INTRODUCTION TO HOUSING- PLAN 4304
Spring 2017

Instructor: Professor Lance Freeman

Class Time: Mondays 11:00 a.m. - 1:00 p.m.
Class Room: 412 Avery
Office Hours: Mondays 2:00-4:00 p.m. or by appointment
Office: 304 Buell Hall
Phone: 212-854-8495
E-mail: lf182@columbia.edu
Course website: http://courseworks.columbia.edu (Log in and this course should be displayed on the screen).

Course Objective: This course will provide students with the analytical skills and knowledge to understand what is necessary to plan for housing. In doing so the course will address many of the housing issues that have vexed planners and policy makers for decades. Examples of such questions include:

• What are the advantages of high density vs. low density housing?
• Why is there a shortage of affordable housing?
• Should everyone be guaranteed a right to decent housing?
• What is “decent” housing?
• When, if ever, should the government intervene in the provision of housing?
• Does rent control really keep rents affordable?
• Should policymakers concern themselves with what type of neighborhoods people reside in?

This course will provide students with the analytical skills to address the questions listed above. In addition, students will learn to take advantage of the plethora of housing data available so as to be able to assess housing market conditions in a particular locality. With these skills students will be better prepared to formulate effective housing plans and policies.

Course Format: The course will be a combination of lectures and seminars, with the emphasis on seminars.

Assignments: The following written assignments are required for the course:
Planning proposal: For this assignment you will develop a housing plan for a neighborhood of your choosing. In the first part of the assignment you will assess the housing needs and strengths of the surrounding housing market. In the second part of the paper you will develop a plan and policies designed to address the housing situation in your chosen neighborhood while keeping in mind the housing circumstances of the surrounding housing market. The purpose of the assignment is to sharpen your research skills and to apply some of the analytic capabilities that you have acquired in class.

Discussion Questions: Discussion questions will be distributed prior to each class. These questions serve a twofold purpose: The first is diagnostic, allowing me to discern whether
students are grasping the material. The second purpose is to provide guidance for the reading. I will sometimes collect the discussion questions at the beginning of class. Please Note late assignments will not be accepted without prior permission from the instructor.

Readings: The following books are available at the University book store. I have also requested that these books be placed on reserve. The availability of these books through library reserve, however, cannot be guaranteed.


Other readings are available in the course reader, on courseworks as indicated or are on e-reserves. The course reader is available at the Village Copier at 2872 Broadway (between 112th-113th streets).

Grading: Grades for the course will be earned according to the following weights:
Neighborhood Plan: 40%
Part I. 20%
Part II. 20%
Midterm: 30%
Discussion Questions(s): 30%

CLASS SCHEDULE

Readings:


Browse HUD Interactive Timeline: http://www.huduser.org/hud_timeline/index.html

Readings:


3. Monday February 6, Analyzing Housing Market Conditions
Readings:
How Affordable is your community? See HOI on courseworks


Schwartz, Alex. 2014. Housing Policy in the United States. Chapter two.

References
Schwartz, Alex. 2014. Housing Policy in the United States. Appendix in chapter two.

For international comparisons:

4. Monday February 13, Planning Housing: How Much?
Readings:
Raising the Roof- California Housing Development Projections and Constraints 1997-2020
On line: http://www.hcd.ca.gov/hpd/hrc/rtr/chp2r.htm

New York City Population Projections by Age Sex and Borough: On line:


Belsky, Eric et al. 2007. Projecting the Underlying Demand for New Housing Units: Inferences from the Past, Assumptions about the Future. Joint Center for Housing Studies of Harvard University. On E-Reserve & on line:
5. Monday February 20, Planning Housing: Affordability; Supply Side Approaches


Schwartz, Alex. 2014. Housing Policy in the United States. Chapters five and six.


6. Monday February 27, Demand Side Approaches.

Schwartz, Alex. 2014. Housing Policy in the United States. Chapter eight.


Housing Market Analysis due.

7. Monday March 5, Planning Housing: Regulatory Approaches
Readings:


**Monday March 13. Spring Break**

**8. Monday March 20. Midterm**

**9. Monday March 27, Housing, What Type of Tenure?**


**10. Monday April 3. Planning Housing: Alternative Approaches to Provide Affordable Housing.**


Readings:


12. Monday April 17 Guest Speaker
Assignment for Affirmatively Furthering Fair Housing due.

13. Monday April 24, Sprawl


14. Monday May 1, a Successful Case
Readings:
Mallach, Allan. *A Decent Home*.

### Course Schedule:

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Assignment</th>
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<tbody>
<tr>
<td>1. January 23</td>
<td>Planning for Housing, History. The Housing Problem Part I</td>
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<td>2. January 30</td>
<td>Frameworks for Evaluating Housing Policies</td>
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<tr>
<td>3. February 6</td>
<td>Analyzing Housing Market Conditions</td>
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<td>4. February 13</td>
<td>Planning Housing: How Much?</td>
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<td>10. April 3</td>
<td>Planning Housing: Alternative Approaches to Provide Affordable Housing</td>
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<td>11. April 10</td>
<td>Racial and Class Segregation: Causes and Consequences</td>
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<td>12. April 17</td>
<td>Guest Speaker</td>
<td>Assignment on AFFH due</td>
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<tr>
<td>13. April 24</td>
<td>Sprawl</td>
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Comment [1]: These dates do not correspond with the dates on Courseworks. Please see the screenshot attached to the email.
Final Paper due May 9 by 5pm