Instructor: Dr. Shishir Mathur
Office location: WSQ 216E
Telephone: 408-310-7856
Email: shishir.mathur@sjsu.edu
Office hours: Monday 3:15 pm to 4 pm and by appointment
Class days/time: Tuesday 7:30 pm to 10 pm
Classroom: CL 318
Class website: https://sjsu.instructure.com/courses/1184144 (URBP 120)
https://sjsu.instructure.com/courses/1183995 (URBP 223)
Prerequisites: URBP 223: None
URBP 120: Upper division standing or instructor consent.
Units: 4

Course Catalog Description
URBP 223: Overview of the housing situation in the United States; examination of the theory of housing markets and framework for analyzing housing policies; in-depth study of the problem of affordable housing and critical examination of the steps that the public, private, and non-profit sectors have taken to alleviate the problem.

URBP 120: Historic and policy aspects of housing, focusing on housing characteristics and public sector intervention. Topics may vary. Course may be repeated for credit when topic changes.

Course Description and Course Learning Objectives
What do we mean by the term “housing”? How do housing markets work? What factors impact the demand and supply of housing? How is the price of a house determined? Why is housing important from a planning perspective? How do we characterize the problem of affordable housing? What measures should be taken to facilitate the provision of affordable housing? This course aims to discuss these and such other questions/issues related to housing in the United States.

The course begins with an overview of the housing situation in the US. Second, it examines the theory of housing markets, and provides a framework for analyzing various housing policies.
Finally, it examines the problem of affordable housing, and critically evaluates the steps public, private and non-profit sectors have taken to alleviate the problem.

After completing this course, students will be able to:

1) understand how market-driven, and regulatory demand and supply side policies impact housing prices;

2) critically evaluate federal low-income housing policies;

3) analyze a jurisdiction’s housing policies, and understand how regional- and local-level planning policies impact housing markets; and

4) suggest ways to address affordable housing problem at the local-level

**Planning Accreditation Board (PAB) Knowledge Components**

This course partially covers the following PAB Knowledge Components: 3B, 3D and 3E.

3B) Governance and Participation: appreciation of the roles of officials, stakeholders, and community members in planned change.

3 D) Growth and Development: appreciation of economic, social, and cultural factors in urban and regional growth and change.


A complete list of the PAB Knowledge Components can be found at http://www.sjsu.edu/urbanplanning/courses/pabknowledge.html.

**Required Course Texts**


Other readings are electronically available through San Jose State University’s new learning management system (LMS), Canvs by Instructure. A quick guide on how to access CANVAS is at http://www.sjsu.edu/at/ec/docs/CanvasStudentTutorial_Complete.pdf.

**Course Assignments and Grading Policy**

Your grade for the course will be based on the following assignments:

<table>
<thead>
<tr>
<th>Assignments</th>
<th>Percent of Course Grade</th>
<th>Course Learning Objectives Covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assignment 1: One discussion and narrative per “discussion seminar” class</td>
<td>5%</td>
<td>1-4</td>
</tr>
<tr>
<td>Assignment 2: In-class discussion</td>
<td>10%</td>
<td>1-4</td>
</tr>
<tr>
<td>Assignment 3: Engagement Unit Activity 1: Attend a Public Meeting and Write a Reflection Paper</td>
<td>10%</td>
<td>1-4</td>
</tr>
</tbody>
</table>
This class is primarily run as a seminar. You have to read the assigned material prior to attending that week’s class, and participate in class discussion. For the class marked “discussion seminar” in the weekly class schedule, each student is required to contribute one question that s/he would like to see discussed in the class. In addition to the question, also describe in one or two paragraphs (50-150 words) the main points that you would like to see discussed as part of the discussion generated by that question. This question will be in addition to any question that you might want to ask to clarify a concept/part of the reading. The question and the description should be sent to the instructor (via email) by Sunday night with the subject line “Name: Class ‘x’ Discussion Question and Narrative,” where “x” stands for the week of the class.

Furthermore, you will have to write two papers and present their findings to the class. The first paper will be a memo characterizing the housing situation of a city or county of your choice. In the second paper you will: a) critically examine the affordable housing situation in the city or county that you chose for the first paper, and b) provide one potential solution to the affordable housing problem. In both cases, your audience is a busy policy maker who knows little about housing issues. You will make a formal presentation of your papers at the end of the semester. URBP 120 and URBP 223 will have separate writing requirements for these papers. These requirements and detailed guidelines about writing the papers will be provided later in the semester at the time the paper assignments are introduced. Assignments 3 and 4 constitute the engagement unit. See the section titled “Course Workload” for a brief description of these assignments.

**Calculation of Final Course Letter Grade**

The course grade consists of 8 assignments (see page 3). The first assignment is worth 5 points, the second and third assignments are worth 10 points each, the fourth 15 points, the fifth 20 points, the sixth, seventh and eighth 10 points each. If a student named “Joe” obtains 5 points on the first assignment, 7 on the second, 9 on the third, 13 on the fourth, 17 on the fifth, 9 on the sixth, 8 on the seventh, and 19 on the eighth, his final letter grade would be calculated using the following steps:

a) Add the score for each assignment to arrive at the final score for the course.
   Final score = 5+7+9+13+17+9+8+19 = 87

b) The following grading scheme converts the final score into a letter grade.
   A+ (96 and above); A (93 to 95); A- (90 to 92); B+ (87 to 89); B (84 to 86); B- (81 to 83); C+ (78 to 80); C (75 to 77); C- (72 to 74); D+ (69 to 71); D (66 to 68); D- (63 to 65); F (below 63)
c) Using the conversion scheme provided in step “b” the score of 87 for “Joe” equals a letter grade of “B+.”

**Other Grading and Assignment Issues**
Late work will not be accepted, except with the instructor’s prior permission.

**Course Workload**
Success in this course is based on the expectation that students will spend, for each unit of credit, a minimum of forty-five hours over the length of the course (normally 3 hours per unit per week with 1 of the hours used for lecture) for instruction or preparation/studying or course related activities including but not limited to internships, labs, clinical practica. Other course structures will have equivalent workload expectations as described in the syllabus.

Because this is a four-unit class, you can expect to spend a minimum of nine hours per week in addition to time spent in class and on scheduled tutorials or activities. Special projects or assignments may require additional work for the course. Careful time management will help you keep up with readings and assignments and enable you to be successful in all of your courses. For this class, you will have to undertake additional activities outside the class hours. These are:

**Engagement Unit Activity 1:** (worth 10% of course grade): Attend a public meeting regarding housing and complete a 2-page write-up describing the key policy issues discussed and choices made during the meeting. The public meeting could include: a City Council meeting, a Housing Commission meeting, a Planning Commission meeting, a public/neighborhood meeting, an Association of Bay Area Government (ABAG) meeting, etc. Before attending the meeting, please check with me whether the meeting meets the intent of this engagement unit activity. Further details would be provided later in the semester.

**Engagement Unit Activity 2:** (worth 15% of course grade): Participate in one role playing group with a guest lecturer & write a reflection and a synthesis Paper. You will be assigned to one of two guest speaker role playing groups. Your reflective memo is due within one week after your guest speaker’s visit, and your synthesis paper is due two weeks after your guest speaker’s visit (firm dates will be provided and the role playing groups will assigned once the guest speakers are confirmed). Further details would be provided later in the semester.

**Academic Integrity Statement, Plagiarism, and Citing Sources Properly**
Your commitment, as a student, to learning is evidenced by your enrollment at San Jose State University. The University Academic Integrity Policy S07-2 at http://www.sjsu.edu/senate/docs/S07-2.pdf requires you to be honest in all your academic course work. Faculty members are required to report all infractions to the office of Student Conduct and Ethical Development. The Student Conduct and Ethical Development website is available at http://www.sjsu.edu/studentconduct/.

Plagiarism is the use of someone else's language, images, data, or ideas without proper attribution. It is a very serious offense both in the university and in your professional work. In essence, plagiarism is both theft and lying: you have stolen someone else's ideas, and then lied by implying that they are your own.
Plagiarism will lead to grade penalties and a record filed with the Office of Student Conduct and Ethical Development. In severe cases, students may also fail the course or even be expelled from the university.

If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in draft or final work.

Learning when to cite a source and when not to is an art, not a science. However, here are some common examples of plagiarism that you should be careful to avoid:

- Using a sentence (or even a part of a sentence) that someone else wrote without identifying the language as a quote by putting the text in quote marks and referencing the source.
- Paraphrasing somebody else's theory or idea without referencing the source.
- Using a picture or table from a webpage or book without referencing the source.
- Using data some other person or organization has collected without referencing the source.

The University of Indiana has developed a very helpful website with concrete examples about proper paraphrasing and quotation. See in particular the following pages:

- Overview of plagiarism at www.indiana.edu/~istd/overview.html
- Examples of plagiarism at www.indiana.edu/~istd/examples.html
- Plagiarism quiz at www.indiana.edu/~istd/test.html

If you still have questions, feel free to talk to me personally. There is nothing wrong with asking for help, whereas even unintentional plagiarism is a serious offense.

Citation style

It is important to properly cite any references you use in your assignments. The Department of Urban and Regional Planning uses Kate Turabian’s *A Manual for Writers of Research Papers, Theses, and Dissertations*, 8th edition (University of Chicago Press, 2013, ISBN 780226816388). Copies are available in the SJSU King Library. Additionally, the book is relatively inexpensive, and you may wish to purchase a copy. Please note that Turabian’s book describes two systems for referencing materials: (1) “notes” (footnotes or endnotes), plus a corresponding bibliography, and (2) in-text parenthetical references, plus a corresponding reference list. The instructor prefers the latter.

Accommodation for Disabilities

If you need course adaptations or accommodations because of a disability, or if you need to make special arrangements in case the building must be evacuated, please make an appointment with me as soon as possible, or see me during office hours. Presidential Directive 97-03 at http://www.sjsu.edu/president/docs/directives/PD_1997-03.pdf requires that students with disabilities requesting accommodations must register with the Accessible Education Center (AEC) at http://www.sjsu.edu/acc to establish a record of their disability.
You can find information about the services SJSU offers to accommodate students with disabilities at the Accessible Education Center website at www.sjsu.edu/aec.

**Accommodation to Students’ Religious Holidays**

San José State University shall provide accommodation on any graded class work or activities for students wishing to observe religious holidays when such observances require students to be absent from class. It is the responsibility of the student to inform the instructor, in writing, about such holidays before the add deadline at the start of each semester. If such holidays occur before the add deadline, the student must notify the instructor, in writing, at least three days before the date that he/she will be absent. It is the responsibility of the instructor to make every reasonable effort to honor the student request without penalty, and of the student to make up the work missed. See University Policy S14-7 at http://www.sjsu.edu/senate/docs/S14-7.pdf.

**Consent for Recording of Class and Public Sharing of Instructor Material**

Common courtesy and professional behavior dictate that you notify someone when you are recording him/her. You must obtain the instructor’s permission to make audio or video recordings in this class. Such permission allows the recordings to be used for your private, study purposes only. The recordings are the intellectual property of the instructor; you have not been given any rights to reproduce or distribute the material.

**Library Liaison**

The SJSU Library Liaison for the Urban and Regional Planning Department is Ms. Toby Matoush. If you have questions, you can contact her at toby.matoush@sjsu.edu or 408-808-2096.

**SJSU Writing Center**

The SJSU Writing Center is located in Clark Hall, Suite 126. All Writing Specialists have gone through a rigorous hiring process, and they are well trained to assist all students at all levels within all disciplines to become better writers. In addition to one-on-one tutoring services, the Writing Center also offers workshops every semester on a variety of writing topics. To make an appointment or to refer to the numerous online resources offered through the Writing Center, visit the Writing Center website at http://www.sjsu.edu/writingcenter.

**SJSU Counseling and Psychological Services**

The SJSU Counseling and Psychological Services is located on the corner of 7th Street and San Fernando Street, in Room 201, Administration Building. Professional psychologists, social workers, and counselors are available to provide consultations on issues of student mental health, campus climate or psychological and academic issues on an individual, couple, or group basis. To schedule an appointment or learn more information, visit Counseling and Psychological Services website at http://www.sjsu.edu/counseling.

**Dropping and Adding**

Students are responsible for understanding the policies and procedures about add/drop, grade forgiveness, etc. Refer to the current semester’s Catalog Policies section at http://info.sjsu.edu/static/catalog/policies.html. Add/drop deadlines can be found on the current
academic year calendars document on the Academic Calendars webpage at http://www.sjsu.edu/provost/services/academic_calendars/. The Late Drop Policy is available at http://www.sjsu.edu/aars/policies/latedrops/policy/. Students should be aware of the current deadlines and penalties for dropping classes.

Information about the latest changes and news is available at the Advising Hub at http://www.sjsu.edu/advising/.

**Classroom Protocol**

This class is primarily run as a seminar, with the goal to foster critical thinking in the complex world of affordable housing. As such, it is expected that students attend each class, be on time, complete the assigned readings prior to each class, and actively participate in discussions with an open mind. If you are unable to attend a class, please notify me in advance. Lectures by the instructor and/or guest experts will supplement the class discussions.

We live in a 24/7 connected world. However, I will request that you refrain from texting, tweeting, surfing, and anything else that you can do on an electronic device unless it is for taking notes or for looking up information relevant to the discussion at hand. If you must connect for other reasons, I ask that you either wait until break or do so with discretion. Phones must be off or on silent.
URBP 223: HOUSING ECONOMICS AND POLICY

URBP 120: INTRODUCTION TO HOUSING ECONOMICS AND POLICY

SPRING 2016

COURSE SCHEDULE

(subject to change with fair notice)

1. February 2
   Class type: Lecture

   Course Overview

2. February 9
   Class type: Discussion seminar

   Overview of housing situation

   Required reading:


   Affordable Housing

   Required reading:


   Recommended reading:


   Salins, Peter D. 1998. Comment on Chester Hartman’s “the case for a right to housing”: housing is a right? Wrong! Housing Policy Debate 9(2): 259-266.
3. February 16
Class type: Lecture

*Theory of Housing Markets*

**Required reading:**
Tools of Microeconomics
Rothenberg. Chapters 1, 2 and 7

*Details of Papers 1 and 2 handed out*

4. February 23
Class type: Lecture

*Theoretical Analysis of Urban Housing Policies*

**Required reading:**
Rothenberg. Chapters 10-12

5. March 1
Class type: Discussion seminar

*Federal Low-Income Housing Policy*

**Required reading:**


6. March 8
Class type: Discussion seminar

*Public housing programs: Housing Choice Vouchers (Section 8) and HOME*

**Required reading:**


**Recommended reading:**


**7. March 15**

Class type: Discussion seminar

**Public Housing Programs: Low Income Housing Tax Credit (LIHTC)**

**Required reading:**


**Recommended reading:**


8. March 22
Class type: Discussion seminar

Special Needs Housing

Required reading:


Fair Housing; Crime and Housing

Required reading:


9. March 29 — no class (Spring Recess)

10. April 5
Class type: Lecture
Guest Speaker: TBD

Housing Finance and Real Estate Development Process

Required reading:


*Paper #1 due (bring a hard copy to the class and also email at shishir.mathur@sjsu.edu with the subject line “Name: 223/120 Paper 1”)*

**12. April 12**
Class type: Discussion seminar

*Homeownership*

**Required reading:**


**13. April 19**
Class type: Lecture
Guest Speaker: TBD

*Housing Policy at the State and Local Level*

**Required reading:**


14. April 26
Class type: Lecture
Guest Speaker: TBD

Affordable Housing Policies into the Future

Required reading:


Impact of Infrastructure and Services on Housing Markets

Required reading:


Draft Paper #2 due (bring a hard copy to the class and also email at shishir.mathur@sjsu.edu with the subject line “Name: 223/120 Draft Paper 2”). I will email your paper 1 and draft paper 2 to the entire class with the subject line “223/120 Papers 1 and 2”)

15. May 3
Class type: Discussion seminar

Planning Policies and Housing Markets

Required reading:


http://repository.upenn.edu/cgi/viewcontent.cgi?article=1038&context=cplan_papers (accessed January 18, 2016)

**Recommended reading:**


**16. May 10**

*Presentation of Papers 1 and 2*

(Guidelines for presentation will be handed out separately in class)

**17. May 17**

No Class- Study/Conference Day

**18. May 24**

Final’s exam week. Class meets from 7:45 pm to 10 pm

*Presentation of Papers 1 and 2; Course Reflection*

*Final Paper #2 due (also email at shishir.mathur@sjsu.edu with the subject line “Name: 223/120 Final Paper 2).*