

DEPARTMENT OF GEOGRAPHY
University of Toronto

COURSE OUTLINE

January 2017

COURSE: JPG 1507S - HOUSING MARKETS AND HOUSING POLICY ANALYSIS

INSTRUCTOR: LARRY S. BOURNE SSH Room 5020; Telephone: 416-978-1595 or 3375
Email: larry.bourne@utoronto.ca

OBJECTIVES AND THEMES:

The objectives of this seminar are to provide an opportunity for in-depth research and critical evaluation of alternative systems of housing provision and consumption, and to apply the resulting insights to current housing situations and policy problems. Four principal themes are emphasized: 1) basic concepts relating to the structural, social and spatial dimensions of the housing system (demand, need and supply); alternative modes of housing provision and allocation; and housing market dynamics; 2) the identification of current and emerging housing issues and associated planning problems; and 3) evaluations of housing policies, programs and institutions; 4) their relationships to contemporary debates on social, economic and fiscal policies, questions of equity, efficiency and social exclusion, and their impacts on urban policy and planning strategies. The latter evaluations will be undertaken primarily through the discussion of case studies of specific housing problems, policy issues and places. Visitors from different levels of government and the private sector will provide both informed and alternative perspectives on housing research and policy. A basic introduction to housing concepts and analysis can be obtained from one or more of the background texts listed below; and a detailed overview of current housing conditions in Canada is available from the publications and web sites of the major banks, the Bank of Canada and CMHC, the latter including the annual *Canadian Housing Observer* (CMHC 2013, 2014 and 2015).

PREREQUISITES, ASSIGNMENTS AND COURSE RESPONSIBILITIES:

There are no formal prerequisites for the course, however, it is anticipated that students will at least have a modest background in one of urban geography, planning and design, urban sociology, economics, or urban studies, and a working knowledge of introductory statistics.

Three distinct but related assignments are anticipated: 1) a brief critical commentary on a current research and policy dilemma (3-4 pages); 2) a short research evaluation essay in the first part of the term in which the student examines a series of journal articles (4 articles) on a particular theme or a major research based housing study (book length), and prepares a critical and concise review and assessment (5 pages); 3) an extended essay on a topic in housing research or policy evaluation selected by the student and approved by the instructor; followed by an in-class presentation by each student to the seminar group, as part of a series of collective discussions and debates on specific policy and research issues. The latter presentation usually constitutes the basis for the extended essay, and takes place in the last few weeks of term.

For students who intend to count this course as meeting part of the requirements for an associated collaborative program (e.g. in Community Development) they should ensure that their major paper in this course is on a topic also suitable for that program.

EVALUATION AND GRADING: Assignments #1 (15%); #2 (30%); #3 (45%); and in-class participation and presentation (10%).

TEXTS

There are no specific texts for this course, but a list of suggested references will be distributed in class for specific groups of topics. Each student is expected to construct their own reading lists targeted to their interests and background. The following publications serve as useful background references on housing in general and on the Canadian housing system and housing policy regime in particular:

Bardhan, A. et al eds. 2012. Global Housing Markets. New Jersey: Wiley.

CMHC 2014 and 2015. Canadian Housing Observer. Ottawa: CMHC (download from www.cmhc.ca/observer/)

CMHC. 2015/16. Current Housing Research. Ottawa: Canadian Housing Information Centre (CHIC). Email: chic@cmhc-schl.gc.ca Monthly and Quarterly summaries of housing research.

CMHC 2015/16. Research Bulletins. Ottawa: CMHC.

Carter, T. 2008. "Canadian Housing Policy". Paper prepared for Tri-Country Housing Policy Conference (available on line).

Carter, T. and Polevychok, C. 2004. Housing is Good Social Policy. Montreal: Canadian Policy Research Networks. (www.cprn.org)

Carter, T. 2012. "The Canadian Housing Market: No Bubble? No Meltdown?". Chapter 23 in A. Bardhan et al eds. Global Housing Markets. New Jersey: J. Wiley, pp.511-534.

Fallis, G. 1985. Housing Economics. Toronto: Butterworths.

Fallis, G. et al. 1995. Home Remedies. Rethinking Canadian Housing Policy. Montreal: C.D. Howe.

Grigsby, W. and Rosenberg, L. 1975, Urban Housing Policy. New York: APS.

Harris, R. 2004. Creeping Conformity: How Canada Became Suburban. Toronto: University of Toronto Press.

Hulchanski, D. and Shapcott, M. ed. 2004. Finding Room: Policy Options for a Canadian Rental Housing Strategy. Toronto: CUCS Press, University of Toronto.

Hulchanski, D., Murdie, R. and Campsie, P. eds. 2004. Adequate and Affordable Housing for All. Toronto: CUCS Press, University of Toronto

Layton, J. 2000. Homelessness: The Making and Unmaking of a Crisis. Toronto: Penguin.

MacLennan, D. 2008. "Housing for the Toronto Economy", Research paper 212, Cities Centre, University of Toronto (available on line)

Miron, J. ed. 1993. House, Home and Community: Progress in Housing Canadians 1946-1986. Montreal: McGill-Queen's (hardcover). A comprehensive review, in 26 chapters, of housing policies and conditions in Canada during the post-war period to 1986.

Sewell, J. 1994. Houses and Homes: Housing for Canadians. Toronto: J. Lorimer.

Vliet, W.V. ed. 1998. The Encyclopedia of Housing. Thousand Oaks, Calif.: Sage.

Walks, A. 2012. "Canada's Housing Bubble Story: Mortgage Securitization, the State and the Global Financial Crisis". International Journal of Urban and Regional Research, 10/1111, 1468-1498.

Recent perspectives on a National Housing Policy:

Pomeroy, S. 2016. Some thoughts on a National Housing Strategy. Ottawa: Caledon Institute.

And for historical background on housing in Canada (before the Miron volume above) :

Carver, H. 1948. Housing for Canadians. Toronto: University of Toronto Press.

National/Canada/US/Local sources of information: data and web publications:

Statistics Canada (www.Statcan.ca)

BILD Toronto (www.bildgta.ca)

Caledon Institute of Social Policy, Ottawa (www:calendoninst.org)

CMHC (www.cmhc.ca)

Canadian Housing and Renewal Association (CHRA) (www.chra.ca; info@chra-achru.ca)
Canadian Real Estate Association (CREA)
Canadian Centre for Policy Alternatives (CCPA)
Canadian Observatory on Homelessness
Centre for Equality Rights in Accommodation (CERA)
Homelessness Hub (www.homelessness.hub.ca/library)
Brookings Institution US
Institute of Municipal Finance and Governance (IMFG) UofT (www:munkschool.utoronto.ca)
Joint Centre for Housing Studies Harvard
Lincoln Institute of Land Policy US
US HUD, Fannie Mae
FCM : Federation of Canadian Municipalities (www.fcm.ca)
Federation of Rental Housing providers of Ontario
Fraser Institute, Simon Fraser University
Canadian Federation of Apartment Associations
City of Toronto
Cities Centre/ CUCS University of Toronto (www.citiescentre@utoronto.ca)
Martin Prosperity Institute UofT
Maytree Foundation
Metcalf Foundation
Ontario Home Builders Association
Ontario Ministry of Municipal Affairs and Housing
Ontario Non-Profit Housing Association (www.onpha.ca)
TFC: Toronto Community Foundation
Ryerson Centre for Urban Research and Land Development (www.ryerson.ca/CUR)
Social Housing Services Corporation
Social Policy Analysis and Research, City of Toronto (www.spar@utoronto.ca)
Wellesley Institute (Toronto)
Urban Institute (Washington)

International reference sources: Newsletters

European Network for Housing Research, Newsletter (4 times a year).(www.enhr.uu.se)

Background academic references:

Bourne, L.S. 1981. (reprinted 1989). The Geography of Housing. London: E. Arnold. (paperback). An introductory review of concepts and terminology; dated but still useful. (photocopy available)

Grigsby, W. and Rosenberg, L. 1975. Urban Housing Policy. New York and Rutgers: APS Publications (still the classic study of how urban housing markets work).

Clark, W.A.V. and Dieleman, F. 1996. Households and Housing: Choices and Outcomes in the Housing Market. New Brunswick, NJ: Rutgers University

Others to follow during the seminar.

Selected Journals:

American Planning Association Journal

Canadian Journal of Urban Research

Cities

Cityscape

Environment and Planning A & C

European Journal of Housing Policy

Habitat International
Housing Economics (US)
Housing Studies (UK)
Housing Policy Debate (Fannie Mae, Washington DC)
Housing, Theory and Society
International Journal of Housing Policy
International Journal of Urban and Regional Research
Journal of Planning Education and Research
Journal of Housing and the Built Environment
Journal of Real estate Finance and Economics
Journal of Urban Affairs
Ontario Planning
Plan Canada
Progress in Human Geography
Real Estate and Urban Economics
Social Problems
Town Planning Review
Urban Affairs Review
Urban Economics
Urban Geography
Urban Land
Urban Studies (UK)

Plus, of course, numerous specialized journals in architecture, demography, finance, health and welfare, migration and immigration, public policy, sociology, social policy and transportation.