

UNIVERSITY OF WISCONSIN - MADISON
Department of Urban and Regional Planning
Old Music Hall, 925 Bascom Mall
Madison, WI 53706
(608) 262-1004

URPL 944, Seminar - Rural Housing
Fall, 1996

Instructor: David Marcouiller, 106 Old Music Hall
phone: 262-2998, email: dave@macc.wisc.edu

Scheduled meeting time and location

Wednesdays, 10:30 pm to 12:45 pm
Room 212, Old Music Hall

Office Hours:

Generally, I have an open door policy. However, given that I spend time in two offices, it is important to set the following as official URPL office hours when you can expect me to be found in 106 Old Music Hall.

Tuesdays: 9:00 - 10:00 a.m.
Wednesdays: 1:00 - 2:00 p.m.

Course Objectives/Intent:

The intent of this course is to develop student interest and understanding of the unique issues pertinent to housing stock, availability, and planning initiatives in rural areas of the United States. We will examine and evaluate current rural housing issues within the context of rapidly changing demographic patterns. Emphasis will be given to issues of housing affordability, availability, access, accessibility, adequacy, and amenities, within the rapidly changing context of rural gentrification. Topics covered in this course are distinguished from urban housing through the (1) implications for housing affordability imposed by the phenomena of rural gentrification, particularly in amenity-rich rural regions, (2) growing numbers of low income households in rural areas, and (3) more dispersed employment opportunities relative to housing location. The future of domestic housing and housing-related research specific to rural areas will be stressed. Relevant rural housing case studies

will be used as they relate to the general problems facing small communities and rural areas.

Format:

This course will follow a seminar format using guided topical focus, student presentations, and guest lecturers where appropriate. Open discussion periods will allow for substantive debate of current and future issues, problems, and planning approaches.

Course Requirements:

The semester grade will be based upon four evaluative items. These items, and their respective term grade weights include (1) memorandum assignments - 25 percent, (2) a community housing assessment - 20 percent, (3) a term paper - 30 percent, and (4) class participation - 25 percent.

I. Short Memos (25 percent of final grade)

Given the importance of concise written communication to planning, students will be expected to write three or four short memorandums on various rural housing issues to local policy makers. Each situation will be developed based upon seminar topics and address real-world issues from rural Wisconsin. Each memorandum should be at least two pages (single-spaced) and no more than three pages in length. Assignment sheets for each memo will be distributed at least one week in advance.

II. Community Housing Assessment (20 percent of final grade)

Using available data, students will conduct a housing assessment of a rural Wisconsin community. This 10-12 page report (double spaced) will summarize population growth, housing demand, land availability, public school implications, the real estate market, and housing strategy. The community housing assessment is due November 6, 1996.

III. Term Paper (30 percent of final grade)

Students are expected to write a 15 to 20 page (typed, double spaced) research paper on an approved topic related to rural housing. In addition, the student will be required to make a presentation of the paper to the class. The purpose of the paper is for the student to critically assess, synthesize and communicate a current rural housing planning issue. A one-page abstract (roughly 250 words) that discusses the major theme and approach is due on October 2, 1996. Topic approval or modification will be made during the following class period. Presentations will be made on December 11, 1996. The term paper is due on December 11, 1996. The term paper should follow a traditional paper format consisting of a title page, abstract, introduction (statement of problem), review of literature, interpretation of findings,

conclusions, policy/planning implications, and a reference section (appendices as needed). Alternate formats are acceptable ... discuss with instructor in advance.

IV. Class Participation (25 percent of final grade)

Students are expected to contribute to class discussions. The reading assignments have been selected to support the topics presented. Each reading will be assigned a single discussant who will be responsible for an informal presentation of the paper's main points. These assignments will be given one week in advance. The presentation should cover the following topics:

- what is the problem (theme) being addressed?
- how does the author(s) approach the problem?
- what literature relates to this problem?
- what general results/conclusions are presented?
- how do results/conclusions relate to the specific rural housing issue presented?
- what makes this paper important to planning practice?

Following each presentation, others are invited to add to the general discussion.

Required Reading Material

Reader (available from the Law School copy shop - cost for the first half: \$12.40).

Textbook (available for University Book Store - cost for paperback: 19.95):

Stone, Michael E. 1993. Shelter Poverty: New Ideas on Housing Affordability. Philadelphia, PN; Temple University Press.

Useful Reference Locations (found on the world wide web)
(we'll use data from these sources for class exercises):

U.S. Department of Commerce:
<http://govinfo.kerr.orst.edu/stateis.html>

The Applied Population Laboratory (UW - Rural Sociology):
<http://www.uwex.edu/ces/wispop>

Seminar Outline and Reading List
URPL 944 - Rural Housing Seminar
Dave Marcouiller - Instructor

Week 1 - September 4

Introduction

Course expectations

Reading list/syllabus

Excerpt from: Small Town Housing: Policy and Potentials

Affordability, Access, Availability/Adequacy, Accessibility, Amenities

USDA National Agricultural Library. Affordable Community Housing. Rural Information Center Publication Series, No. 34.

Week 2 - September 11

The context of rural America: an introduction

- definitions and typology (focus on rural nonmetropolitan regions)

- rural non-metropolitan economic conditions

- social, cultural and environmental conditions

- rural trends

- typology of rural nonmetropolitan regions

- housing and rural communities

Lapping, Mark B., Thomas L. Daniels, and John W. Keller. 1989. An overview of rural America. In: Rural Planning and Development in the United States; Chapter 1: 1-22, New York, NY, The Guilford Press.

Bokemeier, Janet L. and Lorraine E. Garkovich. 1991. Meeting rural family needs. In: Flora, C. and J. Christenson (eds.) Rural Policies for the 1990's, Boulder, CO, Westview Press.

Week 3 - September 18

Problems in rural housing: background on the issues

Stone, Michael E. 1993. Human needs and housing affordability. Chapter 1 of Shelter Poverty: 13-31. Philadelphia, PN, Temple University Press.

Ziebarth, Ann, Kathleen Prochaska-Cue and Bonnie Shrewsbury. 1995. Housing in

Small Midwestern Towns. Columbia, MO, Rural Policy Research Institute.

Exercise 1: Issues in rural housing -- distributed

Week 4 - September 25

Exercise 1: Issues in rural housing -- due

Discuss local decision maker perception and exercise 1 response

Affordability and rural housing - homelessness in rural America

Fitchen, Janet M. 1992. On the edge of homelessness: rural poverty and housing insecurity. Rural Sociology 57, 2: 173-193.

Hoover, Greg A. and Michael Carter. 1991. The invisible homeless: non-urban homeless in Appalachian East Tennessee. The Rural Sociologist Fall, 1991: 3-12.

USDA Rural Economic and Community Development. 1996. Rural Homelessness. Washington, D.C., USDA.

Week 5 - October 2

Abstract of term paper -- due

Guest speaker: Char Thompson, Director - Wisconsin Rural Housing, Inc.

Housing affordability, specific programs of Wisconsin Rural Housing

Readings: A history of public housing policy and programs

McFadden, Joan R. and Jeanette A. Brandt. 1992. Housing policy in the United States: a contemporary analysis. Housing and Society 19, 2: 25-39.

Goetz, E.G. 1993. Devolution through retrenchment: the end of the Federal Era in housing. In: Shelter Burden; Chapter 2: 19-44. Philadelphia, PA, Temple University Press.

Week 6 - October 9

Policies and programs specific to rural communities

Meeks, Carol B. 1989. Community development strategies for meeting rural housing needs. Journal of the Community Development Society 20, 1: 84-102.

Reeder, William J., Donald Lerman, John Hession, and Patrick Sullivan. 1987. National and Rural Housing Policy: Historical Development and Emerging Issues. Washington, D.C. USDA Economic Research Service, Agricultural and Rural Economics Division.

Shelton, Gladys and Kenneth Gruber. 1991. The receptivity to housing programs in the rural south. Southern Rural Sociology 8(1991):33-50.

Exercise 2 -- distributed

Week 7 - October 16

Exercise 2 -- due

Guest speaker: Paul Voss, Professor of Rural Sociology and Director of the Applied Pop. Lab.

Planning for rural housing: assessing local housing stock

Grabow, Steve. 1994. Housing Assessment - City of Jefferson, WI. UWEX.

Daniels, Thomas, John Keller and Mark Lapping. 1995. Housing. Chapter 9 of The Small Town Planning Handbook: 88-101, Chicago, IL, The American Planning Association.

Census housing data: STF1 through 3 (class handouts).

(Professor Voss will be available to help us understand current and future Census products)

Rural housing assessment -- distributed

Week 8 - October 23

Guest Speaker: Steve Grabow, UWEX Community Development Educator - Jefferson County

- Community housing assessments: a case study of Jefferson, Wisconsin.

Week 9 - October 30

Guest Speaker: Jim Hamilton, Executive Director - Stevens Point Housing Authority
Rural housing finance, programs and affordable alternatives

American Bankers Association. 1994. New tools for commercial banks in rural America. Report of the American Bankers Association Rural Economic Development Task Force.

GAO. 1994. Rural Housing - Shift to guaranteed program can benefit borrowers and reduce government's exposure. Washington, D.C., U.S. General Accounting Office, Report to Congressional Requesters.

Hestekin, Kay. Providing affordable housing: small communities benefit from upgrading dilapidated homes. Small Town 22, 1: 25-27.

DiGeronimo, Richard J. 1989. A solution to affordable housing: manufactured homes. The Real Estate Appraiser and Analyst (Winter): 18-26.

Week 10 - November 6

Rural housing assessment -- due

Seasonal labor demand and rural housing issues: a focus on migrant issues

Guest Speaker: John Bauknecht, Staff Attorney - United Migrant Opportunity Services

Week 11 - November 13

The rural elderly and housing options

Guest lecture: Doris Schlesinger, Professor of Rural Sociology

Arnold, Gail D. 1984. Housing of the rural elderly. Rural Development Report Number 42, Washington, D.C., USDA Economic Research Service

Hunt, Michael E. undated. Natural occurring retirement communities: the invisible housing alternative. School of Family Resources and Consumer Sciences, University of Wisconsin - Madison.

Hunt, Michael E. 1994. Concentrations of older people and their effects on rural communities: a research brief. Unpublished manuscript, School of Family Resources and Consumer Sciences, University of Wisconsin - Madison.

Hunt, Michael E., Linda J. Marshall and John L. Merrill. 1996. Rural in-migration naturally occurring retirement communities. Unpublished manuscript, School of Family Resources and Consumer Sciences, University of Wisconsin - Madison.

Week 12 - November 20

Guest Speaker: Peter Yang, Director - Wausau Hmong Mutual Association

Special stakeholder groups - housing issues of the Hmong in Marathon County

Week 13 - November 27

Rural gentrification

- amenity seeking
- commuting (physical and electronic)
- recreational housing

Jordan, J.W. 1980. The summer people and the natives: some effects of tourism in a Vermont vacation village. Annals of Tourism Research 7: 34-55.

Stynes, D.J. and J. Zheng. 1995. Seasonal homes in Michigan. Michigan State University Agricultural Experiment Station Report, East Lansing, MI.

Girard, T.C. and William C. Gartner. 1993. Second home, second view: host community perceptions. Annals of Tourism Research 20: 685-700.

Marcouiller, David W., Gary P. Green, Steven C. Deller, N.R. Sumathi and Daniel Erkkila. 1996. Recreational homes and regional development: a case study from the Upper Great Lake States. Madison, WI; University of Wisconsin - Extension Technical Report G3651.

Green, Gary P., David Marcouiller, Steven Deller, Daniel Erkkila and N.R. Sumathi. 1996. Differential local attachment and land use attitudes: comparisons between seasonal and permanent residents. Rural Sociology 61, 3: in-press.

Marcouiller, David W., Steven C. Deller, and Gary P. Green. 1996. In influence of recreational housing development on local government finances. Paper presented at the 1995 annual meetings of the Association of Collegiate Schools of Planning, Oct. 19-22, 1995, Detroit, MI.

Week 14 - December 4

Review and integration

Planners and rural housing issues

Week 15 - December 11

Student presentations of term papers

Term Paper
Due December 11.

URPL 944 - Rural Housing

First three-fourths of reading list in chronological order (* indicates reference found elsewhere).

- Lapping, Mark B., Thomas L. Daniels, and John W. Keller. 1989. An overview of rural America. In: Rural Planning and Development in the United States; Chapter 1: 1-22, New York, NY, The Guilford Press.
- Bokemeier, Janet L. and Lorraine E. Garkovich. 1991. Meeting rural family needs. In: Flora, C. and J. Christenson (eds.) Rural Policies for the 1990's, Boulder, CO, Westview Press.
- * Stone, Michael E. 1993. Human needs and housing affordability. Chapter 1 of Shelter Poverty: 13-31. Philadelphia, PA, Temple University Press.
- Ziebarth, Ann, Kathleen Prochaska-Cue and Bonnie Shrewsbury. 1995. Housing in Small Midwestern Towns. Columbia, MO, Rural Policy Research Institute.
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- Goetz, E.G. 1993. Devolution through retrenchment: the end of the Federal Era in housing. In: Shelter Burden; Chapter 2: 19-44. Philadelphia, PA, Temple University Press.
- Meeks, Carol B. 1989. Community development strategies for meeting rural housing needs. Journal of the Community Development Society 20, 1: 84-102.
- Reeder, William J., Donald Lerman, John Hession, and Patrick Sullivan. 1987. National and Rural Housing Policy: Historical Development and Emerging Issues.

Washington, D.C. USDA Economic Research Service, Agricultural and Rural Economics Division.

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* Census housing data: STF1 through 3 (class handouts).

American Bankers Association. 1994. New tools for commercial banks in rural America. Report of the American Bankers Association Rural Economic Development Task Force.

GAO. 1994. Rural Housing - Shift to guaranteed program can benefit borrowers and reduce government's exposure. Washington, D.C., U.S. General Accounting Office, Report to Congressional Requesters.

Hestekin, Kay. Providing affordable housing: small communities benefit from upgrading dilapidated homes. Small Town 22, 1: 25-27.

University of Wisconsin - Madison
Urban and Regional Planning 944

Seminar - Housing Issues
Rural Housing

Class Readings
Fall Semester, 1996

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