

 FLORIDA ATLANTIC UNIVERSITY	NEW COURSE PROPOSAL Undergraduate Programs		UUPC Approval _____ UFS Approval _____ SCNS Submittal _____ Confirmed _____ Banner Posted _____ Catalog _____
	Department College <i>(To obtain a course number, contact erudolph@fau.edu)</i>		
Prefix Number	<i>(L = Lab Course; C = Combined Lecture/Lab; add if appropriate)</i> Lab Code	Course Title	
Credits <i>(Review Provost Memorandum)</i>	Grading <i>(Select One Option)</i> Regular Pass/Fail Sat/UnSat	Course Description <i>(Syllabus must be attached; Syllabus Checklist recommended; see Guidelines)</i>	
Effective Date <i>(TERM & YEAR)</i>			
Prerequisites, with minimum grade*		Corequisites	Registration Controls <i>(Major, College, Level)</i>
*Default minimum passing grade is D-. Prereqs., Coreqs. & Reg. Controls are enforced for all sections of course			
WAC/Gordon Rule Course <div style="display: flex; justify-content: space-around;"> Yes No </div> WAC/Gordon Rule criteria must be indicated in syllabus and approval attached to proposal. See WAC Guidelines .		General Education Requirement <i>(Select One Option)</i> <div style="display: flex; justify-content: space-around;"> <div> Written Communication Math/Quantitative Reasoning Science/Natural World </div> <div> Society/Human Behavior Global Citizenship Humanities </div> </div> General Education criteria must be indicated in the syllabus and approval attached to the proposal. See GE Guidelines .	
Min. qualifications to teach course		List textbook information in syllabus or here	
Faculty Contact/Email/Phone		List/Attach comments from departments affected by new course	
Approved by Department Chair _____ College Curriculum Chair _____ College Dean _____ UUPC Chair _____ Undergraduate Studies Dean _____ UFS President _____ Provost _____			Date 2/16/2017 _____ 2/17/17 _____ _____ _____ _____ _____

Email this form and syllabus to mjenning@fau.edu seven business days before the UUPC meeting.

URP 4741 Housing Policy and Planning

Florida Atlantic University

Summer 2017

Course ID: URP 4741

CRN Number: xxxxxx

Credit Hours: 3.00

Time: fully online

Days Meet: fully online

Class Website: <http://canvas.fau.edu>

Instructor: Yanmei Li, Ph.D., AICP

Office: SO 284G

Office Hour: fully online

Email: yli22@fau.edu

COURSE DESCRIPTION

As one of the largest economic sectors housing plays critical roles in maintaining the stability and health of local communities. It is also the important element of our daily lives as basic shelters. For most it is often the largest expense in the household. For some others housing is an investment commodity and asset due to the immobility and scarce nature of land. Housing price change is oftentimes a proxy of the economic cycles. There have been many issues in the U.S. housing market, remarkably the recent foreclose crisis and the shortage of affordable housing in many metropolitan areas. This course introduces these issues and how the public and private sectors respond to correcting them. The focus of the course is to assess the current housing needs and housing problems, and prescribe policy alternatives to address these needs and problems. The course is in a seminar format where active learning is expected. The course will cover the following topics:

- Fundamentals of housing research methods
- Assessment of housing needs and housing problems
- Supply side of the U.S. housing policy
- Demand side of the U.S. housing policy
- Implementation, impact and evaluation of housing policies

COURSE OBJECTIVE

The course objective will meet the criteria indicated by PAB (Planning Accreditation Board). At the end of the semester students are expected to be able to

- Understand the important role that housing policy plays in shaping the residential landscape of the United States.
- Appreciate the housing planning process in local communities.
- Pinpoint the housing problems in a housing market.
- Assess the affordable housing needs of local communities.
- Grasp the basic research methods of housing.

- Calculate basic financial figures related to housing finance and taxes.
- Understand the different participants in establishing and implementing housing and community development policies.

REQUIRED TEXT

Schwartz, Alex F. 2015. *Housing Policy in the United States*. 3rd edition. Routledge. ISBN-13: 978-0415802345; ISBN-10: 0415802342

Additional course materials will be posted on Canvas.

CLASS WEBSITE

This class uses Canvas at FAU to enhance the online learning experience of students. This class website contains materials related to the course and student grades as a way to monitor progress in the class. *Students are expected to check <http://canvas.fau.edu> regularly for available class information. This class will use your FAU email address in communication, so please make sure your FAU email account is working properly.*

COURSE DELIVERY MODE

This is a fully online course accessible only through FAU's learning management system—Canvas. You must log into Canvas with your FAU ID and Password to access the materials and assignments in this course. If you do not know your FAU ID or Password click the following link for help. <http://www.fau.edu/oit/accounts/index.php>.

The course is organized into bi-weekly units with dates provided for each unit. The course begins with a START HERE unit that will familiarize you with the organization and navigation of the course. Every other week you will open a new unit to access the reading materials, PowerPoints, and other materials relevant to the two weeks' topic, your assignments for each unit will be listed within the unit.

COMPUTER REQUIREMENTS

- Operating System
 - A computer that can run Mac OSX or Win XP or higher
- Peripherals
 - A backup option should be available to minimize the loss of work. This can be an external hard drive, a USB drive, cloud storage, or your folder on the FAU servers.

- Software
 - Make sure your Internet browser is compatible and that you have all the recommended plug-ins installed.
 - Other software may be required for specific learning units and/or modules, but the links to download and install it will be provided within the applicable unit and/or module. You may also need headphones with a microphone for Canvas Collaborate sessions.

REQUIRED TECHNICAL SKILLS

To be successful in this course you should be familiar with and be able to execute the following technological skills:

- Creating and posting to a discussion board, blog, or Wiki
- Taking a test through Canvas
- Attaching documents
- Copy and paste functions
- Microsoft Office tools: Word, PowerPoint, Excel
- Searching the FAU library and websites

EVALUATION AND GRADING

In addition to online participation and chapter quizzes each student is expected to complete a midterm essay/report and a final essay/report. **The assignments should strictly follow the guidelines posted on Canvas. All assignments must be electronically submitted to the designated sections on Canvas.** Detailed instructions of these assignments will be posted under each study unit. Online learning mostly relies on your self-discipline. Depending on the pace of your study, **please allocate at least four (4) hours each week (thus eight hours bi-weekly) to complete all the assignments. Cramming before the due dates may result in excessive stress or even failure in this course.**

- *Bi-Weekly Discussion Board Posting (4 units with multiple entries for each unit, 20% Total)*
- *Chapter Quizzes (6 units; each unit may have one quiz or multiple small quizzes, 50% Total)*
- *Midterm Paper: Review of Local Affordable Housing Policy, Tools, and Implementation (15%)*

In this assignment students should conduct a literature review of affordable housing policy and then focus on a mid- to large sized municipality and explore how the municipality provides affordable housing (including low income housing and public housing). Describe

basic land use, zoning and other policies for affordable or low income housing provision at different levels (municipal, county, and state). Enumerate public and private organizations working on providing affordable and low income housing in this municipality. Explain how these organizations work and their major funding sources. Assess the impact of the municipality's major affordable housing and low income housing projects. Tabulate and map the housing voucher holders. Evaluate local policies and organizational efforts in providing affordable and low income housing.

- ***Final Paper: Local Housing Needs Assessment (15%)***

In this exercise students should conduct a literature review describing basic methods of housing needs assessment, then focus on a small municipality (population less than 50,000, but students can choose a city with any population size) in the U.S. and conduct a basic housing needs assessment for residents with different income levels.

NOTE: No late assignments are accepted, except with special permission from the instructor.

Grading Structure:

A = 94-100 (4.00); A- = 90-93 (3.67)

An "A" signifies an exceptional clear and creative grasp of the concepts of the course with demonstrated ability to apply this knowledge to specific problem situations. It also means that the student has actively participated in class activities and has completed all material in a neat and timely manner. The material indicates that the student spent extra time, personal energy, and critical reflection in an effort to demonstrate exceptional work.

B+ = 87-89 (3.33); B = 84-86 (3.00); B- = 80-83 (2.67)

A "B" signifies a solid understanding of the major concepts of the course and the ability to apply those concepts. It also means that the student's effort and class participation have exceeded the minimal basic requirements for the course. All assignments were judged to be solid in content and were completed in a timely manner.

C+ = 77-79 (2.33); C = 74-76 (2.00); C- = 70-73 (1.67)

A "C" signifies a satisfactory understanding and application of the concepts of the course as well as minimal participation in class activities. It also indicates that the student completed the appropriate assignments that satisfied the basic course requirements.

D+ = 67-69 (1.33); D = 64-66 (1.00); D- = 60-63 (0.67)

A "D" signifies a below average demonstration and application of the concepts of the course and/or inadequate preparation in class activities. It may also indicate that assignments were not completed in a satisfactory or timely manner.

F = less than 60 (0.00) (undergraduate students)

F = less than 70 (0.00) (graduate students)

An "F" signifies that the student has not demonstrated adequate understanding or application of the course material. It may also indicate that the student has not met the attendance or assignment requirements.

NETIQUETTE POLICY

Due to the casual communication common in the online environment, students are sometimes tempted to relax their grammar, spelling, and/or professionalism; however, remember you are adult students and professionals—your communication should be appropriate. You are expected to use correct spelling and grammar and write in complete sentences. Also, please note that in the online environment you do not have the advantage of voice inflection or gestures. As a result, sarcasm can come across very negative, so this form of communication should be avoided. When conducting peer reviews or responding to classmates' posts, remember that you are responding to the ideas of the writer: keep your communication professional and on-topic.

COMMUNICATION POLICY

- Announcements
 - You are responsible for reading all announcements posted by the instructor. Check the course announcements each time you login to be sure you have read all of them since your last login session.
- Course-related Questions
 - Post course-related questions to the FAQ discussion board. Asking course-related questions in this way allows other participants with the same question to benefit from the responses. Also, make sure you review this forum prior to posting a question; it may have already been asked and answered in previous posts. Except Saturdays, Sundays, and holidays, questions will, generally, be answered by instructors within 48 hours.
- Email Policy
 - Except for Saturdays, Sundays, and holidays, instructor typically, will respond to messages within 48 hours. Such messages should only be used to communicate personal or confidential matters; otherwise, please use the FAQ discussion board within the course.
- Assignment Feedback Policy
 - Feedback will be provided on submitted assignments within one week of the submission date. Some assignments (e.g. the class projects) may require a longer review period, which will be communicated to you by your instructor.

TECHNICAL PROBLEM RESOLUTION PROCEDURE

In the online environment, there is always a possibility of technical issues (e.g., lost connection, hardware or software failure). Many of these can be resolved relatively quickly, but if you wait until the last minute before due dates, the chances of these glitches affecting your success are greatly increased. Please plan appropriately. If a problem occurs, it is essential you take immediate action to document the issue so your instructor can verify and take appropriate action to resolve the problem. Please take the following steps when a problem occurs:

1. If you can, make a Print Screen of the monitor when the problem occurs. Save the Print Screen as a .jpg file. If you are unfamiliar with creating a Print Screen file, visit <http://en.kioskea.net/faq/141-print-screen-screen-capture-windows-mac-os-x-and-unix-linux>.
2. Complete a Help Desk ticket <http://helpdesk.fau.edu/>. Make sure you complete the form entirely and give a full description of your problem so the Help Desk staff will have the pertinent information in order to assist you properly. This includes:
 - a. Select “Canvas (Student)” for the Ticket Type.
 - b. Input the Course ID.
 - c. In the Summary/Additional Details section, include your operating system, Internet browser, and Internet service provider (ISP).
 - d. Attach the Print Screen file, if available.
3. Send a message within Canvas to your instructor to notify him/her of the problem. Include all pertinent information of the incident (2b-d above).
4. If you do not have access to Canvas, send an email to your instructor with all pertinent information of the incident (2b-d above).
5. If you do not have access to a computer, call your instructor with all pertinent information of the incident. If he/she is not available, make sure you leave a detailed message.
6. If you do not hear back from the Help Desk or your instructor within a timely manner (48 hours), it is your responsibility to follow up with the appropriate person until a resolution is obtained.

DISABILITY POLICY STATEMENT

In compliance with the Americans with Disabilities Act Amendments Act (ADAAA), students who require reasonable accommodation due to a disability to properly execute coursework must register with Student Accessibility

Services (SAS)—in BocaRaton, SU 133 (561-297-3880); in Davie, LA 203 (954-236-1222); or in Jupiter, SR 110 (561-799-8585)—and follow all SAS procedures.
<http://www.fau.edu/sas/>

CODE OF ACADEMIC INTEGRITY POLICY STATEMENT

Students at Florida Atlantic University are expected to maintain the highest ethical standards. Academic dishonesty is considered a serious breach of these ethical standards, because it interferes with the university mission to provide a high quality education in which no student enjoys an unfair advantage over any other. Academic dishonesty is also destructive of the university community, which is grounded in a system of mutual trust and places high value on personal integrity and individual responsibility. Harsh penalties are associated with academic dishonesty. For more information, see [University Regulation 4.001](#).

[Plagiarism](#) is unacceptable in the University community. Academic work that is submitted by students is assumed to be the result of their own thought, research, or self-expression. When students borrow ideas, wording, or organization from another source, they are expected to acknowledge that fact in an appropriate manner. Plagiarism is the deliberate use and appropriation of another's work without identifying the source and trying to pass-off such work as one's own. Any student who fails to give full credit for ideas or materials taken from another has plagiarized. This includes all discussion board posts, journal entries, wikis, and other written and oral presentation assignments. If in doubt, cite your source!

SCHEDULE CHANGE POLICY

The School of Urban and Regional Planning strictly adheres to University Policies, procedures, and deadlines regarding student schedule changes. It is the sole responsibility of the student to meet all deadlines in regard to adding, dropping, or changing the status of a course. Only in exceptional cases will a deadline be waived.

RELIGIOUS ACCOMMODATION POLICY STATEMENT

In accordance with rules of the Florida Board of Education and Florida law, students have the right to reasonable accommodations from the University in order to observe religious practices and beliefs with regard to admissions, registration, class attendance and the scheduling of examinations and work assignments. For further information, please see [Academic Policies and Regulations](#).

UNIVERSITY APPROVED ABSENCE POLICY STATEMENT

In accordance with rules of the Florida Atlantic University, students have the right to reasonable accommodations to participate in University approved activities, including athletic or scholastics teams, musical and theatrical performances and debate activities. It is the student's responsibility to notify the course instructor at least one week prior to missing any course assignment.

WITHDRAWALS

Any student who decides to drop is responsible for completing the proper paper work required to withdraw from the course.

GRADE APPEAL PROCESS

A student may request a review of the final course grade when s/he believes that one of the following conditions apply:

- There was a computational or recording error in the grading.
- Non-academic criteria were applied in the grading process.
- There was a gross violation of the instructor's own grading system.
- The procedures for a grade appeal may be found in [Chapter 4 of the University Regulations](#).

DISRUPTIVE BEHAVIOR POLICY STATEMENT

Disruptive behavior is defined in the FAU Student Code of Conduct as "... *activities which interfere with the educational mission within classroom.*" Students who behave in the face-to-face and/or virtual classroom such that the educational experiences of other students and/or the instructor's course objectives are disrupted are subject to disciplinary action. Such behavior impedes students' ability to learn or an instructor's ability to teach. Disruptive behavior may include, but is not limited to: non-approved use of electronic devices (including cellular telephones); cursing or shouting at others in such a way as to be disruptive; or, other violations of an instructor's expectations for classroom conduct.

SUPPORT SERVICES AND RESOURCES

Office of Information Technology Online Help Desk:	http://helpdesk.fau.edu
FAU Libraries Website:	http://www.fau.edu/library
Center for Learning and Student Success Website:	http://www.fau.edu/class
University Center for Excellence in Writing:	http://www.fau.edu/UCEW
Math Learning Center:	http://www.math.fau.edu/MLC
Office of Undergraduate Research and Inquiry:	http://www.fau.edu/ouri
Office for Students with Disabilities Website:	http://osd.fau.edu/
Office of International Programs and Study-abroad:	www.fau.edu/goabroad
Freshman Academic Advising Services:	http://www.fau.edu/freshmanadvising

FACULTY RIGHTS AND RESPONSIBILITIES

Florida Atlantic University respects the right of instructors to teach and students to learn. Maintenance of these rights requires classroom conditions which do not impede their exercise. To ensure these rights, faculty members have the prerogative:

- To establish and implement academic standards
- To establish and enforce reasonable behavior standards in each class
- To refer disciplinary action to those students whose behavior may be judged to be disruptive under the *Student Code of Conduct*.

Instructor reserves the right to adjust this syllabus as necessary.

Tentative Course Outline

Dates	Schedule	Assignment Due
Unit 1 (Week 1 - Week 2)	<ul style="list-style-type: none"> • Course Introduction • Overview of U.S. Housing Policy • Overview of the State of Housing in the U.S. • Readings: Schwartz (2015): Chaps 1-2 Additional reading materials will be posted on Canvas 	Discussion Board Syllabus and Chapter Quiz
Unit 2 (Week 3 – Week 4)	<ul style="list-style-type: none"> • Housing Research Methods • Housing Finance • Taxes and Housing • Readings: Schwartz (2015): Chaps 3-4 Additional reading materials will be posted on Canvas 	Discussion Board Chapter quiz
Unit 3 (Week 5 - Week 6)	<ul style="list-style-type: none"> • The Low Income Housing Tax Credit • Public Housing • Readings: Schwartz(2015): Chaps 5-6 Additional reading materials will be posted on Canvas 	<u>Midterm Project</u> Chapter Quiz
Unit 4 (Week 7 - Week 8)	<ul style="list-style-type: none"> • Privately Owned Rental Housing Built with Federal Subsidy • Vouchers • Readings Schwartz (2015): Chaps 7-8 Additional reading materials will be posted on Canvas 	Discussion Board Chapter Quiz

Unit 5 (Week 9 – Week 10)	<ul style="list-style-type: none"> • State and Local Housing Policy and the Nonprofit Sector • Housing for People with Special Needs • Fair Housing and Community Reinvestment • Readings: Schwartz (2015): Chaps 9-11 Additional reading materials will be posted on Canvas 	Discussion Board Chapter Quiz
Unit 6 (Week 11 – Week 12)	<ul style="list-style-type: none"> • Homeownership and Income Integration • The Foreclosure Crisis and Policy Response • The Future of Housing • Readings: Schwartz (2015): Chaps 12-14 Additional reading materials will be posted on Canvas 	<u>Final Project</u> Chapter Quiz