

Lecture: Monday 10:00am – 12:40pm, Hayes 401
Instructor: Robert Silverman
Office: Hayes 329
Office Hours: Tuesday 10am-10:45am (and by appointment)
Phone: (716) 829-5882
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The Course:

The study of housing and community development encompasses a variety of issues related to: neighborhood planning, citizen participation, grassroots organizing, housing policy, economic development, social welfare, public safety, health, education, recreation, the environment and other aspects of community life. During the semester these issues will be examined in relation to institutional constraints in US cities. The course applies a critical framework to the examination of housing and community development systems in the US, focusing on historic patterns of discrimination and societal inequality that have been reinforced and perpetuated through urban social institutions. A substantial portion of the semester will focus on how institutions shape: housing systems, public schools, and mega-projects. Course content and activities include: readings, lectures, discussions, and applied analysis.

As we explore linkages between community development and urban institutions, you should maintain a holistic view and remain conscious of how each dimension interacts with others. In addition to examining substantive issues in community development, this course focuses on critical thinking.

During the semester we will discuss the assigned readings and do other activities. Everyone should be prepared to attend class and participate on a weekly basis.

If you have any questions, bring them to my attention. I will be available during office hours and by appointment. Also, you can contact me using e-mail.

Course Objective:

The course objectives for END406 / RSD606 / URP606 are listed below. The course assignments will be used to assess knowledge of the course objectives. Course assignments that assess specific course objectives are identified in the course requirements section of this syllabus.

Course Objective 1: Increase awareness of how historical and contemporaneous patterns of race, class, gender and other forms of inequality influence the structure, implementation and effectiveness of housing and community development policy in the United States.

Course Objective 2: Develop relevant writing, analytic, presentation and graphic skills to apply course object 1 to planning analysis, practice, and advocacy.

Required Text and Required Reserve Readings:

The required texts were ordered at the University Bookstore and are part of the e-books collection on the UB libraries website:

- 1) Schwartz, A.F. (2021). *Housing Policy in the United States*, 4th edition. New York: Routledge. [this book is on reserve in Abbot Library and the eBook is available at UB]
- 2) Additional Required Readings are available on UBLeans.

Course Requirements [each is designed to meet course objectives 1 & 2]:

Suburban Package Deal Essay: On **September 22** the suburban package deal essay will be discussed. This is an individual assignment. The essay is due on **October 6**.

Community Development Roundtable: On **September 22** the community development roundtable will be discussed. This is a group assignment Each group will be assigned readings, prepare a PowerPoint, and lead a class discussion. The roundtable discussion and PowerPoint are due on **October 20**.

Picture of Subsidized Housing Assignment: On **October 20** the picture of subsidized housing assignment will be discussed. This is a group assignment. Each group will be assigned subsidized properties to examine, create a PowerPoint, and present it in class on **November 10**.

Subsidized Housing Myths Essay: On **November 10** the subsidized housing myths essay will be discussed. This is an individual assignment. Drawing from class materials and the picture of subsidized housing PowerPoints, each student will write a reflective essay. The essay is due on **December 1**.

Community Development Governance Models Presentation and Discussion: PhD students enrolled in the course will summarize the community development governance models described by Greer (1962) and Kotler (1969) and lead a class discussion on the material covered. Other students are required to attend the presentation and participate in the class discussion. The presentation will take place on **November 17**. The PhD students should submit any PowerPoint slides and other materials used to UBLearns by 9am on the day of the presentation. The presentation and class discussion will be based on the following books:

Greer, S.A. (1962). *Governing the metropolis*. New York: John Wiley and Son.

Kotler, M. (1969). *Neighborhood government: The local foundations of political life*. Indianapolis: Bobbs-Merrill Co.

Grading Policy: Your grade will be based on the following:

| ASSIGNMENT | END406/RSD606 / URP606 | RSD606 / URP606 (PhD Students) |
|---|------------------------|--------------------------------|
| Suburban Package Deal Essay | 24pts | 20pts |
| Community Development Roundtable | 24pts | 20pts |
| Picture of Subsidized Housing Assignment | 24pts | 20pts |
| Subsidized Housing Myths Essay | 24pts | 20pts |
| Community Development Governance Models Presentation and Discussion | 4pts | 20pts |
| TOTAL POINTS POSSIBLE | 100pts | 100pts |

Grading Scales:

Undergraduate Grading Scale (END406)

| GRADE | A | A- | B+ | B | B- | C+ | C | C- | D+ | D | F |
|---------|--------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|---------|
| PERCENT | 96-100 | 90-95.99 | 87-89.99 | 84-86.99 | 80-83.99 | 77-79.99 | 74-76.99 | 70- 73.99 | 67-69.99 | 66-60.99 | 0-59.99 |

Graduate Grading Scale (END606 / URP606)

| GRADE | A | A- | B+ | B | B- | C+ | C | D | F |
|---------|--------|----------|----------|----------|----------|----------|----------|----------|---------|
| PERCENT | 96-100 | 90-95.99 | 87-89.99 | 84-86.99 | 80-83.99 | 77-79.99 | 70-76.99 | 60-69.99 | 0-59.99 |

Academic Integrity:

Students are expected to approach the course with seriousness and integrity. It is important to complete assignments on time, attend class regularly, and foster a collegial learning environment. Plagiarism and other instances of academic misconduct will result in a failing grade on a respective assignment, exam, or paper. Students should refer to the *University at Buffalo Undergraduate Catalog* and the *University at Buffalo Graduate Catalog* for clarification on the University's policies and procedures.

Accommodations for Disabilities:

If you have a disability (physical, learning, or psychological) that impacts your course work please contact the Accessibility Resources Office (ARO), 60 Capen Hall, (716) 645-2608. ARO will provide you with information and review appropriate arrangements for reasonable accommodation (such as recruiting note-takers, readers, or extended time on assignments). You must bring requests for accommodations for a disability to the professor's attention within the first two weeks of class.

Writing Centers:

The University at Buffalo has a number of writing center where students can get assistance with essays, term papers, and thesis projects. Students should contact one of the following if they would like to access these campus resources:

- Students can go to the Center for Excellence in Writing for assistance. It is located at Norton 17, Email: writing@buffalo.edu; <https://www.buffalo.edu/writing.html> ,
- Graduate students can contact the Graduate Student Association (GSA) about their Editorial Assistance Program. For information about this program go to the GSA office in 310 Student Union, (716) 645-2960; gsaedit@buffalo.edu; <https://ubgsaedit.wixsite.com/gsa-editorial> ,
- International students can contact the English Language Institute. The English Language Institute is located at 210 Baldy Hall; (716) 645-2077; elibuffalo@buffalo.edu; <http://www.buffalo.edu/english-language-institute.html> .

READINGS AND ASSIGNMENTS**August 25: Introduction to the Course*****Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 1
- McConnell, C. and Lachapelle, P. (2023). The seven deadly sins of community development. *Community Development*, Online First.

September 1: Labor Day - NO CLASS MEETING

September 8: Race, Segregation and Urban Inequality***Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 14
- Blauner, R. (1969). Internal colonialism and ghetto revolt, *Social Problems*, 16(4): 393-408.
- Owens, M.L. (2020). The urban world is a world of police. *Journal of Race, Ethnicity and the City*, 1(1-2): 11-15.
- Pinderhughes, C. (2011). Toward a new theory of internal colonialism. *Socialism and Democracy*, 25(1): 235-256.
- Seamster, L. (2015). The white city: Race and urban politics. *Sociological Compass*, 9(12): 1049-1065.

September 15: Trends in Homeownership***Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 2, 3, 4 & 12

September 22: The Housing and Public Schools Nexus***Assigned Readings END406, RSD606 & URP606:***

- Benjamin, K. (2025). Introduction: Selling segregation. In K. Benjamin, Good Parents, Better Homes, and Great Schools : Selling Segregation Before the New Deal (pp. 13-31). Chapel Hill: University of North Carolina Press.
- Bhargava, A. (2018). The interdependence of housing and school segregation. In C. Herbert, J. Spader, J. Molinsky, & S. Rieger (Eds.), *A shared future: Fostering communities of inclusion in an era of inequality* (pp. 388-397). Cambridge, MA: Joint Center for Housing Studies of Harvard University.
- Diem, S. and Walters, S.W. (2019). Understanding the housing-school relationship: Achieving integration in racially clanging cities and suburbs. *Equity by Design*. Indianapolis: Midwest & Plains Equity Assistance Center.
- Lewis-McCoy, R.L. (2018). Suburban black lives matter. *Urban Education*, 53(2): 145-161.

Other Activities:

- Suburban Package Deal Essay Discussed
- Community Development Roundtable Assignment Discussed

September 29: US Affordable Housing Policy***Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 5 & 8

October 6: Fair Housing Policy***Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 11
- Bull, M. and Gross, A. (2022). *Housing In America: An Introduction*. New York: Taylor & Francis. [Read Chapter 5: Housing and Discrimination]

Other Activities:

- Suburban Package Deal Essay Due by 10am

October 13: *Fall Break - NO CLASS MEETING***October 20: *Community Development Roundtable***

Other Activities:

- Community Development Roundtable PowerPoints (upload .pdf version of the PowerPoints by 9am)
- Picture of Subsidized Housing Assignment Discussed

October 27: Nonprofit Housing Systems***Assigned Readings END406, RSD606 & URP606:***

- Schwartz: Ch 9
- Grey, K.A. (2008). Community land trusts in the United States. *Journal of Community Practice*, 16(1): 65-78.

November 3: Mega-Projects and Anchor Institutions***Assigned Readings END406, RSD606 & URP606:***

- Birch, E.L. (2009). Downtown in the “New American City.” *The ANNALS of the American Academy of Political and Social Science*, 626: 134-153.
- Bornstein, L. (2010). Mega-projects, city-building and community benefits. *City, Culture and Society*, 1(4): 199-206.
- Florida, R. (2016). Hip, cool & unaffordable: The double-edged sword of big city living. *alternativesjournal.ca*, 42(2): 42-46.
- Parks, V. and Warren, D. (2009). The politics and practice of economic justice: Community benefits agreements as tactic of the new accountable development movement. *Journal of Community Practice*, 17: 88-106.
- Wilson, D. and Heil, M. (2022). Decline machines and economic development: Rust belt cities and Flint, Michigan. *Urban Geography*, 42(2): 163-183.

November 10: Picture of Subsidized Housing PowerPoint Due and Presentations***Other Activities:***

- Presentations of Picture of Subsidized Housing (upload .pdf version of the PowerPoints by 9am)
- Subsidized Housing Myths Essay Discussed

November 17: Community Development Governance Models Presentation and Discussion**November 24: THANKSGIVING - NO CLASS MEETING****December 1: Subsidized Housing Myths Essay Due - NO CLASS MEETING*****Other Activities:***

- Subsidized Housing Myths Essay Due by 10am