

Course:	USP 312U Urban Housing and Development
Term:	Fall 2023
Days/Times:	Mondays and Wednesdays 12-1:50pm
Room:	KMC 380
Instructor:	Matthew F Gebhardt, PhD
Office Hours:	Mondays and Wednesdays 2-4pm and by Appointment
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Course Description

This course is intended to provide an introduction to the development and redevelopment of urban areas (we will focus mostly, but not exclusively, on the US). Employing a variety of different perspectives (sociological, economic, political, demographic, and planning) we will explore how and why cities grow, change, decline, and revitalize. Our primary focus will be on housing and neighborhoods, as these are vital components of urban spaces that touch numerous aspects of everyday life and influence to a wide range of outcomes, aspirations, and opportunities. A person's housing and neighborhood contributes to their access to goods, services, transportation, and leisure, as well as their exposure to unsafety, contamination, deprivation, and hazards. We will examine the roles and responsibilities of different actors and institutions involved or implicated in the development of housing and neighborhoods, including urban planners, developers, real estate and mortgage brokers, financial institutions and investors, federal and state agencies, welfare capitalists, architects, politicians, activists, and community members. We will consider the ideas, events, policies, and programs that have shaped contemporary housing and land use patterns and explore contemporary issues such as affordability, gentrification, houselessness, and climate change along with attempts to address them.

Learning Outcomes

A student who successfully completes this course will be able to:

- understand the historical development and variation in the form of housing and neighborhoods;
- appreciate the manner in which the design and delivery of housing and neighborhoods has changed over time and discuss these changes in relation to evolving economic, political, social, environmental, and technological contexts;
- articulate and assess the connections between housing and neighborhoods and life chances and outcomes;
- characterize the role of different actors and institutions in (re)developing housing and neighborhoods and critically examine their relative influence on outcomes;
- identify and explain current issues and challenges in housing and neighborhood (re)development, preservation, and change and the programs and policies that attempt to shape or address these;

- analyze housing markets and their relationship with housing delivery systems, regulatory environments, financial structures, and the built environment; and
- critically evaluate all of the above points using different theoretical and conceptual frameworks, with a particular focus on equity and social justice.

Class Format & Attendance:

We meet each twice each week for one hour and fifty minute long classes. The course is organized thematically by week. The course utilizes a lecture/discussion format, that includes lectures, readings, in-class exercises, and cooperative learning activities that are grouped around the different themes. The material for the assignments comes from both the readings and videos and the class lectures and activities. Please note that it is nearly impossible to do well in this course if you do not attend regularly and read/watch assigned material. The most successful students collaborate with fellow students outside of class and regularly engage their colleagues in small group study. Upper-division students are expected to be self-directed learners able to summarize and synthesize lectures, readings, and media – including generating questions for discussion with colleagues.

Required Texts and Readings

There is no required textbook for this course. Instead, a selection of articles, book chapters, videos, and websites have been uploaded or linked to the Canvas site. These are grouped by session and should be completed *before* coming to class.

Course Requirements

Expectations

1. Attend class: all students should attend each class period. This course includes regular in-class, group-learning tasks and these tasks are directly linked to the course assessments.
2. Read or watch all assigned readings and videos: readings and videos for each week are listed at the end of this syllabus and posted to the Canvas site. Material from these will support and expand on topics discussed in class.
3. Participate: students are expected to come prepared, actively work with others in the learning process, and demonstrate effective communication with respect and civility.
4. Complete all assignments: in addition to the in-class activities, this course has three assignments. You are expected to complete all of these assignments.
5. Work outside of class time: 4 hours in class and additional time each week - advising suggests 8 hours each week of work on this class. So you should spend about 40 hours of this term in the classroom and 80 hours at home. Readings and videos are generally short but numerous. With weekly tasks and course assignments, you will need to schedule that time outside of class each week for this course.
<https://www.pdx.edu/advising/an-appropriate-schedule>

Assignments and Grading

The following represent summaries of the breakdown of grades and assignments for this course. Further guidance and detailed instructions about the assignments will be provided in class and via CANVAS.

Participation (20%) – Each week throughout the term there will be in-class activities that will highlight key themes from that week’s topic. These activities include pre-session worksheets and in class activities that will be turned in at the end of the class period. Occasionally,

students will be asked to provide feedback via Google Survey. Completion of ten (10) activities and Google Surveys will be used to assess attendance and participation (each worth 2% of your final grade).

Assignment 1: Housing Needs and Challenges Narrative (20%) – *Due Sunday, October 22nd by 11pm via Canvas.* This assignment asks you to consider your current and future housing and neighborhood situation, requirements, desires, and aspirations, as well as the challenges and opportunities that may affect your choices and/or ability to satisfy your housing needs.

Assignment 2: Development Actor Investigation (20%) – *Due Sunday, November 5th by 11pm via Canvas.* This assignment asks you to investigate and describe a type/category of organization or actor (e.g., city planning departments, nonprofits, regional banks, general contractors, neighborhood organizations, etc.) that is involved in the development of urban areas. You will discuss their role in shaping places, what resources/power they wield, their relationship(s) with other organizations or actors, and their primary motivations or drivers.

Assignment 3: Neighborhood Data Analysis (20%) – *Due Wednesday, November 22nd by 11pm via Canvas.* This assignment asks you to select a Portland neighborhood from the State of Housing in Portland report. You will review and summarize the information in this report about your chosen area, discussing what you see as key characteristics, trends, and pressures.

Assignment 3: Housing Policy Testimony (20%) – *Due Wednesday, December 6th by 11pm via Canvas.* This assignment asks you to select a policy, program, or activity intended to reshape housing or neighborhoods. These may be public, private, nonprofit, or community led endeavors. They can be new or extensions of existing.

Final Grades

Grades in this course are determined by percentage on each task as allocated above using the University grade thresholds below. I do not curve the assignments or the course grades.

Percentage	94%	90%	87%	84%	80%	77%	74%	70%	67%	64%	60%	<60%
Grade	A	A-	B+	B	B-	C+	C	C-	D+	D	D-	F

Late Work Submission & Extensions

Late submission assignments will NOT be accepted for the weekly discussion activity. You are expected to complete weekly work before class and these activities and group-learning tasks will be collected in class. Students should make every attempt to complete assignments by the due date, but there may be any number of valid reasons that students may need an extension. **Generally, extensions are possible without penalty, but only if the need and request for an extension is communicated in advance of the deadline.**

Academic Honesty & Plagiarism

Cheating and or plagiarism will not be tolerated and will result in a failing grade for the assignment which may result in a failing grade for the course as well. For more information please look at the PSU Student Code of Conduct (www.pdx.edu/dos/psu-student-code-conduct).

Important University Resources and Information

Access and Inclusion for Students with Disabilities

PSU values diversity and inclusion; we are committed to fostering mutual respect and full participation for all students. My goal is to create a learning environment that is equitable, useable, inclusive, and welcoming. If any aspects of instruction or course design result in barriers to your inclusion or learning, please notify me. The Disability Resource Center (DRC) provides reasonable accommodations for students who encounter barriers in the learning environment.

If you have, or think you may have, a disability that may affect your work in this class and feel you need accommodations, contact the Disability Resource Center to schedule an appointment and initiate a conversation about reasonable accommodations. The DRC is located in 116 Smith Memorial Student Union, +1-503-725-4150, drc@pdx.edu, <https://www.pdx.edu/drc>.

- If you already have accommodations, please contact me to make sure that I have received a faculty notification letter and discuss your accommodations.
- Students who need accommodations for tests and quizzes are expected to schedule their tests to overlap with the time the class is taking the test.
- Please be aware that the accessible tables or chairs in the room should remain available for students who find that standard classroom seating is not useable.
- For information about emergency preparedness, please go to the [Fire and Life Safety webpage](https://www.pdx.edu/environmental-health-safety/fire-and-life-safety) (<https://www.pdx.edu/environmental-health-safety/fire-and-life-safety>) for information.

Sexual Assault and Harassment

Portland State is committed to fostering a safe, productive learning environment. Title IX and our School policy prohibit discrimination on the basis of sex, which regards sexual misconduct – including gender- or sex-based harassment, domestic and dating violence, sexual assault, and stalking. We expect a culture mutual respect and professionalism in our courses and our community. If you have experienced any form of gender or sex-based discrimination or sexual harassment, know that help and support are available.

Please be aware that as a faculty member, **I have the responsibility to report any instances of sexual harassment, sexual violence, and/or other forms of prohibited discrimination** to PSU's Title IX Coordinator, Julie Caron (<https://www.pdx.edu/directory/name/jucaron>). **I cannot keep information confidential.** If you would rather share information about these experiences with an employee who does not have these reporting responsibilities and can keep the information confidential, please contact one of the following campus resources (or visit this link):

- Women's Resource Center: Smith Memorial Student Union (SMSU), 1825 SW Broadway, 439, +1-503-725-5672 or schedule on line at <https://psuwrc.youcanbook.me>
- Center for Student Health and Counseling (SHAC): 1880 SW 6th Ave, +1-503-725-2800
- Student Legal Services: SMSU, 1825 SW Broadway, M343, +1-503-725-4556

PSU's Title IX Coordinator and Deputy Title IX Coordinators can meet with you to discuss how to address concerns that you may have regarding a Title IX matter or any other form of discrimination or discriminatory harassment. Please note that they cannot keep the information you provide to them confidential but will keep it private and only share it with limited people that have a need to know. You may contact the Title IX Coordinators as follows:

- PSU's Title IX Coordinator: Julie Caron by calling +1-503-725-4410, via email at titleixcoordinator@pdx.edu or in person at Richard and Maureen Neuberger Center (RMNC), 1600 SW 4th Ave, Suite 830
- Deputy Title IX Coordinator: Yesenia Gutierrez by calling +1-503-725-4413, via email at yesenia.gutierrez.gdi@pdx.edu or in person at RMNC, 1600 SW 4th Ave, Suite 830
- Deputy Title IX Coordinator: Dana Walton-Macaulay by calling +1-503-725-5651, via email at dana26@pdx.edu or in person at Smith Memorial Union, Suite, 1825 SW Broadway, Suite 433

For more information about your obligations and resources for sex/gender discrimination and sexual violence (Title IX), please complete the required student module Creating a Safe Campus in your CANVAS, if you have not already done so. The module should take approximately 30 to 40 minutes to complete and contains important information and resources. You may also wish to review the PSU Student Code of Conduct (<https://www.pdx.edu/dos/psu-student-code-conduct>), which makes it clear that violence and harassment based on sex and gender are strictly prohibited and offenses are subject to the full realm of sanctions. If you or someone you know has been harassed or assaulted, you can find resources on PSU's Enrollment Management & Student Affairs: Sexual Prevention & Response website at <http://www.pdx.edu/sexual-assault>.

Cultural Resource Centers

The Cultural Resource Centers (CRCs) create a student-centered inclusive environment that enriches the university experience. We honor diversity, explore social justice issues, celebrate cultural traditions, and foster student identities, success, and leadership. Our centers include the Multicultural Student Center, La Casa Latina Student Center, Native American Student & Community Center, Pan African Commons, and Pacific Islander, Asian, Asian American Student Center and the Middle Eastern, North African, South Asian Initiative. We provide students with employment, volunteer, and leadership opportunities. Along with extensive programming, our spaces offer resources such as computer labs, lounge areas, and study spaces. All are welcome! More information about the CRCs can be found at www.pdx.edu/cultural-resource-centers and <https://www.facebook.com/psuculturalcenters/>, CRCs can be contacted at cultures@pdx.edu and 503-725-5351.

Toulan School Diversity and Equity Committee

Have feedback on Diversity, Equity or Inclusion (DEI) at the Toulan School? We welcome kudos, ideas, and concerns, related to this particular class or other issues in the Toulan School. Students are welcome to submit anonymous feedback here: (<https://docs.google.com/forms/d/e/1FAIpQLSfyTYDlCgv-XouNqWzJe6Co1gcml2T65Lc1QooyRau6twheg/viewform>) or contact the DEI directly at (<https://www.pdx.edu/usp/diversity-and-equity-committee>).

Other Campus Resources:

The CARE (Coordination Assessment Response Education) Team is available to help students experiencing distress and to assist with concerns about a fellow student. More information about the CARE Team can be found at: <https://www.pdx.edu/dos/care-team>. The CARE Team also maintains a more comprehensive list of resources, both campus and community: (<https://www.pdx.edu/dos/sites/www.pdx.edu.dos/files/C.A.R.E.%20Resource%20Guide.pdf>).

The Center for Student Health and Counseling (SHAC) provides community-based health care for students, including physical health, dental services, mental health, and testing services. You can find information about what SHAC provides and how to access them at: <https://www.pdx.edu/shac/center-for-student-health-and-counseling>.

The PSU Food Pantry offers supplemental food items to currently enrolled PSU students. The pantry is located in SMSU 325. For more information, you can email foodhelp@pdx.edu. For more information on food and wellness assistance for students visit: <https://www.pdx.edu/student-access-center/>.

Services are available for students with children, including childcare subsidies and family events, a lending library and clothing closet, lactation spaces, and a Family Resource Room. More information can be found at: <https://www.pdx.edu/students-with-children/our-services>.

The Office of Diversity & Multicultural Student Services (Smith Memorial Union 425) provides structured, academic support service, advising, referrals, and advocacy for first-generation college students, low-income and others facing special challenges. Visit <http://www.pdx.edu/dmss/> for info.

Student Legal Services provides legal advice and assistance on a range of areas of law including family, landlord-tenant, and immigration. More information can be found at: <https://www.pdx.edu/sls>.

International Student Services provides a range of assistance to international students, including help with visas and immigration status, internships and employment, and life on campus and in Portland. They also have a Student Aid Fund for international students experiencing financial difficulties. More information is available at: <https://www.pdx.edu/international-students/>.

The Portland State University Millar Library offers a wide range of helpful resources, databases, and tutorials to assist with coursework and research. In particular, you might find the resources that have been collated specifically for urban studies useful (<http://guides.library.pdx.edu/urbanstudies>).

The Writing Center (Cramer 188) will help you with all varieties of projects, including class assignments, resumes, application essays, presentations, and creative writing. It aims to help writers at any stage of the writing process, from brainstorming to the final draft. You can schedule an appointment online: <http://www.writingcenter.pdx.edu/>. Their website also contains resource pages that suggest ideas and strategies for completing writing projects.

The Learning Center (Millar Library 245) mission is to foster the learning process by empowering PSU students to accomplish their academic and personal goals. In addition to helping with current coursework, academic support services can assist in developing effective learning strategies. The Center also offers opportunities to volunteer as a tutor, for those that might be so inclined. See <http://www.pdx.edu/tutoring/> for more info.

Schedule of Topics

Week	Topic	Due Dates
Week 1	Introductions, Current Housing Landscape	
Week 2	History of Housing and Urban Development	
Week 3	Housing Choice, Affordability, and Characteristics	
Week 4	Housing Economics and Real Estate Development Basics	Assignment 1 Due
Week 5	Housing and Urban Development Actors	
Week 6	Neighborhoods and Area-Based Interventions	Assignment 2 Due
Week 7	Zoning and Regulatory Interventions	
Week 8	Public Housing, Supply and Demand Side Interventions	Assignment 3 Due
Week 9	Homelessness and Housing	
Week 10	Alternative Housing Types	Assignment 4 Due