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; Cell: 416-371-5330

OBJECTIVES AND THEMES:

The objective of this seminar is to provide an opportunity for in-depth research and critical evaluation of alternative systems of housing provision, exchange 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); housing as a human right or commodity; alternative modes of housing provision and allocation; as well as housing market and social housing dynamics; 2) the identification of current and emerging housing issues and associated planning problems; 3) evaluations of housing policies, programs and institutions; and 4) how the above relate to contemporary debates on theory, social, economic and fiscal policies, questions of equity, efficiency and social exclusion, and their impacts on public 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 housing providers, advocacy groups, research institutes, municipalities, the major banks, the Bank of Canada and CMHC, the latter including the annual Canadian Housing Observer (CMHC 2013, 2014, 2015 and 2016).

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 web-based sources and (as appropriate) 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 in housing research, and prepares a critical and concise review and comparative 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. These are 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, or vice-versa, 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 or joint program 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%).
There are no specific texts or single reading list for this course, but a list of suggested references will be distributed in class for special topics. A selection of readings and references are available on the Quercus system under the course designation. Other background references are on reserve in the library. Each student is encouraged, indeed 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:

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

Recent perspectives on Canada’s National Housing Strategy:
Canadian Housing and Renewal Association (CHRA). 2017-18. Various reports and submissions on National Housing policy.
And for historical background on housing policy in Canada (before the Miron volume listed above): see

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

Statistics Canada (www.statcan.ca)
BILD Toronto (www.bildgta.ca)
Caledon Institute of Social Policy, Ottawa (www.calendoninst.org)
Canada Mortgage and Housing Corporation (CMHC) (www.cmhc.ca)
Canadian Centre for Economic Analysis
Canadian Home Builders Association
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 Housing and Urban Development (HUD), Fannie Mae
FCM : Federation of Canadian Municipalities (www.fcm.ca)
Federation of Rental Housing providers of Ontario (FRPO)
Fraser Institute, Simon Fraser University
Canadian Federation of Apartment Associations (CFAA)
City of Toronto/Planning, Social Policy (www.toronto.ca)
City of Toronto Affordable Housing office.
Cities Centre/ CUCS University of Toronto (www.citiescentre@utoronto.ca)
Co-Operative Housing Federation
Martin Prosperity Institute UofT
Maytree Foundation
Metcalfe Foundation
Ontario Home Builders Association
Ontario Ministry of Municipal Affairs and Housing
Ontario Non-Profit Housing Association (www.onpha.ca)
TFC: Toronto Community Foundation
TCHC (Toronto Community Housing)
Residential Construction Council of Ontario (RESCON)
Ryerson Centre for Urban Research and Land Development (www.ryerson.ca/CUR)
Ryerson City Building Institute (www.ryerson.ca/city building)
Social Housing Services Corporation
Social Policy Analysis and Research, City of Toronto (www.spar@utoronto.ca)
Wellesley Institute (Toronto)
United Way of Toronto and York region (unitedwaytvr.com)
Urban Institute (Washington)
International reference sources: Newsletters
European Network for Housing Research, Newsletter (4 times a year).(www.enhr.uu.se)

Background ‘classic’ academic references: on Library reserve

review of concepts and terminology; dated but still useful. (photocopy available)
Ballinger.
classic study of how urban housing markets work).
New Brunswick, NJ: Rutgers University

Selected Journals:
American Planning Association Journal
Annals AAG
Antipode
The Canadian Geographer
Canadian Journal of Urban Research
Cities
Cityscape
Demography
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
Land Economics
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 that contain frequent articles on housing.