

URBP 223A: Housing I
URBP 120: Introduction to Housing
FALL 2010

Instructor: Dr. Shishir Mathur
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Office hours: Monday 11 am to 12 noon and 1:30 pm to 3:30 pm
Thursday 1:30 pm to 3 pm
Class days/time: Tuesday 4 pm to 6:45 pm
Classroom: CL 122

Course Catalog Description

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.

Student Learning Objectives for the Course

After completing this course, the students will be able to:

- a) understand how market-driven, and regulatory demand and supply side policies affect housing prices;
- b) critically evaluate federal low-income housing policies;
- c) analyze a jurisdiction's housing policies, and understand how regional- and local-level planning policies impact housing markets; and
- d) suggest ways to address affordable housing problem at the local-level

Class format

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 the class discussion. 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 questions 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 two days before the class. As this class meets on Tuesday afternoon, the question and the narrative should be sent to the instructor (via email) by Sunday night with the subject line "Name: Class 'x' Discussion Question and Narrative." From time to time lectures by the professor and/or the guest experts will supplement the class discussion.

Assignments

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 in 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. Detailed guidelines about writing the papers will be provided separately.

Readings

The required course reader is available at Unique Printing. Unique Printing is located at 124 E Santa Clara Street, between 3rd and 4th Streets (phone 408-297-6698). I may also hand out a small number of additional articles in class, and at times ask you to read material available on the web.

Grading

Class discussion	20%
Providing one discussion question and accompanying narrative per class (10%)	
In-class discussion (10%)	
Paper 1 (due October 12)	25%
Draft Paper 2 (due November 23)	15%
Presentation of Papers 1 and 2 (due December 7)	10%
Paper 2 final (due December 14)	30%
	100%

Note: Late submissions will not be accepted, except with prior permission.

Course grade and corresponding numerical 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)

Policy on Plagiarism

SJSU's Policy on Academic Integrity states: "Your own commitment to learning, as evidenced by your enrollment at San Jose State University, and the University's Academic Integrity Policy 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" (Academic Senate Policy S07-2). [The policy on academic integrity can be found at http://www.sjsu.edu/senate/S07-2.htm.](http://www.sjsu.edu/senate/S07-2.htm)

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 examples of plagiarism that you should be careful to avoid:

- If you use a sentence (or even part of a sentence) that someone else wrote and don't reference the source, you have committed plagiarism.
- If you paraphrase somebody else's theory or idea and don't reference the source, you have committed plagiarism.
- If you use a picture or table from a webpage or book and don't reference the source, you have committed plagiarism.
- If your work incorporates data someone else has collected and you don't reference the source, you have committed plagiarism.

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 http://www.indiana.edu/~istd/overview.html](http://www.indiana.edu/~istd/overview.html)
- [Examples of plagiarism at http://www.indiana.edu/~istd/examples.html](http://www.indiana.edu/~istd/examples.html)
- [Plagiarism quiz at http://www.indiana.edu/~istd/test.html](http://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, 7th edition" (University of Chicago Press, 2007, ISBN-10: 0-226-82336-9). 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. Either system is fine, but you need to be consistent with your referencing style.

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 requires that students with disabilities requesting accommodations must register with the DRC (Disability Resource Center) to establish a record of their disability.

Class Schedule

1. August 31

Course Overview

2. September 7

Overview of housing situation

Required reading:

State of the Nation's Housing 2010.

Also available on-line at:

<http://www.jchs.harvard.edu/publications/markets/son2010/son2010.pdf>

Problem of Affordable Housing

Required reading:

Hartman, Chester. 1998. The case for a right to housing. *Housing Policy Debate* 9(2): 223-246.

Stone, Michael. 2006. What is Housing Affordability? The Case for the Residual Income Approach. *Housing Policy Debate* 17(1): 151-184.

Recommended reading:

Carr, James H. 1998. Comment on Chester Hartman's "the case for a right to housing": the right to "poverty with a roof." *Housing Policy Debate* 9(2): 247-258.

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. September 14

Theory of Housing Markets

Required reading:

Tools of Microeconomics

Rothenberg Chapters 1, 2 and 7

Details of Papers 1 and 2 handed out

4. September 21

Theoretical Analysis of Urban Housing Policies

Required reading:

Rothenberg Chapters 10-12

5. September 28

Federal Low-Income Housing Policy

Required reading:

Orlebeke, Charles J. 2000. The evolution of low-income housing policy, 1949-1999. *Housing Policy Debate* 11(2): 489-520.

6. October 5

Public and Assisted Housing; Housing Choice Vouchers (Section 8); Low Income Housing Tax Credit (LIHTC)

Required reading:

U.S. Department of Housing and Urban Development. 2010. *Housing Choice Vouchers Fact Sheet*. Washington, D.C.: U.S. Department of Housing and Urban Development.

U.S. Department of Housing and Urban Development. 2010. *HOME and Low Income Housing Tax Credits*. Washington, D.C.: U.S. Department of Housing and Urban Development.

U.S. Department of Housing and Urban Development. 2010. *HOME Investment Partnerships Program*. Washington, D.C.: U.S. Department of Housing and Urban Development.

Katz, Bruce and Margery Austin Turner. 2001. Who should run the Housing Voucher Program? A reform proposal. *Housing Policy Debate* 12(2): 239-262.

McClure, Kirk. 2004. Section 8 and Movement to Job Opportunity: Experience after Welfare Reform in Kansas City. *Housing Policy Debate* 15(1): 99-131.

McClure, Kirk. 2006. The Low-Income Housing Tax Credit Program Goes Mainstream and Moves to the Suburbs. *Housing Policy Debate* 17(3): 419-466.

7. October 12

Mortgage Markets and Real Estate Development Process

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

8. October 19

No Class – Away for Conference

9. October 26

Homeownership

Required reading:

Rohe, William M., Shannon Van Zandt and George McCarthy. 2001. *The Social Benefits and Costs of Homeownership: a Critical Assessment of the Research*. Working Paper. Joint Center for Housing, Harvard University. LIHO-01.12.

Gyourko, Joseph and Peter Linneman. 1997. The Changing Influences of Education, Income, Family Structure, and Race on Homeownership by Age over Time. *Journal of Housing Research*, 8(1): 1-25.

10. November 2

Non-profit and Community Development Finance

Guest Speaker: TBD

Required reading:

O'Regan, Katherine M. and John M. Quigley. 2000. Federal policy and the rise of nonprofit housing providers. *Journal of Housing Research* 11(2): 297-317.

Wallace, James E. 1995. Financing affordable housing in the United States. *Housing Policy Debate* 6(4): 785-814.

Belsky, Eric S. 2001. The future of affordability: trends nonprofit housers should be watching. *Shelterforce* 120 (November/December): 8-11, 25.

11. November 9

Fair Housing; Crime and Housing

Required reading:

Ondrich, Jan, Stephen Ross and John Yinger. 2001. Geography of Housing Discrimination. *Journal of Housing Research* 12(2): 217-238.

Schwartz, Amy Ellen, Scott Susin, and Ioan Voicu. 2003. Has Falling Crime Driven New York City's Real Estate Boom? *Journal of Housing Research* 14(1): 101-135.

12. November 16

Affordable Housing Policies into the Future

Guest Speaker: TBD

Required reading:

Burchell, Robert W. 1991. Preservation actors—past and present: A trip through the players: from 1960 to 2000 and beyond. *Housing Policy Debate* 2(2): 413-436.

Bodaken, Michael. 2002. The increasing shortage of affordable rental housing in America: Action items for preservation. *Housing Facts and Findings* 4(4): 1, 4-7.

Schill, Michael H. and Susan M. Wachter. 2001. Principles to guide housing policy at the beginning of the millennium. *Cityscape* 5(2): 5-19.

Nelson, Arthur C. 2001. Top Ten State and Local Strategies to Increase Affordable Housing Supply. *Housing Facts & Findings* 5(1).

13. November 23

Planning Policies and Housing Markets

Required reading:

Downs, Anthony. 2000. "How City Planning Practices Affect Metropolitan-Area Housing Markets, and Vice Versa," in Lloyd Rodwin and Bishwapriya Sanyal, Eds., *The Profession of City Planning*, New Brunswick: Center for Urban Policy Research, pp. 117-127.

Landis, John D. et al. 2006. The Future of Infill Housing in California: Opportunities, Potential, and Feasibility. *Housing Policy Debate* 17(4): 681-725.

Mathur, Shishir. 2007. Do Impact Fees Raise the Price of Existing Housing? *Housing Policy Debate* 18(4): 635-659.

Arigoni, Danielle. 2001. *Affordable Housing and Smart Growth: Making the Connection*. Washington, D.C.: National Neighborhood Coalition.

Draft Paper #2 due (bring a hard copy to the class and also email at shishir.mathur@sjsu.edu with the subject line "Name: 223A Draft Paper 2"; email Paper 1 and Draft Paper 2 to the whole class with the subject line "Name: 223A Papers 1 and 2")

14. November 30

Impact of Infrastructure and Services on Housing Markets; Gentrification

Required reading:

Mathur, Shishir. 2006. Valuation of Local Public Goods and Services: A Note in John Carruthers ed. *Environmental Valuation: Intraregional and Interregional Perspectives*. Hampshire, U.K.: Ashgate.

Levy, Diane, et al. 2006. *In the Face of Gentrification: Case Studies of Local Efforts to Mitigate Displacement*. Washington, D.C.: Urban Institute.

15. December 7

Presentation of Papers 1 and 2

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

16. December 14

Final Paper #2 due (email at shishir.mathur@sjsu.edu with the subject line “Name: 223A Paper 2”).