POGO750-D23 — Topics in Public Policy: Introduction to Housing Policy

SYLLABUS DRAFT 11/14/20

Credit Hours: 3
CRN: 24141
Date/Time: Tuesday 7:20 pm – 10:00 pm (synchronous)
Classroom: Blackboard Collaborate Ultra [session]
Website: https://mymasonportal.gmu.edu
Instructor: Katrin B. Anacker, Ph.D.
Office: Blackboard Collaborate Ultra [course room]
e-mail: kanacker@gmu.edu
Office Hours: Monday 3:15 pm – 4:15 pm
Tuesday 6:15 pm – 7:15 pm
or by appointment (kanacker@gmu.edu)

Course Description
This course introduces key issues in housing, housing policy creation, housing policy development, and housing policy implementation. Special attention will be paid to the recent housing affordability, eviction, and foreclosure crises as well as inequality. Students will conduct three site visits or expert interviews to analyze a local or regional housing policy issue.

Learning Outcomes
At the conclusion of this course, students should
- be knowledgeable and understand key issues in housing, housing policy creation, housing policy development, and housing policy implementation;
- have acquired select qualitative skills, i.e., be able to conduct site visits and/or expert interviews in a professional and ethical manner;
- have acquired select quantitative skills; i.e., analyze policies in a quantitative fashion;
- be able to write professional reports about site visits and/or expert interviews;
- be able to present findings of their site visits and/or expert interviews in a professional manner.

Class Website
This class uses Blackboard and Blackboard Collaborate Ultra in order to enhance the online learning experience of students. The Blackboard website contains the class syllabus and lecture slides. The Blackboard Collaborate Ultra website contains the venues for the synchronous class sessions. Recordings will be available for 150 hours.
Course Materials
Required Reading:

Course Requirements:
Class Attendance/Participation/Behavior
Students are highly encouraged to attend class. Many studies have shown a high causation between class participation and high grades. Students are expected to prepare for class by studying the reading assignments before class, arrive on time, and to participate in class discussions.

Writing Assignments/Final Paper
Grades will be based on a final paper, including an appendix with the transcribed interviews (75% of the grade) (limit: 5,000 words, excluding the transcripts) and on a final presentation (25% of the grade) (20 minutes; in ppt), based on a field project with three field trips or three expert interviews total. “No show” presentations will be evaluated with a zero grade for the 25% part of the final grade.

Academic Accommodation for a Disability
Students with a disability or who need academic accommodations are encouraged to see the instructor and contact the Office of Disability Services. All academic accommodations must be arranged through Disability Services (http://ds.gmu.edu).

GMU/Schar School Policy on Plagiarism
The profession of scholarship and the intellectual life of a university as well as the field of public policy inquiry depend fundamentally on a foundation of trust. Thus, any act of plagiarism strikes at the heart of the meaning of the university and the purpose of the Schar School. It constitutes a serious breach of professional ethics and it is unacceptable. **Plagiarism is the use of another’s words or ideas presented as one’s own.** It includes, among other things, the use of specific words, ideas, or frameworks that are the product of another’s work. Honesty and thoroughness in citing sources is essential to professional accountability and personal responsibility. Appropriate citation is necessary so that arguments, evidence, and claims can be critically examined.

Plagiarism is wrong because of the injustice it does to the person whose ideas are stolen. But it is also wrong because it constitutes lying to one’s professional colleagues. From a prudential perspective, it is shortsighted and self-defeating, and it can ruin a professional career.
The faculty of the Schar School takes plagiarism seriously and has adopted a zero
tolerance policy. Any plagiarized assignment will receive an automatic grade of “F.” This
may lead to failure for the course, resulting in dismissal from the University. This
dismissal will be noted on the student’s transcript. For international students who are on a
university-sponsored visa (e.g., F-1, J-1 or J-2), dismissal also results in the revocation of
their visa.

To help enforce the Schar School policy on plagiarism, all written work submitted in
partial fulfillment of course or degree requirements must be available in electronic form
so that it can be compared with electronic databases, as well as submitted to commercial
services to which the School subscribes. Faculty may at any time submit student’s work
without prior permission from the student. Individual instructors may require that written
work be submitted in electronic as well as printed form. The Schar School policy on
plagiarism is supplementary to the George Mason University Honor Code; it is not
intended to replace it or substitute for it. http://schar.gmu.edu/current-students/masters-
advising/academic-policies-forms/

Notice of mandatory reporting of sexual assault, interpersonal violence, and
stalking: As a faculty member, I am designated as a Responsible Employee and must
report all disclosures of sexual assault, interpersonal violence, and stalking to Mason’s
Title IX Coordinator per University Policy 1412. If you wish to speak with someone
confidentially, please contact one of Mason’s confidential resources, such as Student
Support and Advocacy Center (703.380.1434) or Counseling and Psychological Services
(CAPS) (703.993.2380). You may also seek assistance from Mason’s Title IX
Coordinator by calling 703.993.8730 or e-mailing cde@gmu.edu.

Schar School Master of Public Administration (MPA) diversity statement:
The Schar School MPA program is committed to create a learning environment that reflects
the growing diversity of the modern workplace and of the communities that are being served
by public service organizations. We welcome, value and foster respect for all individuals and
their differences, including race and ethnicity, socio-economic status, sex, sexuality, gender
expression and identity, national origin, first language, religion, ideology, age and ability. We
encourage all members of the learning environment to engage with the material personally,
but to also be open to exploring and learning from experiences different than their own.

Resources:
Mason Writing Center Arlington http://writingcenter.gmu.edu/
Mason Libraries Arlington http://library.gmu.edu/
Mason Libraries Arlington POGO646: infoguides.gmu.edu/evaluation
University Life Arlington https://ularlington.gmu.edu/
Mason Patriot Pantry https://ssac.gmu.edu/patriot-pantry/
Mason Student Health Services Arlington https://shs.gmu.edu/
Mason Counseling and Psychological Services Arlington http://caps.gmu.edu/
YMCA Arlington https://www.ymcadc.org/locations/ymca-arlington/?bid=03
($2 per visit w/ Mason student ID)
Mason Emergency Preparedness Guides
https://ehs.gmu.edu/emergencymanagement/plans-guides/
Course Outline

January 26  Topic: Introduction to Class, Introduction to Housing Policy

Guest Speaker: Kimberly MacVaugh, GMU Library System

Study Assignments for January 26th:


Link to 2020 report available November 2020

National Low Income Housing Coalition (2020) 2020 Advocates’ Guide: A Primer on Federal Affordable Housing and Community Development Programs (Washington, DC: National Low Income Housing Coalition)

https://www.huduser.gov/hud_timeline/

Assignment (due February 2nd):

February 2  Topic: Trends, Patterns, Problems

Study Assignments for February 2nd:


Assignment (due February 9th):
Explore a topic for a potential final project. Be prepared to present your thoughts in class.

February 9  Topic: Housing Finance

Study Assignments for February 9th:


Assignment (due February 16th):
Be prepared to present your thoughts about your final project in class.

February 16  Topic: Taxes and Housing
Study Assignments for February 16th:


https://www.nber.org/system/files/working_papers/w23600/w23600.pdf

https://www.nber.org/system/files/working_papers/w23600/w23600.pdf

Assignment (due February 23rd):
Explore three potential organizations or sites for your final project. Be prepared to present your thoughts about your final project in class.

February 23 Topic: The Low-Income Housing Tax Credit (LIHTC)
Study Assignments for February 23rd:


CohnReznick (2017) Housing Tax Credit Investments: High Performance and Increased Need (New York: CohnReznick). [available via google]


Assignment (due March 2nd):
Introduce the three organizations or sites of your final project in class.

March 2

**Topic: Public Housing**

**Study Assignments for March 2nd:**


https://www.flinthud.org/RESIDENT%20FACT%20SHEETS%20RAD.pdf


Assignment (due March 9th):
Submit a draft of the abstract of your final paper to kanacker@gmu.edu.

March 9  Topic: Privately Owned Rental Housing Built with Federal Subsidy
Study Assignments for March 9th:


https://www.huduser.gov/portal/datasets/assthsg.html


https://www.nmhc.org/research-insight/quarterly-survey/
Assignment (due March 16th):
Submit the abstract of your final project to kanacker@gmu.edu.

March 16  Topic: Vouchers
Study Assignments for March 16th:

https://www.nber.org/system/files/working_papers/w26164/w26164.pdf


Alison Bell, Barbara Sard, and Becky Koepnick (2018) *Prohibiting Discrimination against Renters using Housing Vouchers Improves Results* (Washington, DC: Center on Budget and Policy Priorities)


Assignment (due March 23rd):
Be prepared to present a status update about your final project in class.

March 23 Topic: State and Local Housing Policy and the Nonprofit Sector

Study Assignments for March 23rd


Montgomery County, Maryland, Department of Housing and Community Affairs (n.d.) Moderately Priced Dwelling Unit (MPDU) Program


https://www.urban.org/sites/default/files/publication/99646/rent_control_what_does_the_research_tell_us_about_the_effectiveness_of_local_action_1.pdf

https://www.nmhc.org/globalassets/knowledge-library/rent-control-literature-review-final2.pdf


National Low Income Housing Coalition (n.d.) National Housing Trust Fund (Washington, DC: National Low Income Housing Coalition)
https://nlihc.org/explore-issues/projects-campaigns/national-housing-trust-fund
Assignment (due March 30th):
Be prepared to present a status update about your final project in class.

March 30 Topic: Housing for People with Special Needs
Study Assignments for March 30th:

Joint Center for Housing Studies at Harvard University (2019) *Housing America’s Older Adults 2019* (Cambridge, MA: Joint Center for Housing Studies at Harvard University).
[https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_Housing_Americas_Older_Adults_2019.pdf](https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_Housing_Americas_Older_Adults_2019.pdf)


[https://www.hud.gov/program_offices/housing/mfh/progdesc/eld202](https://www.hud.gov/program_offices/housing/mfh/progdesc/eld202)

[https://www.hud.gov/program_offices/housing/mfh/progdesc/disab811](https://www.hud.gov/program_offices/housing/mfh/progdesc/disab811)

[https://www.hudexchange.info/programs/hopwa/](https://www.hudexchange.info/programs/hopwa/)

Assignment (due April 6th):
Be prepared to present a status update about your final project in class.

April 6  Topic: Fair Housing and Community Reinvestment

Study Assignments for April 6th:


Assignment (due April 13th):
Be prepared to present a status update about your final project in class.

April 13  Topic: Home Ownership and Income Integration
Study Assignments for April 13th:


Amy T. Khare and Mark L. Joseph (2020) *Prioritizing Inclusion and Equity in the Next Generation of Mixed-Income Communities* (Cleveland, OH: Jack, Joseph, and Morton Mandel School of Applied Social Sciences, Case Western Reserve University)

Elizabeth Kneebone, Carolina Reid, and Natalie Holmes (2020) *Spatial Context: The Geography of Mixed-Income Neighborhoods* (Cleveland, OH: Jack, Joseph, and Morton Mandel School of Applied Social Sciences, Case Western Reserve University)

Elizabeth Luther, Noah Urban, Stephanie Quesnelle, and Ayana Rubio (2020) *Attainability of Mixed-Income Neighborhoods* (Cleveland, OH: Jack, Joseph, and Morton Mandel School of Applied Social Sciences, Case Western Reserve University)

Michael Andersen (2020) “Portland Just Passed the Best Low-Density Zoning Reform in US History: The Reform Sets a New Standard: Up to Four Homes on Almost Any Lot, or up to Six Homes for Price-Regulated Projects.” (Seattle, WA: Sightline Institute)

[https://tcf.org/content/report/minneapolis-ended-single-family-zoning/?agreed=1&agreed=1](https://tcf.org/content/report/minneapolis-ended-single-family-zoning/?agreed=1&agreed=1)
April 20      Topic: Class Presentations
April 27      Topic: Class Presentations
May 4         Topic: Class Presentations

Grades will be posted on patriotweb.gmu.edu after May 6, 10p.

Graded finals will be available after May 6th, 10 pm. Contact kanacker@gmu.edu.