

UST463/PDD563 Housing Analysis Spring Semester 2002

T 6:00-9:50 UR 108
Instructor: Thomas Bier
Office: UR 028
Phone: 216-687-3907
e-mail: tom@urban.csuohio.edu

Course Description: This course is meant for senior-level undergraduates and graduate students. It has no specific prerequisites, although some familiarity with basic urban studies would be helpful. The course is designed to provide the student with an understanding of how the urban region is shaped and changed by housing dynamics, including supply and demand, prices, and population movement. Particular attention is given to the role that government policies and practices play in shaping housing dynamics. The Cleveland region is used as a case study, including current and prospective initiatives that could influence the city and its suburbs in years to come.

Syllabus: The main topical elements of the course include:

1. Overview; What's the problem?
2. Historical roots of current dynamics: early Cleveland; emergence of suburbs.
3. Model of dynamics of supply, demand, movement.
4. Construction: location, trends, patterns.
5. Movement: geographic patterns, trends, homebuyers and sellers.
6. Prices: geographic patterns; municipal profiles; relationship to movement.
7. Mortgages: conventional, FHA, VA, foreclosures.
8. Governmental policies and practices: influences on construction, movement.
9. Impacts of dynamics: central city and inner suburbs.
10. Impacts of dynamics: rural districts and small towns.
11. Responses and reactions: city, suburbs, institutions.
12. Prospects and change strategies.

Methods: Material provided by the instructor serves as the text, although students are expected to read selectively from a list of supplemental books (below). Classes will involve instructor presentations and class discussion. All students are expected to participate actively in discussions. Examination questions will be based upon lectures and discussions; therefore if a student must miss a class, he or she is encouraged to have someone record the session. Students will be given copies of lecture materials.

Requirements: A term paper is required (possible topics will be discussed in class). The paper will be a minimum of ten double-space typed pages for undergraduate students, and 12 double-space pages for graduate students. The paper will represent 30 percent of the course grade. Graduate student papers will be expected to reflect familiarity

with material and references not covered in this course. The paper must be typed. Spelling and clarity of writing will affect the grade. Consider asking someone to read and comment on your draft. The paper will be due April 23rd at which time (and the following class) each student will make a brief oral presentation of its content. Only in the most extraordinary circumstances will an incomplete be given because of an unfinished paper. In that instance it must be completed within two weeks of the due date, and the highest grade possible will be two points less than the maximum. The paper will represent 30 percent of the course grade.

The final exam will constitute 50 percent of the grade and will be based on material presented or discussed in class. A mid-term exam will constitute 20 percent of the grade.

Grading will be as follows:

	<u>Graduate</u>	<u>Undergraduate</u>
A	95-100	90-100
A-	90-94	
B+	87-89	
B	83-86	80-89
B-	80-82	
C	70-79	70-79
D		60-69

Note: The instructor reserves the right to award additional credit for particularly good work.

Supplemental Readings

Baer, William C. and Christopher B. Williamson. 1988. The Filtering of Households and Housing Units. Journal of Planning Literature 3,2: 127-152.

Berry, Brian J.L. 1985. The New Urban Reality. Washington, D.C.: The Brookings Institution. Islands of Renewal in Seas of Decay. pp. 69-96.

Bier, Thomas E. 1995. Housing Dynamics of the Cleveland Area, 1950-2000. Cleveland: A Metropolitan Reader. W. Dennis Keating, et. al. eds. Kent State University Press.

Bier, Thomas E. 1999. Rebuilding Cleveland: A Regional Undertaking. The New American City Faces Its Regional Future: A Cleveland Perspective. D.C.Sweet, et. al. Eds. Ohio University Press.

Bier, Thomas E, and Stephen Howe. 1998. Dynamics of Suburbanization in Ohio Metropolitan Areas. Urban Geography 19,8.

Bourne, Larry S. 1981. The Geography of Housing. New York: Wiley & Sons.

Byrum, Oliver E. 1991. Old Problems in New Times: Urban Strategies for the 1990s. Chicago: The American Planning Association.

Bradbury, Katharine L., Anthony Downs and Kenneth A. Small. 1981. Futures for a Declining City: Simulations for the Cleveland Area. New York: Academic Press.

Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing: Choice and Outcomes in the

Housing Market. New Brunswick, NJ: Center for Urban Policy Research.

Downs, Anthony. 1994. New Visions for Metropolitan America. Washington, DC: The Brookings Institution.

Frey, William H. and Alden Speare, Jr. 1988. Regional and Metropolitan Growth and Decline in the United States. New York: Russell Sage Foundation.

Garreau, Joel. 1991. Edge City: Life on the New Frontier. New York: Doubleday.

Hughes, James W. and George Sternlieb. 1987. Dynamics of America's Housing. New Brunswick, NJ: Rutgers University, Center for Urban Policy Research.

Jackson, Kenneth. 1985. Crabgrass Frontier: The Suburbanization of the United States. New York: Oxford University Press.

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

Peirce, Neal R. 1993. Citistates. Washington, DC: Seven Locks Press.

Robbins, L.S. 1941. Decentralization: A Problem in Cleveland's Future. A Report Prepared for the Cleveland Chamber of Commerce. [Public Administration Library, Cleveland City Hall. Call No: qNA 9127 .C6 R6]

Rusk, David. 1993. Cities Without Suburbs. Washington, DC: Woodrow Wilson Center Press.

Rusk, David. 1999. Inside Game Outside Game. Washington, DC: Brookings Institution Press.

Salins, Peter D. 1980. The Ecology of Housing Destruction. New York: New York University Press.

Stegman, Michael A. 1977. The Neighborhood Effects of Filtering. Journal of the American Real Estate and Urban Economics Association. v. 5: 227-241.

