

RED 598 (2 units) – Affordable Housing Development
Course Outline and Syllabus
Spring 2023

Instructor: Van Scott
(310) 422-2561 (cell)
Classroom: Dr. Joseph Medicine Crow Center for International and Public Affairs (CPA)
CPA 207
Tuesdays, 6:00 – 7:50 pm
Office Hours: TBD

I. Course Summary

- This course is designed to provide an overview of affordable housing, policies and financial resources impacting affordable housing development, design elements and the case for creative development strategies.
- Students will be knowledgeable and well versed in a variety of affordable housing topics including the intricacies of affordable housing finance and the entitlement process
- Students will be exposed to efforts at the city, county and state levels to impact affordable housing through financial resources and planning strategies
- Students will understand the site selection criteria utilized to select an affordable housing opportunity, both with new construction and acquisition with rehabilitation
- Students will understand the types and processes of obtaining public subsidy for affordable housing communities
- Students will understand the unique components of affordable housing design
- Students will be introduced to new legislative efforts to impact affordable housing development
- Students will see how government request for proposals are designed to increase affordable housing

II. Class Schedule

- 1/10/23 (1st Class) – Class Introduction
 - Syllabus
 - Instructor and Students
 - Affordable Housing Examples
 - Homework:
 - Fact Sheet: “California Affordable Housing Needs Report 2022” by California Housing Partnership
 - “Learning from the Low-Income Housing Tax Credit: Building a New Social Investment Model” by Barry Zigas
 - Group Project: Think about possible project teams.
- 1/17/23 – The Case for Affordable Housing; Mixed-Use and Mixed-Income
 - Local, State and National Housing Market
 - Target Populations
 - Very Low Income, Low Income, Homeless, Transition Aged Youth (TAY), Special Needs, Workforce
 - Area Median Income Levels and Family Size
 - Group Project: Introduce site and presentation expectations.

- Homework:
 - “Long-Term Low Income Housing Tax Credit Policy Questions” by Joint Center for Housing Studies of Harvard University, November 2010
 - “America’s Rental Housing 2022” by Joint Center for Housing Studies of Harvard University
 - Teams: Assign groups to review one each: Regulations for TCAC, IIG, AHSC, MHP, CDLAC, TOC and Opportunity Zones. Write one page summary of key elements including competitiveness, subsidy amounts allowed and other commitment requirements. Due: 2/7/23.

- 1/24/23 – Local, State and Federal Elements to Homeless and Affordable Housing
 - **Guest Speaker: Alan Greenlee**, Executive Director, Southern California Association of Non-Profit Housing
 - Policy and politics of affordable housing
 - Funding strategies to increase supply of affordable housing
 - Role of Density Bonus, Zoning Regulations, City of Los Angeles
 - Government strategies to increase the supply of affordable housing
 - Funding Strategies by Cities to increase the Supply
 - Linkage Fees, GO Bonds, Fee Waivers, Tax Abatement and Expediting Permitting
 - Policy Changes
 - Streamlining the Approval Process, Density Bonus, Reduced Parking Requirements, Reduced Impact Fees, Zoning Changes, Modifications to CEQA and Approval Process, and Inclusionary Zoning
 - Homework:
 - “California’s Housing Future: Challenges and Opportunities Final Statewide Housing Assessment 2025” by California Department of Housing and Community Development
 - Read pages 1-17, 24-60

- 1/31/23 – Affordable Housing Design – Unique Features and the Relationship to Financing
 - **Guest: Vijay Sehgal, Principal, FSJ Architects**
 - How design is impacted by funding requirements
 - ADA, CASp, TCAC, CDLAC, LACDA, IIG, AHSC, TOC, Opportunity Zones
 - Homework:
 -

- 2/7/23 – Housing and Homelessness
 - **Guest: Ed Gipson, Assistant Chief Administrative Officer, Homeless Group, City of Los Angeles**
 - How are they tied together?
 - United to House L.A. – Housing, Policy and Funding
 - Homework:
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- 2/14/23 - Sources of Public Funding – Deferred Loans and Grants
 - **Guest: Hector Leyva, Section Chief, California Department of Housing and Community Development**
 - How is the State assisting in the development of homeless and affordable housing?
 - Why are there so many financial layers in affordable housing development?

- 2/21/23 – The Role of Housing Authorities and the Department of Housing and Urban Development
 - **Guest: Jenny Scanlin, Chief Strategic Development Officer**
- 2/28/23 – Mixed-Use, Mixed-Income and Funding Strategies
 - **Guest: Sherri Franklin, CEO, Urban Design Center**
 - Strategies for developing affordable housing
 - Transit Oriented Communities, Transit Oriented Developments, Opportunity Zones, New Market Tax Credits
 - Project Site and Final Project Presentation Discussion
- 3/7/23 – Tax Credit Basics and Affordable Housing Finance
 - **Guest: CHPC**
 - Development costs, eligible basis
 - Tax credit equity calculation; tax exempt bond cost calculation
 - What are tax credits? How do they work?
 - Maximum affordable rent schedule
 - Project based vouchers
- 3/14/23 – No Class
- 3/21/23 – Tax Credit Basics (continued)
 - **Guest: CHCP**
 - Operating budgets, cash flow
 - Project pro forma: Pulling it all together
- 3/28/23 – Post-Construction, Operations and Preservation of Affordable Housing
 - **Guest: National Equity Fund and Social Service/Property Management Provider**
 - How long does Affordable Housing stay affordable?
 - What happens after Year 15?
 - Compliance requirements
 - How are services determined? Who provides them and where?
 - Resident Involvement
- 4/4/23 – Affordable Homeownership
 - **Guest: Neighborhood Housing Services of Los Angeles County**
 - Target area median income for affordable homeownership
 - Does mixed-income housing work for homeownership?
 - Financing subsidies for affordable homeownership
- 4/11/23 – Final Presentations
- 4/18/23 (Last Day of Class) – Final Presentations

III. Course Requirements

Students will be graded on:

- Class Attendance and Participation (15%)
- Midterm Site Selection Paper (20%)
- Final Affordable Housing Proposal – Presentation and Submission (65%)
- Class meets weekly from 6:00 pm to 7:50 pm on Tuesdays. Students are expected to attend each class. All students must notify the instructor prior to class start time if student intends to be absent.

IV. Useful Websites

- Government
 - California Debt Limit Allocation Committee (CDLAC)
 - California State Department of Housing and Community Development (HCD)
 - California Tax Credit Allocation Committee (TCAC)
 - Housing Authority of the City of Los Angeles (HACLA)
 - Housing Authority of the County of Los Angeles
 - Los Angeles County Development Authority (LACDA)
 - Los Angeles Homeless Services Authority (LAHSA)
 - Los Angeles Housing Department (LAHD)
- Trade Groups & Coalitions
 - National Low Income Housing Coalition
 - Southern California Association of Non-Profit Housing (SCANPH)
 - Urban Land Institute
- Resources
 - Affordable Housing Finance Magazine
 - California Housing Partnership Corporation (CHPC)
 - Enterprise Community
 - Harvard Joint Center for Housing Studies (JCHS)
 - Local Initiatives Support Corporation (LISC)
 - Novogradac & Company LLC

V. Supplemental Reading Materials

- Ten Principles for Developing Affordable Housing by Alexa Bach, Prema Katari Gupta, Richard Haughey, George Kelly, Michael Pawlukiewicz and Michael Pitchford, Urban Land Institute
- Long-Term Low Income Housing Tax Credit Policy Questions by Joint Center for Housing Studies of Harvard University, November 2010
- The GAP: A Shortage of Affordable Homes, April 2022 by National Low Income Housing Coalition
- Alleviating Poverty through Housing Policy Reform by Edgar O. Olsen, Department of Economics, University of Virginia, February 21, 2014 (Revised April 10, 2014)
- Disability Housing: What's happening? What's challenging? What's needed? by Micaela Connery April 2016, The Harvard Joint Center for Housing Studies
- Compounding Stress: The Timing and Duration Effects of Homelessness on Children's Health by Megan Sandal, June 2015, Insights from Housing Policy Research, Center for Housing Policy
- Low-Income Housing Tax Credits: Affordable Housing Investment Opportunities for Banks, March 2014 (Revised April 2014), Office of the Comptroller of the Currency, Insights

- California's Housing Future: Challenges and Opportunities: Final Statewide Housing Assessment 2025

VI. Academic Integrity

The University of Southern California is foremost a learning community committed to fostering successful scholars and researchers dedicated to the pursuit of knowledge and the transmission of ideas. Academic misconduct is in contrast to the university's mission to educate students through a broad array of first-rank academic, professional, and extracurricular programs and includes any act of dishonesty in the submission of academic work (either in draft or final form).

This course will follow the expectations for academic integrity as stated in the USC Student Handbook. All students are expected to submit assignments that are original work and prepared specifically for the course/section in this academic term. You may not submit work written by others or "recycle" work prepared for other courses without obtaining written permission from the instructor(s). Students suspected of engaging in academic misconduct will be reported to the Office of Academic Integrity.

Other violations of academic misconduct include, but are not limited to, cheating, plagiarism, fabrication (e.g., falsifying data), knowingly assisting others in acts of academic dishonesty, and any act that gains or is intended to gain an unfair academic advantage.

The impact of academic dishonesty is far-reaching and is considered a serious offense against the university and could result in outcomes such as failure on the assignment, failure in the course, suspension, or even expulsion from the university.

For more information about academic integrity see the student handbook or the Office of Academic Integrity's website, and university policies on Research and Scholarship Misconduct.

VII. Course Content Distribution and Synchronous Session Recordings Policies

USC has policies that prohibit recording and distribution of any synchronous and asynchronous course content outside of the learning environment.

Recording a university class without the express permission of the instructor and announcement to the class, or unless conducted pursuant to an Office of Student Accessibility Services (OSAS) accommodation. Recording can inhibit free discussion in the future, and thus infringe on the academic freedom of other students as well as the instructor. (Living our Unifying Values: The USC Student Handbook, page 13).

Distribution or use of notes, recordings, exams, or other intellectual property, based on university classes or lectures without the express permission of the instructor for purposes other than individual or group study. This includes but is not limited to providing materials for distribution by services publishing course materials. This restriction on unauthorized use also applies to all information, which had been distributed to students or in any way had been displayed for use in relationship to the class, whether obtained in class, via email, on the internet, or via any other media. (Living our Unifying Values: The USC Student Handbook, page 13).

VIII. Students and Disability Accommodations

USC welcomes students with disabilities into all of the University's educational programs. The Office of Student Accessibility Services (OSAS) is responsible for the determination of appropriate

accommodations for students who encounter disability-related barriers. Once a student has completed the OSAS process (registration, initial appointment, and submitted documentation) and accommodations are determined to be reasonable and appropriate, a Letter of Accommodation (LOA) will be available to generate for each course. The LOA must be given to each course instructor by the student and followed up with a discussion. This should be done as early in the semester as possible as accommodations are not retroactive. More information can be found at osas.usc.edu. You may contact OSAS at (213) 740-0776 or via email at osasfrontdesk@usc.edu.