DHA 2401 Introduction to Housing (3 cr) Fall 2008

University of Minnesota, College of Design Housing Studies Program

Department of Design, Housing & Apparel

Time: 9:35-10:25 MWF

Place: Room 144 McNeal Hall St. Paul Campus

Instructor: Dr. Ziebarth, Associate Professor-Housing Studies

Office: 358 McNeal Hall

Phone: 612-625-8795

E-mail: aziebart@umn.edu

Office Hour: Wednesday 1:00-2:00; additional times by appointment

Teaching Assistant: Erin Schumacher

383 McNeal Hall

Schu1114@umn.edu

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COURSE DESCRIPTION

Housing is more than “protection from the elements”. House and home have social, economic, and psychological implications. This course is designed to develop an understanding of and appreciation for the complexity of housing. The goal is to familiarize you with housing as a process and a product in the context of the individual, the family, and the community. The impacts of federal, state, and local governmental policies will also be considered. Topics to be addressed during this semester include: an introduction to housing studies, architectural styles and preferences, residential construction methods and components, housing finance (buying a home), housing markets, social and psychological aspects of home, and housing laws, policies and regulations, and the way housing impacts the wellbeing of individuals.

COURSE PREREQUISITES--There are no prerequisites for this class.

COURSE OBJECTIVES—

Students successfully completing this course will be able to:

1) Identify key aspects of housing in the United States
2) Use basic housing research skills of observation, interviewing, & data analysis
3) Explain constraints families’ experience in acquiring housing
4) Analyze the process of obtaining housing from a household perspective
5) Understand the basic principles of financing home ownership
6) Recognize the relationship between housing and community development
7) Understand various theories regarding residential relocation
8) Evaluate public policies impacting housing

YOUR LEARNING OBJECTIVES—

Learning is never a one-way experience. Below you will find space to write in your own objectives for this class. Include objectives that focus on content knowledge as well as the grades you would like to achieve.

1) 
2) 
3)
COURSE REQUIREMENTS AND DUE DATES
Sept. 22, 2008 Assignment 1 Observing housing and neighborhoods (50 points)
Oct. 13, 2008 Assignment 2 Home Ownership (computer lab report) (50 points)
Oct. 20, 2008 Midterm (100 points)
Nov. 17, 2008 Assignment 3 Policy Paper (50 points)
Dec. 1, 2008 Assignment 4 Housing History (50 points)
Dec. 17, 2008 Final Exam—10:30-12:30 Tuesday (150 points)
Throughout In-class Activities (50 points total)

REQUIRED TEXTBOOKS AND READINGS
Textbooks

Readings/In-class handouts
A course packet of readings is required and available for purchase at St. Paul Books Underground. Online readings supplement the course packet. Additional materials will be provided during some class sessions.

WEB CT/Blackboard- A RESOURCE FOR LEARNING
Additional course materials will be available on the web. To access the web site you will use log into your computer account type myu.umn.edu in the browser, select the option to log into your account. You will need to use your x500 user name and password (the same ones you use for e-mail and to access your scholastic records). Our class should appear. If you click on that page, the website should come up. If you have difficulty please ask the instructor or a computer lab assistant.

COURSE EXPECTATIONS (the rules)
• Attendance at all class sessions is expected. I will begin the class promptly and expect that you will be there. Please do not disturb other student's ability to learn by coming in late or leaving early.

• You are expected to be attentive during class, to ask questions if you do not understand something, and to participate in class discussions. You are also expected to listen respectfully to other students and me when speaking. Racism, sexism, homophobia, classism, ageism, and other forms of bigotry are inappropriate to express in this class.

• Turn off all electric devices! Cell phones, beepers, or other electronic devices must be disabled during all class sessions. You may NOT use laptop computers during class.

• Read materials prior to class and come prepared to discuss the topic.

• Assignments are to be turned in at the beginning of the class period in which they are due. All assignments must be hard copies; I do not accept electronic versions of assignments. Written assignments must by word processed (or typed), double space. Put your name on the upper right hand corner of the first page. Please do not use plastic covers.

• Late assignments will not be accepted. Make sure you have ink in your printer and that you complete your assignments with time to spare.
• **Exams** are to be taken at their scheduled time. **A missed test is a missed grade.** Make up exams are only possible in emergency situations. Contact the instructor as soon as possible if an emergency situation occurs.

• **Incompletes** are given only in strict accordance with University guidelines. An incomplete grade is only possible for students who have completed all of the coursework and for some legitimate reason (illness, family emergency) miss the final exam. In no case will an "I" be given when the student has not completed assignments or has missed a substantial portion of the classes. Course work must be completed before the start of the next term.

• The College of Design expects the highest standards of **honesty and integrity** in the academic performance of its students. Any act of scholarly dishonesty is regarded as a serious offense may result in loss of credit or even expulsion.

• The workload varies throughout the semester, however it is expected that students will spend on average a **minimum of six hours** each week in addition to class time.

• Students needing **special accommodations** regarding assignments and/or examinations due to a disability must provide documentation from Disability Services. Please contact the instructor as soon as possible in the semester to make arrangements.

**GRADING**

Grades are based on a percentage of total possible points as follows:

- Assignments- 50 points each (200 points)
- Midterm Exam (100 points)
- Final exam (150 points)
- Class participation/In-class activities (50 points)

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<td>B+/B/B-</td>
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"A" represents outstanding achievement above and beyond the course requirements
"B" represents achievement exceeding the level necessary to meet course requirements
"C" represents achievement that meets the course requirements in every respect
"D" represents achievement that is worthy of credit even though it fails to meet fully the course requirements.

SUPPORTIVE SERVICES
• Students with disabilities that might hinder their ability to participate in the full range of class activities should contact Disability Services for assistance. Accommodations may be made only if an official letter is provided to the instructor. See the website at http://ds.umn.edu for more information.

• Writing assignments must be clearly organized and in coherent prose containing proper grammar, punctuation, and spelling. Assignments not meeting these specifications and papers that are judged by the professor to contain excessive errors will not be accepted. If you feel you need help with your writing, assistance is available through the Student Writing Center, 306B Lind Hall. Check their website at http://swc.umn.edu for hours and services. Writing support is also available at the Smart Commons in Magrath Library.

• The Student Dispute Resolution Center is located at 107 Eddy Hall. The Student Dispute Resolution Center assists students with campus-based concerns including grading and instructional complaints. While I hope you will not feel a need to use this service you can find out more information on the website at www.tc.umn.edu/~sos.

COMPUTER FACILITIES
As a student registered with the University of Minnesota you have access to computer labs on campus. We will use computers for some assignments. The St. Paul Public Computer Labs, including the computer classrooms in McNeal Hall and the Classroom Office Building are managed by the U of M Academic Distributed Computing Services (ADCS).

Tentative Class Schedule

Wed. Sept 3 - Introduction

Fri. Sept 5 - Research Strategies for Housing “learning to look”
Readings:
  Lewis, P. (1979) Axioms for Reading the Landscape (in packet)

Mon. Sept 8 - House form & style
Readings:
  Chapter 1, pp. 1-23 Textbook

Wed. Sept 10 - Historic Preservation
Readings:
  Chapter 2, pp. 25-44 Textbook

Fri. Sept 12 – Observations & Architectural Styles
  Walking Tour- meet at St. Paul Gymnasium
Mon. Sept. 15 - Housing Construction
Readings:
  Chapter 4, pp. 87-111 Textbook

Wed. Sept 17 - Housing Construction (cont.)
Readings:

Fri. Sept. 19 - Home Environment & Health
Readings:
  Chapter 3, pp. 55-86 Textbook

Mon. Sept. 22 - Mechanical Systems
Assignment #1 Due- Housing Observation
Readings:

Wed. Sept 24- Plumbing & Wiring
Readings:

Fri. Sept 26- Housing Inspections, Building Codes

Mon. Sept. 29- Alternative Construction
Readings:
  Chapter11, pp. 291-326 Textbook

Wed. Oct 1- Buying/Selling Residential Real Estate
Readings:
  Chapter 10, 257-289 Textbook

Fri. Oct 3- Residential Real Estate Markets & the homebuying process
Readings:
  Chapter 9, 225-255 Textbook
  Shlay (2006)
  Nguyen (2006)
  Kendig (1990), pp. 133-141

Mon. Oct. 6- Housing Finance
Readings:

Wed. Oct. 8 Work Day
Meet at computer lab.
Fri. Oct. 10 - Housing Development
Readings:
   Arendt (1992) on line

Mon. Oct. 13 - Land Use and Zoning
Assignment #2 Due - Home Ownership
Readings:
   Barry (2002) on line
   Sheppard (n.d.) on line

Wed. Oct. 15 - Housing discrimination, covenants, NIMBYism
Readings:

Fri. Oct. 17 - Tenant/Landlord Rights & Responsibilities
Readings:
   TBA

Mon. Oct. 20
Midterm Exam

Wed. Oct. 22 - Federal Housing Policies
Readings:

Fri. Oct. 24 - Federal Housing Policies (cont.)
Readings:
   HUD Policy Brief Homeownership & Its Benefits (in packet)
   (online at www.hud.gov:80/renting/phprog.cfm)
   Fact Sheet (online at www.hud.gov:80/offices/pih/programs/hcv/about/fact_sheet.cfm)

Mon. Oct. 27 - Twin Cities Housing Policies
Readings:

Wed. Oct. 29 - Material Culture

Fri. Oct. 31
No Class

Mon. Nov 3 - Research Paper Requirements
Wed. Nov. 5
Meet at the Law School Library

Fri. Nov. 7- User Perspectives- Physical
Readings:
  Chapter 2, pp. 44-49 Textbook
  Ryan, V. (2001) Ergonomics. (online at
  www.technologystudent.com/designpro/ergo1.htm)

Mon. Nov. 10- User Perspectives- Psychological
Readings:

Wed. Nov 12- User Perspectives- Social
Readings:
  Newman, O. (1997) Defensible Space. (online at
  www.nhi.org/online/issues/93/defense.html.)
  Rosenbloom, S. (2006) In Certain Circles, Two is a Crowd

Fri. Nov. 14- Interior Space Planning
Readings:
  Chapter 7, pp. 167-189 Textbook

Mon. Nov 17- Special Topics: Residential Preference
Assignment #3 Due- Policy Paper
Readings:

Wed. Nov. 19- Special Topics: Housing and Children
Readings:
  Chapter 8, pp. 191-224 Textbook

Fri. Nov. 21- Special Topics: Housing for Older Adults
Readings:

Mon. Nov. 24- Special topic: TBA

Wed. Nov 26- Homelessness in the U.S.
Readings:

Fri. Nov 29- Thanksgiving Holiday
NO CLASS

Mon. Dec 1- Special topic: Global housing issues
Assignment #4 due- Housing History
Note: Last day to turn in extra credit assignment

Wed. Dec, 3- Housing Careers
Guest Speaker

Fri. Dec 5 – Special topic: Energy use and conservation

Mon. Dec 8- Special topic: Migrant Worker Housing
Reading:

Optional Class

Wednesday Dec. 17, 2008 FINAL EXAM 8:00-10:00 am