

Urban Policy Challenges
PPAI 1700Q
Taubman Center for Public Policy

Class Time: Tuesday, 9:00 to 11:20 AM

Instructor: Professor Andrew Aurand

Email: Andrew_Aurand@brown.edu

Phone: 401-863-6789

Office Hours: Tuesday, 1:00 to 3:00 PM and by appointment

Course Description:

“Housing is a basic building block of communities and the land use that most directly affects residents. The availability of and access to safe, affordable quality housing directly affects community welfare, social fabric, and community cohesion... As a major component of the built environment, a community’s housing stock is the embodiment of the perception (and reality) of the decline or prosperity of a community and its residents.” (Murphy and Cunningham, Organizing for Community Controlled Development, p. 257)

This course examines housing, local and metropolitan governance, and their relation to racial and economic segregation, community development, land use, and economic opportunity within metropolitan regions. There are three main components to this course. The first component seeks to explain metropolitan housing patterns, as well as the relationship between those patterns and segregation of the population by class and race. The second component of the course provides an overview of housing policy and housing issues in the U.S. In this part of the course, we will discuss programs for low-income housing, housing discrimination, and the financing of homeownership. The third component covers recent trends in development, such as New Urbanism and Traditional Neighborhood Development, and regional and state initiatives to manage growth and provide equitable housing opportunities for all income groups.

Course Objectives:

Through this course, students should:

- Understand the consequences of metropolitan growth patterns and U.S. urban policies on local communities.
- Gain knowledge of housing policy in the United States.
- Have an appreciation of the connectedness among housing, racial and economic segregation, and educational and economic opportunities.
- Be able to describe and analyze trends within a specific community, as well as critically evaluate these trends in a metropolitan context.

Course Requirements and Grading

Class Participation (15%): You are responsible for reading the assigned material prior to class. I expect you to be prepared to discuss the readings. You will notice that there is some overlap in the readings, but each one gives a unique perspective or makes a contribution to the discussion. The required books of the course (listed below) are available in the Brown Bookstore. The other readings are available on the course website through OCRA.

To facilitate discussion, you are required to submit one question to me each week that is drawn from the assigned readings. You should submit this question to my email address before Monday at 9AM. Timely submission of a thoughtful question each week is a part of your class participation grade.

Readings are subject to change with adequate prior notice.

Reflection (15%): You must submit **two** one to two-page reflection papers on an assigned reading or readings. In your reflection, you may choose to critique a particular reading(s) or you may briefly describe how the reading(s) applies to your chosen community for the final paper (see “Final Paper” section). **The first reflection paper is due prior to spring break. The second reflection is due any time after spring break and prior to or on April 21st.**

Your reflection paper cannot be for the week in which your group leads the class.

Seminar Leadership (30%): You, as part of a group, will be required to lead one class during the semester. The five weeks identified by a * are available to be led. I chose these weeks because there is a wide range of possibilities with regard to what your group can discuss in class. There is plenty of room for discussion and debate within these topics. It is up to your group to decide on the format for the class. You do not have to use a “lecture or presentation” style format if you think a different format is better.

The group may change the required readings for its seminar, especially if you want to use specific case studies or examples. The group will be required to meet with me at least two weeks (and I strongly recommend three weeks) prior to its seminar. If the required readings are going to be changed, the group must inform me at least one week prior to the class and provide a full citation to the readings which I will then place on the course website.

Your grade for this assignment will be determined by the group seminar’s comprehensiveness and clarity, organization, ability to facilitate interest in the topic, and ability to facilitate participation. 75% of the grade on this assignment will be given by the instructor and this part of the grade will be the same for every member of the group (some of this grade will be based on anonymous feedback from the class). 25% of the grade will be based on group members anonymously evaluating each other and themselves.

The size of the groups and the amount of time that the groups should plan to lead in their assigned week will be determined by the number of students enrolled in the course.

Class members not leading the seminar are expected to read the required readings and be prepared to participate. Class members not leading the seminar are still required to submit one question to me prior to class (see “Class Participation”). Members of the group leading the seminar are not required to submit a question to me that week.

Final Paper (40%): The final paper for this course is a “housing and community” analysis of a town or neighborhood of your choosing. The paper should be no more than 30 pages. I suspect that the length of most papers will be in the range of 25 to 30 pages.

The paper will include (1) a description of the community’s demographic, housing, and economic trends over the past 20 years; (2) an analysis of challenges that the community faces regarding housing and other related issues discussed in class; and (3) ideas on how the community can address these challenges in a metropolitan context, either on its own or in cooperation with other entities in the region. A draft of the first part of the paper, which discusses the demographic and housing trends of your chosen community, is due on March 17th.

I will give a hand-out with more details about this paper in the 2nd week of the semester.

At the end of the semester, each student will give a 12-15 minute (depending on the size of the class) presentation about the important points of their paper.

Required Books:

Briggs, Xavier de Souza. (2005). *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*. Washington, DC: The Brookings Institution.

Orfield, Myron. (2002). *American Metropolitics: The New Suburban Reality*. Washington, DC: The Brookings Institution.

Schwartz, Alex. (2006). *Housing Policy in the United States: An Introduction*. New York, NY: Routledge.

Schedule of Classes

Week 1 – January 27th – Introduction and Course Overview

Readings: Orfield (2002), Introduction; Briggs (2005), Chapter 1; Schwartz (2006), Chapter 1

Week 2 – February 3rd – Urban Patterns and Historical Policy Context

Readings: Briggs (2005), Chapter 2

Jackson, Kenneth (1985), Chapter 11 “Federal Subsidy and the Suburban Dream: How Washington Changed the American Housing Market.” In Crabgrass Frontier. New York, NY: Oxford University Press.

Beauregard, Robert A. (2001). Federal Policy and Postwar Urban Decline: A Case of Government Complicity? *Housing Policy Debate* 12 (1): 129 - 151.

Orfield (2002), Chapters 1 through 3

Note: Some of Orfield’s discussion of segregation is similar to that of Briggs, but his presentation of tax capacity, suburban typologies, and fiscal inequities among municipalities is extremely useful. If we do not address these issues this week, we will discuss them next week.

Optional: O’Sullivan, Arthur, (2003), Chapter 8 “Land Use in the Monocentric City” (pages 177 – 192). In Urban Economics, 5th Edition. Boston, MA: McGraw-Hill.

Note: This chapter is a textbook explanation of the economic theory of land use. Pages 177 to 192 explain the theory of residential land use, including why households living further from the central city (in suburbs or exurbs) tend to have higher incomes and live in larger homes as compared to households inside the central city.

Week 3 – February 10th – Municipal Interests and Competition

Readings: Orfield (2002), Chapter 5

Peterson, Paul E. (1981), Chapter 2 “The Interests of the Limited City” and Chapter 3 “The Three Policy Arenas.” In City Limits. Chicago IL: University of Chicago Press.

Basolo, Victoria. (1999). The Impacts of Intercity Competition and Intergovernmental Factors on Local Affordable Housing Expenditures. *Housing Policy Debate* 10(3): 659 – 688.

Optional: Dawkins, Casey. (2005). Tiebout Choice and Residential Segregation by Race in U.S. Metropolitan Areas, 1980 – 2000. *Regional Science and Urban Economics* 32: 734-755. (Author uses econometrics to study the relationship between ‘choice’ and residential segregation.)

U.S. Department of Housing and Urban Development. (1991). Chapters 1 through 3. Not in My Back Yard. Removing Barriers to Affordable Housing. Available at <http://www.huduser.org/Publications/pdf/NotInMyBackyard.pdf>
This entire report is also available through OCRA.

U.S. Department of Housing and Urban Development. (2003). Why Not In Our Community? Removing Barriers to Affordable Housing. Available at <http://www.huduser.org/Publications/pdf/wnioc.pdf>

February 17th – No Class

Week 4 – February 24th – Affordable (Low-Income) Housing Programs

Readings: Schwartz (2006), Chapters 2, 5, 6, 7
Schwartz (2006), Chapter 4, pages 69 – 76

Week 5 – March 3rd – Mobility Programs and Poverty Deconcentration *

Readings: Schwartz (2006), Chapter 8
Briggs (2005), Chapter 6 or 7
Note: These chapters make significant additions to Schwartz’s discussion of the Gautreaux and MTO programs. Chapter 6 discusses community opposition and Chapter 7 is a qualitative study of social process.

Imbroscio, David. (2004). Fighting Poverty with Mobility: A Normative Policy Analysis. *Review of Policy Research* 21(3): 447 – 461.

Optional: Imbroscio, David. (2008). “United and Actuated by Some Common Impulse of Passion”: Challenging the Dispersal Consensus in American Housing Policy. *Journal of Urban Affairs* 30(2): 111 – 130.

Geotz (2003), Chapter 4 “Concentrated Poverty and Regional Politics in Minneapolis-St. Paul” and Chapter 5 “The Neighborhood Politics of Deconcentration” in Clearing the Way: Deconcentrating the Poor in Urban America. Washington, DC: The Urban Institute Press.

Week 6 – March 10th – Community Development Corporations and The Devolution of Housing Policy

Readings: Schwartz (2006), Chapter 9
Stoutland, Sara E. (1999), “Community Development Corporations: Mission, Strategy, and Accomplishment.” In Ferguson and Dickens (editors), Urban Problems and Community Development. Washington, DC: Brookings Institution Press.

Optional: Axel-Lute, Miriam. (2007). Small is Beautiful – Again. *Shelterforce* Issue 150. Available at http://www.shelterforce.org/article/657/small_is_beautiful_again/

Rugare, Steve and Terry Schwarz (editors). (2008). Cities Growing Smaller. Cleveland, OH: Kent State’s Cleveland Urban Design Collaborative. Available at <http://www.cudc.kent.edu/shrink/CGS/cgsdownload.html>

Week 7 – March 17th – Housing Discrimination

Readings: Schwartz (2006), Chapter 11

Squires, Gregory. (2003). Racial Profiling, Insurance Style: Insurance Redlining and the Uneven Development of Metropolitan Areas. *Journal of Urban Affairs* 25(4): 391 – 410.

Optional: Pittman, Todd C. (2003) Rejoinder to Racial Profiling, Insurance Style: A Spirited Defense of the Insurance Industry. *Journal of Urban Affairs* 25(4): 411 – 422.

Briggs (2005), Chapter 4

Haurin, Donald R. and Hazel A. Morrow-Jones. (2006). The Impact of Real Estate Market Knowledge on Tenure Choice: A Comparison of Black and White Households. *Housing Policy Debate* 17(4): 625 – 653.

Due: Draft of Part I of Final Paper

March 24th – Spring Break

Week 8 – March 31st – Homeownership Finance, Sub-Prime Mortgages and Predatory Lending *

Readings: Schwartz (2006), pages 251 – 261

Renuart, Elizabeth. (2004). An Overview of the Predatory Mortgage Lending Process. *Housing Policy Debate* 15(3): 467 – 502.

Foote, Christopher L., Kristopher Gerardi, Lorenz Goette, and Paul S. Willen. (2008). Just the Facts: An Initial Analysis of Subprime's Role in the Housing Crises. *Journal of Housing Economics* 17(4): 291 – 305.

Optional: Schuetz, Jenny, Vicki Been, and Ingrid Gould Ellen. (2008). Neighborhood Effects of Concentrated Mortgage Foreclosures. *Journal of Housing Economics* 17(4): 306 – 319.

Quercia, Roberto G. and Janneke Ratcliffe. (2008). The Preventable Foreclosure Crisis. *Housing Policy Debate* 19(4): 775 – 783.

Housing Policy Debate (2004), Volume 15, Issue 3 – available at <http://www.mi.vt.edu/web/page/620/sectionid/580/pagelevel/2/parentid/580/interiorHPD.asp>

Shelterforce, Spring 2008. Available at <http://www.shelterforce.org/archive/issues/153/>

Week 9 – April 7th – New Urbanism, TND, TOD *

Readings: Charter of New Urbanism. Available at <http://www.cnu.org/charter>. Also see other documents on their website.

Marshall, Alex. (2003). A Tale of Two Towns Tells a Lot about this Thing called New Urbanism. *Built Environment* 29(3): 227 – 237.

Deitrick, Sabina and Cliff Ellis. (2004). New Urbanism in the Inner City: A Case Study of Pittsburgh, Pennsylvania. *Journal of the American Planning Association* 70(4): 426 – 442.

Optional: Johnson, Jennifer Steffel and Emily Talen. (2008). Affordable Housing in New Urbanist Communities: A Survey of Developers. *Housing Policy Debate* 19(4): 583 – 613.

Tu, Charles C. and Mark J. Eppli. (2001). An Empirical Examination of Traditional Neighborhood Development. *Real Estate Economics* 29(3): 485 – 501.

Week 10 – April 14th – Land Use, Growth Management, and Regional Planning Reform *

Readings: Orfield, Chapters 6

Abbott, Carl. (2002). Planning a Sustainable City: The Promise and Performance of Portland's Urban Growth Boundary. In Gregory Squires (Editor) Urban Sprawl: Causes, Consequences, and Policy Responses. Washington, DC: Urban Institute Press.

OR

Cohen, James R. (2002). Maryland's "Smart Growth": Using Incentives to Combat Sprawl. In Gregory Squires (Editor) Urban Sprawl: Causes, Consequences, and Policy Responses. Washington, DC: Urban Institute Press.

Downs, Anthony. (2005). Smart Growth: Why We Discuss it More than We Do It. *Journal of the American Planning Association* 71(4): 367 – 380.

Optional: Nelson, Arthur C., Thomas W. Sanchez, and Casey J. Dawkins. (2004). The Effect of Urban Containment and Mandatory Housing Elements on Racial Segregation in U.S. Metropolitan Area, 1990 – 2000. *Journal of Urban Affairs* 26(3): 339 – 350.

Week 11 – April 21st –Regional Approaches for Housing *

Readings: Orfield (2002), Chapters 7, 8, and 9

Briggs (2005), Chapter 11 "The Rise and Fall of Fair Share Housing: Lessons from the Twin Cities" by Edward Goetz et al.

Basolo, Victoria and Dorian Hastings. (2003). Obstacles to Regional Housing Solutions: A Comparison of Four Metropolitan Regions. *Journal of Urban Affairs* 25(4): 449 – 472.

Meck, Stuart et al. (2003). Chapters 4 and 6 In Regional Approaches to Affordable Housing. Available at

http://www.huduser.org/Publications/PDF/regional_app_aff_hsg.pdf

Note: I am assigning this reading because it gives useful examples of solutions to address the shortage of affordable housing. You do not have to read these chapters in their entirety, but you might find them useful for your final papers.

Week 12 – April 28th – Presentations

Week 13 – May 5th – Presentations