PAD 5380: Housing Policy and Community Development

Spring 2015 Course Syllabus
University of Texas at El Paso
Master of Public Administration Program

Time: T 6:00 - 8:50 (HSSN 219)

Instructor: Daniel Scheller, Ph.D.  
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Office: Kelly 407  
Office Hours: M 4:15-5:45; T 4:15-5:45; W 1:00-2:00, and by appointment.

Course Description
PAD 5380 is a Selected Problems course in the MPA program focusing on housing and community development issues. The course is split into two separate components: issues in housing policy and issues in community development. The housing policy section of the course focuses on the trends in housing policy and development over the past several decades. Issues like the housing bubble/foreclosure crisis, affordable housing options, public housing, gentrification, housing markets, etc. will be covered. The second half of the course transitions from neighborhood design and its implications for neighborhood and community development into specific issues in community development like neighborhood and homeowners associations, voting, crime prevention, citizen participation, etc. Most of the course is discussion-format with some lectures during in-class meetings. It also focuses on recent research in housing and community development. Given the hybrid nature of the course, weeks not spent in the classroom will involve readings, discussion board postings, and/or short assignments.

Learning Objectives
By the end of this course, students will be able to:
- Understand current trends in housing and housing policy.
- Understand issues in community development and means to address community development.
- Understand the importance of neighborhood design for housing and community development.
- Critically understand and assess theories, controversies, and policy solutions in housing and community development.

Required Texts


All readings, exams, and assignments will be based upon the indicated edition of this text. There is no guarantee that older or newer editions will contain the same information. Other readings will be located online. Articles from academic journals should be accessed using Web of Science. Internet sources and readings from books will be made available in Blackboard and are indicated in the syllabus.
Course Requirements

1. Discussion Board (60 pts.): Discussion Board questions will be due often throughout the semester. All assignments will be done through the Discussion Board. During weeks where we meet in class, discussion questions over the readings will be due the Sunday prior to class by 11:59 PM. You should generate 3-4 thoughtful, critical questions for class discussion covering the readings. They should not be clarifying questions (please save those for class or through email to the professor), but should be questions that show you have engaged the reading. You may ask questions that critique the authors’ findings/beliefs. You may ask questions about how the readings may apply to El Paso or the Border region, etc. There are 6 weeks of discussion questions worth 10 pts. each week.

2. Essays (300 pts.): During weeks where we will not be having a formal class meeting, I will post a question in the Essays tab of Blackboard. You should write a 2-3 page (double-spaced) response to the question, using logic, critical thinking, and/or outside sources. You will be graded on the quality of your response to the prompt. There are 6 essays worth 50 pts. each.

3. Class Participation (40 pts.): Since this is a very small class, discussion is imperative. You should come to class prepared to discuss the week’s readings and to engage in the week’s discussion questions posted on the Discussion Board.

4. Presentation (200 pts.): Based upon readings from the course, especially Suburban Nation, the biggest component of your grade will be a presentation over a neighborhood in El Paso. You will need to analyze the neighborhood in terms of its design and housing stock. What is positive about its layout and design? What is negative and what can be done to improve the neighborhood? A rubric will be passed out later in the course.

Grade Components

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<thead>
<tr>
<th>Category</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Discussion Board (6 @ 10 pts.)</td>
<td>60</td>
</tr>
<tr>
<td>Essays (6 @ 50 pts.)</td>
<td>300</td>
</tr>
<tr>
<td>Participation</td>
<td>40</td>
</tr>
<tr>
<td>Presentation</td>
<td>200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>600</strong></td>
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</tbody>
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Grading Scale

- **A** = 90% - 100% (540 - 600)
- **B** = 83% - 86.99% (480 - 539)
- **C** = 73% - 76.99% (420 - 479)
- **D** = 63% - 66.99% (360 - 419)
- **F** = <60% (<360)

Students taking the course with the S/U option must earn a B to earn a Satisfactory grade.

Course Expectations & Policies
**Courtesy**

Comments and language in class should be professional and courteous. Cell phones are annoying and distracting. Please put them away or have them on vibrate for emergencies. Please arrive on time and refrain from leaving class early. These actions are distracting to the instructor and students. Part of being in an MPA program is learning professional skills for the workplace. Most employers do not allow late arrivals to work. If your employer does allow late arrivals, then we’ll consider the class training for the worst-case scenario. Most weeks will have an assignment due. Being late to class will result in late penalties on assignments and paper components as outlined below. They are fairly strict, so please make note. In exchange, I will start class on time and not keep you past 8:50. If we need to start class at a later time so that everybody can arrive on time, we should discuss it now, during the beginning of the semester.

**Essay Submissions**

Essays are a component of your final grade. Please use the following guidelines when submitting homework:

1. Turn assignments in through Blackboard; please no emailed assignments.
2. Assignments are due by 11:59 PM on the date listed in the syllabus. Assignments not turned in at this time will be considered late and late penalties as described below will be applied.

**Late Work Policy & Make-Up Exams and Assignments**

Since you have ample notice of the due dates of the assignments, and their requirements, no extensions will be given for assignments, unless there is approved medical, legal (jury duty), or university documentation. Materials turned in after the indicated due date and time will automatically receive a 10% deduction. Late work will receive an additional 15% deduction for each additional 24 hours that pass in which the assignment is not turned in. I make no guarantees that late work submitted to my office mailbox or email inbox or assignments slid under my door are actually delivered to me. It is your responsibility to ensure that I receive your materials.

Documented medical emergencies and the death of an immediate family member are the only acceptable reasons, beyond those recognized by the university or jury duty, for missing an exam. Should you experience one of these unfortunate events, please plan on providing appropriate documentation. You also should attempt to speak with me before the exam day, an important factor in considering your request. Make-up exams will be administered at the convenience of the instructor and should be scheduled within a timely manner (within a week unless the make-up occurs towards the end of the academic term).

The date and time of the final exam has been set in accordance with the guidelines stipulated by the university. You should make your travel plans so that they do not conflict with your final exam schedule for your courses. Students will not be allowed to take the exam early or late because they have booked travel plans.

**Extra Credit**

No extra credit will be offered in this course.

**Incompletes**

Incompletes will only be given in the most extreme and extenuating circumstances.
Student Privacy
Per regulations outlined in the Family Educational Rights and Privacy Act (FERPA), I will not discuss your grades, class performance, or any issues dealing with your personal circumstances as they relate to this course with another party that cannot legally access your your collegiate records or legally obtain such information. I will not field phone calls from your parents concerning your performance or circumstances related to this course. Your performance may be discussed with other members of the faculty as it pertains to your progress in the program, consideration for awards/funding, and as it is relevant to other university and department-related considerations.

Student Disability Services
The Americans with Disabilities Act (ADA) is a federal anti-discrimination statute that provides comprehensive civil rights protection for persons with disabilities. Among other things, this legislation requires that all students with disabilities be guaranteed a learning environment that provides for reasonable accommodation of their disabilities. If you believe you have a disability requiring an accommodation, please contact the university regarding services for students with disabilities.

Academic Misconduct
Any student found guilty of academic misconduct shall be subject to disciplinary action. Academic misconduct includes, but is not limited to, the following actions:

1. Cheating or knowingly assisting another student in committing an act of cheating or other forms of academic dishonesty.
2. Plagiarism is using another person’s work without acknowledgment, making it appear to be one’s own. Any ideas, words, pictures, or other source must be acknowledged in a citation that gives credit to the source. This is true no matter where the material comes from, including the internet, other student’s work, unpublished materials, or oral sources. Intentional and unintentional instances of plagiarism are considered instances of academic misconduct. It is the responsibility of the student submitting the work in question to know, understand, and comply with this policy. If no citation is given, then borrowing any of the following would be an example of plagiarism: a) An idea or opinion, even when put into one’s own words (paraphrase); b) A few well-said words, if these are a unique insight; c) Many words, even if one changes most of them; d) Materials assembled by others, for instance quotes or a bibliography; e) An argument; f) A pattern of idea; g) Graphs, pictures, or other illustrations; h) Facts; i) All or part of an existing paper or other resource.
3. Unauthorized possession of examinations, reserve library materials, laboratory materials, or other course-related materials.
4. Unauthorized changing of grades on an examination, in an instructor’s grade book, or on a grade report; or unauthorized access to academic computer records.
5. Nondisclosure or misrepresentation in filling out applications or other University records in, or for, academic departments or colleges.

Syllabus Change Policy

The contents of this course syllabus are subject to change in the event of extenuating circumstances.
Course Schedule

Jan. 20: Introduction to Course - Class Meeting

Jan. 27: Trends in Housing - Class Meeting

-Discussion questions due on Discussion Board by 11:59 PM, Sunday, Jan. 25.

Feb. 3: Housing Markets - No Class Meeting

-Discussion questions due on Discussion Board by 11:59 PM, Tuesday, Feb. 3.

Feb. 10: Foreclosure Crisis - No Class Meeting


-Essay Due by 11:59 PM, Tuesday, Feb. 10.

Feb. 17: Affordable Housing Policy - Vouchers, Tax Credits, & Rent Controls - Class Meeting


**Discussion questions due on Discussion Board by 11:59 PM, Sunday, Feb. 15.**

**Feb. 24: Affordable Housing Policy - HOPE VI - No Class Meeting**


**Essay Due by 11:59 PM, Tuesday, Feb. 24.**

**Mar. 3: Community Participation - Class Meeting**

- Putnam, Robert. Selections from *Bowling Alone*. pp. 15-28; 48-64. (Located on Blackboard).


**Discussion questions due on Discussion Board by 11:59 PM, Sunday, Mar. 1.**

**Mar. 10: No Class - Spring Break**

**Mar. 17: Neighborhood Design - Class Meeting**


**Discussion questions due on Discussion Board by 11:59 PM, Sunday, Mar. 15.**

**Mar. 24: Neighborhood Design - Class Meeting**


**Discussion questions due on Discussion Board by 11:59 PM, Sunday, Mar. 22.**
Mar. 31 - No Class - Cesar Chavez Day

Apr. 7: Neighborhood Walkability - No Class Meeting


Essay Due by 11:59 PM, Tuesday, Apr. 7.

Apr. 14: Community Economic Development - Stadiums - No Class Meeting


Essay Due by 11:59 PM, Tuesday, Apr. 14.

Apr. 21: Crime & Policing - No Class Meeting


Essay Due by 11:59 PM, Tuesday, Apr. 21.

Apr. 28: Governing Neighborhoods - Class Meeting

-Scheller, Daniel S. 2015. “Neighborhood Governments and Their Role in Property
Values.” Urban Affairs Review. (Located on Blackboard).

Discussion questions due on Discussion Board by 11:59 PM, Sunday, Apr. 26.

May 5 - Class Presentations

May 12 - Open Date

Important Dates
Feb. 4: Census Day
Feb. 13: Last Day to Declare P/F Option
Apr. 6: Last Day to Drop Course with a "W"
May 7: Last Day to Withdraw from the University