

**San José State University**  
**Urban and Regional Planning Department**  
**URBP 223: Housing Economics and Policy**  
**URBP 120: Introduction to Housing Economics and Policy**  
**Spring 2024**

**Important note about a possible work stoppage during the semester**

The California Faculty Association (the labor union of Lecturers, Professors, Coaches, Counselors, and Librarians across the 23 CSU campuses) is in a difficult contract dispute with California State University management. It is possible that we will call a strike or other work stoppage this term. I promise to promptly inform you of any schedule disruption. Our working conditions are your learning conditions; we seek to protect both. For further information go to [www.CFABargaining.org](http://www.CFABargaining.org).

**Course and Contact Information**

Instructors: Dr. Shishir Mathur and Anu Natarajan  
Office location: WSQ 216E (Dr. Mathur)  
Telephone: 408-310-7856 (Dr. Mathur)  
Email: shishir.mathur@sjsu.edu (Dr. Mathur)  
Anu.natarajan@sjsu.edu (Prof. Anu Natarajan)  
Office hours: Friday 4 pm – 6 pm and by appointment (Dr. Mathur)  
By appointment (Prof. Anu Natarajan)  
Class days/time: Thursdays 3:00 pm to 5:45 pm  
Classroom: Clark 306  
Prerequisites: URBP 223: None; URBP 120: Upper-division standing or instructor consent

**Course Catalog Description**

URBP 223: Overview of the housing situation in the United States; examination of the theory of housing markets and framework for analyzing housing policies at the federal, state and local levels; in-depth study of the lack of access to affordable housing and critical examination of the steps that the public, private, and non-profit sectors have taken to alleviate the problem.

URBP 120: Historic and policy aspects of housing, focusing on housing characteristics and public sector intervention. Topics may vary. Course may be repeated for credit when topic changes.

**Course Format**

In-person course.

**Course Web Page and MYSJSU Messaging**

Course materials such as syllabus, lecture notes, assignment instructions, etc. are at:

URBP 223: <https://sjsu.instructure.com/courses/1585462>

URBP 120: <https://sjsu.instructure.com/courses/1585601>

You are responsible for regularly checking your email that you provided on MySJSU to learn of any updates. For help with using CANVAS see [Canvas Student Resource page](#).

## Course Learning Outcomes (CLOs)

What do we mean by the term “housing”? How do housing markets work? How is the price of a home determined? What factors impact the demand, supply, and accessibility of housing? What are the social implications of housing and housing affordability, ownership, and tenancy? What is the impact of policy decisions at the various levels of government? How do policymakers, developers, and communities understand and address the need for affordable housing? Why is housing important from a planning perspective? This course aims to discuss these and such other questions/issues related to housing in the United States.

The course begins with an overview of the housing situation in the United States. It then examines the theory of housing markets and provides a framework for analyzing various housing policies. Finally, it examines the problem of housing affordability and other socioeconomic challenges related to how housing gets built, owned, sold, and occupied in the U.S., critically evaluating the measures public, private, and non-profit actors have taken to address them.

After completing this course, students will be able to:

- 1) understand how market-driven, and regulatory demand and supply side policies impact housing prices;
- 2) critically evaluate federal low-income housing policies;
- 3) analyze a jurisdiction’s housing policies, and understand how regional- and local-level planning policies impact housing markets and availability of housing; and
- 4) suggest ways to address affordable housing at the local-level

This course partially covers the following PAB Knowledge Components: 3B, 3D and 3E.

3B) Governance and Participation: appreciation of the roles of officials, stakeholders, and community members in planned change.

3D) Growth and Development: appreciation of economic, social, and cultural factors in urban and regional growth and change.

3E) Social Justice: appreciation of equity concerns in planning.

## Required Texts

Dawkins, Casey. 2021. *Just Housing: The Moral Foundations of American Housing Policy*. Boston: MIT Press. (Open access: <https://direct.mit.edu/books/oa-monograph/5181/Just-HousingThe-Moral-Foundations-of-American> )

Schwartz, Alex. 2021. *Housing Policy in the United States (4<sup>th</sup> ed)*. Routledge, New York. (Please see library website for ebook or purchase a copy for yourself)

## Other Assigned Readings

Please see the Weekly Course Schedule below. Readings available directly from the course Canvas page have the word “(Canvas)” at the end of the citation; all other readings are available via the library’s website, elsewhere online, or in the two required texts above.

A quick guide on how to access Canvas is at <http://www.sjsu.edu/ecampus/docs/Canvas-Student-Quick-Guide.pdf>. Instructor may also hand out a small number of additional articles in class, and at times may ask you to read material available on the web.

### Other technology requirements / equipment / material

Personal computer and good internet connection for work done outside the in-person class sessions and for any on-line class sessions.

### Library Liaison

Name: Lauren De Celle. Email: lauren.decelle@sjsu.edu

### Course Requirements and Assignments

Success in this course is based on the expectation that students will spend, for each unit of credit, a minimum of 45 hours over the length of the course (normally three hours per unit per week) for instruction, preparation/studying, or course related activities, including but not limited to internships, labs, and clinical practica. Other course structures will have equivalent workload expectations as described in the syllabus.

Your grade for the course will be based on the following assignments and other activities:

Assignments	Percent of Course Grade	Course Learning Objectives Covered
Assignment 1: One discussion questions and narrative per class	10%	1-4
Assignment 2: In-class discussion	15%	1-4
Assignment 3: Engagement Unit Activity 1: Attend a Public Meeting and Write a Reflection Paper	10%	1-4
Assignment 4: Engagement Unit Activity 2: Participate in One Role Playing Group with a Guest Lecturer & Write a Reflection Paper and a Synthesis Paper	15%	1-4
Assignment 5: Housing Profile Memo	25%	1-3
Assignment 6: Housing Element Review	10%	1-4
Assignment 7: Panel Discussion in class	15%	1-4

This class will be a combination of lecture by the instructor, in-class discussion, and presentations by the guest speakers. You have to read the assigned material *prior* to attending that week's class, and participate in class discussion.

Assignment 1: For every class marked "Discussion Seminar" in the weekly schedule, each student is required to contribute one question that they would like to see discussed in class. In addition to the question, describe the main points that you would like to see discussed as part of the discussion generated by that question. Write one or two paragraphs (75-100 words). This question will be in addition to any question you might want to ask to clarify a concept/part of the reading. The question and the description are due Tuesday night. They are due on Canvas till Week 8 (for Dr. Mathur's classes) and could be submitted on Canvas or via email Week 9 onwards (for Prof. Natarajan's classes). If you choose to send via email please write the subject line "First Name Last Name: Week "x" Discussion Question and Narrative" where "x" stands for the week number. See the weekly schedule for the week number.

The weekly discussion question and narrative submissions will be graded based on completion and as well as demonstrated thoughtfulness of the reading material based on the level of insight and nuance reflected by the submission.

Assignment 2: In-class discussion requires participation, but more importantly thoughtful reflection. You will not be assessed on the amount of participation per se, but rather your contribution to the course learning objectives and class discourse through insightful questions and comments.

Assignments 3 and 7 constitute the engagement unit, for which you will have to undertake additional activities outside the class hours. For Assignment 3 you will have to attend a public meeting (where housing-related issue/s would be discussed) and write a reflection paper. Assignment 7 will include teams presenting topics of relevance in a discussion panel, as part of the Affordable Housing Month. The details of the topics, format and teams will be provided at a later date.

For assignment 4 you will have to write reflection and synthesis papers based on a role you will be assigned as you listen to a guest speaker.

Assignment 5 will be a memo characterizing the housing situation of a city of your choice and critically examining the affordable housing situation of that city. Assume that our audience is a busy policy maker who knows little about housing issues.

Assignment 6 will be a 2-page memo reviewing an adopted housing element where you will discuss its opportunities and shortfalls.

Details on how to complete assignments 3 to 7 will be provided on handouts distributed later in the semester.

URBP 120 and URBP 223 will have separate writing requirements for Assignments 5 and 6. These requirements and detailed guidelines about writing the papers will be provided later in the semester at the time the paper assignments are introduced.

### **Final Examination or Evaluation**

Submission of “Assignment 7” and “Course Reflection” will constitute the culminating activities for this course.

### **Grading Information**

Grades for the course will be assigned based on your percentage of total points earned on all assignments according to the following distribution:

*A plus = 100 to 98*

*A = 97 to 93 points*

*A minus = 92 to 90 points*

*B plus = 89 to 87 points*

*B = 86 to 84 points*

*B minus = 83 to 81 points*

*C plus = 80 to 78 points*  
*C = 77 to 73 points*  
*C minus = 72 to 70 points*  
*D plus = 69 to 67 points*  
*D = 66 to 63 points*  
*D minus = 62 to 60 points*  
*F = 59 points or lower*

### **Other Grading and Assignment Issues**

Due to the progression of the course topics and joint teaching between two instructors, late work will not be accepted, except with the instructor's prior permission.

### **University Policies**

Per [University Policy S16-9](#), relevant university policy concerning all courses, such as student responsibilities, academic integrity, accommodations, dropping and adding, consent for recording of class, etc. and available student services (e.g. learning assistance, counseling, and other resources) are listed on [Syllabus Information web page](#) (<https://www.sjsu.edu/curriculum/courses/syllabus-info.php>). Make sure to visit this page to review and be aware of these university policies and resources.

### **Academic Integrity**

As a student, your commitment to learning is evidenced by your enrollment at San Jose State University. The [University Academic Integrity Policy F15-7](#) requires that you be honest in your academic course work. Faculty members are required to report all infractions to the Office of Student Conduct and Ethical Development. Visit the [Student Conduct and Ethical Development website](#) for information.

### **Plagiarism and Citing Sources Properly**

Plagiarism is the use of someone else's language, images, data, or ideas without proper attribution. It is a serious offense both in the university and in your professional work. In essence, plagiarism is both theft and lying you have stolen someone else's ideas, then lied by implying that they are your own.

**Plagiarism will lead to grade penalties and a record filed with the Office of Student Conduct and Ethical Development. In severe cases, students may also fail the course or even be expelled from the university.**

**If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in draft or final work.**

Learning when to cite a source and when not to is an art, not a science. However, here are some common examples of plagiarism that you should be careful to avoid:

- Using a sentence (or even a part of a sentence) that someone else wrote without identifying the language as a quote by putting the text in quote marks and referencing the source.
- Paraphrasing somebody else's theory or idea without referencing the source.
- Using a picture or table from a webpage or book without referencing the source.

- Using data some other person or organization has collected without referencing the source.

If you still have questions, feel free to talk to the instructor. There is nothing wrong with asking for help.

### **Citation style**

It is important to properly cite any references you use in your assignments. The Department of Urban and Regional Planning uses Kate Turabian's *A Manual for Writers of Research Papers, Theses, and Dissertations*, 8th edition (University of Chicago Press, 2013, ISBN 780226816388). Copies are available in the SJSU King Library. Additionally, the book is relatively inexpensive, and you may wish to purchase a copy. Please note that Turabian's book describes two systems for referencing materials: (1) "notes" (footnotes or endnotes), plus a corresponding bibliography, and (2) in-text parenthetical references, plus a corresponding reference list. The instructors prefer the latter.

### **Course Schedule**

(Subject to change with fair notice. Instructor will notify students of the changes in the class and by uploading a revised syllabus on the course webpage)

Note: Readings available directly from the course Canvas page have the word "(Canvas)" at the end of the citation; all other readings are available via the library's website, elsewhere online, or in the two required texts (Dawkins 2021 or Schwartz 2021).

#### **Week 1. January 25** (Dr. Mathur)

**Note: This class will be cancelled if there is a strike.**

Class type: Lecture

#### *Course Overview*

**Assignments 1 and 2 reviewed (Dr. Mathur to grade till week 8 and Prof. Natarajan from week 9 onwards)**

**Note: These assignments will be reviewed in week 2 if there is a strike).**

#### **Week 2. February 1** (Dr. Mathur)

Class type: Discussion seminar.

**Note: This class's format will change to "Lecture" if there is a strike. If that happens, a discussion question will NOT be due for this class.**

#### *Overview of housing situation*

#### Required reading:

The Joint Center for Housing Studies. 2023. *State of the Nation's Housing 2023*. Cambridge, MA: Harvard University.

[https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard\\_JCHS\\_The\\_State\\_of\\_the\\_Nations\\_Housing\\_2023.pdf](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2023.pdf) (accessed January 10, 2024). (Canvas)

California Association of Realtors. 2023. *C.A.R. Releases 2024 Housing Market Forecast*. Los Angeles, CA: California Association of Realtors.  
<https://www.car.org/en/aboutus/mediacenter/newsreleases/2023-News-Releases/2024housingforecast#:~:text=Existing%2C%20single%2Dfamily%20home%20sales,in%202023%20from%202022's%20%24822%2C300>.  
(accessed January 10, 2024). (Canvas)

McClellan, T. 2024. What's Next for the *Bay Area Housing Market in 2024? Experts Weigh In*. SFGate, January 02, 2024.  
<https://www.sfgate.com/realestate/article/bay-area-housing-market-2024-predictions-18523070.php>  
(accessed January 10, 2024). (Canvas)

### *Affordable Housing*

#### Required reading:

Stone, Michael. 2006. What is Housing Affordability? The Case for the Residual Income Approach. *Housing Policy Debate* 17(1): 151-184. (Canvas)

Hartman, Chester. 1998. The case for a right to housing. *Housing Policy Debate* 9(2): 223-246. (Canvas)

#### Recommended reading:

Carr, James H. 1998. Comment on Chester Hartman's "the case for a right to housing": the right to "poverty with a roof." *Housing Policy Debate* 9(2): 247-258. (Canvas)

Salins, Peter D. 1998. Comment on Chester Hartman's "the case for a right to housing": housing is a right? Wrong! *Housing Policy Debate* 9(2): 259-266. (Canvas)

***Details of Assignment 3 handed out. Due April 18 on Canvas or email to Prof. Natarajan. (Prof. Natarajan to grade)***

### **Week 3. February 8 (Dr. Mathur)**

#### Class type: Lecture

#### *Theory of Housing Markets*

#### Required reading:

Tools of Microeconomics (Canvas)

Rothenberg, J., et al. 1991. Introduction. Chapter 1 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. The economics of urban housing markets: Previous work and new directions. Chapter 2 in *The Maze of Urban Housing Markets: Theory, Evidence, and*

*Policy.* (Canvas)

Rothenberg, J., et al. 1991. Summary of the theoretical models. Chapter 7 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

**Details of Assignment 5 handed out. Due March 28 on Canvas (Dr. Mathur to grade).**

**Week 4. February 15** (Dr. Mathur)

Class type: Lecture

*Theoretical Analysis of Urban Housing Policies*

Required reading:

Rothenberg, J., et al. 1991. Urban housing policy: demand-side approaches. Chapter 10 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. Urban housing policy: supply-side approaches. Chapter 11 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

Rothenberg, J., et al. 1991. Urban housing policy: market-regulation approaches. Chapter 12 in *The Maze of Urban Housing Markets: Theory, Evidence, and Policy*. (Canvas)

**Week 5. February 22** (Dr. Mathur)

Class type: Discussion seminar

*Federal Low-Income Housing Policy*

Required reading:

Vale, Lawrence, and Freemark, Yonah. 2012. From Public Housing to Public-Private Housing: 75 Years of American Social Experimentation. *Journal of the American Planning Association* 78(4): 379-402. (Canvas)

Goetz, Edward. 2012. The Transformation of Public Housing Policy, 1985–2011. *Journal of the American Planning Association* 78(4): 452-463. (Canvas)

Public Housing Timeline, 1933–1993. 2006. *Journal of the American Planning Association*, 78(4): 359. (Canvas)

**Week 6. March 1** (Dr. Mathur)

Class type: Discussion seminar

*Public housing programs: Housing Choice Vouchers (Section 8) and HOME*

Required reading:

Schwartz, Alex. 2021. Vouchers. Chapter 8 in *Housing Policy in the United States*. Routledge, New

York. (Canvas)

Ellen, Ingrid. 2020. What do we know about housing choice vouchers? *Regional Science and Urban Economics* 80: 103380. (Canvas)

U.S. Department of Housing and Urban Development. n.d. Housing choice vouchers factsheet. [https://www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](https://www.hud.gov/topics/housing_choice_voucher_program_section_8) (accessed January 18, 2024).

U.S. Department of Housing and Urban Development. 2022. *HOME Investment Partnerships Program*. [https://www.hud.gov/program\\_offices/comm\\_planning/home](https://www.hud.gov/program_offices/comm_planning/home) (accessed, January 18, 2024).

*Details of Assignment 4 handed out. Variable deadlines. Due on Canvas (Dr. Mathur to grade).*

**Week 7. March 8** (Dr. Mathur)

**Class type: Guest Lecture + Readings—online class (no discussion question and narrative due)**

Guest Speaker: TBD

*Public Housing Programs: Low Income Housing Tax Credit (LIHTC)*

Required reading:

Schwartz, Alex. 2021. The Low-Income Housing Tax Credit. Chapter 5 in *Housing Policy in the United States*. Routledge, New York. (Canvas)

California Tax Credit Allocation Committee. 2019. *California Tax Credit Allocation Committee*: <http://www.treasurer.ca.gov/ctcac/program.pdf> (accessed, January 10, 2023). (Canvas)

Voith, Richard, Jing Liu, Sean Zielenbach, Andrew Jakobovics, Brian An, Seva Rodnyansky, Anthony W. Orlando, and Raphael W. Bostic. 2022. Effects of concentrated LIHTC development on surrounding house prices. *Journal of Housing Economics* 56:101838. (Canvas)

**Week 8. March 15** (Dr. Mathur)

**Class type: Guest Lecture + Readings—online class (no discussion question and narrative due)**

Guest Speaker: TBD

*Housing Finance and Real Estate Development Process*

Required reading:

Schwartz, Alex. 2021. Housing Finance. Chapter 3 in *Housing Policy in the United States*. Routledge, New York. (Canvas)

## *Housing Policy at the State and Local Level*

### Required reading:

Schwartz, Alex. 2021. State and Local Housing Policy and the Non-profit Sector. Chapter 9 in *Housing Policy in the United States*. Routledge, New York. (Canvas)

Association of Bay Area Governments. 2023. Regional Housing Needs Allocation.  
<https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Association of Bay Area Governments. 2023. What is a Housing Element?  
<https://abag.ca.gov/technical-assistance/what-housing-element>

### **Week 9. March 21** (Prof. Natarajan)

#### Class type: Discussion Seminar

#### *Overview of Local and Regional Housing Policy framework within the Housing EcoSystem*

- *Public Sector Structure, Roles and Regulatory Framework*
- *Housing Ecosystem with Partners*
- *Impact of Zoning and Land Use Policies*

### Required reading:

Menendian, Steven. 2022. Deconstructing the Housing Crisis.  
<https://belonging.berkeley.edu/deconstructing-housing-crisis>

Gill, Julie et al. 2023. Passing Pro-housing Legislation is only the first step in making housing more affordable. Brookings.  
<https://www.brookings.edu/articles/passing-pro-housing-legislation-is-only-the-first-step-in-making-housing-more-affordable/>

McKinsey and Company. 2023. The Ongoing Crisis of Homelessness in the Bay Area: What's Working, What's Not.  
<https://www.mckinsey.com/industries/public-sector/our-insights/the-ongoing-crisis-of-homelessness-in-the-bay-area-whats-working-whats-not>  
Harvard Law Review. February 2022. Addressing Challenges to Affordable Housing in Land Use Law: Recognizing Affordable Housing as a Right.  
<https://harvardlawreview.org/print/vol-135/addressing-challenges-to-affordable-housing-in-land-use-law/>

*Details of Assignments 6 and 7 handed out.*

*Assignment 6: Due April 25 via Canvas or email to Prof. Natarajan (Prof. Natarajan to grade)*

*Assignment 7: In class presentation on May 2.*

**Week 10. March 28** (Prof. Natarajan)

**Class type: Discussion Seminar + Guest Speaker—online class**

*Impediments to Housing Production*

- *Impact of State Housing Laws on the 3P Framework of Housing and Homelessness*
- *Role of public, private and philanthropic sectors in providing affordable housing*

*Guest Speaker: Ken Kirkey, Chief Partnership Officer, All Home*

Alameldin, Mohammed and Garcia, David. 2023. 2023 California Housing Legislative Roundup. Turner Center for Housing Innovation

<https://turnercenter.berkeley.edu/research-and-policy/legislative-recap-2023/>

Metcalf, Ben. 2023. New Pathways to Encourage Housing Production: A Review of California's Recent Housing Legislation. Turner Center for Housing Innovation. <https://turnercenter.berkeley.edu/research-and-policy/california-housing-laws/>

California Department of Housing and Community Development Housing Policy Development Division October 2023. San Francisco Housing Policy and Practice Review

<https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/plan-report/sf-housing-policy-and-practice-review.pdf>

Kneebone, Elizabeth. 2023. Incentivizing Housing Production: State Laws from Across the Country to Encourage or Require Municipal Action. Turner Center for Housing Innovation. <https://turnercenter.berkeley.edu/research-and-policy/state-pro-housing-law-typolog>

**Assignment 5 due on Canvas (Dr. Mathur to grade)**

**Week 11. April 4** (Prof. Natarajan)

NO CLASS SPRING RECESS

**Week 12. April 11** (Anu Natarajan)

Class type: Discussion Seminar

*Impact of Lack of Housing on Communities*

- *Homelessness is a housing Issue*
- *Housing Prototypes and Ownership Models*

Finnigan, Ryan. 2023. *Five Recent Trends in Homelessness in California*. Turner Center for Housing Innovation

<https://turnercenter.berkeley.edu/research-and-policy/five-trends-california-homelessness/>

Listen online to two episodes from WNYC's *There Goes the Neighborhood* podcast:

(1) "They Want My House" (Oct. 10, 2017). Available at:

<https://www.npr.org/podcasts/555340969/there-goes-the-neighborhood> ;

(2) "Gentrification: No More L.A. Traffic, Put that Way" (Oct. 31, 2017). Available at:

<https://www.npr.org/podcasts/555340969/there-goes-the-neighborhood>

Edward Glaeser (2011). “Rethinking the Federal Bias Toward Homeownership.” *Cityscape*, 13(2): 5-37. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5\\_SJO/1nj5q0c/cdi\\_proquest\\_journals\\_896957774](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5_SJO/1nj5q0c/cdi_proquest_journals_896957774)

Brendan O’Flaherty (2011). “Rental Housing Assistance for the 21st Century.” *Cityscape*, 13(2):127-145. [https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5\\_SJO/1nj5q0c/cdi\\_proquest\\_journals\\_896957665](https://csu-sjsu.primo.exlibrisgroup.com/permalink/01CAL5_SJO/1nj5q0c/cdi_proquest_journals_896957665)

**Week 13. April 18** (Prof. Natarajan)  
Class type: NO CLASS

*Review of Housing Element*

Assignment 6: Pick a city/community that has an approved Housing Element for the sixth cycle of RHNA. Review the document, with a focus on implementation strategies. In a 2-page memo, provide an analysis of strategies included in the document with respect to the impact of addressing the affordable housing crisis.

Association of Bay Area Governments. 2023. What is a Housing Element?  
<https://abag.ca.gov/technical-assistance/what-housing-element>

*Assignment 3 due via Canvas or email to Prof. Natarajan (Prof. Natarajan to grade)*

**Week 14. April 25** (Prof. Natarajan)  
Class type: Discussion Seminar + Guest Speaker—online class

*Legacy of Racism in Housing*  
Guest Speaker: Regina Celeste Williams, Executive Director, sv@home

Casey J. Dawkins (2021). “Chapter 1” (pp. 3-11) in his *Just Housing: The Moral Foundations of American Housing Policy*. Boston: MIT Press. doi.org/10.7551/mitpress/13587.001.0001. Open access: <https://direct.mit.edu/books/oa-monograph/5181/Just-HousingThe-Moral-Foundations-of-American>

Eli Moore, Nicole Montojo, and Nicole Mauri (2019). “Introduction” (pp. 7-15) in their *Roots, Race & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area*. Berkeley, CA: Haas Institute for a Fair and Inclusive Society.  
<https://belonging.berkeley.edu/rootsraceplace>

Listen online to the 2017 interview with Richard Rothstein about his book *The Color of Law* from Fresh Air with Terry Gross (35 mins). Online at: <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>

*Assignment 6 due via Canvas or email to Prof. Natarajan (Prof. Natarajan to grade)*

**Week 15. May 2** (Prof. Natarajan)

Class type: Engagement Credit - Affordable Housing Month

Presentation of Assignment 7 (Panel Discussion) in class.

**Week 16: May 9** (Prof. Natarajan)

Class type: Discussion Seminar + Guest Speaker—Online class

Guest Speaker: TBD

*Messaging and Narratives: What works? What doesn't work?*

*Community Engagement and Advocacy*

*Hearts and Minds Campaign*

**Week 17. May 21** (Dr. Mathur and Prof. Natarajan)

Final exam period.

**Class meets from 2:45 pm to 5:00 pm**

*Course Reflection*