

Housing Policy – Preliminary Syllabus¹, Winter Quarter 2017 (2 credits)

Dates: February 10th, 6 to 9:30 pm and February 11th / 12th, 9am to 5 pm.

Location: Somewhere in the Seminar II complex on Evergreen’s main campus in Olympia. An email will go out to all enrolled students on January 9 with class location and other information.

Special Expenses/activities: Case studies and readings will be provided electronically – students have the option of printing them at their own expense. Local travel to downtown Olympia for field trips – students will need to provide their own transportation – ride sharing and carpooling is encouraged.

Instructor: Stephen Buxbaum, email: buxbaums@evergreen.edu **Office phone:** (360) 867-6708.

Course Description:

This course explores the historical evolution of federal, state and local housing policy and programs. Students will learn about how analytical and political frameworks are used to create, evaluate and shape housing programs, projects and services. We will examine the continuum of subsidies and programs that are provided to everyone from high income earners and investors to people who are chronically homeless. We will compare and contrast how different housing policies are used to provide shelter, stimulate the economy, protect the environment and support sustainable growth. The content and context of this class is housing policy, with additional focus and attention given to a practitioner’s perspective as to how community and economic development policy is shaped and implemented.

Learning Objectives:

- Investigate how political and social conditions shaped the development of local, state and federal housing programs and policies.
- Explore how the goals of *equity*, *efficiency* and *security* are used to shape and justify housing programs, projects and services.
- Consider how housing resource allocation decisions are made using policy frameworks and concepts that assess need, capacity, agreement and performance.

Methods and Assignments

We will draw from on-line readings, case studies, films and internet resources as we work together to intensively review how housing policy objectives are established and implemented. Class sessions will be interactive, combining presentations by the instructor and guests with seminar style discussions and one or more visits to local public housing projects. Please check your academic/work/life schedules to be certain you can participate fully at every class. **There is no option for partial credit or an incomplete.** Students will provide a short written paragraph addressing their background and interests relative to the course material in advance of class to the instructor - email to Stephen no later than COB Monday, January 27th. Students are required to complete a short paper (three to five pages) due Monday, February 6th by email to Stephen.

¹ Our Canvas sight will have the most up to date information on schedules and assignments. Look for Canvas availability by January 9th, 2017 by 5 pm (or earlier). You will receive a “welcome email” from the instructor when Canvas is available.

Housing Policy Credit Requirements (2 credits)

For credit in this class, students are required to:

1. Complete all the assigned readings.
2. Attend all evening (6 to 9:30 p.m.) and weekend (9 a.m. to 5 p.m.) classes and field trips, February 10 – 12.
3. Actively participate in class discussions, exercises and triad/seminar team work.
4. Complete all written assignments – including worksheets to be completed during classroom exercises and seminars. Evaluation sheets will be provided to students and are to be completed and turned in at the end of each class.
5. All students are required to complete a short paper evaluating an assigned set of 3 counties' need for affordable housing. This will be a short “structured” paper assignment – you will be using specific internet resources provided on our Canvas site to answer a short series of questions. This assignment is designed to help us build a common vocabulary about housing policy in advance of our first class. Complete instructions for the paper will be provided on Canvas and available January 9th. Papers must be emailed to Stephen by Sunday, February 5th by 8 pm.
6. Consistent with MPA program requirements, students will prepare a self-evaluation and an evaluation of the instructor. Students should include in their self evaluation at least one important lesson or idea that has influenced their thinking relative to the course's learning objectives. Student/faculty evaluations are to be completed via email exchange using the college's electronic evaluation system and in keeping with the college's established evaluation deadlines.

MPA Standards of Conduct: *Having respect for others is fundamental to an open, free, and educational dialogue. All students are expected to support and contribute to a well functioning MPA classroom learning community. Behavior that disrupts the learning community may be grounds for disciplinary action, including dismissal from the MPA program. All students will be held accountable for maintaining the highest of academic standards – plagiarism will result in a full loss of credit for the class.*

Reading:

All *required* reading for this class will be provided either via internet links or by electronic copies on Canvas. The reading will include a selection of county Homeless Housing Plans, city and county planning documents, and information and data links to federal, state and local housing programs.

Your instructor will be drawing information from the following reading – which is recommended if you are interested in working in the area of housing policy or want a more in-depth understanding of the material that will be covered. This is NOT a required text:

Suggested reading: Approx. \$45 for text: Alex F. Schwartz, Housing Policy in the United States; Third Edition², Routledge, ISBN 978 0 415 83650 0 (pbk). ***Again***, you do not have to buy or read this book to participate fully in this class. I use this book regularly for my 4 credit housing policy class.

² NOTE: If you decide to purchase this book please make certain to procure a *third edition* copy.

About the Instructor:

Stephen Buxbaum has more than thirty years of management experience in the non-profit and public sectors focusing on community and economic development programs and policy. His background includes extensive work on farmland preservation, sustainable agriculture and water conservation beginning in the 1970's and '80's. He has worked at local, state and federal levels of government both in Washington State and Washington, D.C. As an executive manager for the state of Washington, he oversaw financing of hundreds of affordable housing, community facilities and public works projects. During his career, he has managed some of Washington State's most successful grant and loan programs, including the Housing Trust Fund and the Community Development Block Grant program. In 2005, he received a fellowship to attend Harvard University's program for senior executives in state and local government. In 2006, he was appointed to chair the Governor's Interagency Council on Homelessness. Now, in addition to managing his consulting business, he teaches part-time for Evergreen's Masters of Public Administration and Evening and Weekend Studies Programs. In November 2009 he was elected to serve on Olympia, Washington's City Council. He was elected by his peers to serve as Olympia's Mayor Pro Tem (Deputy Mayor) from April 2010 to December 2011. He was elected Mayor of Olympia in the 2011 General Election and assumed office on January 3, 2012 (term ended December 31, 2015).

Note About Enrollment: I limit enrollment for all of my classes to 15 students. Please review the following general schedule to make certain that it fits with your own personal/professional activities. I often have a wait list for my classes – which I carefully monitor. It's very common for there to be a couple student turnover during the first week of the quarter. Please don't hesitate to email me if you have questions or want to know your status on the waitlist.

Housing Policy (2 credits) - Winter Quarter, 2016 Preliminary Daily Schedule

Final Syllabus and Canvas access will be provided to registered students the week of January 9th, 2016.

Sunday, January 29th - Pre-class work assignment:

Write a short paragraph (*no more than one page*) describing your background and interests relative to the course material. Email due to Stephen by close of business on January 27 (additional instructions will be available on Canvas January 9th).

Sunday, February 5th, 8 pm Assignment due to Stephen via email:

All students are required to complete a short paper evaluating an assigned set of three counties' need for affordable housing. This will be a short "structured" paper assignment – you will be using specific internet resources provided on our Canvas site to answer a short series of questions.

Friday, February 10th, 6 to 9:30 p.m.:

Introductions, subject overview and expectations presented by instructor. Instructor presentation: Defining terms and becoming familiar with the landscape of policy frameworks and the history of housing policy. We will be watching a short video this evening about the Langston Terrace Dwellings, a housing development in Washington, D.C.

Saturday, February 11th, 9a.m to 5 p.m.

Instructor presentations and class discussion on: 1) Authorizing environments as related to housing programs, 2) practical guide to framing policy and, 3) discussion of policy goals: equity, efficiency and security. Guest

presentation about the politics of Washington State's budget process relative to housing investments is scheduled for this weekend along with a field trip to one or more Olympia housing sites in the afternoon.

Sunday, February 12th, 10:30 a.m. to 5 p.m.

Class will start with a short, self-guided field trip through one of Olympia's neighborhoods. Maps and instructions will be provided on Canvas at the start of the quarter – well in advance of class for anyone that wishes to complete the tour and associated exercise ahead of time. For those of you that prefer to complete the tour on the day of class Sunday, February 12th – we will start at 10:30 a.m. to accommodate that option. The purpose of the self-guided tour is to learn about how to “classify” neighborhoods and examine housing types and associated infrastructure.

PLEASE NOTE: topics and timeframes may change to accommodate the scheduling of guest speakers and site visits with local housing providers. All case studies will be available electronically to class participants on Canvas.

Please also note: there is a reasonable amount of reading and two very short assignments that are due before the first Friday evening class. Students are required to use Canvas and email for assignments and distribution of class materials - including case studies.