

# *GRADUATE CERTIFICATE*

## Housing Development and Leadership



The Graduate Certificate in Housing Development and Leadership is designed to provide participants with a basic understanding of workforce and affordable housing programs, and to provide participants with the skills to become a housing leader in their community. The coursework focuses on the practical application of core competencies that are critical for effective leadership within the housing and workforce development realm. The Certificate courses fulfill elective requirements in the MS in Nonprofit Management and Philanthropy degree and other graduate programs at Bay Path College.

**Classes Available Online**  
**Your schedule...Your way**

**Bay Path  
College**

**Founded 1897**

**Bay Path College**  
**588 Longmeadow Street**  
**Longmeadow, MA 01106**

This certificate will provide students with an understanding of:

- Current trends in housing programs
- The role of federal and state government in setting housing policy and facilitating or restricting housing development
- The key components of an affordable housing development
- The players and their roles in the development process
- The basics of affordable housing finance
- Leadership skills in managing a housing organization
- The strategies and programs used by successful communities

**1.800.782.7284 x 1332 or [nonprofit@baypath.edu](mailto:nonprofit@baypath.edu)**

**Four Required Courses (12 Credits):****Schedule of Classes—Online**

- |   |                                |
|---|--------------------------------|
| • NMP 606 Workforce and Affordable Housing Programs and Players | <b>October 20—Dec 13, 2008</b> |
| • NMP 607 Housing Policy  | <b>Jan 5—February 28, 2009</b> |
| • NMP 608 Creating and Preserving Housing                       | <b>March 2—April 25, 2009</b>  |
| • NMP 609 Effective Housing Leadership                          | <b>April 27—June 20, 2009</b>  |

**NMP 606 Workforce and Affordable Housing Programs and Players**

This course is designed to provide the learner with a basic understanding of workforce and affordable housing programs, participants, and terminology. The course will include will examine the origins of workforce and affordable housing programs in the United States and Europe; present an analysis of the economics of housing markets; examine the social and economic drivers for workforce and affordable housing programs; and provide learners an opportunity to analyze and discuss current programs and the social and economic issues that affect these programs. The course will also examine the current and historical roles non-profit organizations have played in the housing process and how these roles have developed over time.

**NMP 607 Housing Policy**

This course will examine the roles that federal, state and local policies have on housing development and on housing costs, and how these policies affect the affordability of existing homes and the supply of new affordable housing units. At the completion of the course, the learner will understand the various types of land use and zoning policies and how these policies affect housing; will understand the principals of smart growth development including density, transit oriented development, and green building, and how these principals impact affordability; and will understand the various programs that communities have used to address a housing crisis and improve affordability.

**NMP 608 Creating and Preserving Housing**

This course will examine the processes used to create new workforce and affordable housing units and on the processes used by communities to preserve existing affordable units. A key emphasis of the course will be on the economics of development and preservation. The learner will develop an understanding of the types of subsidies required to create or preserve affordable units, and how these subsidies integrate with the overall development budget and financing process. The learner will also develop an understanding of the role of each player in the development process and how each of these players and processes must be managed and controlled. Emphasis will be on understanding the roles from the prospective of the non-profit organization. Additionally, the learner will be introduced to the current techniques for preserving existing affordable units and for assisting families in obtaining housing using market mechanisms.

**NMP 609 Effective Housing Leadership**

This course will provide the learner with the skills necessary to become a housing leader in their community. The course will examine the current mission of the non-profit housing organization and how to structure the organization to achieve its mission. Emphasis will be placed on developing business models that involve political, social and economic partnerships. Learners will develop an understanding of the importance of developing partnerships in the current environment; how to develop partnerships with key players; and how to use these partnerships to further the mission and community benefit. Additional emphasis will be on managing a non-profit housing organization in the current environment and on developing effective advocacy and leadership strategies.