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%

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.

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
- Examples of plagiarism at http://www.indiana.edu/~istd/examples.html
- Plagiarism quiz at 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:

   Problem of 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. 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:

6. October 5
Public and Assisted Housing; Housing Choice Vouchers (Section 8); Low Income Housing Tax Credit (LIHTC)

Required reading:


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:**


10. November 2
*Non-profit and Community Development Finance*

Guest Speaker: TBD

**Required reading:**


11. November 9
*Fair Housing; Crime and Housing*

**Required reading:**


12. November 16
*Affordable Housing Policies into the Future*

Guest Speaker: TBD

**Required reading:**


**13. November 23**  
*Planning Policies and Housing Markets*

**Required reading:**  


Arigoni, Danielle. 2001. *Affordable Housing and Smart Growth: Making the Connection*.

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**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:**  

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

**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).