

Fall 2026
Community & Regional Planning
Department of Earth, Environment, and Planning, East Carolina University

Course Name: Housing and Community Development

Course Prefix and Number: PLAN 6025

Course Section Number: 601

Course Description:

Laws, plans, programs, and techniques for safe and affordable housing at the national, state, regional, and local levels; techniques for planning, organizing, and development at the community and neighborhood levels

Required Course Materials for Purchase:

- Schwartz, Alex F. (2021). *Housing Policy in the United States* (4th ed.). New York and London: Routledge. (ISBN 9780367563912). - Publisher price: Paperback \$82.39, eBook \$77.24, hardback \$204.00
- Other reading materials will be available via Canvas.

Student Learning Outcomes:

Upon completion of this course, students will be able to:

- **analyze the U.S. housing system** by explaining housing meanings, consumer behavior, and the dynamics of housing markets and finance;
- **evaluate housing policies and programs** across local, state, and federal levels in the United States, comparing their goals, tools, and outcomes;
- **critically assess housing affordability and homeownership** by examining structural economic and racial inequities shaping community outcomes;
- **critically evaluate short-term rentals (STRs)** by defining their forms and assessing their social, economic, and housing supply impacts using empirical evidence and policy literature; and
- **design a professional-quality STR policy playbook** for local governments that integrates regulatory tools, case study insights, and context-sensitive implementation strategies.

Assessment of Student Performance – Grading Scale:

Your grade will be determined based on a 100-point system. Grades consist of A, AU, B, C, I, F, NR, Q, R, S, U, and W, as suggested in the ECU Graduate Program Directors & Coordinators Handbook.

Assessment of Student Performance - Major Assignments and percentage of final grade:

- Topic engagement (50%): The class consists of six modules with self-directed readings. Most modules are expected to be completed over two weeks. By the last Wednesday of each module,

students must share their initial reflection on the question each module addresses. Peer learning through constructive criticism and responses to comments (discussion threads) is expected. The thread will close on Sunday midnight.

- Term project (50%): Students will critically evaluate short-term rentals (STRs) by defining and assessing their impacts on the community (social, economic, and housing supply) using empirical evidence and policy literature. Students will also design a professional-quality STR policy playbook for local governments. This project will be completed partly individually and partly in small groups.

Assessment of Student Performance – Attendance/participation

Attendance will not be counted towards grading.

Statement of Engagement with Diverse Scholarly Perspectives

PLAN4065 engages in diverse scholarly perspectives to develop critical thinking, analysis, and debate and inclusion of a reading does not imply endorsement.