**The George Washington University**

**Trachtenberg School of Public Policy and Public Administration**

**PPPA 6062.10**

**Community Development Policy**

**Fall 2022 Syllabus**

*As of August 5, 2022*

**Time:** 6:10 p.m. – 8:00 p.m., Mondays

**Location:** Science and Engineering Hall (SEH), Room 7040 (800 22nd St., NW, Washington, D.C.)

Professor: Joseph Firschein

joseph.a.firschein@frb.gov

703-731-5992 (cell)

202-736-5531 (work)

Office hours by appointment

**Course Description:**

This course examines the policy and practice of community development, including how private sector developers and lenders work with nonprofits, foundations, and the public sector to promote sustainable affordable housing, economic development, and other community-based projects that meet both financial as well as social impact criteria. The course explores a range of community and economic development programs and policy issues, including those related to financing affordable housing, community facilities, and small businesses. The course also addresses emerging trends that are likely to affect community development policymakers and practitioners in the future, including transit-oriented development, comprehensive community initiatives, and new ways of raising capital for community development projects.

Although the course includes a discussion of public policy analysis and underwriting techniques used by public and private sector community development practitioners, no previous community development finance or public policy experience is required.

**Course Prerequisites**: None

**Required Texts**:

**1**) Schwartz, A. “Housing Policy in the United States.” Third Edition. 2014. ISBN: 10: 0-415-836506 (paperback). The text can be obtained at: [http://www.amazon.com/Housing-Policy-United-States-Schwartz/dp/0415836506/ref=dp\_ob\_image\_bk](http://www.amazon.com/Housing-Policy-United-States-Schwartz/dp/0415836506/ref%3Ddp_ob_image_bk)

**2**) Harvard Business Publishing Coursepack. The coursepack includes the cases listed below:

1. “Breaking Down Barriers, Rebuilding Walls: The Role of Community Development Loan Funds.” Darden Business Publishing, University of Virginia. August 2009.
2. “Investing in Early Learning as Economic Development at the Minneapolis Federal Reserve Bank.” Case Study from Harvard Business School, Harvard University. September 14, 2009.
3. “The MassPort Model: Integrating Diversity and Inclusion into Public-Private Partnerships.”

The coursepack is available from the following Harvard Business Publishing [link](https://hbsp.harvard.edu/import/961041). The link requires students to register with a username and password (if you don’t have a username, you can create one on the site the first time your register).

For other required readings available for free via the web, see details below under each class. Note that in addition to the required class readings, in some cases there are a number of “additional optional readings.” These readings are for students seeking additional information on a particular topic.

**Student Learning Outcomes:**

As a result of completing this course, students will be able to:

1. Identify and understand the public policy issues associated with the key federal, state, and local government community and economic development programs, including grant and loan programs, tax credit programs, and regulations;
2. Understand the role that banks and other regulated financial institutions play in community development, explore their incentives, and analyze current policy issues associated with the Community Reinvestment Act (CRA);
3. Describe and analyze the role that Community Development Financial Institutions (CDFIs) play in community development, explain how CDFIs partner with traditional financial institutions, and identify current public policy issues associated with CDFIs and the U.S. Department of the Treasury’s CDFI Fund;
4. Understand the implications of the large volume of foreclosed and/or vacant properties for policymakers and practitioners and current policy issues associated with foreclosed and vacant properties;
5. Understand the role that the housing Government Sponsored Enterprises (GSEs) – Fannie Mae and Freddie Mac – currently play in community development and the implications of alternative policies on the future of the GSE; and
6. Understand and analyze strategies employed by high performing public and private sector community development organizations and describe some of the new approaches being pursued by these organizations.

**Class Requirements and Grading:**

Students are expected to complete the following requirements:

1. **Class Participation (15%):** Regular course attendance is required. The class participation grade will be based on students’ informed participation in the class discussions of the assigned required readings and cases. In class, students may be called on to answer questions or summarize assigned articles and cases. In addition, there may be periodic unscheduled in-class writing assignments on the required readings and these assignments will considered as part of the participation grade. Note: students will not be expected to read the “additional optional readings” listed on the syllabus. As noted above, those optional readings are for students seeking more information on a particular topic.
2. **Community Development Policy Memo (30%):** Students will write an individual analysis of a community development policy topic. Detailed instructions for the policy memo will be posted on Blackboard.
3. **Midterm Exam (30%)**: The exam will focus on items specifically discussed in class and in the assigned readings for the class sessions prior to the exam date. Detailed information on the exam format will be provided prior to the exam.
4. **Final Group Presentation (25%):** Students will divide into small groups and collaborate on a PowerPoint presentation analyzing a completed community development project. Detailed instructions for the Final Group Presentation will be posted on Blackboard. Final Group Presentation teams must submit their proposed presentation topic (project name, project type, date of completion, and location) in advance. The presentations will take place in class.

**Use of Zoom for Accessing Class Sessions:**

In addition to the in-person classes, we may also use Zoom for certain classes and/or guest speakers. If we confirm that a class will take place via Zoom, we will use this Zoom [link](https://georgetown.zoom.us/j/95084078060). More information will be provided regarding the Zoom link if we utilize Zoom.

**Background on Instructor:**

Joseph Firschein is Associate Director and Community Affairs Officer at the Federal Reserve Board’s Division of Consumer and Community Affairs. He leads the Board’s Community Reinvestment Act (CRA) team that is responsible for developing and implementing CRA regulations to support bank lending, investment, and services in low- and moderate-income communities. He also oversees the Board’s community development team that works with a range of stakeholders to promote the economic mobility of low-income and underserved individuals and communities.

Prior to joining the Federal Reserve Board, Joseph served as a Director in Fannie Mae’s Housing and Community Development Division where he managed the business segment responsible for financing community development financial institutions and led the company’s efforts to sell foreclosed single-family homes to public entities and nonprofits. Prior to joining Fannie Mae, Joseph managed lending to community development financial institutions at the U.S. Treasury Department Community Development Financial Institutions (CDFI) Fund and served as lead community development analyst at the U.S. Office of Management and Budget (OMB) Housing Branch. Joseph has served as a board member of several local nonprofit community development and policy organizations and is an adjunct professor at Georgetown University and George Washington University, where he teaches courses on community development finance and policy. Joseph has an MBA in Finance from the University of Maryland, Robert H. Smith School of Business; a Master of Public Policy from the University of California, Berkeley, Goldman School of Public Policy; and a B.A. in Psychology from Stanford University.

**Class Schedule**

**(*Note: Guest speakers are still being confirmed*)**

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| **Date** | **Topic** | **Reading | Assignment | Homework** |
| Aug. 29Class 1 | Introduction and overview: Review of course organization and assignments. What is community development (CD) and what are some of the key policy and management issues facing CD policymakers and practitioners? What are the important trends and cross-cutting themes in the CD field? | **1)** Schwartz, A. Housing Policy in the United States (course text), pp. 1-10 (“Introduction”) and 17-62 (“Trends, Patterns, and Problems”).**2**) Bernanke, B. “[Resilience and Rebuilding for Low-Income Communities: Research to Inform Policy and Practice](https://www.federalreserve.gov/newsevents/speech/bernanke20130412a.htm).” April 12, 2013. **3)** Desmond, M. “[How Homeownership Became the Engine of American Inequality](https://www.nytimes.com/2017/05/09/magazine/how-homeownership-became-the-engine-of-american-inequality.html?mwrsm=Email).” The New York Times Magazine. May 9, 2017. Also available on Blackboard as a PDF file under Readings Not on Web.**4)** Covert, B. “[The Deep, Uniquely American Roots of our Affordable Housing Crisis](https://www.thenation.com/article/give-us-shelter/).” The Nation. May 24, 2018. Also available on Blackboard as a PDF file under Readings Not on Web.***Additional Optional Readings:*****1**) Create Jobs for USA – [Alliance Schools/LIIF video](https://www.youtube.com/watch?v=9cs6QshXfvU). **2**) “[The Other Housing Crisis: Rental Housing](http://www.frbsf.org/community-development/files/BosticHughesSalazar_CISP13.pdf).” Federal Reserve Bank of San Francisco. Spring 2013 |
| Sept. 5 | **No class due to Labor Day** |  |
| Sept. 12Class 2 | Community Development Lending – Part 1: What roles have financial institutions played in CD and what are their primary incentives, including mission, regulatory, financial, and public relations? What role does the Community Reinvestment Act (CRA) play in CD and what are some of the key CRA policy issues? | **1)** Schwartz, A. Housing Policy in the United States (course text), pp. 362-367 (“Community Reinvestment Act”) **2)** Braunstein, S. “[The Community Reinvestment Act.](https://www.federalreserve.gov/newsevents/testimony/braunstein20080213a.htm)” Testimony Before the Committee on Financial Services. February 13, 2008. **3**) Brainard, L. “[Strengthening the Community Reinvestment Act to Meet the Challenges of Our Time](https://www.federalreserve.gov/newsevents/speech/brainard20200921a.htm).” September 21, 2020. **4**) Bhutta, N. and Canner, G. “[Did the CRA Cause the Mortgage Market Meltdown?](https://www.minneapolisfed.org/publications/community-dividend/did-the-cra-cause-the-mortgage-market-meltdown)” Community Dividend. March 1, 2009. **5**) Smialek, J. and Flitter, E. “[Fed Charts a New Path as Regulators Revisit Bank Rules for Poor Communities](https://www.nytimes.com/2020/01/08/business/economy/fed-banks-poor-communities.html).” New York Times, January 8, 2020. Also available in Blackboard under Readings Not on Web.***Additional Optional Readings:*****1**) National Community Reinvestment Coalition (NCRC). [Principles for CRA Regulatory Reform](https://ncrc.org/principles-for-cra-regulatory-reform/). May 21, 2018. **2)** Getter, D. “[The Effectiveness of the Community Reinvestment Act](https://fas.org/sgp/crs/misc/R43661.pdf).” Congressional Research Service. January 7, 2015.**3)** “[Modernizing the CRA](http://www.woodstockinst.org/sites/default/files/documents/cra_modernization_july2010.pdf).” Woodstock Institute. July 2010.**4**) [CRA video](https://www.youtube.com/watch?v=rdOpsTLvbeY). San Francisco Fed. August 2015. **5**) Badger, E. “[How Redlining’s Racist Effects Lasted for Decades](https://www.nytimes.com/2017/08/24/upshot/how-redlinings-racist-effects-lasted-for-decades.html?mwrsm=Email).” NY Times. Aug. 24, 2017. Also available in Blackboard under Readings Not on Web. |
| Sept. 19Class 3 | Community Development Lending – Part 2: What is the role of CDFIs in CD finance efforts? What are the key challenges facing CDFIs and what are some of the important public policy issues facing the CDFI industry?  | **1)** Bernanke, B. “[Community Development Financial Institutions: Challenges and Opportunities](https://www.federalreserve.gov/newsevents/speech/bernanke20090617a.htm).” June 17, 2009. Speech at the Global Financial Literacy Summit, Washington, DC. **2)** “Breaking Down Barriers, Rebuilding Walls: The Role of Community Development Loan Funds.” Harvard Business Publishing Coursepack. To purchase, use link under “required texts” section of syllabus.**3**) Theodos, B. and Seidman, E. “[From Compliance to Learning: Helping CDFIs Better Determine and Demonstrate Their Results](https://www.urban.org/sites/default/files/publication/90246/cdfi_compliance_to_learning_0.pdf).” Urban Institute. May 2017.**4**) Bruncsh, T et. al. “[Native CDFIs: Strengthening the Fabric of Rural America](https://www.stlouisfed.org/-/media/project/frbstl/stlouisfed/files/pdfs/community-development/investing-rural/chapters/chapter35.pdf).” Investing in Rural Prosperty. FRB St. Louis and Federal Reserve Board. 2021. ***Additional Optional Readings:*****1**) “[Revival: The Story of CDFIs in Detroit](https://vimeo.com/144919366).” Opportunity Finance Network. 2015.**2)** Nowak, J. “[CDFI Futures: An Industry At a Crossroads](http://ofn.org/sites/default/files/resources/PDFs/Publications/NowakPaper_FINAL.pdf).” March 2016.**3**) Carsey Institute, [CDFI Industry Analysis Summary Report](http://scholars.unh.edu/cgi/viewcontent.cgi?article=1165&context=carsey), Spring 2012. **4**) “[Community Development Financial Institutions in North Carolina: Creating Jobs and Community Economic Development](https://www.richmondfed.org/~/media/richmondfedorg/community_development/resource_centers/cdfi/pdf/cdfis_in_north_carolina.pdf).” The Support Center. November, 2012. |
| Sept. 26Class 4 | Public Housing, Privately Owned Rental Housing Built With Federal Subsidy, and Vouchers: To what extent is public housing developed and financed in conjunction with private developers and specifically what is the role of the HOPE VI program in developing mixed-income housing? What are the other key federal programs that subsidize privately owned rental housing? How are housing vouchers used to support privately owned rental housing? What are the key policy issues and potential reforms associated with these programs? | **1**) [Policy Basics: Federal Rental Assistance](http://www.cbpp.org/sites/default/files/atoms/files/PolicyBasics-housing-1-25-13RA.pdf). Center for Budget Policy and Priorities. May 3, 2017.**2**) Schwartz, A. Housing Policy in the United States (course text), pp. 163-198 (“Public Housing”).**3**) Schwartz, A. Housing Policy in the United States (course text), pp. 203-223 (“Privately Owned Rental Housing Built With Federal Subsidy” and pp. 227-261 (“Vouchers”). ***Additional Optional Readings***:**1**) [Policy Basics: The Housing Choice Voucher Program](https://www.cbpp.org/research/housing/policy-basics-the-housing-choice-voucher-program). Center for Budget Policy and Priorities. May 3, 2017.**2)** Pendall, R. and Hendey, L. “[A Brief Look at the Early Implementation of Choice Neighborhoods](http://www.urban.org/sites/default/files/publication/24126/412940-A-Brief-Look-at-the-Early-Implementation-of-Choice-Neighborhoods.PDF).” Urban Institute. October 2013.**3**) “[The Cost of Affordable Housing: Does it Pencil Out?](http://apps.urban.org/features/cost-of-affordable-housing/)” Urban Institute. 2016. |
| Oct. 3Class 5 | The Low Income Housing Tax Credit (LIHTC) Program: What are the key policy and management issues raised by the LIHTC Program? Who are the key participants in this program?  | **1**) “[Low-Income Housing Tax Credit Program](https://www.occ.gov/publications-and-resources/publications/community-affairs/community-developments-fact-sheets/pub-fact-sheet-low-income-housing-tax-credits-oct-2016.pdf).” July 2015. OCC Community Affairs Publication. **2**) Schwartz, A. Housing Policy in the United States (course text), pp. 135-159 (“The Low-Income Housing Tax Credit”).**3)** Sullivan, L. and Anderson, M. “[Affordable Housing Program Costs More, Shelters Fewer](http://www.npr.org/2017/05/09/527046451/affordable-housing-program-costs-more-shelters-less?utm_source=npr_newsletter&utm_medium=email&utm_content=20170509&utm_campaign=npr_email_a_friend&utm_term=storyshare).” National Public Radio. May 9, 2017.***Additional Optional Readings:*****1**) “[A Calling to Build Community: Low Income Housing Tax Credit](https://www.youtube.com/watch?v=9FX6kdvUPhA).” Video. Colorado Housing and Finance Authority. June 2013.**2)** Frontline [video](http://www.pbs.org/wgbh/frontline/film/poverty-politics-and-profit/): “Poverty, Politics, and Profit.” May 9, 2017.**3**) “[Low Income Housing Tax Credit Overview](https://www.youtube.com/watch?v=XxwpoLztx70&feature=youtube_gdata_player).” Novogradac and Co. April 1, 2010. **Instructions and team assignments will be discussed for Final Group Presentations (instructions will also be posted on Blackboard)** |
| Oct. 10Class 6 | State and Local Housing Programs and the Nonprofit Sector: What are the key state and local housing programs, including block grants, tax-exempt bond financing, housing trust funds, and inclusionary zoning?  | **1**) Schwartz, A. Housing Policy in the United States (course text), pp. 265-301 (“State and Local Housing Policy and the Nonprofit Sector”). **2**) Rosenthal, L., “[Innovations in Housing Policy: The Evolving Role of Local Government](http://www.frbsf.org/community-development/files/Rosenthal_Innovations_in_Housing_Policy.pdf).” Federal Reserve Bank of San Francisco. September 2005. Pgs. 9-12. **3**) Kahlenberg, R. “[How Minneapolis Ended Single-Family Zoning](https://tcf.org/content/report/minneapolis-ended-single-family-zoning/).” The Century Foundation.**4**) Kahlenberg, R. “[The ‘New Redlining’ Is Deciding Who Lives in Your Neighborhood](https://www.nytimes.com/2021/04/19/opinion/biden-zoning-social-justice.html).” New York Times. April 19, 2021. Also available on Blackboard as a PDF file under Readings Not on Web.***Additional Optional Readings:*****1**) “[The Uncertain Future of TOPA](http://dc.urbanturf.com/articles/blog/the_uncertain_future_of_topa/3357).” Urban Turf Blog. April 2011.**2**) “[We Own This](https://www.youtube.com/watch?v=icfkYE-N_2g).” Documentary on TOPA. Latino Economic Development Corporation. April 25, 2011. **3**) Zippel, C. “[DC’s Housing Affordability Crisis in 7 Charts](https://ggwash.org/view/37967/dcs-housing-affordability-crisis-in-7-charts).” Greater Greater Washington Blog. April 30, 2015.**4**) “[What Is Inclusionary Housing?](https://www.youtube.com/watch?v=96BMrRcuCiA)” Jubilee Housing. November 2013. |
| Oct. 17Class 7 | Public Sector Economic and Commercial Development Programs: What is the role of public sector programs like Tax Increment Financing (TIF) and Opportunity Zones in supporting for local economic and commercial development? What is the role of early learning in local economic development? | **1**) Briffault, R. “[The Most Popular Tool: Tax Increment Financing and the Political Economy of Local Government](http://chicagounbound.uchicago.edu/cgi/viewcontent.cgi?article=5491&context=uclrev).” University of Chicago Law Review pp. 65-74. **2)** “Investing in Early Learning as Economic Development at the Minneapolis Federal Reserve Bank.” Harvard Business Publishing Coursepack. To purchase, use link under “required texts” section of syllabus.**3)** Tankersly, J. “[Biden Administration](https://www.nytimes.com/2021/04/21/business/biden-trump-opportunity-zones.html)[Debating How to Overhaul a Trump Era Tax Break](https://www.nytimes.com/2021/04/21/business/biden-trump-opportunity-zones.html).” New York Times. April 21, 2021. Also available on Blackboard as a PDF file under Readings Not on Web.**4)** Dabson, T and McFarland, C. “[Collaborative Rural Development and Regional Economic Connectivity](https://www.stlouisfed.org/-/media/project/frbstl/stlouisfed/files/pdfs/community-development/investing-rural/chapters/chapter13.pdf).” Investing in Rural Prosperty. FRB St. Louis and Federal Reserve Board. 2021. ***Additional Optional Readings:*****1)** Drucker J and Lipton, E. “[How a Trump Tax Break to Help Poor Communities Became a Windfall for the Rich](https://www.nytimes.com/2019/08/31/business/tax-opportunity-zones.html)” New York Times. August 31, 2019. Also available in Blackboard under Readings Not on Web.**2**) Office of Comptroller of the Currency. “[New Markets Tax Credits: Unlocking Investment Potential](https://www.occ.gov/topics/community-affairs/publications/insights/insights-new-markets-tax-credits.pdf).” June 2013. **3**) “[New Markets Tax Credit: The Credit Helps Fund a Variety of Projects in Low-Income Communities, but Could be Simplified](http://www.gao.gov/new.items/d10334.pdf).” GAO Report to Congress on NMTC Program. January 2010. Pgs. 3-8 and 15-22. **4**) McGraw, D. “[Tax Increment Financing: A Bad Bargain for Taxpayers](http://reclaimdemocracy.org/tax_increment_financing/).” Reason Magazine. January 2006.  |
| Oct. 24 | **No class – Fall Break** |  |
| Oct. 31Class 8 | Residential Mobility, Fair Housing, and inclusion: Is residential mobility a complement or competitor to traditional community development? What are the results of HUD’s 2012 study of housing discrimination? What is HUD’s “Affirmatively Furthering Fair Housing” regulation and how has it been enforced to date? What is an example of integrating D&I into public-private partnerships? | **1)** Chetty et al. “[The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment](http://www.nber.org/papers/w21156).” National Bureau of Economic Research. September 22, 2015. **2)** Turner et al. “[Housing Discrimination Against Racial and Ethnic Minorities 2012 Executive Summary](https://www.huduser.gov/portal/Publications/pdf/HUD-514_HDS2012_execsumm.pdf).” **3)** Davis and Appelbaum. 2015. “[Obama Unveils Stricter Rules Against Segregation in Housing](http://www.nytimes.com/2015/07/09/us/hud-issuing-new-rules-to-fight-segregation.html).” New York Times. Also available in Blackboard under Readings Not on Web.**4**) Kurtzleben, D. “[Seeking Suburban Votes, Trump To Repeal Rule Combating Racial Bias in Housing](https://www.npr.org/2020/07/21/893471887/seeking-suburban-votes-trump-targets-rule-to-combat-racial-bias-in-housing).” NPR. July 21, 2020.**5**) Case Study: “The MassPort Model: Integrating Diversity and Inclusion into Public-Private Partnerships.” Harvard Business Publishing Coursepack. ***Additional Optional Readings:*****1)** Henneberger, J. “[HUD Secretary Asks American to Accept Housing Segregation](https://shelterforce.org/2020/01/23/hud-secretary-asks-america-to-accept-housing-segregation/?utm_source=sfweekly&utm_medium=email&utm_campaign=012820).” Shelterforce. January 23, 2020.**2**) Editorial Board, New York Times. 2015. “[The End of Federally Financed Ghettos](https://www.nytimes.com/2015/07/12/opinion/the-end-of-federally-financed-ghettos.html).” Also available in Blackboard under Readings Not on Web.**3)** “[The Fair Housing Act at 50](https://www.urban.org/criticalvalue?cm_ven=ExactTarget&cm_cat=UIU-004192018&cm_pla=All+Subscribers&cm_ite=https%3a%2f%2fwww.urban.org%2fcriticalvalue&cm_lm=joseph.a.firschein@frb.gov&cm_ainfo=&&utm_source=MarketingCloud&&utm_medium=newsletters&&utm_campaign=news-UrbanInstituteUpdate&&).” Urban Institute podcast.  |
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| Nov. 7Class 9 | Community Development Trends and Emerging Policy Issues: What are some expert views on how the CD field will evolve for practitioners and policymakers? What are particular areas of opportunity, including comprehensive community initiatives, pay for success approaches, online lending, and new ways of raising capital?  | **1**) Azemati, H., et al. “[Social Impact Bonds: Lessons Learned So Far](http://www.frbsf.org/community-development/files/social-impact-bonds-lessons-learned.pdf).” Federal Reserve Bank of San Francisco, Community Development Investment Review. Volume 9, Issue 1, 2013. **2)** Theodos, B. et al. “[A New Agenda for Community Development Finance](https://www.urban.org/sites/default/files/publication/103161/a-new-agenda-for-community-development-finance_0.pdf).” Urban Institute. October 2020.**3**) “[Building Sustainable Communities: Integrated Services and Improved Financial Outcomes](http://www.lisc.org/media/filer_public/8d/d0/8dd0ddcd-e6b4-443a-bf47-a0c67096e212/041415_srankin_foc_report.pdf).” LISC. April 2015.**4**) Brainard, L. “[The Opportunities and Challenges of Fintech](https://www.federalreserve.gov/newsevents/speech/files/brainard20161202a.pdf).” Dec. 2, 2016.***Additional Optional Readings:*****1)** “McCarthy, B. “[Regulation Could Be Blessing in Disguise for Online Lenders](https://www.americanbanker.com/opinion/regulation-could-be-a-blessing-in-disguise-for-online-lenders).” American Banker. August 4, 2015.**2)** U.S. Treasury Department White Paper on Market Place Lending. “[Opportunities and Challenges in Online Marketplace Lending](https://www.treasury.gov/connect/blog/Documents/Opportunities_and_Challenges_in_Online_Marketplace_Lending_white_paper.pdf).” May 10, 2016.**3)** Center for Responsible Lending Press Release. “[Consumer & Small Business Advocates Oppose OCC’s Plan to Offer Fintech Lending Charters](http://www.responsiblelending.org/media/consumer-small-business-advocates-oppose-occs-plan-offer-fintech-lending-charters).” December 2, 2016.**4**) [MDRC Statement on the Vera Institute’s Study of the Adolescent Behavioral Learning Experience (ABLE) Program at Rikers Island](http://www.mdrc.org/news/announcement/mdrc-statement-vera-institute-s-study-adolescent-behavioral-learning-experience). July 2015. **5**) Popper, N. “[Success Metrics Questioned in School Program Funded by Goldman](https://www.nytimes.com/2015/11/04/business/dealbook/did-goldman-make-the-grade.html).” New York Times. Nov. 3, 2015. Also available in Blackboard under Readings Not on Web.**6**) Stid, D. “[Pay for Success is not a Panacea](http://www.frbsf.org/community-development/files/pay-for-success-not-panacea.pdf).” SF Fed. Community Development Investment Review.**7)** Letsinger, E. and Kim, M. “[The Story Behind the World’s First Environmental Impact Bond](https://www.livingcities.org/blog/1158-the-story-behind-the-world-s-first-environmental-impact-bond).” Living Cities Blog. December 2016.**8)** Gerety, A. and Raseman, S. “[Three Data Access Trends Shaping the Future of Community Development: Open Data, My Data, and Smart Disclosure](http://www.whatcountsforamerica.org/wp-content/uploads/2014/11/Gerety.Raseman.pdf).” Federal Reserve Bank of SF & the Urban Institute. 2014.**Policy memo due by beginning of class (please submit a Word document via Blackboard).**  |
| Nov. 14Class 10 | Midterm Exam | No assigned readings  |
| Nov. 21Class 11 | Implications of Foreclosure and Vacant Properties for Community Development: What policy efforts have been undertaken to mitigate foreclosure and what has been the success of these programs? What are the key public sector and bank programs that are designed to incentivize reinvestment in areas affected by foreclosure and how are these programs working?  | **1**) Raskin, S. “[Legal Opportunities and Challenges in Crafting a Foreclosure Response](https://www.federalreserve.gov/newsevents/speech/raskin20111004a.htm).” Speech at the Maryland State Bar Association, Columbia, Maryland. October 4, 2011. **2)** “[Policy Considerations for Improving Ohio’s Housing Markets](https://www.clevelandfed.org/newsroom-and-events/publications/special-reports/sr-20130522-policy-considerations-for-improving-ohios-housing.aspx).” Federal Reserve Bank of Cleveland. May 22, 2013.**3**) Treuhaft S. et al.“[When Investors Buy Up the Neighborhood: Preventing Investor Ownership From Causing Neighborhood Decline](http://www.frbsf.org/community-development/files/CI_Treuhaft_et_al.pdf).” Federal Reserve Bank of San Francisco. Spring 2011. **4**) Rubenstein, D. “[New York Bans Most Evictions as Tenants Struggle to Pay Rent](https://www.nytimes.com/2020/12/28/nyregion/new-york-eviction-ban.html).” New York Times. Dec. 28, 2020. Also available in Blackboard under Readings Not on Web***Additional Optional Readings:*****1**) “[Why is Ed DeMarco Blocking a Win-Win Housing Program?](http://business.time.com/2012/08/01/why-is-ed-demarco-blocking-a-win-win-housing-program/)” August 1, 2012.  |
| Nov. 28Class 12 | Final group presentation team meetings – no lecture. Time is available for team to arrange individual calls/meetings to prepare for final group presentations. | No assigned readings |
| Dec. 5Class 13 | Final Group Presentations | **Completed Final Group Presentations to be presented in class**  |
| Dec. 12Class 14 | Final Group Presentations | **Possible continuation date for Final Group Presentations** |

**University Policies:**

**University Policy on Religious Holidays**

1. Students should notify faculty during the first week of the semester of their intention to be absent from class on their day(s) of religious observance.
2. Faculty should extend to these students the courtesy of absence without penalty on such occasions, including permission to make up examinations.
3. Faculty who intend to observe a religious holiday should arrange at the beginning of the semester to reschedule missed classes or to make other provisions for their course-related activities.

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**Support for Students Outside the Classroom​**

1. **Disability Support Services (DSS):** Any student who may need an accommodation based on the potential impact of a disability should contact the Disability Support Services office at 202-994-8250 in the Rome Hall, Suite 102, to establish eligibility and to coordinate reasonable accommodations. For additional information please refer to: <http://disabilitysupport.gwu.edu/>
2. **Mental Health Services 202-994-5300​:** The University's​ ​Mental Health Services offers 24/7 assistance and referral to address students' personal, social, career, and study skills problems. Services for students include: crisis and emergency mental health consultations confidential assessment, counseling services (individual and small group), and referrals. [counselingcenter.gwu.edu/](http://counselingcenter.gwu.edu/)

**Academic Integrity Code**

Academic dishonesty is defined as cheating of any kind, including misrepresenting one's own work, taking credit for the work of others without crediting them and without appropriate authorization, and the fabrication of information. For the remainder of the code, see: [studentconduct.gwu.edu/code-academic-integrity](http://studentconduct.gwu.edu/code-academic-integrity)

**Out of Class Learning**
Average minimum amount of independent, out-of- class, learning expected per week: In a 15 week semester, including exam week, students are expected to spend a minimum of 100 minutes of out-of- class work for every 50 minutes of direct instruction, for a minimum total of 2.5 hours a week.