

**CITY AND REGIONAL PLANNING 752 - URBAN PLANNING FOR HOUSING
Autumn, 2003
REWRITTEN SYLLABUS FOR INCREASED CLASS NUMBERS 9/28/03**

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Office hours for this class: Monday and Wednesday 2:30-4:30 and by appointment

CLASS MEETING TIME: Monday 12:30 to 2:18

This course provides a broad background in the subject of housing including its uses, meaning, design, construction, financing, and place in government policy. We will focus on the United States and the state of Ohio, but many of the issues or methods of analysis are similar in other parts of the world. The class will involve lectures, discussion, group field work and an individual take home examination, and is intended as both a broad summary of the field for those who do not go on in housing and as a base from which to proceed for those who do go on to other housing courses. ***Class attendance, readings, field reports and the examination are all important parts of the class experience and are required of all students. PhD students will have extra assignments.***

REQUIRED TEXTBOOKS AND READINGS --

Text: Meck, Stuart; Rebecca Retzlaff and James Schwab. Regional Approaches to Affordable Housing. American Planning Association Planning Advisory Service Report Number 513-514, 2003. Available in the book store or from the APA.

In addition, readings from a variety of sources are required. All required readings will be available on reserve, on the web or handed out in class. Always note the date of a reading (in what historical context is the author writing?) and the source (e.g., a commercial web site, a government web site or a political action web site). Be aware of the point of view or biases of the author(s). I assign readings covering a wide range of viewpoints, so you must read critically and intelligently. You are required to use the readings in your written assignments and to be prepared to discuss them in class.

As you go to web sites for readings, please explore the sites. You will find a great deal of interesting material and you are welcome to report back to the rest of the class (note below that class participation forms part of your grade. If you are not comfortable talking in class this can be an important way to make participation points). Exploring other web sites and letting us know about them is also a welcome activity!

GRADING

Grades for this course will be based on three field reports, a take home exam and class participation (including attendance).

The field reports will make up 50% of the grade (16% for the first, and 17% for each of the next two). Additional information will be handed out in class.

Take home final exam. The exam will make up 30% of your final grade and will focus on bringing together the readings and lecture/discussion to answer one or two questions. You will have a choice of questions. The exam will be handed out at the last class and will be due on Friday of the last week of classes (before exam week) before 5 p.m.

Class participation will constitute the final 20% of the grade. This will include attendance and constructive participation (in and out of class). It is particularly important that you read the assignments and incorporate them into your field reports, examination and class discussions. If I feel that people are skimping on the reading I reserve the right to give pop quizzes or other assignments on the readings. If these are necessary they will form part of the participation grade.

Any Ph.D. students registered for the class will have additional requirements. Please see me separately.

ACADEMIC MISCONDUCT - Academic misconduct will not be tolerated in this class. If you are unsure about what constitutes academic misconduct please get your copy of the department's guide (available from Ellen Wallace in room 131). Please see me if you have any questions or are at all unclear about this issue.

COURSE POLICIES - Attendance will be considered in the class participation portion of the grade. Missing classes means missing guest speakers, class discussions, handouts, opportunities for participation and a great deal of information about projects. This will be reflected in your grade. You are responsible for any missed material or changes in assignments, meeting times/dates, or due dates announced in class.

Smoking is not permitted anywhere in the building.

Assignments are on time if they are received by the beginning of class (12:30 a.m.) on the day they are due. (In other words, there is no point in skipping class, or being late to class, to finish an assignment because it will count as a day late if you turn it in after class starts anyway.) Late assignments will lose the equivalent of one letter grade (about 10%) for each day they are late.

COURSE OUTLINE - we may alter the order of the following topics somewhat in order to take advantage of special opportunities. Additional or substitute readings may be selected as well and will be announced in class.

Required readings are listed by each meeting date. Note that all readings will be referred to throughout the quarter, and you are required to use them in the field reports and in the

examination, so do not just read them and forget them. Use them in your field reports, examination and class discussion. All required readings are either on reserve, on the web or will be handed out in class. Note that web resources sometimes change quickly, so if you have trouble finding a particular item, let me know.

Schedule

The first half of the quarter is intended to provide a broad background for the second half. Additional readings may be assigned in any week.

Week 1 – September 29

Administration; Introduction: What is housing? Why planning for housing?

Reading (you should have received this assignment by e-mail last week and you should have completed the reading for today). Please let me know if you did not receive the e-mail message and I will check my e-mail list. All reading assignments are to be completed for the week in which they are listed:

- Housing chapters from the APA's "green books" (So, Frank S. and Irving Hand (eds) The Practice of State and Regional Planning, American Planning Association, Chicago, 1988 and So, Frank S. and Judith Getzels (eds) The Practice of Local Government Planning (2nd edition), International City Management Association, Washington, DC, 1988. (reserve)
- Harvard/MIT Joint Center on Housing "State of the Nation's Housing" (<http://www.jchs.harvard.edu/> look at the menu on the right hand side). Executive Summary and the chapter on Housing and the Economy. We'll read more of this as the quarter goes on
- National Association of Home Builders (<http://www.nahb.com/> go to "newsroom" on the top menu tabs and click on "reports". In the reports you'll find one called "Housing; the Key to Economic Recovery". Please read this and anything else that looks interesting on this site.
- Meck, et al. (the course text), chapter 1

Week 2 – October 6 History of U.S. housing and federal housing policy – field report choice due (in writing or by e-mail before class)

Reading:

- Morrow-Jones, 1998, to be handed out in class – the citation information is on the article (This article is the introduction to a special issue of a journal about movement of homeowners in metropolitan areas in Ohio, but it provides some background on the importance of housing and the ways Americans use housing.)
- Meck et al. (the course text), chapter 2

- “The American Metropolis at Century’s End; Past and Future Influences” – <http://www.fanniemaefoundation.org/> (KnowledgePlex) search using this title. Read the scholarly article by Fishman not just the more popularized web version.

Week 3 – October 13: Homeownership in the US. – the favored tenure
First field report due

Reading:

- Housing Policy Debate, Vol. 11, no. 2 (<http://www.fanniemaefoundation.org/> under publications, then under journals, periodicals and census notes). Everyone should read the editor’s introduction. Each person should choose one other article from the issue on the 1949 housing act, read it and write a summary to be distributed to the class. Be prepared to summarize your article orally for the class as well. This reading assignment continues the history from above.
- Harvard/MIT Joint Center on Housing “State of the Nation’s Housing”, <http://www.jchs.harvard.edu/> chapter on Homeownership Trends.
- Look at Morrow-Jones, 1998 again (from last week).

Week 4 – October 20: Housing Demand

Reading:

- Harvard/MIT Joint Center on Housing “State of the Nation’s Housing”, <http://www.jchs.harvard.edu/> chapters on Demographic Demand Drivers, Rental Housing Trends and Housing Challenges.
- Meck et al. (the text) chapter 3

Week 5 — Oct. 27 Housing Supply

- National Association of Home Builders (<http://www.nahb.com/>) “Smart Growth; Smart Choices”, “Executive Summary: The Builders Guide to the APA Growing Smart Legislative Handbook”.

I’ve left the second half of the quarter relatively unspecified, because I hope to have guest speakers for most of the classes. The idea is to bring the private market and state and local policy into the classroom through these guests. Readings will be assigned depending on the schedule. They will definitely include the rest of the textbook and additional readings from the State of the Nation’s Housing web site.

Week 6 – Nov. 3: Private Supply of Rental Housing

Second field report due

Week 7 – Nov. 10 -- Public/Private partnerships for low and moderate income housing

Week 8 – Nov. 17 -- Low Income Housing Tax Credits

Third field report due

Week 9 – Nov. 24 Public Housing/section 8/vouchers

Week 10 December 1 Homelessness

Fourth field report due

Take home examination handed out – due on Friday, Dec. 5 by 5 p.m.

I may decide to meet the class during the **final exam period** on Tuesday of exam week (Dec. 9), 11:30 to 1:18. I will announce this later in the quarter. .

This material is available in alternative formats upon request. Please contact Hazel Morrow-Jones, City and Regional Planning, Brown Hall 178a, 2-1027.