of the topic area. Your memorandum will also include a list of discussion questions. During each course session, you will facilitate a 40-minute discussion around the course materials for that week. You will sign up for a discussion facilitation week within the first two weeks of the class.

30 Percent  **Midterm Exam and Final Exam**
Due Dates: October 26, 2020 and December 14, 2020

For Master’s students, your course grade will consist of the following:

10 Percent  **National Housing Market Analysis Memorandum**
You will write a memorandum describing housing conditions in the United States. Your analysis will focus on a specific housing policy issue of your choice, and will draw upon multiple sources of data to describe that phenomenon in the United States.
Due Date: September 18, 2020

10 Percent  **Local Housing Market Analysis Memorandum**
You will write a memorandum analyzing housing conditions in a particular city or region of your choice. Your analysis will cover aspects of housing supply and demand, racial, ethnic, and economic segregation, and will also include an analysis of the major institutions intervening in and influencing local housing policy.

Due Date: October 16, 2020

**10 Percent**

**Housing Needs Analysis Memorandum**

You will write a memorandum analyzing housing needs for the same geography which you performed your housing market analysis on. Specifically, you will implement elements of HUD’s Assessment of Fair Housing methodology to analyze patterns of integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. In addition to providing a broad overview of needs, you will identify a specific subpopulation for which needs exist, and you will perform a more fine-grained analysis of their needs.

Due Date: November 13, 2020

**40 Percent**

**Housing Policy Platform**

Based upon your prior analysis of housing market conditions and needs in memos 1 and 2, you will conduct a review of existing policies applicable to the area of need you focused on in your second memorandum. You will then use this review to propose a policy-based platform that describes the need and presents a set of solutions for your place or region. You will produce two outputs – 1) a white paper describing in detail the need, models for addressing the need, and your proposed intervention strategy; and 2) an op ed targeting a news outlet of your choice that communicates the issue and strategy to a public audience.

Due Date: December 16, 2020

**10 Percent**

**Course Discussion Facilitation**

You will facilitate discussion around assigned readings for a particular week in class. Working with the other individuals who have signed up for that week, you will prepare a memorandum providing an overview and discussion of the topic area. Your memorandum will also include a list of discussion questions. During each course session, you will facilitate a 40-minute discussion around the course materials for that week. You will sign up for a discussion facilitation week within the first two weeks of the class.

**20 Percent**

**Midterm Exam and Final Exam**

Due Dates: October 26, 2020 and December 14, 2020

For Ph.D. students, your course grade will consist of the following:
75 Percent  **Term Paper**  
You will produce a term-length paper on a topic of your choice that draws upon the academic literature to engage with a theme related to housing policy. Based upon your interests and needs, this paper could include original empirical analysis of a phenomenon, could be theory-based, or could be focused on synthesizing literature. In addition to preparing your term assignment, you will present your paper to the class at the end of the semester.

**Due Dates:**  
- Term Paper Proposal: September 18, 2020  
- Extended Abstract and Outline: October 8, 2020  
- Complete Term Paper: December 16, 2020

15 Percent  **Op Ed**  
You will write an op ed piece targeted towards a newspaper of your choice on an issue that intersects with housing policy. This could be based upon the work you do in your term paper or could be regarding another topic or policy of your choice.

**Due Date:**  
December 16, 2020

10 Percent  **Discussion Facilitation**  
You will facilitate discussion around assigned readings for a particular week in class. Working with the other individuals who have signed up for that week, you will prepare a memorandum providing an overview and discussion of the topic area. Your memorandum will also include a list of discussion questions. During each course session, you will facilitate a 40-minute discussion around the course materials for that week. You will sign up for a discussion facilitation week within the first two weeks of the class.

All assignments should be submitted via your personal Box.net assignment dropbox as a PDF file (unless otherwise noted in the assignment). Late work will be automatically graded down by 5 points per 24-hour period your assignment is late, 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 participation. Full participation is expected for all course sessions. 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 class, 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 Sessions**

Please note that course sessions, readings, and assignments are subject to change at my discretion. Please refer to the course Compass site for a more extensive overview of our course schedule and readings.

**Week 1 (Week of 8/24): Course Introduction**

**Monday:** Course Introduction

2. Keating, Dennis, *The Right to Housing: The Goal Versus the Reality*

**Wednesday:** Framework for Investigation and Analysis

1. The Economist, *No Place Like Home*
2. Kirby, Jen, *America’s Looming Housing Catastrophe, Explained*
3. You’ll each read two of the following pieces (reading assignment sheet on Box)

A. Berg, Austin, *How Government Paved the Way for Chicago’s Segregated Poverty*
B. Campbell, Alexia Fernandez, *How a House can Shape a Child’s Future*
C. Lutton, Linda, *Nonprofit to Chase Bank: Give Chicago’s Black and Latino Neighborhoods $1 Billion*
D. McGraw, Daniel, *The College that Ate a City*
E. Rothstein, Richard, *The Black Lives Next Door*
F. Stegman, Michael, *To Rebuild America’s Post-Pandemic Economy, We Need to Rethink Housing*
G. Trump, Donald, and Ben Carson, *We’ll Protect America’s Suburbs*

**Week 2 (Week of 8/31): How Well Are We Housed?**

**Monday:** How Well are we Housed? Who Gets What Housing?
1. Schwartz, Chapter 2
2. Tilly, Chris, *The Economic Environment of Housing: Income Inequality and Insecurity*
3. Stone, Michael, *Housing Affordability: One-Third of a Nation Shelter-Poor*
4. Denton, Nancy, *Segregation and Discrimination in Housing*

**Wednesday:** Housing Needs and Market Analysis
1. JCHS, *State of the Nation’s Housing 2019* (Skim)
2. HUD Comprehensive Housing Market Analysis
3. *Neighborhood Housing Assessment: A Report for Habitat for Humanity of Champaign County* (Skim)

**Week 3 (Week of 9/7): Government Intervention in Housing**

**Monday:** No Class – Labor Day

**Wednesday:** The Rationale for Government Intervention in Housing
1. Bauer, Catherine, *Social Questions in Housing and Community Planning*
2. Chang, Alvin, *Living in a Poor Neighborhood Changes Everything About Your Life*
3. Coates, Ta-Nehisi, *The Ghetto is Public Policy*

**Week 4 (Week of 9/14): Homeownership**

**Monday:** Homeownership and Mortgage Lending
1. Calabria, Mark and Vanessa Brown Calder, *Demographic and Policy Factors Affecting Homeownership Across OECD Countries*
2. Reid, Carolina, *Homeownership and the Racial and Ethnic Wealth Gap in the United States*

**Wednesday:** Homeownership and Market Failures
1. Bernanke, Ben, *Housing, Housing Finance, and Monetary Policy*
2. Lutton, Linda, Andrew Fan, and Alden Loury, *Where Banks Don’t Lend* [link](#)
3. Renuart, Elizabeth, *An Overview of the Predatory Mortgage Lending Process*

**Week 5 (Week of 9/21): The Housing Crisis**
Monday: The Housing Crisis
1. Financial Crisis Inquiry Commission Report (Part 1, Part 5)

Wednesday: The Housing Crisis
1. Immergluck, Dan, Foreclosed (Chapter 5)
2. Lerner, Michele, 10 Years Later: How the Housing Market Has Changed Since the Crash

Week 6 (Week of 9/28): Public Housing

Monday: Introduction to Public Housing
1. Schwartz (Chapters 6 and 7)
2. Bratt, Rachel, The U.S. Approach to “Social Housing”

Wednesday: Transforming Public Housing
1. Smith, Janet, Public Housing Transformation: Evolving National Policy
2. Wright, Patricia, Community Resistance to CHA Transformation
3. Smith, Janet, Mixed-Income Communities: Designing Out Poverty or Pushing Out the Poor?

Week 7 (Week of 10/5): Federally Assisted Rental Housing

Monday: Housing Vouchers
1. Schwartz (Chapter 8)
2. Rosen, Eva, The Voucher Promise: “Section 8” and the Fate of an American Neighborhood (Chapter 3)
3. Schwartz, Alex, and Kirk McClure, Renters Still Left Out in the Cold Despite Temporary Coronavirus Protection

Wednesday: Assisted Housing Mobility
2. Rosen, Eva, The Voucher Promise: “Section 8” and the Fate of an American Neighborhood (Chapter 7)

Week 8 (Week of 10/12): Housing Production Strategies

Monday: Taxes and Housing
1. Schwartz (Chapters 4 and 5)
2. Ellen, Ingrid, and Justin Steil, The Dream Revisited: Contemporary Debates about Housing, Segregation, and Opportunity (Discussion 19)
Wednesday: The State and Local Role in Housing Production
1. Schwartz (Chapters 7 and 9)

Week 9 (Week of 10/19): The Enduring Significance of Neighborhoods

Monday: History of Neighborhood Intervention – Urban Renewal
1. Vale, Lawrence, *Urban Renewal and the Rise of Cabrini-Green*
3. Hyra, Derek, *Conceptualizing the New Urban Renewal: Comparing Past to the Present*

Wednesday: The Significance of Neighborhoods – Contemporary Debates
1. Rotella, Carlo, *The Unexpected Power of Your Old Neighborhood*

Week 10 (Week of 10/26): Gentrification

Monday: Gentrification
1. Smith, Neil, *Gentrification and the Rent Gap*
2. Ellen, Ingrid, and Justin Steil, *The Dream Revisited: Contemporary Debates about Housing, Segregation, and Opportunity* (Discussion 24)

Wednesday: Gentrification
1. Sims, J. Revel, and Carolina Sarmiento, *The Affordable Housing Complex: Direct and Exclusionary Displacement in the Lacy and Logan Neighborhoods in Santa Ana, California*
2. Beck, Brenden, *The Role of Police in Gentrification*

Week 11 (Week of 11/2): Eviction

Monday: Eviction
1. Desmond, Matthew, *Evicted* (Prologue, Chapter 1, Chapter 2)

Wednesday: Eviction
1. Desmond, Matthew, *Evicted* (Chapter 9, Chapter 10, Chapter 18, Epilogue)

**Week 12 (Week of 11/9): Fair Housing and Housing Market Discrimination**

**Monday:** Fair Housing – Root Causes  
1. Schwartz 11  
2. Satter, Beryl, *Family Properties* (Chapter 2)

**Wednesday:** Fair Housing  
1. Rothstein, Richard, *The Color of Law* (Chapters 3 and 12)  
2. Choi, Ann, Bill Dedman, Keith Herbert, and Olivia Winslow, *Long Island Divided*  
3. Levy, Michael, *Draft Affidavit for Philadelphia*

**Week 13 (Week of 11/16): Housing Special Populations**

**Monday:** Homelessness  
2. Deutsch, James, ‘Like We Were a Coronavirus!’ Experiencing Homelessness in the Pandemic  
3. Deutsch, James, ‘Alexander the Grate’ on Homelessness Amid the Pandemic  
4. Nocera, Joe, *What the Costumes Reveal*

**Wednesday:** Housing for People with Disabilities (26)  
1. Turner, Margery Austin, et al., *Discrimination Against Persons with Disabilities: Barriers at Every Step* (Chapters 1 and 4-6)  
2. PBS News Hour, *Aging in Place*

**Week 14 (Week of 11/23): Fall Break**

**Week 15 (Week of 11/30): The Evolving Housing Crisis**

**Monday:** Federal Response to Housing During a Pandemic  
1. Layser, Michelle, et al. *Mitigating Housing Instability During a Pandemic*

**Wednesday:** TBD

**Week 16 (Week of 12/9): Course Wrap-Up**

**Monday:** TBD

**Wednesday:** TBD