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| Course Title: Affordable Housing: People and Places | | | |
| Course Number | EVDS 683.91 | | |
| Instructor Name | Sasha Tsenkova | | |
| Office Location | PF2109 | Instructor Email | tsenkova@ucalgary.ca |
| Class Dates | Fall Block 2019, 22-26 October | | |
| Class Times | 9:00am to 5:00pm | | |
| Class Location | CBDlab | | |
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Course Information / Description of the Course

Introduction and Rationale

Affordable housing is critical for equitable and economically vibrant cities. It defines the vision of the city, the configuration of its neighbourhoods 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 for neighbourhood intensification using a variety of housing typologies – ‘the missing middle’ – and design solutions. 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 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

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 a joint initiative in Calgary aiming at collaboration between housing practitioners and leading scholars committed to developing innovative solutions for affordable housing. It is taught 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 and exchange of best practices;
- 3) To provide an opportunity for students to connect with and engage in a constructive dialogue on affordable housing 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 topic, independent reading and review of selected papers by the student. 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 2-day conference will be held at the CBDlab (October 31 - November 1, 2019) and interested students will be given the exceptional opportunity to join an exceptional group of scholars and housing professionals. 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 Canadian, US and European cities.

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 affordable rental housing? Rethinking the role of design, density, and zoning 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 students 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 mixed-income models for affordable 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 and to present their research to the class. The posters will be exhibited at the international conference held at the University of Calgary in October 2019. The poster presentations will be followed by a group discussion prompting critical reflection and feedback, with the instructor and the presenting student serving as the moderators.

Learning Resources

Required Readings

Tsenkova. S. (2019) (ed) Partnerships for Affordable Housing. Calgary: University of Calgary, School of Architecture, Planning and Landscape. www.ucalgary/cities/affordable-housing

Other readings and learning materials will be posted on D2L

Course Learning Outcomes

At the end of this course, students will be able to:

1. Gain critical knowledge on implementation challenges and opportunities for the effective implementation of affordable housing partnerships;
2. Develop knowledge and understanding of issues affecting the design and planning of affordable housing through evidence-based approaches and best practices;
3. Engage in a constructive dialogue on affordable housing partnerships and social mix in communities affecting innovative design and planning practices.

Assessment Components

| Assessment Method | Description | Weight | Aligned Course Learning Outcome |
|------------------------------------|--|--------|---------------------------------|
| Presentation | Rapid project assessment | 15% | 1 and 2 |
| Presentation/Poster | Affordable housing | 25% | 1, 2 and 3 |
| Research project written component | Affordable housing | 40% | 2 and 3 |
| Class participation | Engagement in classes, tours & independent research/readings | 20% | 1,2,3 |

Assessment and Evaluation Information

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.

Assignments should be submitted using D2L, and are due by 11:59pm on the day listed in the class assignments unless otherwise directed by the instructor. Quality of writing (spelling, grammar, clarity) or other forms of communication (visual, oral, etc.) will be a component of the assessment of all assignments. Writing skills are important to academic study across all disciplines and particularly important in professional planning. Writing quality is a factor in the evaluation of student work. Please refer to 'Writing Across the Curriculum' policy statement in the course calendar:
<http://www.ucalgary.ca/pubs/calendar/current/e-2.html>

There will be no final examination.

A detailed schedule of classes will be posted on D2L.

| Grading Scale | | | | |
|----------------------|--------------------------|----------------------|----------------|---|
| 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 | |

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|---|------|-----------|----------|--|
| D | 1.00 | 0.50-1.14 | 45-49.99 | |
| F | 0.00 | 0-0.49 | 0-44.99 | |

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.

Media and Recording in Learning Environments

Part 1

University Calendar: <https://www.ucalgary.ca/pubs/calendar/current/e-6.html>

Recording of lectures (other than audio recordings that are pre-arranged as part of an authorized accommodation) is not permitted.

Students may not record any portion of a lecture, class discussion or course-related learning activity without the prior and explicit written permission of the course instructor or authorization from Student Accessibility Services. For any other use, whether by duplication, transcription, publication, sale or transfer of recordings, written approval must be obtained from the instructor for the specific use proposed. Any use other than that described above constitutes academic misconduct and may result in suspension or expulsion.

Part 2

The instructor may use media recordings to capture the delivery of a lecture.

The instructor will notify all students and guests in the class that the event is being recorded. If a student or guest wants to take steps to protect privacy, and does not want to be recorded, the instructor will provide the individual (s) with an alternative means of participating and asking questions (e.g., passing written notes with questions). Students cannot be penalized for choosing not to be recorded in situations where participation is part of the course. Students must be offered other ways of earning participation credit that do not involve recording.

Any video-recording would be intended to only capture the instructor and the front of the classroom. Students/other participants would not necessarily be visible on video recordings.

University of Calgary Policies and Supports

ACADEMIC ACCOMMODATION

Students seeking an accommodation based on disability or medical concerns should contact Student Accessibility Services; SAS will process the request and issue letters of accommodation to instructors. For additional information on support services and accommodations for students with disabilities, visit www.ucalgary.ca/access/. Students who require an accommodation in relation to their coursework based on a protected ground other than disability should communicate this need in writing to their Instructor. The full policy on Student Accommodations is available at <http://www.ucalgary.ca/policies/files/policies/student-accommodation-policy.pdf>.

ACADEMIC MISCONDUCT

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, (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. Any suspicion of plagiarism will be reported to the Dean, and dealt with as per the regulations in the University of Calgary Graduate Calendar.

For information on academic misconduct and its consequences, please see the University of Calgary Calendar at <http://www.ucalgary.ca/pubs/calendar/current/k.html>

COPYRIGHT LEGISLATION:

All students are required to read the University of Calgary policy on Acceptable Use of Material Protected by Copyright (www.ucalgary.ca/policies/files/policies/acceptable-use-of-material-protected-by-copyright.pdf) and requirements of the copyright act (<https://laws-lois.justice.gc.ca/eng/acts/C-42/index.html>) to ensure they are aware of the consequences of unauthorised sharing of course materials (including instructor notes, electronic versions of textbooks etc.). Students who use material protected by copyright in violation of this policy may be disciplined under the Non-Academic Misconduct Policy.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Student information will be collected in accordance with typical (or usual) classroom practice. Students' assignments will be accessible only by the authorized course faculty. Private information related to the individual student is treated with the utmost regard by the faculty at the University of Calgary.

UNIVERSITY STUDENT APPEALS OFFICE: 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.

<https://ucalgary.ca/student-appeals/>

More student support and resources (e.g. safety and wellness) can be found here:

<https://www.ucalgary.ca/registrar/registration/course-outlines>