Course Number | PLAN 530  
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Course Credit(s) | 3  
Course Title | Affordable Housing Policy and Planning  
Term | 2017-2018 Winter Term 2  
Day/Time | Monday  
 | 5:00 to 8:00pm

Instructor | Noha Sedky  
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Office Hours | n/a

Short Course Description
This course will provide an introduction to affordable housing policy and planning. The history of Canadian housing policy and programs will be examined followed by current issues and challenges faced by municipalities, regional governments, non-profit housing providers, and others. The causes and responses to homelessness will also be addressed, as well as the evolution of social or non-market housing in Canada and elsewhere. Students will undertake a major research project in partnership with a local organization.

Course Format
The course is structured primarily in a lecture-discussion format. Students are expected to read the required readings thoroughly for each class and be prepared to fully participate in a discussion or activity based on the readings. A major component of the course will be a research project with topics identified by a local community partner agency.

Course Overview, Content and Objectives
Planning for affordable housing involves many stakeholders and jurisdictions with diverse interests ranging from the local and regional (e.g. density, land supply) to the provincial (e.g. housing, health, mental health, addictions), the federal (e.g. taxation, homelessness, Aboriginal affairs), and increasingly the private sector (e.g. bonusing, amenity contributions). While housing historically fell under the jurisdiction of senior levels of government, matters of affordable housing and homelessness are increasingly falling to municipal governments where the issues are most visible.

This course will provide an introduction to affordable housing policy and planning. It explores key issues related to the current practice of housing planning and policy making, primarily at the local level. The history of federal, provincial and municipal level housing policies and programs will be examined followed by current issues and challenges faced by municipalities, regional governments, non-profit housing providers, and others. The causes and responses to homelessness will also be addressed, as well as the evolution of social or non-market housing in Canada and elsewhere.
In addition to the lecture/discussion based structure, the students will participate in a number of short in-class activities and a walking tour. The course will include the preparation of a fictional staff report (short assignment) and complete a group research project on a topic identified by a community partner agency (major assignment).

Key Dates
May 17  First Class
May 19  Submission of Major Project Topic
May 31  Mid Term Assignment Due
Jun 2   Class and Visit to Museum of Vancouver Exhibit (full day – 9:30am to 4:30pm)
Jun 7   Class and Walking Tour (full day – 9:30am to 4:30pm)
Jun 21  Final Presentations and Last Class

Learning Outcomes
By the end of the course, students should be able to:

- Understand the legislative, political, and historical context of affordable housing policy and practice in Canada.
- Identify major issues and debates in contemporary affordable housing policy and planning (approaches, innovations, opportunities, and barriers).
- Gain a detailed knowledge of the methods, debates and key concepts around affordable housing and homelessness.
- Consider the tools and techniques relevant to affordable housing planning and policy making.

In addition, students will have an opportunity to work on a research question of current relevance to housing practitioners and potentially establish professional connections with local housing agencies.

Evaluation Criteria and Grading

Prerequisite: There are no prerequisites to this class, although students with prior experience in the housing field may be able to pursue their research projects at a greater level of depth and analysis.

The final grade is based on:

- 15% on complete attendance, familiarity with the readings, and participation in class discussion and activities
- 35% on mid-term assignment (Preparation of a Staff Report to Council)
- 50% on a major project and presentation (Research project)

The course grade and focus will revolve around a major research project of relevance to an external housing agency. As such, a highly professional approach to the research will be expected; this includes research methods, analysis, and presentation.

Grading Criteria:

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<td>A+ (95-100%)</td>
<td>Outstanding work demonstrating a solid understanding of the concepts based on the readings and discussions; excellent analysis and synthesis of the material; clear, complete, and well-organized submission; high standard of professional writing and presentation;</td>
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<td>A+ (90-94%)</td>
<td>Excellent</td>
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Course Schedule and Readings

1. Introduction to Affordable Housing Policy (May 17)

An introduction to affordable housing concepts, issues, and policy options. This will include housing supply and demand; demographic drivers and trends; definitions of affordable housing; core housing need; and the housing continuum. Housing policy is inextricably linked to a range of social, economic, and environmental factors and considerations. Strengthening the housing sector is associated with improved quality of life; neighbourhood revitalization; physical and mental health; employment; economic development; and a host of other areas.

Readings:
- Canada Mortgage and Housing Corporation. (2014). Canadian Housing Observer: Chapters 2 and 3. Ottawa: CMHC.

2. Evolution of Housing Policy and Planning in Canada (May 19)

A review of the major periods of housing policy in Canada; the creation and consolidation of the welfare state; and the evolution of federal, provincial and municipal roles in affordable housing.

• Guest Speaker: Lance Jakubec, Innovation Fund Consultant, Canada Mortgage and Housing Corporation

Readings:
- Riis, Jacob. (1890) How the other half lives: studies among the tenements of New York. Introduction and Chapter 1.
3. **Municipal Tools for Housing (May 24)**

Municipalities use land use planning decisions to address housing choice and affordability. This includes policy and regulations on density, housing form, secondary suites, lot sizes, fiscal measures, and other practices.

**Readings:**


4. **Market Rental Housing (May 26)**

Efforts by municipalities to identify and address the shortage of new purpose-built rental housing and the relative lack of choice and affordability facing low and moderate income households. This class will focus on the tools available to local government for creating purpose-built rental housing. Includes legislation, challenges, and examples.

- **Guest Speaker:** Brian Clifford, Policy Manager, BC Non Profit Housing Association

**Readings:**


5. **Creating Non-Market Housing (May 31)**

How municipalities, community organizations and the private sector work to create new non market housing using a variety of tools. Discussion of examples, challenges, opportunities and lessons learned.

**Readings:**


6. **International Examples (Jun 2)**

**Morning:** Key theories, definitions and dominant policies and strategies been used internationally to address the lack of housing affordability in a variety of contexts. Case studies will be used of particularly relevant policies and strategies to the Canadian context.

- **Guest Speaker:** Penny Gurstein, SCARP

**Readings:**

Afternoon: The class will visit the Museum of Vancouver’s “The Vienna Model” exhibition, followed by a group discussion.

7. Causes and Effects of Homelessness (Jun 7)

Morning: A review of the homelessness situation, its causes, its effects, as well as federal, provincial and municipal roles and responses. Will include: definition(s) of homelessness, the role of federal government, provincial government, local governments and community agencies.

Readings:

Afternoon: The class will do a walking tour of Vancouver’s Downtown Eastside. This will include a visit to two supportive housing buildings operated by RainCity Housing. Following the visit, we will have an opportunity to meet with Bill Briscall, Communications Manager from RainCity Housing.

8. Responses to Homelessness (Jun 9)

The response to homelessness has evolved considerably in recent decades. Housing first is a model or approach to responding to homelessness that has gained considerable traction in recent years. This class will focus on the transition towards housing first models in Canada and the US.

- Guest Speaker: Karen Hemmingson, Chief Research Officer, BC Housing

Readings:

9. Alternative Forms of Ownership Housing (Jun 14)

Efforts by municipalities to identify and address the disparity in household incomes and homeownership by facilitating the development of below market housing. Examples of near market or below market homeownership will be examined with a focus on the challenges and benefits of different approaches.

Readings:

10. In-Class Working Session (Jun 16)

This session will provide an opportunity to review housing concepts and tools that may not have been
covered fully to date and work collaboratively on the students’ research projects. Part of this session will also be spent discussing how to communicate housing stories to a wider audience both verbally and in writing. A Tyee reporter, Chris Cheung, will be attending the final presentations and, once the class is complete, students will have an opportunity to pitch their own research findings to The Tyee.

Reading:
- Toderian, Brent. (2017) “Canadian cities need more ‘gentle density’ to address housing crunch.” *Edmonton Metro.*

11. Student Presentations and Final Class (Jun 21)

**Academic Integrity**

The academic enterprise is founded on honesty, civility, and integrity. As members of this enterprise, all students are expected to know, understand, and follow the codes of conduct regarding academic integrity. At the most basic level, this means submitting only original work done by you and acknowledging all sources of information or ideas and attributing them to others as required. This also means you should not cheat, copy, or mislead others about what is your work. Violations of academic integrity (i.e., misconduct) lead to the breakdown of the academic enterprise, and therefore serious consequences arise and harsh sanctions are imposed. For example, incidences of plagiarism or cheating may result in a mark of zero on the assignment or exam and more serious consequences may apply if the matter is referred to the President’s Advisory Committee on Student Discipline. Careful records are kept in order to monitor and prevent recurrences.

A more detailed description of academic integrity, including the University’s policies and procedures, may be found in the Academic Calendar. [http://calendar.ubc.ca/vancouver/index.cfm?tree=3,54,111,0](http://calendar.ubc.ca/vancouver/index.cfm?tree=3,54,111,0).