

CITY AND REGIONAL PLANNING 815 – Case Studies in Housing:
The Inside of Sprawl;
Understanding Home Owners' Decisions in Older Communities
Spring, 2003

Hazel Morrow-Jones
Associate Professor,
City and Regional Planning
Brown Hall 278A, 2-1027,
morrow-jones.1@osu.edu

Office hours for this class: Thursday 2:30 to 4:30 and by appointment

CLASS MEETING TIME: Thursday, 12:30 to 2:18

Class topic:

Growth at the edge of metropolitan areas is often decried for its role in the loss of farmland and open space, increased traffic congestion, and decline in older communities in the metropolitan region. This seminar will focus on the last of these issues and examine what is happening in the older communities of Franklin County with an emphasis on empirical analysis embedded in broader literature. The class will have two primary objectives:

1. To understand the literature on the urban dynamics that simultaneously operate to bring about changes in all parts of the urban area, and
2. To analyze data on the behavior of homeowners in Franklin County to determine the extent to which that behavior supports the processes cited in the literature or suggests alternative explanations.

Class Project:

Students will analyze data from one or more of four surveys conducted over the last 8 years in Franklin County. The survey responses and data about the household's housing unit, neighborhood and jurisdiction are all part of the data sets. The Surveys may be found at <http://aede.osu.edu/programs/exurbs/homeowners/> .

A wide variety of projects will be possible. Some will be performed as special projects for such organizations as the Columbus Downtown Development Corporation, the MidOhio Regional Planning Commission, the Central Ohio First Suburbs, and individual jurisdictions with interests in the results. Others will be chosen by students to reflect their own research interests. Projects can be undertaken at any level of quantitative sophistication from describing the proportion of homeowners who say they are interested in downtown living, to using GIS to map the patterns of movement of repeat homebuyers,

to highly sophisticated discrete choice models of the location decisions that households make. The data lend themselves to many different questions and techniques.

Please see the additional handouts describing the projects and the data sets. In general masters students will work on planning reports for specific clients and PhD students will explore research questions derived from the literature.

REQUIRED TEXTBOOKS AND READINGS -- Readings from a variety of sources are required. All required readings will be available on reserve, on the web, on the Homework drive or handed out in class. You are required to use the readings in your projects. Please look at the distribution of the load of reading and plan your time accordingly. None of this is difficult, but there is a fair amount of it.

The listing for each class day on the syllabus notes required readings – anything **not** in parentheses is required. Readings in parentheses are recommended for everyone but were especially chosen for PhD students. These are more theoretical and quantitative works.

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). Exploring other web sites and letting us know about them is also a welcome activity!

Books you may want to purchase

We'll read large sections of these books. You can find these on the Amazon or Barnes and Noble web sites as well as other sources. I did not order them for the bookstore. Check the amount of reading from each on the syllabus before you decide to buy it. You may want to share books or just work from the reserve copies.

Galster, George. 1987. Homeowners and Neighborhood Investment Decisions, Duke University Press, Durham, NC.

Rusk, David. 1999. Inside Game, Outside Game; Winning Strategies for Saving Urban America, Brookings Institution Press, Washington, DC.

Lucy, William H. and David L. Phillips. 2000. Confronting Suburban Decline; Strategic Planning for Metropolitan Renewal. Island Press, Washington, DC

Orfield, Myron. 2002. American Metropolitics; the new Suburban Reality. Brookings Institution Press, Washington, DC

Varady, David and Jeffrey A. Raffel. 1995. Selling Cities; Attracting Homebuyers Through Schools and Housing Programs. SUNY Press, Albany, NY.

GRADING

Grades for this course will be based on a series of required progress reports, your final project report, your project presentation and class participation (including attendance).

The project progress reports will make up 25% of the grade. Additional information will be handed out in class.

The final project will make up 30% of the grade. The assignment will be handed out in class.

The class presentation of the project will make up 20% of the grade.

Class participation will constitute the final 25% of the grade. This will include attendance and constructive participation (in and out of class).

ACADEMIC MISCONDUCT - Academic misconduct will not be tolerated in this class. All students will be held responsible for following and abiding by the University's policy on academic misconduct. The Ohio State University Code of Student Conduct handbook (Chapter 3335-23-04) provides a detailed description of the University's policy on academic misconduct. Copies may be obtained on the web at http://studentaffairs.osu.edu/info_for_students/csc.asp. If you at all are unsure about what constitutes academic misconduct please go to the web site listed above or 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 p.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 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, so do not just read them and forget them. Use them in your progress reports, final projects 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.

You should get to the readings listed for the first day of class as soon as you can, but make sure you have each week's assignment ready first.

Schedule

<u>Date</u>	<u>Topic</u>	<u>Project assignment</u>
April 3	Logistics, Background Causes of Sprawl	
	<ul style="list-style-type: none"> • Morrow-Jones, 1998, Repeat Home Buyers and American Urban Structure; <u>Urban Geography</u>, vol 19, no. 8, 679-694. • (Remainder of the <u>Urban Geography</u> volume 19, no. 8) • Brookings: Berube and Forman, Living on the Edge, 2002 The Living Cities Census Series http://www.brookings.edu/es/urban/publications/berubeformanedgeexsum.htm • Brookings: Riche, The Implications of Changing US Demographics for Housing Choice and Location in US Cities, 2001, discussion paper http://www.brookings.edu/es/urban/issues/housing/downtown.htm • (<u>Housing Policy Debate</u>: Masnick, The New Demographics of Housing, V. 13, no. 2 http://www.fanniemaefoundation.org/programs/hpd/v13i2-index.shtml) 	
April 10	Metropolitan Regions and homeowners	General Topic (see below for details)
	<ul style="list-style-type: none"> • Orfield, Myron Ohio Metropatterns (handed out in class) • Galster book chapters 2, 10 • Brookings: Bier, Moving Up; Filtering Down (Discussion paper, 2001) http://www.brook.edu/dybdocroot/es/urban/publications/bier.pdf • Rusk book, chapter 5, The Sprawl Machine • Orfield book introduction and chapter 1 • (Littlewood and Munro, <u>Urban Studies</u>, Vol 34, no. 11, pp. 1771-1787 Moving and Improving: Strategies for Attaining Housing Equilibrium) • (Galster chapter 3) 	

Date	Topic	Project assignment
April 17	Downtown http://downtownplan.columbus.gov/	Clean data set (see below for details)
	<ul style="list-style-type: none"> • Chapter 9 from the Technological Reshaping of Metropolitan American, 1995, US Government Printing Office: Uneven Development: New Challenges for the Urban Core. • http://www.brookings.edu/es/urban/issues/housing/downtown.htm • Birch, 2002, Having a Longer View on Downtown Living. Journal of the American Planning Association, Vol. 68, no. 1, p. 5 – 20. • Orfield book. Introduction, chapter 1, 3 • (Metzger, John T. Forum: Planned Abandonment: The Neighborhood Life Cycle Theory and National Urban Policy http://www.fanniemaefoundation.org/programs/hpd/v11i1-index.shtml) 	
April 24	To be announced	Outline of final product (see below for details)
May 1	City Neighborhoods Decline Gentrification http://www.oldtowne.org/ (video?)	
	<ul style="list-style-type: none"> • Varady and Raffel book, ch. 1 – 6 • Brookings: Kennedy and Leonard, 2001 Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices. Discussion paper • (Sirgy and Cornwell, 2002. How Neighborhood Features Affect Quality of Life. Social Indicators Resarch, Vol. 59, pp. 79-114.) • (Galster. 2001. On the Nature of Neighborhood. Urban Studies, Vol. 38, no. 12, 2111-2134) • (Wyly and Hammel. 1999. Islands of Decay in Seas of Renewal: Housing Policy and the Resurgence of Gentrification. Housing Policy Debate, Vol. 10, no. 4) http://www.fanniemaefoundation.org/programs/hpd/v10i4-index.shtml 	
May 8	Mature Suburbs (video) (continued on next page)	Complete Draft 0 (see below for details)
	<ul style="list-style-type: none"> • Brookings: Lucy and Phillips. 2001. Suburbs and the Census: Patterns of Growth and Decline. Brookings Survey Series http://www.brookings.edu (search by authors' names) • Lucy and Phillips book chapters 1 and 2 • Orfield book, chapter 2 	

Date	Topic	Project assignment
May 8	Mature suburbs (continued)	<ul style="list-style-type: none"> • (Sanchez and Dawkins. 2001. Distinguishing City and Suburban Movers: Evidence from the American Housing Survey, Housing Policy Debate, Vol 12, no. 3) http://www.fanniemae.foundation.org/programs/hpd/v12i3-index.shtml • (Nelson and Sanchez. 1997. Exurban and Suburban Households: A Departure from Traditional Location Theory?) http://www.fanniemae.foundation.org/programs/jhr/v8i2-index.shtml
May 14	Mature Suburbs (video)	<ul style="list-style-type: none"> • Lucy and Phillips book chapters 7 and 8 • Kleismit, Ohio's First Suburbs; Rethinking Investment Strategies for a More Competitive City, Ohio First Suburbs Consortium, 2003.
May 22	Future?	Draft 1 due (see below for details)
	<ul style="list-style-type: none"> • Orfield book chapters 4 - 9 • Brookings: Puentes and Orfield, 2002. Valuing America's First Suburbs; A Policy Agenda for Older Suburbs in the Midwest. http://www.brook.edu/dybdocroot/es/urban/firstsuburbs/firstsuburbs.pdf • Lucy and Phillips book chapter 10 • Varady and Raffel book chapters 7 – 12 • Galster book chapters 11 – 14. 	
May 29	Project presentations	
June 5	Project presentations	Final draft due
June 12 (1:30 p.m.)	Final exam period -- available for presentations if necessary	

Progress report assignment details:

April 10 General Topic – probable data set, variables, program to be used for analysis (EXCEL, SAS, SPSS, other?), methods, group or solo, what product type (Planning report or research publication)?

April 17 Clean data set – appropriate format, appropriate cases and variables, missing variables defined and coded. Turn in all variables, number of missing values for each, number of valid cases for each, appropriate descriptive statistics for each. (planning report groups should include brief reports on meeting with their sponsor).

April 24 Outline of final product. People doing a research publication should suggest a journal to aim for; those doing a research report should write a paragraph about the intended audience. Those doing a research publication should turn in a preliminary bibliography (use the format from the Journal of Planning Literature. You should also use this journal to help you find additional literature on your topic); those doing a planning report should turn in a list of resources to be used for the report. Both should provide a draft introduction/problem statement and a draft data and methods description

May 8 Complete draft 0 (this can be rough). Should contain everything you've completed to this point.

May 22 Draft 1 Should be in good shape. I'll comment and return it within a week. You will rewrite according to my comments for the final draft.

June 5 Final draft – this is the final draft for this class. You may decide to continue working on the product.

Presentations will take place during the last several class meetings. The amount of time you will have depends on the number of projects we have in total. Prepare these presentations for an audience of planning professionals.

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