USC School of Architecture

ARCH 529 Urban Housing: Programs, Precedents, and Recent Case Studies
Units: 2

Spring 2018: 6:30 pm to 9:30 pm on Mondays, the final 8 weeks of the semester
Note: The course will also include two Saturday field visits in Southern California.

Location: Watt Hall room 212

Instructor: David Bergman
Office: Watt Hall, Suite 204 (main office)
Office Hours: Monday 5:30–6:30 or by appointment
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Course Description
The class will provide a historical overview of the major housing developments and innovations since the early 20th century, using a case-study format examining a wide range of issues that determine the form of urban housing in various conditions. Major emphasis will be placed on a detailed analysis of social, technical, and design factors affecting recent housing developments.

This course will provide participants with a general understanding of the production of housing as a commodity and a building block of communities in the context of the geography of urban systems. It will focus on housing development in general and multi-unit housing development in particular. The course will use case studies to help illustrate concepts supported by in-class lab assignments that will reinforce the concepts discussed during the lectures.

Participants will become familiar with the tools and the language of real-estate finance and market research. By the end of the course, students will be able to conduct feasibility analyses of potential real-estate projects that measure both the economic and social benefits of the project. Students will understand the regulatory environment as well as the economic imperatives related to housing, primarily from the perspective of architecture and planning, but will also consider inputs from sociology, economics, and development finance. Students will learn how housing is produced and how issues of race or ethnicity, family status, geography, and other characteristics affect the provision of housing in urban America.

Learning Objectives
Course Objective 1: Students will learn basic population and housing data research skills and develop a vocabulary to speak and write intelligently about economic systems.

Course Objective 2: Students will gain an understanding of the dynamics of the housing market in the United States with a focus on Southern California.

Course Objective 3: Students will be able to consider the economic, social, and technological forces shaping the development of the production of residential spaces and incorporate them into their work in other areas of their studies.

Course Objective 4: Students will gain exposure to the social, regulatory, and economic elements that constitute housing markets and the social forces that shape the production of housing.

Course Objective 5: Market economic research methods will be taught, and students will have an opportunity to learn how to use data sources and software that are specific to urban development. Students will learn how to integrate this information into their work across their ongoing studies.

Course Notes
The course will be structured as a combined lecture and lab that will meet sequentially during the regular class meeting period. The lecture on the weekly topic will take place during the first hour and a half, introducing the procedures for a practical lab project requiring online research and in-class evaluations of data sets related to housing markets and development parameters. The lab will take place in the second hour and a half of the class meeting. Lab assignments will be completed in class and submitted via Blackboard at the end of the class period. In order to participate in the lab assignments, students will need to have a Wi-Fi-enabled laptop that can access the Internet and Blackboard.

The class will also include two mandatory field trips that are scheduled to take place on a Saturday morning. Students will need to organize transportation to the field-trip sites; the instructor will facilitate the organization of carpools, but ultimately, each student will be responsible for their own transportation arrangements.

Technological Proficiency and Hardware/Software Requirements
Access to a Wi-Fi enabled laptop will be required for the in-class laboratory sessions. Students will also need access to a spreadsheet program. Microsoft Excel is preferred, but Google Sheets or Open Office Calc can also be used. Examples in class will be presented in Excel.

Additionally, students should have access to a word-processing program to submit the required lab write-ups at the end of each class session. Submissions can be made as .doc or .pdf files.

Required Readings and Supplementary Materials
Required readings will be posted each week on Blackboard. These will mostly be journal articles or book chapters that will support the issues discussed in the lecture. It will be to the student's advantage to read the articles before each class meeting. There is no required textbook; however, students who would like to have a reference book that will address most of the issues discussed in class can refer to the following resource:

Mike E. Miles. *Real Estate Development: Principles and Process*. Washington, D.C: Urban Land Institute, 2007.

Description and Assessment of Assignments
There will be six separate lab assignments that will be introduced in class, and students will be expected to complete them during the second half of each class meeting. These labs will center around some aspect of the housing market and research methods that can be used for evaluating housing feasibility. In some cases, the class will be provided with a data set to work with. In other cases, online research will be conducted by the students during the lab. Each week, a set of lab instructions and specific questions will be presented to the students. The instructor will be present to work with the students as they follow lab procedures and answer the specified research questions. Some labs will require a written evaluation of specific research questions; others will be quantitative in nature and will require that the students perform tasks using spreadsheet software.

Students will also be assigned questions of observation on each of the two field visits. Specific questions will be posted on Blackboard prior to the field trip so that students are aware of what critical factors they should observe on the trips.

A final exam focusing on the lecture material will also be required. This exam will consist of a combination of short-answer and multiple-choice questions.

Grading Breakdown

Assignment	Points	% of Grade
Lab 1	10	10%
Lab 2	10	10%
Lab 3	10	10%
Lab 4	10	10%
Lab 5	10	10%
Lab 6	10	10%
Field Trip 1 Notes	10	10%
Field Trip 2 Notes	10	10%
Final Exam	20	20%
TOTAL	100	100%

Assignment Submission Policy
All lab assignments will be due at the end of the lab session each week and will be submitted via Blackboard.

The notebook assignments from the field trip will be due before class the following Monday. Specific questions for the students to address will be posted on Blackboard before the field trip.

All documents must be submitted as .pdf files unless another format is specified in the assignment instructions.

Additional Policies
Please contact the instructor if you need any accommodation as a DSP student or if there are issues regarding the Saturday field trips. All work should be submitted via Blackboard by midnight on the day it is due in order for it to be accepted as being on time. Late work will be accepted up to the next class meeting, but it will be penalized. No late work will be accepted after one week.

Course Schedule

	Lecture Topic	**Lab Topic**	**Field Trip**
Week 1 3/5/18	Residential Patterns in Urban America	Mapping inequality and the legacy of the FHA	
Week 2 3/12/18	Spring Break --No Class		
Week 3 3/19/18	Housing and social ecology	Census data and factorial ecology	
Week 4 3/26/18	The production of urban land on the exurban fringe	Understanding merchant builders	Trip to Rosena Ranch in Rialto California 3/31/18
Week 5 4/2/18	Planned unit development and specific plans	Working with development standards	
Week 6 4/9/18	Multifamily Residential Products	Creating a development proforma	Trip to Americana at Brand Glendale California 4/14/18
Week 7 4/16/18	Mixed Use Development	Housing at transit sites (TOD)	
FINAL 4/23/18	In Class Final		