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.

Overview
What do we mean by the term “housing”? How do housing markets work? What factors affect 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 United States. Second, it examines the theory of housing markets, and provides a framework for analyzing various housing policies. Third, it examines the problem of affordable housing, and critically evaluates the steps 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 (100-150 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/s 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 evening, 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 critically examine the affordable housing situation in the city or county that you chose for the first paper, and will also 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 109 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 may 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 March 11) 30%
Draft Paper 2 (due April 22, draft of Papers 1 and 2 15%
to be sent electronically to the entire class on April 22)
Presentation of Papers 1 and 2 (May 6 and 13) 10%
Paper 2 final (due May 13) 25%

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); E+ (60 to 62); E (57 to 59); E- (54 to 56); F (below 53)

Policy on Plagiarism
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.

"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 will lead to grade penalties and a record filed with the department chair. It may also result in your failing the course and/or having the incident permanently noted in your SJSU student records.

If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in written 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 a part of a sentence) that someone else wrote and do not put it in double quotes and 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 web page or book and don’t reference the source, you have committed plagiarism.
- If your paper 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:
- http://www.indiana.edu/~wts/wts/plagiarism.html
- http://education.indiana.edu/~frick/plagiarism/item1.html

At the last page listed you will find a quiz to test how well you understand proper paraphrasing.
If you still have questions after reading these pages, feel free to talk to the instructor personally. There is nothing wrong with asking for help, whereas even unintentional plagiarism is a serious offense.

**Recommended Citation Style**

When you cite another author’s work in any written assignments, use “Turabian” style:

- For print sources, follow the directions in Kate Turabian’s *A Manual for Writers of Term Papers, Theses, and Dissertations* (University of Chicago Press, 1996). Copies are available in the SJSU King library and in the main office of the Department of Urban and Regional Planning (WSH 216). Additionally, the book is relatively inexpensive, and you may wish to purchase a copy (there are often cheap, used copies available through on-line book sellers).
- For electronic sources, follow the directions at Maurice Crouse’s page “Citing Electronic Information in History Papers” available at http://cas.memphis.edu/~mcrouse/elcite.html. The page begins with a discussion of the theory behind good citation style, and then provides detailed examples of how to cite all sorts of sources. Be sure to follow the guidelines for Turabian-style citations.

Please note that Turabian’s book describes two main systems for referencing materials: (1) footnotes or endnotes, plus a corresponding bibliography, or (2) in-text parenthetical references, plus a corresponding reference list. Either system is fine, but you need to be consistent with your referencing style.

**Disability Accommodation**

If you need course adaptations or accommodations because of a disability, or if you have emergency medical information to share with me, 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 register with the Disability Resource Center to establish a record of their disability (408-924-6000).

**Class Schedule**

1. January 29
   *Course Overview*

2. February 5
   *Overview of housing situation*

Required reading:
State of the Nation’s Housing 2007.
Also available on-line at:

California’s Deepening Housing Crisis
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. **February 12**
*Theory of Housing Markets*
No discussion question required

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

*Details of Papers 1 and 2 handed out*

4. **February 19**
*Theoretical Analysis of Urban Housing Policies*
No discussion question required

Required reading:
Rothenberg Chapters 10-12

5. **February 26**
*Federal Low-Income Housing Policy*

Required reading:
6. March 4
Public and Assisted Housing; Section 8; Low Income Housing Tax Credit (LIHTC)

Required reading:


Recommended reading:


7. March 11
Mortgage Markets and Real Estate Development Process
No discussion question required

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. March 18  
Homeownership

**Required reading:**  


9. March 25  
Spring Break – No Class

10. April 1  
Non-profit and Community Development Finance  
Guest Speaker: TBD

**Required reading:**  


11. April 8  
Fair Housing; Crime and Housing

**Required reading:**  
Turner, Margery Austin et al. 2002. *Discrimination in Metropolitan Housing Markets: National Results from Phase I HDS 2000.* The Urban Institute for the U.S. Department of Housing and Urban Development. (This is a long report. Read the executive summary and otherwise read selectively).


**12. April 15**  
*Affordable Housing Policies into the Future*  
Guest Speaker: TBD

**Required reading:**  


**13. April 22**  
*Planning Policies and 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: 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. April 29
Impact of Infrastructure and Services on Housing Markets; Gentrification

Required reading:


Recommended reading:


15. May 6
Presentation of Papers 1 and 2
(Guidelines for presentation will be handed out separately in class)

16. May 13
Presentation of Papers 1 and 2
Final Paper #2 due (bring a hard copy to the class and also email at shishir.mathur@sjsu.edu with the subject line “Name: 223A Paper 2”).