

Princeton University
Woodrow Wilson School of Public and International Affairs
Graduate Program

Fall Term - 2003

WWS 593d (half-term, second half)
Affordable Housing

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Introduction

Affordable housing is decent housing affordable to individuals and families earning less than 80% of the area median income and paying no more than 30% of their income for housing. Often called very low, low or low and moderate income housing, affordable housing is developed in the United States by the public, private, and nonprofit sectors using diverse techniques and subsidy sources to plug the gap between the cost of housing and the financial resources of these two-fifths of American households. This course explores how affordable housing, new and rehabilitated, single-family and multi-family, for sale and rental, is currently produced in the United States.

Course Outline

1. Introduction and Overview: U.S. Affordable Housing Policy, Practice, and Issues, 1937-2003
2. The Affordable Housing Development Process
3. Financing Affordable Housing
4. Site Planning, Architecture, and the Cost of New and Rehabilitated Affordable Housing
5. Nonprofit Housing Development: Field Trip to Mount Laurel, New Jersey
6. Future Policy on Affordable Housing Production

Course Format and Requirements

- Lectures, seminar discussions of readings and case materials, in-class exercises, a field trip, and student presentations
- Active, informed participation in class
- Two papers (one short, one longer)
- No exams

Evaluation

The course grade and written evaluation will be based upon:

Participation in class	40%
Oral presentations	10%
Short paper	10%
Term paper	40%

Writing Requirements

1. Short paper: Write a two-three page, double-spaced paper proposing a development process for your client, a nonprofit developer, for a hypothetical 50 unit, 100% affordable housing development on a two acre, vacant, infill urban site in a redeveloping area currently zoned for commercial development. Make explicit any assumptions.

2. Term paper: Write an 8-10 page, double-spaced term paper that analyzes a current affordable housing production issue, presents findings, and concludes with specific recommendations for a client (real or hypothetical). One-three additional pages may provide tables, maps, charts, etc., as appropriate. Paper topics will be discussed before class with the instructor and then in class. Initial findings and draft recommendations will be presented and discussed at the last class. Both a draft and final versions of the term paper will be submitted during reading period.

Readings

Readings are available in the Stokes Library in Wallace Hall, through e-reserves, and on various Web sites listed and with links in this syllabus.

No books have been ordered at local bookstores, but an excellent, although expensive (\$120), manual-textbook may be ordered from local bookstores or amazon.com

Hecht, Bennett L. *Developing Affordable Housing: A Practical Guide for Nonprofit Organizations*. 2nd Ed. New York: John Wiley & Sons, Inc., 1999. ISBN: 0-471-29844-1

Weekly Schedule of Topics, Readings, and Assignments

- The readings are listed in **decreasing** order of importance for the week's discussions.
- Skimming is an important skill
- Additional handouts will be provided throughout the term.

Week 1 November 3 Introduction and Overview: U.S. Affordable Housing Policy, Practice, and Issues, 1937-2003

Readings:

Jones, Tom, William Pettus and Michael Pyatok. *Good Neighbors: Affordable Family Housing*. New York: McGraw Hill, 1995, Forward and Chapters 1-2, pp. 8-27. NA7205 .J664 1995

Millennial Housing Commission. *Meeting Our Nation's Housing Challenge. Report of the Bipartisan Millennial Housing Commission Appointed by the Congress of the United States*. Washington, D.C.: May 30, 2002. pp. 7-26 and 98-113. <http://www.mhc.gov/MHCReport.pdf>

Joint Center for Housing Studies. *The State of the Nation's Housing: 2003*. Cambridge, MA: Joint Center for Housing Studies, Harvard University, June 28, 2003. "Executive Summary" and "Low Income Housing Needs", pp. 1-4 and 27-29. <http://www.jchs.harvard.edu/publications/markets/son2003.pdf>

Orlebeke, Charles J. "The Evolution of Low-Income Housing Policy, 1949 to 1999." *Housing Policy Debate*, Vol. 11, Issue 2, 2000, pp. 489-520. http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1102_orlebeke.pdf

Martinez, Sylvia C. "The Housing Act of 1949: Its Place in the Realization of the American Dream of Homeownership." *Housing Policy Debate*, Vol. 11, Issue 2, 2000, pp. 467-487. http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1102_martinez.pdf

PCH Development Corporation. *Elm Court II Section 202 HUD Application*, June 13, 2003.

Week 2 November 10 The Affordable Housing Development Process

Assignment No. 1: Distribute your short paper by email to course members by November 9, 9 pm.

Readings:

Schmitz, Adrienne, et al. *Multifamily Housing Development Handbook*. Washington, D.C. ULI-the Urban Land Institute, 2000, Chapter 11 (Pearl Court Apartments Case Study), pp. 258-267. HD7287.6.U5 M85 2000

Jones, Tom, William Pettus and Michael Pyatok. *Good Neighbors: Affordable Family Housing*. Chapters 3-4, pp. 29-45. NA7205 .J664 1995

Davis, Sam. *The Architecture of Affordable Housing*. Berkeley: University of California Press, 1995, Chapter 2, pp. 35-61. NA7540 .D38 1995

Hecht, Bennett L. *Developing Affordable Housing: A Practical Guide for Nonprofit Organizations*. Chapters 2-5, pp. 8-66. HD259 .H43 1999

Week 3 November -17 Financing Affordable Housing

Assignment No. 2 Make a short, two-minute oral presentation on your tentative term paper topic.

Readings:

Hecht, Bennett L. *Developing Affordable Housing: A Practical Guide for Nonprofit Organizations*. Chapters, 6-12, pp. 69-358. HD259 .H43 1999 (read carefully Chapter 12, pp. 311-358)

McClure, Kirk. "The Low-Income Housing Tax Credit as an Aide to Housing Finance: How Well Has It Worked?" *Housing Policy Debate*, Vol. 11, Issue 1, 2000, pp. 91-114.
http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1101_mcclure.pdf

Week 4 November -24 Site Planning, Architecture, and the Cost of New and Rehabilitated Affordable Housing

Guest Speaker: Beth Kitchen, AICP, Kitchen & Associates Architectural Services, Collingswood, N.J.

Readings:

Jones, Tom, William Pettus and Michael Pyatok. *Good Neighbors: Affordable Family Housing*. Chapters 5-12 (read carefully Chapter 5 and skim case studies), pp. 47-247. NA7205 .J664 1995

Davis, Sam. *The Architecture of Affordable Housing*. Chapters 3-4, pp. 63-125. NA7540 .D38 1995

Hecht, Bennett L. *Developing Affordable Housing: A Practical Guide for Nonprofit Organizations*. Chapters 17-18, pp. 458-596. HD259 .H43 1999

Bertrang, Simon. *Sustainable is Affordable*. Trenton, N.J.: Housing and Community Development Network of New Jersey, December 2000, 31 pages.

Week 5 December -1 Nonprofit Housing Development: Field Trip to Mount Laurel, New Jersey

Guest Speaker: Peter J. O'Connor, Esq., Executive Director, Fair Share Housing Development, Inc., Cherry Hill, N.J. (nonprofit developer of Ethel Robinson Lawrence Homes and counsel for the plaintiffs in the *Mount Laurel* exclusionary zoning litigation since 1971)

Readings:

Kirp, David L., John P. Dwyer, and Larry A. Rosenthal. *Our Town: Race, Housing, and the Soul of Suburbia*. New Brunswick, N.J.: Rutgers University Press, 1995. pp. 1-10, maps after p.10, photos after p. 35, 35-57, and 186-195. HD7288.76.U52 M685 1995

Fair Share Housing Development, Inc. Case Study on Ethel Robinson Lawrence Homes, Mount Laurel, NJ – 140 new family rental affordable units (Vol. I: Phase I, 100 units; Vol. II: Phase II. 40 units)

Molz, Michelle and Michael T. Burkhart.T. "S. J. housing project shines." *Courier-Post*, May 5, 2002.
<http://www.southjerseynews.com/issues/may/m050502a.htm#>

Burkhart, Michael T. "Ethel Lawrence Homes to be dedicated Sat." *Courier-Post*, August 12, 2002.
<http://www.hcdnnj.org/Press%20Clips/Ethel%20Lawrence%20Homes%20to%20be%20dedicated%20Sat.htm>

Sullivan, Eileen. "NAACP's Bond Hails Homes in Mt. Laurel." *Courier-Post*, August 18, 2002.
<http://www.southjerseynews.com/issues/august/m081802j.htm>

Molz, Michelle. "Hundreds apply for low-cost homes." *Courier-Post*, September 16, 2003.
<http://www.southjerseynews.com/issues/september/m091603j.htm>

Photos of Ethel Lawrence Homes: <http://www.courierpostonline.com/galleries/ethel050502/>

Week 6 December 8 Future Policy on Affordable Housing Production

Assignment No. 3: Make a five-minute oral presentation and progress report on your term paper. Identify your client or perspective, and focus on the issues analyzed, findings, and recommendations.

Readings:

Schill, Michael H. and Susan M. Wachter. "Principles to Guide Housing Policy at the Beginning of the Millennium." *Cityscape*. Vol. 5, No. 2, 2001, pp. 5-19.
<http://www.huduser.org/periodicals/cityscpe/vol5num2/schill.pdf>

Millennial Housing Commission. *Meeting Our Nation's Housing Challenge. Report of the Bipartisan Millennial Housing Commission Appointed by the Congress of the United States*. Washington, D.C.: May 30, 2002. pp. 1-6 and 27-73. <http://www.mhc.gov/MHCReport.pdf>

Assignment No. 4: Submit complete term paper by Tuesday, January 6, at 5 pm, by email to dkinsey@princeton.edu, which the instructor will review, annotate, comment on, and return by Friday, January 9, at 9 am. Submit the final term paper, by email, by Tuesday, January 13 at 5 pm (end of Reading Period). Papers may be submitted earlier in draft and final form.

Term Paper Deadlines

Date	Term Paper Task and Milestone
Monday, November 17 (Week 3)	Select topic, prepare and submit outline to the instructor, and make oral presentation in class on proposed term paper topic
Monday, December 8 (Week 6)	Make oral presentation and progress report on term paper
Tuesday, January 6 by 9 am	Submit complete term paper to the instructor by email (early submissions are acceptable and will lead to early returns of drafts with comments)
Friday, January 9 by 9 pm	Receive comments on the draft paper from the instructor
Tuesday, January 13 by 5 pm	Submit the final paper to the instructor by email)

Some Web Sites on Affordable Housing

- <http://www.hud.gov/>
- <http://www.nahro.org/>
- <http://www.fanniemaefoundation.org/>
- <http://www.knowledgeplex.org>
- <http://www.fanniemae.com/>
- <http://www.nlihc.org/>
- <http://www.nhi.org/>
- <http://www.mhc.gov/>