

**HOUSING SYSTEMS  
PLANNING 23-365-630**

Prepared September 7, 2009

Fall Quarter, 2009

School of Planning  
College of DAAP  
University of Cincinnati  
T, Th 3:30 to 4:50PM  
Room to be announced

Instructor: David P. Varady, Ph.D.  
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Office Hours: T, Th 12:30 to 3:20 PM by appointment  
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**Course Objectives**

The primary purpose of this course is to prepare you to participate in the ongoing debate about American low-income housing policy. For example, should the current system of public housing be replaced with a system of housing vouchers that families would use in the private housing market? A secondary aim is to look at the interrelationship between housing and economic development policy. Specifically, how can cities do a better job in attracting and holding middle-income families in cities? Should the focus be on expanding the supply of market-rate housing or should the emphasis be on improving the quality of local public schools?

The course has an explicit international comparative orientation. Drawing on my own research I show how U.S. public housing revitalization efforts resemble and differ from comparable efforts in Great Britain, Ireland, Finland, and the Netherlands.

**Required Texts**

Schwartz, Alex F. *Housing Policy in the United States*. 2006. New York Routledge. ISBN 0-415-95031-7

Varady, David P. and Carole A. Walker. *Neighborhood Choices: Housing Vouchers and Residential Mobility*. New Brunswick, NJ: Center for Urban Policy Research. ISBN 0-88285-180-8.

Varady, David P.; Preiser, Wolfgang F.E.; and Francis P. Russell (editors). *New Directions in Urban Public Housing*. New Brunswick, NJ: Center for Urban Policy Research Press. ISBN 0882851608

## **Course Format**

### *Powerpoint presentation.*

The course will partly be a student-run seminar so it is crucial that you do the assigned readings prior to class. I will assign one or more students to run the two classes devoted to each subject beginning with the September 29<sup>th</sup> class. Where there is more than one student it will be necessary for members of the team to divide the work in preparing the presentation and in delivering it. *But it will also be essential that you indicate who was responsible for doing what so that I can assign individual grades.* I am including tentative assignments of students to powerpoint groups but the listing is subject to change due to shifts in enrollment.

In preparing the powerpoint you need to do more than summarize the readings. I want you to react to the assigned readings and to incorporate external information from Web and other resources. Presentations that simply summarize the contents of Schwartz's text will receive a "C". You should try to encourage discussion by including questions in your powerpoint and calling upon classmates for answers.

Powerpoint presentations should be submitted to me via Blackboard no later than Noon, the day of the class. Hardcopies of the powerpoint should be submitted to me the day of the class clearly indicating the order of student presenters.

I will enforce a 15 minute limit on the individual powerpoint presentations in order to sure everyone in the group has sufficient time.

### *Weekly memorandum.*

Starting with the September 29<sup>th</sup> class, you will be expected to submit a 5 page (double-spaced) memo through UC Blackboard covering the readings for that set of readings which covers the two classes. The five page memo should cover:

- (1) the key points in the assigned readings, e.g., the author's insights into the nature housing systems,
- (2) the implications that you draw from the readings for housing planning efforts in mid-sized cities like Cincinnati. I expect you to use Web resources to discuss these implications. When I use the term "web sources" I am referring to reputable planning/urban studies journals like the *Journal of the American Planning Association* and *Planning*; and not to *City Beat*.

- (3) Roughly half of the space in the memo should be devoted to summarizing key points and half to new material so I would strongly suggest you not wait until the last moment to prepare these memos.

Make sure to edit these memos because the final product—the memos for the entire quarter---will be evaluated based on stylistic as well as substantive considerations. Missed submissions will be penalized severely. The memos are due no later than 11:59PM the night preceding the class; submissions through UC Blackboard are time-stamped.

It is very important that you bring to class the assigned readings (either the assigned book or printouts of articles located in the Course Documents section of UC BlackBoard).

### **Grades**

Weekly memos.	30 percent
Powerpoint presentation	30 percent
Final examination	30 percent
Class participation	10 percent.

Students who are habitually late or absent will receive a “0” in class participation. If you attend all classes but don’t participate in class discussions you will receive a “C” for this component of the grade.

### **Assigned Readings**

1. September 24. Introduction and Overview: Why is housing important? No assigned readings, no memo, no student powerpoint.

2. September 29, October 1. Housing trends, patterns and problems, worst case housing, homelessness.

Schwartz, *An Introduction to Housing*, Chapter 2, pp. 11-46.

Culhane, Dennis P., and Stephan Metraux. 2008. Rearranging the deck chairs or reallocating the lifeboats?: Homeless assistance and its alternatives. *Journal of the American Planning Association* 74, no. 1, Winter: 111-21.

Miles, Rebecca, and David E. Jacobs. 2008. Future directions in housing and public health. *Journal of the American Planning Association* 74, no. 1, Winter: 77-89.

3. October 6, 8. Housing finance and taxes.

Schwartz, *An Introduction to Housing*, Chapters 3-5, pp. 47-100.

Varady. "Comment" on "Low Income Housing Tax Credit Program Shifts to the Suburbs and Goes Mainstream," 2006. *Housing Policy Debate* 17, 3, pp. 461-471.  
[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1703\\_varady.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1703_varady.pdf)

Immergluck, Dan. 2008. From the subprime to the exotic. *Journal of the American Planning Association* 74, no. 1, Winter: 59-76.

*Powerpoint suggestion:* You will need to update the text with regard to recent changes at Fannie Mae.

4. October 13, 15. Public housing. Historical background and social issues.

Schwartz, *An Introduction to Housing*, Chapter 6, pp. 101-128.

Varady et al. *New Directions in Urban Public Housing*, Chapters 1-3, pp. 3-84

5. October 20, 22. Public Housing: Comprehensive Approaches to Revitalization in the U.S.

Varady et al. *New Directions in Urban Public Housing*, pp. 85-180, 237-264.

6. October 27, 29. Comprehensive Approaches to Revitalization in Europe

Dr. Varady will present a powerpoint on October 27 on Dublin public housing regeneration. Students will present their powerpoint on European approaches on October 29<sup>th</sup>.

Fahey, Tony (Ed.). *Social Housing in Ireland: A Study of Success, Failure and Lessons Learned*. Chapters 8 and 9, pp. 149-190. **U.C. Blackboard**.

Myntti, C. 2007. Pitting Finish Housing Design into the Finnish Experience. Helsinki: Urban Facts:

[http://www.hel2.fi/tietokeskus/julkaisut/pdf/07\\_04\\_03\\_Tutkkats\\_2\\_Niska.pdf](http://www.hel2.fi/tietokeskus/julkaisut/pdf/07_04_03_Tutkkats_2_Niska.pdf)

Varady. .Book Review of *Restructuring Large Public Housing Estates in Europe* by van Kempen et al., *Urban Affairs Review*. July 2007 **UC blackboard**

Varady. Social disorders in the early stages of public housing decline. A Helsinki case study. *Housing Studies*. May 2007 **UC Blackboard**

**Power point suggestions:**

What can the US learn from Europe and vice versa regarding design and how to deal with anti-social families?

7. November 3, 5. Neighborhood Upgrading and Gentrification.

Varady. *Neighborhood Upgrading: A Realistic Assessment*, pp. 1-50, 137-146.

Varady. Book Review of There Goes the 'Hood by Lance Freeman. *Town Planning Review*, [UC Blackboard](#)

8. November 10, 12. State and Local Housing Policy and the Non-Profit Sector.

Schwartz, *An Introduction to Housing*, Chapter 9, pp. 177-204

Bratt, Rachel G. 2008. Nonprofit and for-profit developers of subsidized rental housing: Comparative attributes and collaborative opportunities. *Housing Policy Debates*

9. November 17, 19. Privately owned rental housing built with federal subsidy/ housing vouchers.

Schwartz, *An Introduction to Housing*, Chapters 7 and 8, pp. 129-176.

Varady and Walker. *Neighborhood Choices*. For the memo you should read chapters 1 and 4, and either 2 or 3. The powerpoint group should cover the entire book.

McClure, Kirk. 2008. Deconcentrating poverty with housing programs. *Journal of the American Planning Association* 74, no. 1, Winter: 90-97.

10. November 24. Housing for People with Special Needs. Fair Housing and Income Mixing.

Schwartz, *An Introduction to Housing*, Chapters 10, 11, pp. 205-276.

Mueller, Elizabeth J., and Alex Schwartz. 2008. Reversing the tide. *Journal of the American Planning Association* 74, no. 1: 122-35.

11. December 1. Home Ownership and Income Integration

Schwartz, *An Introduction to Housing*, Chapters 12, 13, pp. 251-276.

Varady. What are Renters Really Like?: Results from a National Survey. Co-authored with Barbara Lipman. 1994. *Housing Policy Debate* 5 (4): 491-531  
[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_0504\\_varady.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_0504_varady.pdf)

12. December 3. Housing and Economic Development. Downtown Housing, Attracting middle-class families with children to the central city.

Birch, Eugenie. 2002. Having a longer view on downtown living. *Journal of the American Planning Association* 68 (1): 5-21

### **Submissions via UC Blackboard**

In order to save you from printing fees, and me from stacks of papers, we will use Blackboard to submit each week's memo. This will be done by:

- ◆ Going to this course's Blackboard page
- ◆ Clicking on the "Assignments tab"
- ◆ Clicking on the name of the assignment you are submitting
- ◆ Attaching your Word document (whose name should be in the format "Lastname\_Due Date".doc.) If you have the newest version of WORD make sure to save the memo as a .doc file.
- ◆ Entering your name in the Comments section
- ◆ Clicking on Submit

When I retrieve your memos, Blackboard will show the time and date of your submittal.  
\*\*\* Please note that memos must be submitted prior to the time of the class in order to be considered for a grade.

Powerpoint presentation groups

Number	Date	Subject	Names
1	24-Sep	Why does housing matter?	No powerpoint group
2	Sept 29, Oct 1	Housing trends	Benkert, Clark
3	Oct 6, Oct 8	Housing finance	Fannin, Ferguson
4	Oct 13, Oct 15	Public housing history	Fisher, Hart
5	Oct 20, Oct 22	Public housing revitalization 1	Juengling, Kearns
6	Oct 27, Oct 29	Public housing revitalization 2	Kummer, Nowrocki
7	Nov 3, Nov 5	Neighborhood upgrading and gentrification	Neutzling, Nicak
8	Nov 10, Nov 12	Non-Profit sector	Nocheck, Raney
8	Nov 17, Nov 19	Subsidized housing	Sanchez, Scacchetti
9	24-Nov	Special needs, fair housing	Schumacher, Seidel
10	1-Dec	Income Integration	Schockley, Swaine
11	3-Dec	Downtown housing	Vernon, Will, Wu