In a market-dominated economy, with most housing produced by the private sector, the role of planners is not to actually manipulate the housing stock, but is part of a complicated market-state interaction. Tiesdell and Allmendinger (2005,63) describe four functions of planning in the housing market: market shaping, through plans that communicate information about future development; regulating with land use and environmental controls; stimulating some kinds of development activity with subsidies and incentives; and building capacity by developing public-private partnerships or creating networks among actors. Taking up these functions requires planners to conceive of themselves as market actors and to understand the behavior and decision cultures of other actors in this market.

This course complements USP 567, Housing and Urban Policy, by considering the unique role and function of planners and planning for housing, in particular with respect to market provision as the source of most of the extant and future housing stock (including low-cost housing).

Course content
The course will address four functions/roles for planning:

- Plans that shape markets. What are “housing plans?” How do housing plans interact with comprehensive or general plans? How can planners develop strategic plans that shape the housing market?
- Planning regulations and tools. What is the role of zoning, codes, and other regulations in the housing market? What planning tools exist to stimulate the development of affordable housing?
- Planners as market actors. How do planners understand the culture of real estate markets? How do housing market actors make decisions, and how can planners create capacity among market actors?
- Planning communication. How can planners use framing and communication tools to build political support for housing and development?

This course will emphasize that planning affects all of the housing market—not just the small slice of subsidized, low-income housing—and how general planning relates to housing through its impact on land supply and land use. The course helps planning students to see a broader role for planning in housing beyond regulatory functions.

Class assignments:

Robust participation!

Regional housing planning presentation [week 6]

Final paper exploring key planning roles and tools for your work [week 11]
**Week 1:** thesis of class - market actors; overview of housing situation/policy - what do we need to know about the future for planning housing?

Tiesdell and Adams

Allmendinger and Tiesdell

*Reference: State of the Nation’s Housing*

**Week 2:** Regulation vs. unregulation

Schuetz - 31 flavors of IZ

On Common Ground - Joint Principles on Inclusionary Housing

Knapp - Do we know Regulatory Barriers when we see them?


**Week 3:** UAA - Guest speaker Prof. Matthew Gebhardt on housing planning in the UK

APA Guide vs. RTPI Guide to Housing Planning

Wenban-Smith - ‘Plan, Monitor, and Manage’

TBD

**Week 4:** What’s the deal with Portland? Guest Speaker-Kate Allen, PHB

Provo – Risk-Averse Regionalism

Meck p 68-76 Portland Metro

**Week 5:** HUD’s housing plans and relation to other federal agency activities/ Guest Speaker-Andree Tremoulet, Washington Co.

Gurian and Allen on Westchester

GAO report on HUD and fair housing

Varady - Local Housing Plans: learning from GB

**Week 6:** State planning mandates, regional approaches

Meck – Regional Approaches to Affordable Housing

p 1-30, background,
p 32-42 New Jersey’s fair share

P 141-158 State systems

HUD’s Sustainable Communities Initiative guidelines

[Pdx, Minneapolis, Louisville, New Orleans- pick one that is not Pdx to investigate further and present]

For presentations: Basolo- regionalism overview and additional materials tbd

Minneapolis-St. Paul
Louisville
New Orleans
+1 TBD

Week 7: Market driven revitalization – ‘shrinking cities’

Mallach- Managing Neighborhood Change
Mallach-Weak Market Cities

Weeks 7 and 8 reading materials somewhat TBD for the split into two separate days

Week 8: Gentrification and tools for displacement

Levy et al- In the Face of Gentrification
Turner- Leading Indicators of Gentrification

Week 9: NIMBYism and politics

Hoch-State mandate pol problems – Skim Illinois State Housing Plan
Schiveley-Understanding NIMBY and LULU
Hart reports-Enhancing the message, Speak out on Affordable housing

Week 10: Understanding developers, building capacity and norms

Guy and Henneberry-Property and Urban Regeneration-Competing cultures of development

Week 11: what should we put in our toolkit? Presentations