Instructor: Dr. Shishir Mathur
Office location: WSQ 216E
Telephone: 408-310-7856
Email: shishir.mathur@sjsu.edu
Office hours: Monday 2:30 pm to 4 pm at WSQ 216 E & by appointment
Class days/time: Tuesday, 7:30 pm to 10 pm
Classroom: CL 131
Class website: http://www.sjsu.edu/people/shishir.mathur/courses/housing/
Prerequisites: URBP 223: None
URBP 120: Upper division standing or instructor consent.
Units: 4 units

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.

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

**Required Course Texts to Purchase**

**Required book:**

The book is available as an e-book through SJSU MLK Library.

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

A few readings are available in a reader that can be purchased from San Jose Copy. San Jose Copy 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

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>
<tr>
<td>Assignment 4: Engagement Unit Activity 2: Participate in One Role Playing Group with a Guest Lecturer &amp; Write a Reflection Paper and a Synthesis Paper</td>
<td>15%</td>
<td>1-4</td>
</tr>
<tr>
<td>Assignment 5: Paper 1</td>
<td>20%</td>
<td>1-3</td>
</tr>
<tr>
<td>Assignment 6: Draft Paper 2</td>
<td>10%</td>
<td>1-4</td>
</tr>
<tr>
<td>Assignment 7: Presentation of Paper 1 and 2</td>
<td>10%</td>
<td>1-4</td>
</tr>
<tr>
<td>Assignment 8: Final Paper 2</td>
<td>20%</td>
<td>1-4</td>
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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 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,” 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 2). 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.

\[ \text{Final score} = 5+7+9+13+17+9+8+19 = 87 \]

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

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.

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

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 www.sjsu.edu/senate/docs/S07-2.pdf.

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.

San José State University
Urban and Regional Planning Department
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. 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 AEC (Accessible Education Center) 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](http://www.sjsu.edu/aec).

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 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](http://www.sjsu.edu/writingcenter).
URBP 223: HOUSING ECONOMICS AND POLICY
URBP 120: INTRODUCTION TO HOUSING ECONOMICS AND POLICY
SPRING 2014
COURSE SCHEDULE
(subject to change with fair notice)

1. January 28
Class type: Lecture

Course Overview

2. February 4
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 11
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 18
Class type: Lecture

Theoretical Analysis of Urban Housing Policies

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

5. February 25
Class type: Discussion seminar

Federal Low-Income Housing Policy

Required reading:


6. March 4
Class type: Discussion seminar

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

Required reading:


**Recommended reading:**


**7. March 11**

Class type: Discussion seminar

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

**Required reading:**


**Recommended reading:**


8. March 18
Class type: Discussion seminar

*Special Needs Housing*

**Required reading:**


9. March 25 — no class (spring recess)

10. April 1
Class type: Lecture

Guest Speaker: TBD

*Housing Finance and Real Estate Development Process*

**Required reading:**

San José State University

Urban and Regional Planning Department


11. April 8
Class type: Discussion seminar

Homeownership

Required reading:


12. April 15
Class type: Lecture

Housing Policy at the State and Local Level
Guest Speaker: TBD

Required reading:


13. April 22
Class type: Discussion seminar

*Fair Housing; Crime and Housing*

Required reading:


14. April 29
Class type: Discussion seminar

*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 6
Class type: Discussion seminar

Planning Policies and Housing Markets

Required reading:


Recommended reading:


16. May 13
Presentation of Papers 1 and 2
(Guidelines for presentation will be handed out separately in class)

17. May 20
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 (email at shishir.mathur@sjsu.edu with the subject line “Name: 223/120 Final Paper 2”).