SAN JOSÉ STATE UNIVERSITY
URBAN AND REGIONAL PLANNING DEPARTMENT
URBP 223A: HOUSING ECONOMICS AND POLICY
URBP 120: INTRODUCTION TO HOUSING

SPRING 2013

Instructor: Dr. Shishir Mathur
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Office hours: By appointment
Class days/time: Tuesday, 4:30 pm to 7 pm
Classroom: DMH 358
Class website: http://www.sjsu.edu/people/shishir.mathur/courses/URBP223A/
Prerequisites: URBP 223A: None
URBP 120: Upper division standing or instructor consent. State requirements
Units: URBP 223A – 4 units; URBP 120 – 3 units

Course Catalog Description:
URBP 223A: 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:
a) understand how market-driven, and regulatory demand and supply side policies impact 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

Planning Accreditation Board (PAB) Knowledge Components
This course partially covers the following PAB Knowledge Components: 3b, 3d and 3e.

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

Required Course Texts to Purchase:
Most of the required course readings are available on-line from SJSU library electronic course reserve. A few readings are available in a reader that can be purchased from Unique Printing. Unique Printing is located at 11 South 3rd Street, San Jose, CA (Phone: 408-297-6698). Please call them ahead of time to make sure that they have a copy of the reader for you. 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.

Course Assignments and Grading Policy:
This course meets the requirements for URBP 223A and URBP 120. Each will be graded based on the following assignments and scoring weights. Note that unlike URBP 223A, URBP120 does not have an engagement unit. Therefore, the remaining assignments for URBP 120 are weighted differently than for URBP 223A in order to total 100%

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

URBP 223A:
Assignment 1: Engagement Unit 25%
Activity 1 (by April 16) 10%
Activity 2 (rolling deadline) 15%
Assignment 2: Class discussion 15%
Providing one discussion question and accompanying narrative per “discussion seminar” class (5%)
In-class discussion (10%)
Assignment 3: Paper 1 (due March 19) 20%
Assignment 4: Draft Paper 2 (due April 23) 10%
Assignment 5: Presentation of Papers 1 and 2 (May 7 and 21) 10%
Assignment 6: Paper 2 final (due May 21) 20%

URBP 120:
Assignment 1: Class discussion 20%
Providing one discussion question and accompanying narrative per “discussion seminar” class (10%)
In-class discussion (10%)
Assignment 2: Paper 1 (due March 19) 30%
Assignment 3: Draft Paper 2 (due April 23) 15%
Assignment 4: Presentation of Papers 1 and 2 (May 7 and 21) 10%
Assignment 5: Paper 2 final (due May 21) 25%
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. 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 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 (via email) by Sunday night with the subject line “Name: Class ‘x’ Discussion Question and Narrative.”

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 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.

**Calculation of Final Course Letter Grade**

The course grade and corresponding numerical grade are as follows:
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)

**Calculation of final letter grade for URBP 223A:**

The course grade consists of six assignments (see page 2). The first assignments is worth 25 points, the second 15 points, the third 20 points, the fourth and the fifth 10 points each, and the sixth 20 points. If a student named “Joe” obtains 22 points on the first assignment, 13 on the second, 17 on the third, 9 on the fourth, 8 on the fifth and 18 on the sixth, his final letter grade would be calculated using the following steps:

a) Calculate the weighted score for each assignment.
   First assignment: 22/25 times 100 time 0.25 = 22
   Second assignment: 13/15 times 100 times 0.15 = 13
   Third assignment: 17/20 times 100 times 0.2 = 17
   Fourth assignment: 9/10 times 100 times 0.1 = 9
   Fifth assignment: 8/10 times 100 times 0.1 = 8
   Sixth Assignment: 18/20 times 100 times 0.20 = 18

b) Add the weighted score for each assignment to arrive at the final score for the course.
   Final score = 22+13+17+9+8+18 = 87

c) 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)
d) Using the conversion scheme provided in step “c” the score of 87 for “Joe” equals a letter grade of “B+.”

Calculation of final letter grade for URBP 120:

The course grade consists of five assignments (see page 2). The first assignment is worth 20 points, the second 30 points, the third 15 points, the fourth 10 points, and the fifth 25 points. If a student named “Jane” obtains 16 points on the first assignment, 26 on the second, 14 on the third, 9 on the fourth assignment, and 23 on the fifth, her final letter grade would be calculated using the following steps:

a) Calculate the weighted score for each assignment. 
   First assignment: 16/20 times 100 time 0.2 = 16
   Second assignment: 26/30 times 100 times 0.3 = 26
   Third assignment: 14/15 times 100 times 0.15 = 14
   Fourth assignment: 9/10 times 100 times 0.1 = 9
   Fifth Assignment: 23/25 times 100 times 0.25 = 23

b) Add the weighted score for each assignment to arrive at the final score for the course.
   Final score = 16+26+14+9+23 = 88

c) 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)

d) Using the conversion scheme provided in step “c” the score of 88 for “Jane” equals a letter grade of “B+.”

Other Grading and Assignment Issues

Assignments are due at the beginning of class. Late submissions will be docked 20% for each day it is late. If an emergency or a legitimate situation arises that requires some flexibility on the due date, please contact me in advance to discuss.

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.

For URBP 223A students: 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 ABAG meeting, etc. Before attending the meeting, please clear the meeting with me 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 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, and your synthesis paper is due two weeks after your guest speaker (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

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 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 reference 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*, 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. In this class, students should use the latter system.

**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.

You can find information about the services SJSU offers to accommodate students with disabilities at the Disability Resource Center website at www.drc.sjsu.edu.

**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 408-928-2096.

**SJSU Writing Center**

The SJSU Writing Center is located in Room 126 in Clark Hall. It is staffed by professional instructors and upper-division or graduate-level writing specialists from each of the seven SJSU colleges. Our writing specialists have met a rigorous GPA requirement, and they are well trained to assist all students at all levels within all disciplines to become better writers. The Writing Center website is located at http://www.sjsu.edu/writingcenter.
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COURSE SCHEDULE
(subject to change with fair notice)

1. January 29
Class type: Lecture

Course Overview

2. February 5
Class type: Discussion seminar

Overview of housing situation

Required reading:


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  
Class type: Lecture

*Theory of Housing Markets*

**Required reading:**
Tools of Microeconomics  
Rothenberg. Chapters 1, 2 and 7 *(In the reader)*

*Details of Papers 1 and 2 handed out*

4. February 19  
Class type: Lecture

*Theoretical Analysis of Urban Housing Policies*

**Required reading:**
Rothenberg. Chapters 10-12 *(In the reader)*

5. February 26  
Class type: Discussion seminar

*Federal Low-Income Housing Policy*

**Required reading:**


6. March 5  
Class type: Discussion seminar

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

**Required reading:**


7. March 12
Class type: Discussion seminar

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


8. March 19
Class type: Lecture

Guest Speaker: TBD

Mortgage Markets 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: 223A/120 Paper 1”)

9. March 26 — no class (spring recess)

10. April 2
Class type: Discussion seminar

Homeownership

Required reading:

11. April 9
Class type: Discussion seminar

*Non-profit and Community Development Finance*
Guest Speaker: TBD

**Required reading:**


12. April 16
Class type: Discussion seminar

*Fair Housing; Crime and Housing*

**Required reading:**


13. April 23
Class type: Discussion seminar

*Affordable Housing Policies into the Future*

**Required reading:**


14. April 30
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 15, 2013)


Impact of Infrastructure and Services on Housing Markets; Gentrification


15. May 7
Presentation of Papers 1 and 2
(Guidelines for presentation will be handed out separately in class)

16. May 14 — no class

17. May 21
Final’s exam week. Class meets from 5:15 pm to 7:30 pm

Presentation of Papers 1 and 2; Course Reflection

Final Paper #2 due (email at shishir.mathur@sjsu.edu with the subject line “Name: 223A/123 Final Paper 2”).