This purpose of this course is to enable students to:

1) Define and describe current urban/metropolitan housing problems and understand the history and evolution of federal, state and local housing policy in the U.S. context.

2) Evaluate the effectiveness, equity, and political viability of existing and proposed local, state and federal policy alternatives, including such policies as inclusionary zoning, Housing Choice Vouchers, Low-Income Housing Tax Credits, fair housing law, housing finance regulation, homeownership assistance programs, community reinvestment, and others. Understand the likely impact of such policies on households, neighborhoods and cities.

3) Understand the interconnections between local, state and federal housing policies.

Grading for the course will be based on the following weights of student responsibilities:

<table>
<thead>
<tr>
<th>Component</th>
<th>Weight</th>
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</thead>
<tbody>
<tr>
<td>Class Attendance and Participation</td>
<td>20%</td>
</tr>
<tr>
<td>Midterm #1</td>
<td>20%</td>
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<tr>
<td>Midterm #2</td>
<td>20%</td>
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<tr>
<td>Policy Paper</td>
<td>40%</td>
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</table>

For a late final paper, I will deduct points as follows: less than 24 hours = 20 points (of 100 for the assignment); 24-48 hours = 30 points deducted; more than 48 hours = zero credit. The final paper must be done individually. All work is expected to be original for this course.

Attendance and participation
All students are expected to arrive on time and actively participate in class discussion. Simply showing up is not cause for a strong grade. If you are unable to make class please email me ahead of time with a reason. I will determine if the absence will count as excused. In general, regular employment is not considered as an excused absence.

Electronics
Please silence all cell phones and devices, and remove all headsets/earphones, before class begins. Laptops or tablets are the only devices allowed to be out/accessible in the classroom, and only when used for taking notes. No use of the internet or texting of any kind is allowed once class begins. If this policy is violated, you will be asked to leave the class and will be marked as absent for the day. If someone violates this policy more than once, points will be immediately deducted from the class participation grade for the semester.
Academic Honesty
GSU guidelines on academic honesty/dishonesty will be enforced. The guidelines are posted at http://education.gsu.edu/files/2016/05/plagiarism.pdf and http://codeofconduct.gsu.edu/files/2013/2014-2015-Section-II-Academic-Conduct-Student-Code-of-Conduct.pdf. Penalties can range from receiving no credit for an assignment/exam up to expulsion from the university.

Students with Disabilities
If you need accommodation for a disability you may do so by registering with the Georgia State University Office of Disability Services either by coming in-person or online. You will be accommodated upon issuance by the Office of Disability Services of a signed Accommodation Plan, and then you are responsible for emailing the copy of that plan to me and faculty of all the classes in which you need accommodations. Students should provide a copy of the Plan to the instructor within the first two weeks of classes. To register for accommodations please follow this link disability.gsu.edu/services/how-to-register. Phone: (404) 413-1560, Email: dismail@gsu.edu, Website: disability.gsu.edu.

Remote Academic Coaching. The Office of Disability Services also offers free remote academic coaching. To learn more go to disability.gsu.edu/services or watch a Coaching Video

Veterans & Serving Military
Students who are veterans, serving in the military, their dependents, and the survivors of serving military are encouraged to avail themselves of a range of college services and activities through the Military Outreach Center (MOC). For assistance or guidance while attending GSU on campus or online, contact the Atlanta Campus Military Student Advocate, David Garcia, at 404-413-2331. Be sure and let me know ASAP if or when there is any possibility of you being activated and deployed. For more information contact the GSU Military Outreach Center. Phone: (404) 413-233, Email: dgarcia9@gsu.edu Website: veterans.gsu.edu.

Basic Needs: Any student who faces challenges securing their food or housing and believes this may affect their performance in the course is urged to contact the Dean of Students for support. Furthermore, please notify the professor if you are comfortable in doing so. This will enable us to provide resources that we may possess. The Embark program at GSU provides resources for students facing homelessness.

Required Textbooks:
There are two books which you need to acquire. Older editions may suffice, but I recommend the ones specified. They are:


Other readings are available on iCollege. All readings are required except when noted.

WEEK 1 Introductions and Overview
Jan 16 The Ideological Context of Housing Policy

*History of Housing Policy in the United States: 1890-1920*

Schwartz, Chapter 1 (pages 1-10 only)

Hays, Chapters 1, 2

WEEK 2  History of Housing Policy in the United States: 1920-1970
Jan 23   Instructions for the Housing Policy Analysis (brief)

Hays, Chapter 4.

Jan 30   Hays, Chapters 5, 7, 8, and 9 (pp. 283-294 only)

WEEK 4  History of Zoning in the U.S.
Feb 6    History of Housing Finance in the U.S.

Schwartz, Chapter 3 (69-79 only)

WEEK 5  Final Paper Proposal Due – EMAIL TO ME
Feb 13   Contemporary Housing Problems in the U.S.

Schwartz, Chapter 2.

WEEK 6  Instability and Evictions
Feb 20   Desmond, M. 2016. Evicted: Poverty and Profit in the American City. Chapters 1, 5, 8, 11, 12, 15, 17, 19 (only pages 231-235; 239-241), 24 (these chapters follow Arleen and her landlord, Sherrena) [READ THESE CHAPTERS QUICKLY]
**WEEK 7**

Feb 27

**MIDTERM 1** (Take home/in-class hybrid) First 60 minutes of class.

**Housing Discrimination, Racial and Ethnic Segregation, Economic Segregation, Scales of Mixed-Income Housing**

Schwartz, Chapter 11.


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**WEEK 8**

March 5

**Vouchers, LIHTCs – Major Current Federal Subsidy Approaches**

Schwartz, Chapters 5, 6, 7, 8

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**WEEK 9**

March 12

**Fair Housing Policy, Affirmatively Furthering Fair Housing (AFFH), the CD vs. Fair Housing Debate, Housing Mobility Programs**

Schwartz, Chapter 12

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**WEEK 10**

March 19

**SPRING BREAK**
WEEK 11  Access to Credit, Fair Lending, and Community Reinvestment
March 26  Promoting Homeownership for Low- and Moderate-Income Households and Neighborhoods


WEEK 12 NO CLASS (CONTINUE TO WORK ON PAPER!)
April 2

WEEK 13 Subprime Lending, the Mortgage Crisis, and the Federal Response
April 9


WEEK 14 MIDTERM #2 (Take home/in-class hybrid) First 60 minutes of class.
April 16

Policies and Planning in the Face of Gentrification Pressures


WEEK 15 Inclusionary Housing and Shared-Equity Homeownership
April 23


FINAL PAPER DUE APRIL 30, NOON (12PM) via email to dimmergluck@gsu.edu
PAPERS SHOULD BE IN *WORD*, *DOUBLE-SPACED*

DON’T FORGET TO DO YOUR COURSE EVALUATION!
I READ THEM! THEY MATTER!