

PBAF 565C/URBDP 598N: Housing and Social Policy
Class: T, TH 12-1:30 Parrington 108

Winter 2008

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Class website:

<http://courses.washington.edu/pbafgrk/565/index.html>

This course focuses on the problem of affordable housing and its interrelationships with social problems in the United States. By the end of this class, you'll be able to answer the following questions:

- What's the problem--what exactly do we mean by affordable housing?
- What is the impact of housing on people's lives? How do we use it variously as shelter, as investment, an asset, as a market commodity?
- How does the system of housing provision and finance in the U.S. deliver affordable housing? Who benefits the most?
- What are and should be people's rights with regard to housing?
- How can housing enable or prevent access to opportunity for minorities and low-income individuals?

We begin with an analysis of the causes, extent, and social dimensions of affordable housing problems. In order to understand the current context, we trace the history of housing policy at the federal, state, and local levels since the beginning of the 20th century, analyzing the political perspectives that have shaped the debates concerning affordable housing policy in the past and will shape them into the future. We explore the refocusing of affordable housing policy on social problems rather than the provision of affordable housing, including examinations of mixed-income housing, poverty dispersal policies, low-income homeownership efforts, and maintaining the long-term affordability of housing. Together we will examine the complex delivery and finance system for affordable housing as it has evolved through changing federal priorities, including federal, state, and local programs, the non-profit and private sectors, secondary lending markets, and the tax system. We end with an exploration of promising strategies for the future.

Class Participation: This class is run as a seminar. The quality of each class session will depend upon your preparation; read the material and come to class willing to discuss it with your colleagues. For each class, one or two people will be assigned as resources for the rest of the class. Those two people will make sure to pay especially close attention to the readings, develop questions to help guide discussion, and will have responsibility for making sure our conversation covers the aspects of the readings they found especially salient. The team of students will send their succinct discussion questions to the class listserv or class discussion list by noon the day prior to the class session.

You should also come to class having read a national newspaper, such as the *New York Times*, *Washington Post*, *USA Today*, or the *Wall Street Journal*, looking specifically for housing-related stories. With the recent downturn in the housing market, falling interest rates and increasing foreclosures, each day brings something new to the study of housing policy. We will spend part of each class educating each about affordable housing, housing markets, mortgage foreclosures, discussions of affordable housing in the presidential campaign, and whatever else you may find that pertains to the topic at hand. Participating in these discussions counts as part of your participation grade.

Please note that for each day I have tried to provide questions to guide your reading. Use these, along with the questions sent by your classmates, to help you prepare for class discussion.

Assignments: The two written assignments for this class allow you to focus on an area of interest to you. In the first paper, you will write a memo characterizing the extent and causes of your choice of a housing and related social problem. For the final paper you will critically assess one potential solution to the either a housing problem or a social problem for which housing is a solution. The second paper will go through an instructor and peer review process to give you some feedback prior to handing in a final version of your paper. For both papers, your audience is a busy policy maker who knows little about the topic.

There are four **texts**, electronic reserves and links to web-based readings for the class. The texts are:

Rachel Bratt, Michael E. Stone, and Chester Hartman. 2006. *A Right to Housing: the Foundations of a New Social Agenda*.

Xavier De Sousa Briggs, Editor. 2005. *Geography of Opportunity: Race and Housing Choice in Metropolitan America*.

Henry Cisneros, Jack Kemp, Kent Colton, and Nicolas Retsinas. 2007. *OUR COMMUNITIES OUR HOMES: Pathways to Housing and Homeownership in America's Cities and States*

Alex Schwartz. 2006. *Housing Policy in the United States*

These texts are available at the University Bookstore and are on reserve at the Odegaard Undergraduate Library.

Grading:

Class participation	20%	
Paper 1	35%	(due April 24)
Final Paper 2	<u>45%</u>	(draft due May 15 on e-submit; 2 nd draft posted to peer review by May 29, final due noon June 11)
	100%	

Date	Topic	Read (E = on E-reserves)	Assignment
HOUSING PROBLEMS AS CAUSE AND EFFECT			
1. Tues 4/1	Housing's many roles <i>Course Overview</i> <i>Why housing?</i>	Schwartz, Ch 1 Introduction, pp 1-10. Bratt, Stone, and Hartman, Editors' Introduction, pp. 1-19 Briggs, Xavier de Souza. 2005. "Introduction," <i>The Geography of Opportunity: Race and Housing Choice in Metropolitan America</i> , p. 1-41.	
2. Thurs 4/3	Characterizing the Affordable Housing Problem <i>Describe the affordable housing problem nationally? Locally?</i> <i>Whose problem is it?</i> <i>How affordable is affordable?</i> <i>Differential impacts on women, elders, minorities</i>	Schwartz Ch 2: Trends, Patterns, and Problems pp. 11-46 Chris Tilly Ch 1 The Economic Environment of Housing: Income Inequality and Insecurity in Bratt, Stone, and Hartman. Pp. 20-37 Michael E. Stone, Ch2 Housing Affordability: One-Third of a Nation Shelter-Poor in Bratt, Stone, and Hartman pp. 38-60. <i>Understanding trend (Pick at least 2 to look at to help you answer the questions for the day):</i> <i>State of the Nation's Housing 2007,</i> http://www.jchs.harvard.edu/son/index.htm <i>Affordable Housing 2006, King County Benchmark Report.</i> http://www.metrokc.gov/budget/benchmrk/bench06/AffHsg/aff_housing.htm Housing Development Consortium. 2007. <i>King County Housing Facts.</i> http://www.housingconsortium.org/news/documents/KC FactSheet2007.pdf <i>Out of Reach 2006,</i> http://www.nlihc.org/oor2006/ (navigate to and examine results for Seattle Metro Area) <i>Paycheck to Paycheck—2005 Findings</i> http://www.nhc.org/chp/p2p/ . Scroll down to choose Seattle metro area, and examine results for 5 preselected occupations. Look at other combinations as you want. <i>The Housing Landscape for America's Working Families, 2007</i> http://www.nhc.org/pdf/pub_landscape2007_08_07.pdf <i>More resources:</i> Pelitier, Danilo. 2008. <i>Getting to the Heart of Housing's Fundamental Question: How Much Can a Family Afford? A Primer on Housing Affordability Standards in U.S. Housing Policy</i> National Low Income Housing Coalition. http://208.106.149.147/doc/AffordabilityResearchNote_2-19-08.pdf	Bring Printouts of documents to class (or a laptop with wireless access to web links or electronic versions) for reference Paper #1 Assignment Handed out

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HOUSING MARKETS, FEDERAL POLICY AND DEVOLUTION			
3. Tues 4/8	Housing Markets and Housing Finance <i>How does the market provide affordable housing?</i> <i>What are the impacts of demand-side, supply-side, and market-intervention strategies?</i> <i>How does the “new economy” alter issues of housing affordability?</i>	Schwartz Ch 3 Housing Finance pp. 47-68; Ch 4 Taxes and Housing pp. 68-82. Galster, G. (1997). Comparing demand-side and supply-side housing policies sub-market and spatial perspectives. <i>Housing Studies</i> , 12(4), 561-577. E Peter Dreier Ch 5 Federal Housing Subsidies: Who Benefits and Why? In Bratt, Stone, and Hartman pp. 105-138.	
4. Thurs 4/10	Federal Housing Policy, Past and Present <i>The emergence of federal policy</i> <i>The depression</i> <i>Creation of FHA, public housing</i> <i>Private sector encouragements</i> <i>Moratorium</i> <i>Stimulating the private market</i> <i>Section 8 and housing allowances</i>	Schwartz Ch 6 Public Housing pp. 101-127. Ch 7 Privately Owned Rental Housing Built with Federal Subsidy pp. 129-147. Peter Marcuse and W. Dennis Keating. Ch 6 The Permanent Housing Crisis: The Failures of Conservatism and the Limitations of Liberalism, in Bratt, Stone, and Hartman pp. 139-162.	

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5. Tues 4/15	<p>Retrenchment, Recovery, and Retrenchment: 1980-today</p> <p><i>From Reagan to Clinton</i></p> <p><i>Cranston-Gonzalez National Affordable Housing Act of 1990</i></p> <p><i>Quality Work and Housing Act of 1998</i></p> <p><i>Bush's legacy: Where are we today?</i></p> <p>SEVRA</p>	<p>Schwartz Ch 8 Vouchers pp. 149-176.</p> <p>Bratt, Rachel G. 2003. "Housing for Very Low-Income Households: The Record of President Clinton, 1993-2000." <i>Housing Studies</i>, Vol. 18, No. 4, pp. 607-635. E</p> <p>Kleit, Rachel Garshick and Stephen B. Page. 2008. "Public Housing Authorities under Devolution." <i>Journal of the American Planning Association</i> 74, 1: 34-44. E</p> <p>Dolbear, Cushing N., Irene Basloe Saraf, and Sheila Crowley. 2004. <i>Changing Priorities: The Federal Budget and Housing Assistance, 1976-2005</i>. http://www.nlihc.org/doc/cp04.pdf</p> <p>Sard, Barbara and Will Fischer. 2008. The Section 8 Voucher Reform Act (Powerpoint Presentation) http://www.nlihc.org/doc/SEVRA-2-080-08.pdf</p> <p>Other resources:</p> <p>Center for Budget and Policy Priorities. 2003. Introduction to the Housing Voucher Program. http://www.cbpp.org/5-15-03hous.htm</p> <p>Rice, Douglas, Barbara Sard and Will Fischer. March 5, 2008 <i>HUD Budget Contains Major Funding Shortfalls</i>. http://www.cbpp.org/3-5-08hous.pdf (16 pages)</p> <p>And other briefings on vouchers on the CBPP site.</p>	
6. Thurs 4/17	<p>A Right to Housing?</p> <p><i>What is the goal of affordable housing policy?</i></p> <p><i>What are the arguments for and against a right to housing?</i></p> <p><i>What are the practicalities of carrying out a right to housing?</i></p>	<p>Chester Hartman "Ch 8 The Case for a Right to Housing" in Bratt, Stone, and Hartman pp. 177-192</p> <p>David B. Bryson. "Ch 9 The Role of the Courts and a Right to Housing in Bratt, Stone, and Hartman" pp. 193-212</p> <p>Larry Lamar Yates. "Ch 10 Housing Organizing for the Long Haul: Building on Experience" in Bratt, Stone, and Hartman pp. 213-239.</p>	

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HOUSING PRODUCTION AND ACCESS			
7. Tues 4/22	Mortgage Markets and Subprime lending <i>What has the role of the subprime mortgage market been?</i> <i>Fannie Mae, Freddie Mac, and Ginnie Mae (GSEs)</i> <i>Community Reinvestment Act (CRA)</i> <i>Subprime lending</i>	PLEASE NOTE REVISED SCHEDULE! Michael E. Stone. "Ch 4 Pernicious Problems of Housing Finance" in Bratt, Stone, and Hartman pp. 82-104. Apgar, William and Allegra Calder. 2005. The dual mortgage market: the persistence of discrimination in Mortgage Lending. In Briggs, Ed. <i>The Geography of Opportunity</i> . pp. 101-123. Ren S. Essene and William Apgar. 2007. Mortgage Market Channels and Fair Lending: An Analysis of HMDA Data. Joint Center for Housing Studies. http://www.jchs.harvard.edu/publications/finance/mm07-2_mortgage_market_channels.pdf	
8. Thurs 4/24	State, Regional and Local Housing: the Role of the Nonprofit Sector <i>What is the role of the nonprofit sector in the provision of affordable housing?</i> <i>How would you characterize the system of affordable housing finance?</i> <i>The HOME Program</i> <i>CDBG</i> <i>The Consolidated Plan</i>	Schwartz "Ch 9 State and Local Housing Policy and the Nonprofit Sector" p. 177-204. Bratt, Rachel G. "Ch 16 Community Development Corporations: Challenges in Supporting a Right to Housing" in Bratt, Stone, and Hartman pp. 340-359. Weiner, Robert. "Old and New Challenges Facing Rural Housing Nonprofits." Pp. 360-363 Seattle-King County Housing Consortium "Future of the field" http://www.housingconsortium.org/resources/documents/Future%20of%20Field%20NP%20Data%2012%2015%2005%20FINAL.pdf Guest: Sarah Lewontin, Executive Director, Housing Resources Group Optional resources: The Consolidated Plan http://www.nlihc.org/doc/2007conplanmanual.pdf	Paper Assignment 1 Due Final Paper Assignment Handed out

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9. Tues 4/29	<p>Housing Production and the Low-Income Housing Tax Credit</p> <p><i>What is the LIHTC?</i></p> <p><i>How much housing has it produced?</i></p> <p><i>Who does it serve?</i></p> <p><i>Is it equitable?</i></p>	<p>PLEASE NOTE REVISED SCHEDULE!</p> <p>Schwartz Ch 5 The Low Income Housing Tax Credit pp. 83-100.</p> <p>Buron, Larry, Sandra Nolden, Kathleen Heintz, and Julie Stewart. 2000. Executive Summary. <i>Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods: Final Report</i>. Prepared by Abt Associates for the U.S. Department of Housing and Urban Development. P. v-xvi. Read the executive summary and selectively the rest as interested. Available at http://www.huduser.org/publications/affhsg/lihtc.html</p> <p>Freeman, Lance. 2004. <i>Siting Affordable Housing: Location and Neighborhood Trends of Low Income Housing Tax Credit Developments in the 1990s</i> (20 pages). http://www.brookings.edu/metro/publications/20040405_freeman.htm</p> <p><i>Low Income Housing Tax Credit Annual Report for 2006.</i> http://www.wshfc.org/tax-credits/GovernorsReport.pdf</p> <p>Guest: Steve Walker, Director, Tax Credit Program, Washington State Housing Finance Commission</p> <p>Other resources:</p> <p>The Qualified Allocation Plan (QAP). http://www.nlihc.org/doc/2007qapmanual.pdf</p>	
10. Thurs 5/1	<p>Mortgage Defaults, and Predatory lending</p> <p><i>What has the impact of predatory lending been?</i></p> <p><i>Characterize the spatial and social patterns of mortgage defaults.</i></p> <p><i>What are some alternative methods of financing housing?</i></p>	<p>Immergluck, Dan. 2008. "From the Subprime to the Exotic" <i>Journal of the American Planning Association</i> 74, 1: 59-76.</p> <p>Quercia, Roberto, Michael A. Stegman, and Walter R. Davis. 2007. "The Impact of Predatory Loan Terms on Subprime Foreclosures: The Special Case of Prepayment Penalties and Balloon Payments," <i>Housing Policy Debate</i> 18, 2: 311-346. http://www.mi.vt.edu/data/files/hpd%2018.2/5.hpd_quercia_web.pdf</p> <p>Michael Swack "Ch 12 Social Financing," in Bratt, Stone, and Hartman pp. 261-278</p>	

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11. Tues 5/6	Preserving the Affordable Stock <i>Expiring Use Restrictions</i> <i>Section 8 project-based</i> <i>LIHTC</i>	<p>Emily Paradise Achtenberg. Ch 7 Federally-Assisted Housing in Conflict: Privatization or Preservation? In Bratt, Stone, and Hartman pp. 163-170.</p> <p>Robert Weiner. Privatizing Rural Rental Housing. In Bratt, Stone, and Hartman, pp. 171-176.</p> <p>Policy Link. <i>Expiring Use: Retention of Subsidized Housing</i>. http://www.policylink.org/EDTK/ExpiringUse/ (follow link at bottom of page to subsequent pages)</p> <p>Other resources:</p> <p>Achtenberg, Emily. 2002. <i>Stemming the Tide: A Handbook on Preserving Subsidized Multifamily Housing</i>. http://www.lisc.org/files/893_file_asset_upload_file15_838.pdf</p> <p>Washington State Housing Finance Commission. 2005. Preservation Property Lists. (follow links to get an understanding of the problem locally) http://www.wshfc.org/preservation/lists.htm</p> <p>Status report 1987-1989 Tax Credit Properties. June 23, 2005. http://www.wshfc.org/preservation/SR8789TCproperties.pdf</p> <p>Preservation Program Resources http://www.wshfc.org/preservation/resources.htm</p> <p>Loss of HUD-assisted Housing by State. http://www.nhtinc.org/prepayment/state_loss_report.pdf</p>	SWITCH WITH 4/22

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HOUSING'S SOCIAL IMPACTS			
12. Thurs 5/8	Housing and Access to Opportunity: Public and Assisted Housing Today <i>HOPE VI</i> <i>Mixed-income housing</i> <i>Vouchers and Housing dispersal—who, how, why?</i>	<p>Goering, John. 2005. Expanding housing choice and integrating neighborhoods: The MTO Experiment. In Briggs, Ed. <i>The Geography of Opportunity</i>. p. 127-149.</p> <p>Rosenbaum, James etal. 2005. New Capabilities in New Places: Low-Income Black Families in Suburbia. In Briggs, Ed. <i>The Geography of Opportunity</i>. p. 150-175.</p> <p>Popkin, Susan J. and Mary K. Cunningham. 2005. Beyond the projects: Lessons from public housing transformation in Chicago. In Briggs, Ed. <i>The Geography of Opportunity</i>. p. 176-196.</p> <p>Goetz, Edward G. Housing dispersal programs. <i>Journal of Planning Literature</i>. 2003 Aug; 18(1):3-16. E</p> <p><i>Other resources;</i></p> <p>Popkin, Susan J., Bruce Katz, Mary K. Cunningham, Karen D. Brown, Jeremy Gustafson, and Margery A. Turner. 2004. <i>A Decade of HOPE VI: Research Findings and Policy Challenges</i>. Available at http://www.urban.org/UploadedPDF/411002_HOPEVI.pdf</p> <p>Khadduri, Jill. 2001. Deconcentration: What do we mean? What do we want? <i>Cityscape</i> 5, 2: 69-84. Available at http://www.huduser.org/periodicals/cityscpe/vol5num2/khadduri.pdf</p>	

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13. Tues 5/13	<p>Local Impacts, Solutions, and Equity</p> <p><i>What are the key affordable housing issues facing localities?</i></p> <p><i>What are some tools available to localities to address affordable housing issues?</i></p> <p><i>Workforce housing</i></p> <p><i>Smart Growth and Local Affordable Housing</i></p> <p><i>Inclusionary and exclusionary zoning</i></p> <p><i>Housing Trusts, Housing Levies, other tools</i></p>	<p>Pendall, Rolf, Arthur C. Nelson, Casey J. Dawkins, and Gerrit J. Knaap. 2005. Connecting smart growth, housing affordability, and racial equity. In Briggs editor <i>The Geography of Opportunity</i>. p. 219-246.</p> <p>Davis, John Emmeus. "Ch 17 Between Devolution and the Deep Blue Sea: What's a City or State to Do?" in Bratt, Stone, and Hartman p. 364-398</p> <p>Lavorel, Jennifer. 2004. <i>Four Windows: A Metropolitan Perspective on Affordable Housing Policy in America</i> 2003. National Housing Conference. http://www.nhc.org/pdf/pub_fw_04_04.pdf (read at least the executive summary)</p> <p>"Housing Affordability is the Foundation of the Region's Economy" March 4, 2008. <i>Prosperity Partnership E-Newsletter</i> http://www.prosperitypartnership.org/news/newsletter/030308.htm</p> <p>Guest: Adrienne Quinn, Director, Seattle Office of Housing</p> <p>Optional resources:</p> <p>Seattle's Consolidated Plan: http://www.cityofseattle.net/humanservices/community%5Fdevelopment/conplan/</p> <p>Transfer of Development Credits (TDC) Ordinance: http://clerk.ci.seattle.wa.us/~scripts/nph-brs.exe?s4=120443&Sect4=AND&l=20&Sect1=IMAGE&Sect2=THESON&Sect3=PLURON&Sect5=CBOR1&Sect6=HITOFF&d=CBOR&p=1&u=/~public/cbor1.htm&r=1&f=G</p> <p>State Housing Trust Funds http://www.policylink.org/EDTK/HTF/</p> <p>City of Seattle Office of Housing http://www.seattle.gov/housing/default.htm</p> <p>Seattle Housing Levy http://www.seattle.gov/housing/levy/default.htm</p> <p>A Regional Coalition for Housing http://www.archhousing.org/index.html</p>	

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14. Thurs 5/15	<p>Fair Housing</p> <p><i>How successful has the Fair Housing Act been?</i></p> <p><i>How would you characterize the problem of discrimination in housing?</i></p> <p><i>How has fair housing been an issue in the siting of assisted housing?</i></p>	<p>Schwartz Ch 11 Fair Housing and Community Reinvestment pp. 215-250.</p> <p>Nancy A. Denton Ch 3 Segregation and Discrimination in Housing in Bratt, Stone, and Hartman pp. 61-81.</p> <p>Turner, Margery Austin and Stephen L. Ross. 2005. How racial discrimination affects the search for housing. In Briggs editor <i>The Geography of Opportunity</i>. p. 81-100.</p> <p>Tegler, Philip D. 2005. The persistence of segregation in government housing programs. In Briggs editor <i>The Geography of Opportunity</i>. p. 197-216.</p> <p>Jesse Wing, Partner, MacDonald, Hoague, and Bayless</p>	Draft of Final Paper to instructor (e-submit)
15. Tues 5/20	<p>Subsidized Housing , Welfare Reform, and Antipoverty Strategies</p> <p><i>How many public housing residents receive welfare?</i></p> <p><i>How many welfare recipients get housing subsidies?</i></p> <p><i>What is the relationship between housing stability and welfare reform?</i></p> <p><i>How can housing support anti-poverty strategies?</i></p>	<p>Sard, Barbara and Amy S. Bogdon. 2003. What has changed, what have we learned, and what don't we know? <i>A Place to Live a Means to Work: How Housing Assistance Can Strengthen Welfare Policy</i>. P. 3-19. E</p> <p>Khadduri, Jill, Mark Shroder and Barry Steffen. 2003. Can housing assistance support welfare policy? <i>A Place to Live a Means to Work: How Housing Assistance Can Strengthen Welfare Policy</i>. P. 23-62. E</p> <p>Sard, Barbara. 2003. The role of housing providers in an era of welfare reform. <i>A Place to Live a Means to Work: How Housing Assistance Can Strengthen Welfare Policy</i>. P. 107-165. E</p>	
16. Thurs 5/22	<p>Homeownership</p> <p><i>What are the benefits and costs of homeownership for low-income people?</i></p> <p><i>What is the homeownership rate in the U.S.?</i></p>	<p>Schwartz Ch 12 "Homeownership and Income Segregation" pp. 251-267.</p> <p>Rohe, William M, Shannon Van Zandt, and George McCarthy. 2002. Social benefits and costs of homeownership. <i>Low-Income Homeownership: Examining the Unexamined Goal</i>, p. 381-406. E</p>	

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17. Tues 5/27	<p>Preserving the Affordable Stock Take 2</p> <p><i>How might limited equity methods be valuable in providing access to homeownership? What are some problems?</i></p>	<p>Proscio, Tony. 2005. <i>Preserving America's Affordable Housing: Retooling a 20th Century Asset for 21st Century Needs</i>.LISC http://www.lisc.org/content/publications/detail/895/</p> <p>Michael E. Stone. Ch 11 Social Ownership in Bratt, Stone, and Hartman pp. 240-260</p> <p>Homestead Community Land Trust http://www.homesteadclt.org/index.htm</p> <p>Guest: Sheldon Cooper, Executive Director, Homestead Community Land Trust</p>	
18. Thurs 5/29	<p>Homelessness: Housing or Social Problem?</p> <p><i>What are the causes of homelessness? Who is homeless? 10 year plan to end homelessness</i></p>	<p>Rob Rosenthal and Maria Foscarinis “Ch 15 Responses to Homelessness: Past Policies, Future Directions, and a Right to Housing” in Bratt, Stone, and Hartman pp. 316-339</p> <p><i>A roof over every bed in King County: Our community's 10-year plan to end homelessness.</i> March 2005. http://www.cehkc.org/plan-final.shtml</p> <p>Caton etal. 2005. Risk factors for long-term homelessness: Findings from a longitudinal study of first-time homeless single adults. <i>American Journal of Public Health</i> 95(10): 1753-1759. E</p> <p>Other readings TBA.</p> <p>Guest: Bill Rumpf, Deputy Director, Seattle Office of Housing</p>	On-line peer review of paper #2 begins
19. Tues 6/3	<p>Housing and Health</p>	<p>Acevedo-Garcia, Dolores and Theresa Osypuk. 2008 “Chapter 6. Impacts of Housing and Neighborhoods on Health: Pathways, Racial/Ethnic Disparities, and Policy Directions” in <i>Segregation: The Rising Costs for America</i>, pp. 197-236. E</p> <p>Fertig, Angela R. and David Reingold. 2007. Public Housing, Health, and Health Behaviors: Is there a connection? <i>Journal of Public Policy and Management</i> 26, 4: 831-859. E</p>	Peer review of paper #2 ends
20. Thurs 6/5	<p>Affordable Housing Policy into the Future</p> <p><i>What should the roles of the federal, state, and local governments be in affordable housing?</i></p>	<p>Cisneros, Colton, and Retsinas. 2007. <i>Our Communities, Our Homes: Pathways to Housing and Homeownership in America's Cities and States</i> pp TBA.</p> <p><i>Rethinking Local Affordable Housing Strategies: Lessons from 70 Years of Policy and Practice</i> Read executive summary and other chapters as interested. http://www.brookings.edu/reports/2003/12metropolitanpolicy_katz.aspx</p> <p>Bratt, Rachel G. Ch 18 Housing and Economic Security pp. 399-426.</p>	Be prepared with a <i>brief</i> oral overview of your final paper to share with your classmates.

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Wed June 11			Final Paper Due noon

Housing Policy Resources

To Stay Informed:

Membership in the National Low-Income Housing Coalition (weekly email newsletter keeps you informed as to what is happening nationally in affordable housing). Their website also has useful synopses of housing programs in the Advocates Guide. Sliding scale membership fees. www.nlihc.org

Read *Housing Policy Debate* for free on-line.

<http://www.mi.vt.edu/web/page/580/sectionid/580/pagelevel/1/interior.asp>

Subscribe to FREE web resource www.knowledgeplex.com (also from the Fannie Mae Foundation). They'll send you an email called "the week in review"

Brookings Metropolitan Program has an email list: www.brookings.edu/metro/metro.htm

The Center for Budget and Policy Priorities has 2 listservs to help folks interested in housing and social welfare keep up on current issues: <http://www.cbpp.org/housinginvite.htm>

Organizations

Locally:

Housing Consortium www.housingconsortium.org

Washington Low-Income Housing Alliance (WLIHA) <http://www.wliha.org/>

Annually you can attend the Washington State Affordable Housing Conference <http://www.wshfc.org/conf/>

Washington Center for Homeownership <http://www.choc-wa.org/>

Nationally:

National Housing Conference (NHC) www.nhc.org

NHC has a Center for Housing Policy Research: <http://www.nhc.org/housing/chp-index/>

Center for Budget and Policy Priorities: www.cbpp.org

National Low-Income Housing Coalition: www.nlihc.org

Brooking Metropolitan Policy Program: <http://www.brookings.edu/metro/metro.htm>

U.S. Department of Housing and Urban Development www.hud.gov

HUD, housing resources and databases: www.huduser.org

Urban Institute: <http://www.urban.org/housing/index.cfm>