



Graduate Course Syllabus

CED 631: Housing Policy and Development

Center: Online

Course Prerequisites

None

Course Description

This course covers market analysis and housing needs assessments, site selection and control, financial feasibility reports, the selection of a development team, methods of obtaining approval from various government entities, identification of private and public funding and subsidies, and various forms of ownership, including cooperatives and land trusts. Students also learn about the policy framework for affordable housing development and the legal, institutional, economic, political, and environmental factors that shape that framework.

Course Outcomes

- Develop a basic understanding of the housing development process
- Prepare and analyze housing market studies and pro forma development and operating budgets
- Introduce financial resources and models available for affordable housing developers
- Provide an overview of major U.S. housing policies and practices
- Analyze current affordable housing issues and policies

Required Materials

Using your learning resources is critical to your success in this course. Please purchase directly through the [SNHU Online Bookstore](#) rather than any other vendor. Purchasing directly from the bookstore ensures that you will obtain the correct materials and that the IT Service Desk, your advisor, and the instructor can provide you with support if you have problems.

Housing Policy in the United States

Alex F. Schwartz

Routledge

Third Edition

2015

ISBN: 978-0-415-83650-0

Diversity, Equity, and Inclusion

As indicated in our core values, SNHU is committed to “embrace diversity where we encourage and respect diverse identities, ideas, and perspectives by honoring difference, amplifying belonging, engaging civilly, and breaking down barriers to bring our mission to life.”

This may or will be reflected in SNHU's curriculum as we embrace and practice diversity, equity, and inclusion (DEI) to provide the most transformative experience for our students, faculty, and staff. Because topics pertaining to DEI can be sensitive, please remember that embodying and practicing diversity, equity, and inclusion is one of our core values that you will encounter throughout the academic experience. In higher education, we are expected to think and engage critically. Use a growth mindset to embrace the diverse readings, course assignments, and experiences of your peers and faculty.

For more information about DEI at SNHU, please visit our website at the [Office of Diversity and Inclusion](#).

Instructor Availability and Response Time

Your class interaction with the instructor and your classmates will take place on a regular, ongoing basis. Your instructor will be actively engaged within the course throughout the week. You will normally communicate with your instructor in the weekly discussions or the General Questions discussion topic so that your questions and the instructor's answers benefit the entire class. You should feel free, however, to communicate with your instructor via SNHU email at any time, particularly when you want to discuss something of a personal or sensitive nature. Your instructor will generally provide a response within 24 hours. Instructors will post grades and feedback (as applicable) within seven days of an assignment's due date, or within seven days of a late submission.

Grade Distribution

Assignment Category	Number of Graded Items	Point Value per Item	Total Points
Module One Discussion	1	10	10
Discussions	9	20	180
Case Studies	2	40	80
Activities	2	50	100
Final Project			
Milestone One	1	60	60
Milestone Two	1	70	70
Milestone Three	1	60	60
Milestone Four	1	70	70
Final Submission	1	370	370
			Total Course Points: 1,000

This course may also contain practice activities. The purpose of these non-graded activities is to assist you in mastering the learning outcomes in the graded activity items listed above.

University Grading System: Graduate

Grade	Numerical Equivalent	Points
A	93–100	4.00
A-	90–92	3.67
B+	87–89	3.33
B	83–86	3.00

Grade	Numerical Equivalent	Points
B-	80–82	2.67
C+	77–79	2.33
C	73–76	2.00
F	0–72	0.00
I	Incomplete	
IF	Incomplete/Failure *	
W	Withdrawn	

* Please refer to the [policy page](#) for information on the incomplete grade process.

Grading Guides

Specific activity directions, grading guides, posting requirements, and additional deadlines can be found in the Assignment Guidelines and Rubrics section of the course.

Weekly Assignment Schedule

All reading and assignment information can be found within each module of the course. Assignments and discussion posts during the first week of each term are due by 11:59 p.m. Eastern Time. Assignments and discussion posts for the remainder of the term are due by 11:59 p.m. of the student's local time zone.

In addition to the textbook readings that are listed, there may be additional required resources within each module.

Module	Topics and Assignments
1	Introduction to Housing Policy in America <i>Housing Policy in the United States</i> , Chapters 1 and 13 1-1 Discussion: Introductions and Connections 1-2 Case Study Analysis: Seattle's High Point Redevelopment Project 1-3 Final Project Review
2	Local Housing Policy and Development <i>Housing Policy in the United States</i> , Chapters 2 and 9 2-1 Discussion: Local Housing Policy and Development 2-2 Final Project Milestone One: Assessment of Housing Policy
3	Market Analysis, Part I <i>Housing Policy in the United States</i> , Chapters 7 and 11 3-1 Activity: Calculation of Affordability and Determining Market Demand 3-2 Discussion: Fair Housing
4	Market Analysis, Part II <i>Housing Policy in the United States</i> , Chapter 12 4-1 Discussion: Market Supply 4-2 Final Project Milestone Two: Development Process/Market Analysis

Module	Topics and Assignments
5	Project Financials, Part I <i>Housing Policy in the United States</i> , Chapters 3 and 5 5-1 Activity: Development/Operating Budgets and Funding Sources 5-2 Discussion: Funding Sources and Uses
6	Project Financials, Part II <i>Housing Policy in the United States</i> , Chapter 4 6-1 Discussion: Exit Strategy 6-2 Final Project Milestone Three: Project Financing
7	Public Housing Policy <i>Housing Policy in the United States</i> , Chapters 6 and 8 7-1 Discussion: Public Housing 7-2 Final Project Milestone Four: Budgets and Exit Strategy
8	Challenges to Affordable Housing <i>Housing Policy in the United States</i> , Chapter 10 8-1 Discussion: Special Needs Housing Development 8-2 Case Study Analysis: NIMBYism
9	Is Housing a Privilege or a Right? <i>Housing Policy in the United States</i> , Chapter 14 9-1 Discussion: Is Housing a Privilege or a Right? 9-2 Final Project Submission: Affordable Housing Development Plan
10	Epilogue 10-1 Discussion: Future of Affordable Housing Development

Attendance Policy

Online students are required to submit a graded assignment/discussion during the first week of class. If a student does not submit a graded assignment/discussion during the first week of class, the student is automatically dropped from the course for non-participation. Review the [full attendance policy](#).

Late Assignments Policy

Meeting assigned due dates is critical for demonstrating progress and ensuring appropriate time for instructor feedback on assignments. Students are expected to submit their assignments on or before the due date. Review the [full late assignment policy](#).

SNHU Student Handbook

Review the [student handbook](#).

ADA/504 Compliance Statement

In accordance with Section 504 of the Rehabilitation Act of 1973, Title III of the Americans with Disabilities Act (ADA) of 1990, and the Americans with Disabilities Act Amendments Act (ADAAA) of 2008, Southern New Hampshire University does not discriminate on the basis of disability, including intellectual disability, in admission, treatment, or access to its programs or activities, nor does it discriminate in employment in its programs or activities.

The university prohibits unlawful discrimination on the basis of disability and takes action to prevent such discrimination by providing reasonable accommodations to eligible individuals with disabilities. A disability is a condition or impairment that impacts a “major life activity” or “major bodily function.”

- **Major life activities** include, but are not limited to, caring for oneself, performing manual tasks, seeing, hearing, eating, sleeping, walking, standing, lifting, bending, speaking, breathing, learning, reading, concentrating, thinking, communicating, and working.
- **Major bodily functions** include, but are not limited to, functions of the immune system, normal cell growth, and digestive, bowel, bladder, neurological, brain, respiratory, circulatory, endocrine, and reproductive functions. Disabilities include physical, medical (including pregnancy), mental health, and learning needs.

At the beginning of each term, or as soon as you become aware of a disability or accessibility concern, we encourage you to contact the Online Accessibility Center (OAC) to discuss accommodations for which you may be qualified. Reasonable accommodations are established through an interactive process between the student and the OAC.

Note that accommodations are not retroactive and that disability accommodations are not provided until acceptable documentation of a disability and its impact is received and an accommodation letter has been processed. If you are unsure whether your condition qualifies as a disability or accessibility concern, please contact the OAC for determination.

Contact Information:

Online Accessibility Center

Phone: 866-305-9430

Email: oac@snhu.edu

For questions concerning support services, documentation guidelines, or general disability issues, please visit the [Online Accessibility Center](#) website.

If you feel you have been denied appropriate disability-related accommodations, including appropriate auxiliary aids and services, you may file a grievance as described in the ADA/504 Grievance Policy found on the [Disability and Accessibility Services](#) website.

Academic Honesty Policy

Southern New Hampshire University requires all students to adhere to high standards of integrity in their academic work. Activities such as plagiarism and cheating are not condoned by the university. Review the [full academic honesty policy](#).

Copyright Policy

Southern New Hampshire University abides by the provisions of United States Copyright Act (Title 17 of the United States Code). Any person who infringes the copyright law is liable. Review the [full copyright policy](#).

SNHU Withdrawal Policy

Review the [full withdrawal policy](#).

Southern New Hampshire University Policies

More information about SNHU policies can be found on the [policy page](#).