

Environmental DESIGN

architecture + landscape architecture + planning

UNIVERSITY OF CALGARY

EVDS 683.91 (H) (3-0)

**Affordable Housing: People and Places
Block week October 15-19, 2018, R2110**

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Hours by appointment

COURSE OUTLINE

Introduction and Rationale

Affordable housing is critical for equitable and economically vibrant cities. It defines the vision of the city, the configuration of its neighborhoods and its ecological footprint. A reinvigorated commitment to green and affordable housing in cities will maximize economic efficiency, promote sustainable density, encourage social diversity and mixed land uses, and thus make the city more functional, inclusive while maintaining environmental balances.

A growing affordability problem affecting over 10 million people in Canadian cities has prompted a renewed commitment of the federal government, complemented with provincial and municipal programs, to end homelessness and increase the supply of affordable rental housing. Given the devolution of government involvement in housing, consensus has been building across Canada that an effective response requires a multi-sectoral approach, including all levels of government, the private for-profit and non-profit sectors, as well as local communities. This is perceived as the most effective way of producing affordable housing to meet growing local needs within limited resources and capacity. The last few years have seen large Canadian cities join their efforts with non-profit and private organisations to provide affordable rental housing in mixed-income, mixed-tenure projects. While these projects are experimental and relatively limited in scope, they have demonstrated a viable alternative to address vulnerabilities in the housing market as well as to increase the supply of socially-owned housing.

In this context, empirical studies show that despite the significance of partnerships for affordable rental housing, important gaps remain in the capacity to implement them in practice. This block course connects students from architecture, planning and landscape architecture with housing practitioners and researchers to provide a systematic evaluation of partnerships for affordable rental housing in Canadian cities. It focuses on new directions through identification of policy instruments, planning strategies, best practices in design, and international experiences profiled through series of affordable housing events at the University of Calgary.

With affordable housing partnerships becoming a prominent mechanism to rebuild cities, this is an important time for scholars and practitioners to come together to build a culture of collaboration and planning to support implementation.

Objectives and Learning Outcomes

The course provides a conceptual framework for the understanding of a wide range of issues affecting the affordability of housing and its importance for people and places in the city. It connects students to the first joint initiative in Calgary aiming at collaboration between housing practitioners and leading scholars committed to developing innovative solutions on partnerships for affordable housing. It is run as a research seminar and allows students to select a specific research topic for their final assignment that is particularly relevant to their interest and program of study. It has the following objectives:

- 1) To enable critical discussions and knowledge mobilization on implementation challenges and opportunities for the effective implementation of affordable housing partnerships;

- 2) To develop knowledge and understanding of issues affecting the design and planning of affordable housing through evidence-based approaches to affordable housing partnerships and exchange of best practices;
- 3) To provide an opportunity for students to connect with and engage in a constructive dialogue on affordable housing partnerships with leading housing professionals, planners and scholars.

Please note that enrolment is limited to ten students.

Content and Teaching Approach

The block course will include lectures, field trips to neighbourhoods and project sites, directed reading, preparation of a poster presentation on a select affordable housing partnership project in a Canadian city, independent reading and review of selected papers on the topic. A final research paper will be developed and submitted by the end of the term.

Students will have access to conference papers and presentations by leading housing researchers and practitioners prepared for an international conference at the University of Calgary. The conference is sponsored by the Social Sciences and Humanities Research Council of Canada, City of Calgary, City of Edmonton and the Affordable Housing Collective. The 3-day conference will be held in EVDS (November 14-17, 2018) and interested students will be given the exceptional opportunity to join the first collaborative network on affordable housing partnerships. The conference focuses on innovative partnership models for affordable rental housing in mixed-income, resilient communities. Attendance is limited to 50 invited scholars and experts. The emphasis is on successful models implemented in large cities (Toronto, Montreal, Vancouver, Calgary and Edmonton) where a much discussed "affordability gap" is characterized by an increasingly disenfranchised, financially over-extended, inadequately housed population in core housing need. International scholars will be presenting experiences from the cities in Austria, The Netherlands, Germany, England and the USA.

The teaching approach of this course acknowledges the value of peer-reviewed research contributions in shaping and advancing the knowledge in the interdisciplinary field of affordable housing. Students, depending on their research topic, will complement the research papers/readings from this conference with publications from international journals, books, and research reports to finalise their independent study on a topic of their choice. A review of the literature will be presented to the class and discussed to facilitate proactive learning.

Lectures, seminars, field trips, independent reading and assignments will explore a wide range of topics organised in the following thematic clusters:

Theme 1: How to implement new models for affordable rental housing to increase its supply?

Theme 2: How to design policy to develop partnerships for affordable rental housing: rethinking the role of regulation, finance and resources to deliver results?

Theme 3: How to support social mix and community building through better planning and design of affordable housing projects?

The course requires participants to contribute to critical discussion of research papers to develop common knowledge and understanding of critical issues affecting affordable housing in communities. This will be a strategic direction for designers, planners and policy-makers in Canadian cities in the next decade, given the renewed commitment of different levels of government. Students will conduct individual literature review and prepare a poster presentation on a partnership model for affordable rental housing in a Canadian city, under direction from the instructor. During the block week students will be given some time to work on the poster, present their research to the class. The posters will be exhibited at the international conference held at the University of Calgary in November 2018. The poster presentations will be followed by a class group discussion in which all students are expected to engage. The aim is to prompt discussion and feedback, with the instructor and the presenting student serving as the moderators.

Course Evaluation

Rapid neighbourhood/project assessment	10%
Research paper	45%
Poster presentation	25%
Class participation	20%

Total

100%

Effective writing and presentation are major factors in the evaluation of student work.

The course evaluation will be based on the assignments completed during the term, which includes a written assignment, poster presentation of independent work, and participation in class discussions of readings, walking tours and lectures. There will be no final examination. Students must achieve a passing grade in all assignments to complete the course successfully. Students are expected to attend all scheduled classes. Grades will be deducted for work submitted later than the deadline specified in the assignment. Students will receive a common grade for work done in pairs or groups, unless it is clear to the instructor that an unequal share of the work occurred. Class participation will be evaluated on the basis of engaged attendance of lectures, field trips and critical commentary on assigned readings.

The EVDS standard grading scale will be used in all evaluations for this course.

Grading Scale

Final grades will be reported as letter grades, with the final grade calculated according to the 4-point range.

Grade	Grade Point Value	4-Point Range	Percent	Description
A+	4.00	4.00	95-100	Outstanding - evaluated by instructor
A	4.00	3.85-4.00	90-94.99	Excellent - superior performance showing comprehensive understanding of the subject matter
A-	3.70	3.50-3.84	85-89.99	Very good performance
B+	3.30	3.15-3.49	80-84.99	Good performance
B	3.00	2.85-3.14	75-79.99	Satisfactory performance
B-	2.70	2.50-2.84	70-74.99	Minimum pass for students in the Faculty of Graduate Studies
C+	2.30	2.15-2.49	65-69.99	All final grades below B- are indicative of failure at the graduate level and cannot be counted toward Faculty of Graduate Studies course requirements.
C	2.00	1.85-2.14	60-64.99	
C-	1.70	1.50-1.84	55-59.99	
D+	1.30	1.15-1.49	50-54.99	
D	1.00	0.50-1.14	45-49.99	
F	0.00	0-0.49	0-44.99	

Notes:

- A student who receives a "C+" or lower in any one course will be required to withdraw regardless of their grade point average (GPA) unless the program recommends otherwise. If the program permits the student to retake a failed course, the second grade will replace the initial grade in the calculation of the GPA, and both grades will appear on the transcript.

Recommended readings prepared for the international conference at the University of Calgary will be posted on a dedicated web site. <https://www.ucalgary.ca/cities/affordable-housing>

Notes:

1. Written work, term assignments and other course related work may only be submitted by e-mail if prior permission to do so has been obtained from the course instructor. Submissions must come from an official University of Calgary (ucalgary) email account.

2. Academic Accommodations. Students who require an accommodation in relation to their coursework or to fulfil requirements for a graduate degree, based on a protected ground other than disability, should communicate this need, preferably in writing, to their Instructor or the designated contact person in EVDS, Jennifer Taillefer (jtaillef@ucalgary.ca). Students who require an accommodation unrelated to their coursework or the requirements for a graduate degree, based on a protected ground other than disability, should communicate this need, preferably in writing, to the Vice-Provost (Student Experience). For additional information on support services and accommodations for students with disabilities, visit www.ucalgary.ca/access/.
3. Plagiarism - Plagiarism involves submitting or presenting work in a course as if it were the student's own work done expressly for that particular course when, in fact, it is not. Most commonly plagiarism exists when:(a) the work submitted or presented was done, in whole or in part, by an individual other than the one submitting or presenting the work (this includes having another impersonate the student or otherwise substituting the work of another for one's own in an examination or test),(b) parts of the work are taken from another source without reference to the original author,(c) the whole work (e.g., an essay) is copied from another source, and/or,(d) a student submits or presents work in one course which has also been submitted in another course(although it may be completely original with that student) without the knowledge of or prior agreement of the instructor involved. While it is recognized that scholarly work often involves reference to the ideas, data and conclusions of other scholars, intellectual honesty requires that such references be explicitly and clearly noted. Plagiarism is an extremely serious academic offence. It is recognized that clause (d) does not prevent a graduate student incorporating work previously done by him or her in a thesis. Any suspicion of plagiarism will be reported to the Dean, and dealt with as per the regulations in the University of Calgary Graduate Calendar.
4. Appeals: If a student has a concern about the course, academic matter, or a grade that they have been assigned, they must first communicate this concern with the instructor. If the concern cannot be resolved with the instructor, the student can proceed with an academic appeal, which normally begins with the Faculty: <http://www.ucalgary.ca/provost/students/ombuds/appeals>
5. Information regarding the Freedom of Information and Protection of Privacy Act (<https://www.ucalgary.ca/legalservices/foip>)
6. Emergency Evacuation/Assembly Points (<http://www.ucalgary.ca/emergencyplan/assemblypoints>)
7. Safewalk information (<http://www.ucalgary.ca/security/safewalk>)
8. Contact Info for: Student Union (<https://www.su.ucalgary.ca/contact/>); Graduate Student representative <https://gsa.ucalgary.ca/about-the-gsa/gsa-executive-board/>) Student Union Wellness Centre: <https://www.ucalgary.ca/wellnesscentre/>; Library Resources: <http://library.ucalgary.ca/> and Student Ombudsman's Office (<http://www.ucalgary.ca/ombuds/>).