

The Ohio State University
Colleges of the Arts and Sciences New Course Request

Economics

Academic Unit
 ECON

Book 3 Listing (e.g., Portuguese)
 591 Housing Economics

| Number | Title | U G | 05 |
|---------------------------------|--------|--------|--------------|
| Housing Economics | | | |
| 18-Character Title Abbreviation | | Level | Credit Hours |
| Summer | Autumn | Winter | Spring X |
| | | Year | 2006 |

Proposed effective date, choose one quarter and put an "X" after it; and fill in the year. See the OAA curriculum manual for deadlines.

A. Course Offerings Bulletin Information

Follow the instructions in the OAA curriculum manual. If this is a course with decimal subdivisions, then use one New Course Request form for the generic information that will apply to all subdivisions; and use separate forms for each new decimal subdivision, including on each form the information that is unique to that subdivision. If the course offered is less than a quarter or a term, please complete the Flexibly Scheduled/Off Campus/Workshop Request form.

Description (*not to exceed 25 words*): The study of housing markets using the tools of economics. Demand and supply, prices and appreciation, ownership and renting, government policy, and brokerage.

Quarter offered: SP06 Distribution of class time/contact hours: 2 -2 Hr Classes
 Quarter and contact/class time hours information should be omitted from Book 3 publication (yes or no):

Prerequisite(s): Economics 200 or AEDE 200

Exclusion or limiting clause:

Repeatable to a maximum of 0 credit hours.

Cross-listed with:

Grade Option (Please check): Letter S/U Progress What is course is last in the series? _____

Honors Statement: Yes No GEC: Yes No Admission Condition
 Off-Campus: Yes No EM: Yes No Course: Yes No

Other General Course Information:

(e.g. "Taught in English." "Credit does not count toward BSBA degree.")

B. General Information

Subject Code 450601
 Subsidy Level (V, G, T, B, M, D, or P) B

If you have questions, please email Jed Dickhaut at dickhaut.1@osu.edu.

1. Provide the rationale for proposing this course: Much professional research has gone forward using principles of microeconomics to study the supply of and demand for housing, and this course acquaints students with this material.

2. Please list Majors/Minors affected by the creation of this new course. Attach revisions of all affected programs.
 This course is (check one): Required on major(s)/minor(s) A choice on major(s)/minors(s)
 An elective within major(s)/minor(s) A general elective:

3. Indicate the nature of the program adjustments, new funding, and/or withdrawals that make possible the implementation of this new course.
 N/A

4. Is the approval of this request contingent upon the approval of other course requests or curricular requests?

Yes No List: _____

5. If this course is part of a sequence, list the number of the other course(s) in the sequence: _____

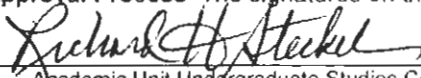
6. Expected section size: 50 Proposed number of sections per year: 1

7. Do you want prerequisites enforced electronically (see OAA manual for what can be enforced)? Yes No


8. This course has been discussed with and has the concurrence of the following academic units needing this course or with academic units having directly related interests (*List units and attach letters and/or forms*):
Not Applicable

9. Attach a course syllabus that includes a topical outline of the course, student learning outcomes and/or course objectives, off-campus field experience, methods of evaluation, and other items as stated in the OAA curriculum manual and e-mail to asccurrofc@osu.edu.

Approval Process The signatures on the lines in ALL CAPS (e.g. ACADEMIC UNIT) are required.


1. Academic Unit Undergraduate Studies Committee Chair Printed Name RICHARD H. STEKEL Date 12-30-05

2. Academic Unit Graduate Studies Committee Chair Printed Name _____ Date _____


3. ACADEMIC UNIT CHAIR/DIRECTOR Printed Name Masami Hoshi Date 12-10-05

4. After the Academic Unit Chair/Director signs the request, forward the form to the ASC Curriculum Office, 105 Brown Hall, 190 West 17th Ave. or fax it to 688-5678. Attach the syllabus and any supporting documentation in an e-mail to asccurrofc@osu.edu. The ASC Curriculum Office will forward the request to the appropriate committee.

5. COLLEGE CURRICULUM COMMITTEE Printed Name _____ Date _____

6. ARTS AND SCIENCES EXECUTIVE DEAN Printed Name _____ Date _____

7. Graduate School (if appropriate) Printed Name _____ Date _____

8. University Honors Center (if appropriate) Printed Name _____ Date _____

9. Office of International Education (if appropriate) Printed Name _____ Date _____

10. ACADEMIC AFFAIRS Printed Name _____ Date _____

Economics 591—Housing Economics

Spring 2006:

Prerequisite: Economics 200 or AEDE 200 (Principles of Microeconomics)

Instructor: Professor Donald Haurin

431 Arps Hall, 1945 N. High St.

Email: Haurin.2@osu.edu

Phone: 292-6809

Course Objectives

The objective of the course is to use economic concepts to analyze housing markets. Students will learn to apply the principles of microeconomics to study the supply of and demand for housing. They will understand the factors behind the tenure choice decision (own or rent) and the impact of race, income, and wealth on this decision. Innovations in residential mortgage lending will be discussed. Students will learn the reasons for government intervention in the housing market and the distortions it causes, and discuss measures of its effectiveness. Students will discuss current issues in housing such as house price bubbles, high foreclosure rates, subprime lending, and the impact of house price appreciation on household savings.

Overview of Topics

This course will begin with a review of the general economic principles of demand and supply. They are then applied to the house market, with the outcome being the determination of prices and quantities. Housing markets are separated by tenure choice, which describes the decision to own or rent. Factors that affect the price of rental and owner-occupied housing are described, along with the process of capitalization. The course then turns to an in-depth analysis of the benefits and costs of homeownership. We will consider who should be a homeowner, housing affordability, racial gaps in homeownership rates, discrimination in the housing market, the sustainability of homeownership, and foreclosures. Special topics in the course include analyses of house price inflation, methods used to value properties, mortgage lending, and the accumulation of home equity. The course will conclude with descriptions of the brokerage (real estate agent) market and government housing policy.

The following monograph serves as the text for the course:

Richard K. Green and Stephen Malpezzi. 2003. *A Primer on U.S. Housing Markets and Housing Policy*. Washington, D.C.: The Urban Institute Press.

Other reference books include the following texts. They are optional readings.

Richard Muth and Allen Goodman. *The Economics of Housing Markets*, Harwood Academic Publishers, 1989

George Fallis. 1985. *Housing Economics*, Butterworth, Toronto.

Denise DiPasquale and William C. Wheaton. 1996. *Urban Economics and Real Estate Markets*, Englewood Cliffs, NJ: Prentice Hall.

Other readings:

A series of articles are required readings, these indicated below in the week-by-week topical outline. Other articles are optional readings, these indicated by a * in the outline. The articles are available on-line through the Ohio State library on-line journals link. The exceptions are two journals, which are available as follows: *Journal of Housing Research* (<http://www.fanniemaefoundation.com/programs/jhr.shtml>) and *Housing Policy Debate* (<http://fanniemaefoundation.org/programs/hpd.shtml>).

Grading:

Midterm 25%

Final 40%

Class participation 10%

Paper 25%

Paper: The paper should consist of a critical literature review of a housing topic. Select a particular research question, identify the economic literature relevant to the topic, and discuss the economics of the issue. At least five sources should be consulted including various perspectives (e.g., industry, consumer advocates, and government regulators). Conclusions should be drawn regarding the issue. Other options include: writing a proposal for additional research, justifying a particular public policy, investigating a data set, or sorting out the pros and cons of an issue. Whether you can pursuing a data based paper depends on your skills and experience in data collection, data management, and statistical analysis. The paper should be 8-10 pages, double-spaced, 11 point font, 1 inch margins. Topics should be proposed during week 3, and all topics must be approved before proceeding. A one page elaboration is due week 4 and a draft is due week 8. The final paper is due the last day of classes. A list of general topics and reference articles is at the end of the syllabus.

Final Exam: The final will be held during the regularly scheduled exam period

Academic Misconduct

It is the responsibility of the Committee on Academic Misconduct to investigate or establish procedures for the investigation of all reported cases of student academic misconduct. The term "academic misconduct" includes all forms of student academic misconduct wherever committed; illustrated by, but not limited to, cases of plagiarism and dishonest practices in connection with examinations. Instructors shall report all instances of alleged academic misconduct to the committee (Faculty Rule 3335-5-487). For additional information, see the Code of Student Conduct (http://studentaffairs.osu.edu/info_for_students/csc.asp).

Topical Outline-week by week, two lectures per week

* indicates the reading is optional

Week 1.

A. Introduction to the course, course materials, and course requirements Review of the principles of demand and supply

Green and Malpezzi: pp. 61-84.

B. Application to demand to housing

Green & Malpezzi: pp. 1-14.

DiPasquale, Denise and William C. Wheaton. 1992. "The Markets for Real Estate Assets and Space: A Conceptual Framework," *Journal of the American Real Estate and Urban Economics Association*, 20 (2): 181-197.

<http://www.gla.ac.uk/departments/urbanstudies/staff/webMacSchL1Jan2004.pdf>

http://econ.lse.ac.uk/courses/sa422/sa422_overheadsweek2.pdf

http://econ.lse.ac.uk/courses/sa422/sa422_handout3_2005.pdf

Week 2

A. Application to supply of housing, the filtering model

Green and Malpezzi: pp. 15-26.

Blackley, Dixie M. 1999. "The Long-Run Elasticity of New Housing Supply in the United States: Evidence for 1950 to 1994," *Journal of Real Estate Finance and Economics* 18(1): 25-42

Galster, George and Jerome Rothenberg. 1991. "Filtering in Urban Housing: A Graphical Analysis of Quality-Segmented Market," *Journal of Planning Education and Research* 11 (1): 37-50.

B. Market price and equilibrium: Price and quantity determination

Green and Malpezzi: pp. 27-60, 143-146.

Belsky, Eric S. 1992. "Rental Vacancy Rates: A Policy Primer," *Housing Policy Debate* 3 (3): 793-813.

Week 3

A. Household formation: when will youths leave their parents' home.

Haurin, Donald R., Patric H. Hendershott, and Dongwook Kim. 1993. "The Impact of Real Rents and Wages on Household Formation", *Review of Economics and Statistics* 75: 284-293.

Masnick, George. 2002. "The New Demographics of Housing," *Housing Policy Debate* 13 (2): 275-321.

Tenure choice: the own or rent decision: user cost formulation, tax benefits

Follain, James R. and Lisa Sturman Melamed. 1998. "The False Messiah of Tax Policy: What Elimination of the Home Mortgage Deduction Promises and a Careful Look at What It Delivers," *Journal of Housing Research* 9 (2): 179-199.

*Gill, H. Leroy and Donald R. Haurin. 1991. "User Cost and the Demand for Housing Attributes", *Journal of the American Real Estate and Urban Economics Association* 19 (3): 383-395.

*James Follain, David Ling, and Gary McGill. 1993. "The Preferential Income Tax Treatment of Owner-Occupied Housing: Who Really Benefits?" *Housing Policy Debate* 4 (1), plus comments by David Crowe, William Grigsby, and Amy Hosier.

B. Tenure choice: impact on tenure choice of mobility, tax codes, socio-economic variables

Haurin, Donald R. and H. Leroy Gill. 2002. "The Impact of Transaction Costs and the Expected Length of Stay on Homeownership," *Journal of Urban Economics* 51: 563-584.

Haurin, Donald R. and Duewa A. Kamara. 1992. "The Home Ownership Decision of Female Headed Households," *Journal of Housing Economics* 2 (4), No. 4: 293-309.

*Haurin, Donald R., Patric Hendershott, and David Ling. 1988. "Homeownership Rates of Married Couples: An Econometric Investigation," *Housing Finance Review* 7 (2): 85-108.

Week 4

A. Tenure choice: the investment-consumption perspective, housing wealth, portfolio choice

Benjamin, John D., Peter Chinloy, and G. Donald Jud. 2004. "Why Do Households Concentrate Their Wealth in Housing?" *Journal of Real Estate Research* 26: 329-343.

(skim) Donald R. Haurin and Stuart S. Rosenthal, 2005. "The Impact of House Price Appreciation on Portfolio Composition and Savings," Office of Policy Development & Research, U.S. Department of Housing and Urban Development.

B. Factors affecting the price of rental and owner-occupied housing: capitalization

Galster, George C., Peter Tatian, and Robin Smith. 1999. "The Impact of Neighbors Who Use Section 8 Certificates on Property Values," *Housing Policy Debate* 10 (4): 879-917.

*Coulson, N. Edward and Michael L. Lahr. 2005. "Gracing the Land of Elvis and Beale Street: Historic Designation and Property Valued in Memphis," *Real Estate Economics* 33: 487-507.

Week 5

A. Rental housing, rent controls

Green and Malpezzi: pp. 156-162.

Ken Rosen and Lawrence Smith. 1983. "The Price Adjustment Process for Rental Housing and the Natural Vacancy Rate", *American Economic Review*, 73: 779-786.

Gleason, Eliza F., Amy S. Bogdon, and Robert E. Lang. 1999. "Toward a New Understanding of Rental Housing," *Housing Policy Debate* 10 (1): 1-7.

*Goodman, Jack. 1999. "The Changing Demography of Multifamily Rental Housing," *Housing Policy Debate* 10 (1): 31-57.

B. Homeownership: Benefits and costs: financial and social

Coulson, N.E. 2002. "Housing Policy and the Social Benefits of Homeownership," *Q2 Business Review*.

Dietz, Robert and Donald R. Haurin. 2003. "The Private and Social Micro-level Consequences of Homeownership," *Journal of Urban Economics* 54: 401-450.

*Denise DiPasquale and Ed Glaeser. 1999. "Incentives and Social Capital: Are Homeowners Better Citizens," *Journal of Urban Economics* 45 (2): 354-384.

Homeownership: Housing Affordability and first time homebuyers; who should be a homeowner?

Green & Malpezzi: pp. 135-143

United States Department of Housing and Urban Development. 1999. "The Widening Gap: New Findings on Housing Affordability in America," September.

Gyourko, Joseph and Peter Linneman. 1993. "The Affordability of the America Dream: An Examination of the Last 30 Years," *Journal of Housing Research*, 4 (1): 39-72.

*Andrew, Mark, Donald R. Haurin, and Abdul Munasib, "Explaining the Route to Owner Occupation: A Transatlantic Comparison," Working Paper, Ohio State University.

Week 6

A. Midterm exam

B. Homeownership: Racial gaps in homeownership rates, discrimination

Green and Malpezzi: pp. 162-177.

*Herbert, Christopher E., Donald R. Haurin, Stuart S. Rosenthal, Mark Duda, 2005. "Homeownership Gaps Among Low-Income and Minority Borrowers and Neighborhoods," Office of Policy Development & Research, U.S. Department of Housing and Urban Development.

Yinger, John. 1998. "Housing Discrimination Is Still Worth Worrying About," *Housing Policy Debate* 9 (4): 893-927.

Sustainability of homeownership, foreclosures: Are there too many homeowners?

Haurin, Donald R. and Stuart S. Rosenthal, 2005. "The Sustainability of Homeownership: Factors Affecting the Duration of Homeownership and Rental Spells," Working Papers.

Columbus Dispatch series on foreclosures: October 2005.

Week 7

A. House price inflation, house price bubbles

Abraham, J.M. and Patric H. Hendershott. 1996. "Bubbles in Metropolitan Housing Markets," *Journal of Housing Research* 7: 191-207.

*Bourassa, Steven C., Patric H. Hendershott, and James Murphy. 2001. "Further Evidence on the Existence of Housing Market Bubbles," *Journal of Property Research* 18: 1-19.

Case, Karl E. and Robert J. Shiller. 2003. "Is There a Bubble in the Housing Market?" *Brookings Papers on Economic Activity* 2: 1-44.

B. Valuation techniques: the hedonic method and comparable sales

Green and Malpezzi: 41-55.

Rosen, Sherwin. 1974. "Hedonic Prices and Implicit Markets," *Journal of Political Economy* 82: 34-55.

Week 8

A. Mortgage lending, interest rates, down payments

Wyly, Elvin K., Thomas J. Cooke, Daniel J. Hammel, Steven R. Holloway, and Margaret Hudson. 2001. "Low- to Moderate-Income Lending in Context: Progress Report on the Neighborhood Impacts of Homeownership Policy," *Housing Policy Debate* 12 (1): 87-124.

*Quercia, Roberto G., William Rohe, and Diane K. Levy. 2000. "A New Look at Creative Finance," *Housing Policy Debate* 11 (4): 943-972.

B. Subprime mortgages, alternative mortgages

Renuart, Elizabeth. 2004. "An Overview of the Predatory Mortgage Lending Process," *Housing Policy Debate* 15 (3): 467-502.

Listokin, David, Elvin K. Wyly, Brian Schmitt, and Ioan Voicu. 2001. "The Potential and Limitations of Mortgage Innovation in Fostering Homeownership," *Housing Policy Debate* 12 (3): 465-513.

*Listokin, David and Elvin K. Wyly. "Making New Mortgage Markets," *Housing Policy Debate* 11 (3): 575-644.

Week 9

A. Search processes in housing: how to sell a house

Donald R. Haurin. 1988. "The Duration of Marketing Time of Residential Housing", *Journal of the American Real Estate and Urban Economics Association* 16 (4): 397-411.

*Glower, Michel, Donald R. Haurin, and Patric H. Hendershott. 1998. "Selling Price and Selling Time: The Impact of Seller Motivation," *Real Estate Economics* 26: 719-740.

Harding, John P., John R. Knight, and C.F. Sirmans. 2003. "Estimating Bargaining Effects in Hedonic Models: Evidence from the Housing Market," *Real Estate Economics* 4: 601-622.

B. Real estate brokerage: fees, MLS, consolidation

Anglin, Paul and Richard Arnott. 1999. "Are Brokers' Commission Rates on Home Sales Too High? A Conceptual Analysis," *Real Estate Economics*

Anglin, Paul M. 1994. "Contracts for the Sale of Residential Real Estate," *Journal of Real Estate Finance and Economics* 8 (3): 195-211.

Week 10

A & B. Government housing policy

Green & Malpezzi: 85-134, 146-156.

Carliner, Michael S. 1998, "Development of Federal Homeownership 'Policy'," *Housing Policy Debate* 9 (2): 299-321.

*Olsen, Edgar. 2003. "Fundamental Housing Policy Reform," Working Paper.

Galster, George. 1997. "Comparing Demand-Side and Supply-Side Housing Policies: Sub-Market and Spatial Perspectives," *Housing Studies* 12 (4): 561-577.

*United States Department of Housing and Urban Development. 2000. "HOPE VI: Community Building Makes a Difference," Chapter 1: *HOPE VI—Making Changes*, February: 1-7.

United States Department of Housing and Urban Development. 2000. "A Promise Being Fulfilled: The Transformation of America's Public Housing," Chapter 3: *Transforming Public Housing Stock*, July: 13-27.

Internet Resources

There is a large amount of information available on the internet about housing markets. Various perspectives are offered ranging from those in real estate sales, to mortgage, of public policy. Available at the sites are large numbers of research reports and often data. Many of the sites are large and thus it takes some searching to find the research materials and data sets.

Government:

<http://www.hud.gov/> (U.S. Department of Housing and Urban Development)

<http://www.huduser.org/periodicals/ushmc.html> (Office of Policy Development and Research)

http://www.huduser.org/periodicals/ushmc/summer05/USHMC_05Q2.pdf

(Many data sets with time series)

<http://www.oup.org/> (Office of University Partnerships, U.S. Department of Housing and Urban Development)

Research Organizations:

<http://www.uli.org/> (Urban Land Institute)

<http://www.jchs.harvard.edu/> (Joint Center for Housing Studies, Harvard University)

<http://www.urbaninstitute.org/> (Urban Institute)

<http://www.brookings.edu/> (The Brookings Institute)

Advocacy Groups:

<http://www.nlihc.org/> (National Low Income Housing Coalition)

<http://www.nw.org/> (Neighborhood Reinvestment Corporation)

<http://www.liscnet.org/> (Local Initiatives Support Corporation)

<http://www.neighborhoodcoalition.org/> (National Neighborhood Coalition)

<http://www.smartgrowth.org/> (Smart Growth Network)

Government Sponsored Enterprises:

<http://www.fanniemaefoundation.org/> (Fannie Mae Foundation)

<http://www.freddiemac.com/>

<http://www.knowledgeplex.org/>

<http://fanniemaefoundation.org/programs/hff.shtml> (Housing Facts and Findings)

Industry Representatives:

<http://www.nahb.org/> (National Association of Home Builders)

<http://www.nmhc.org/> (National Multi Housing Council)

<http://www.realtor.org/> (National Association of Realtors)

Academic Tutorials and Data

http://www.tutor2u.net/revision_notes_economics.asp#housing

<http://www.tutor2u.net/chartsfx/economics/housing/>

<http://www.dataplace.org/>

http://www.mortgagebankers.org/present/2000/duncan_1000.pdf

Current Issues (Potential paper topics. These references are far from complete, but would give you a start on some topics.)

A. Homelessness

Green and Malpezzi: 177-183.

O'Flaherty, Brendan. 1996. *Making Room: The Economics of Homelessness*. Cambridge, Massachusetts: Harvard University Press. (Chapters 6-11)

Jaret, Charles, Lesley Williams Reid, and Robert M. Adelman. 2003. "Determinants of Homelessness in Metropolitan Areas," *Journal of Urban Affairs* 25 (3).

The Urban Institute. 1999. *Homelessness: Programs and the People They Serve, Findings of the National Survey of Homeless Assistance Providers and Clients, Highlights*. December: 17-22.

Burt, Martha R. 2001. "Homeless Families, Singles, and Others," *Housing Policy Debate* 12 (4): 737-780.

B. Discrimination in mortgage lending

Alex Schwartz. 1998. "Bank Lending to Minority and Low-Income Households and Neighborhoods: Do Community Reinvestment Agreements Make a Difference," *Journal of Urban Affairs* 20 (3).

C. HOME program

The Urban Institute. 1995. "Implementing Block Grants for Housing: An Evaluation of the First Year of HOME, Washington, D.C." U.S. Department of Housing and Urban Development, November.

Thorenson, Karen and Tom Larson. 1995. "At Home with HOME: How Innovative Cities use HOME Funds," *Journal of Housing and Community Development*, 52 (3): 12-18.

D. Spatial relocation programs

Rosenbaum, James E. 1999. "Black Pioneers--Do Their Moves to the Suburbs Increase Economic Opportunity for Mothers and Children," *Housing Policy Debate* 2 (4): 1179-1213.

- Popkin, Susan J., et al. 2000. "The Gautreaux Legacy: What Might Mixed-Income and Dispersal Strategies Mean for the Poorest Public Housing Tenants," *Housing Policy Debate* 11 (4): 911-942.
- Calavita, Nico and Kenneth Grimes. 1998. "Inclusionary Zoning in California: The Experience of Two Decades," *Journal of the American Planning Association*. 64: 150-169.
- Welfeld, Irving. 1998. "Gautreaux: Baby Steps to Opportunity," in *New Directions in Urban Public Housing*, David P. Varady, Wolfgang F. E. Preiser and Francis P. Russell, editors. New Brunswick, New Jersey: Center for Urban Policy Research, Rutgers University: 226-234.
- Lee, Chang-Moo, Dennis P. Culhane, and Susan M. Wachter. 1999. "The Differential Impacts of Federally Assisted Housing Programs on Nearby Property Values: A Philadelphia Case Study," *Housing Policy Debate* 10 (1): 75-93.
- Turner, Margery Austin. 1998. "Moving Out of Poverty, Expanding Mobility and Choice through Tenant-Based Housing Assistance," *Housing Policy Debate* 9 (2): 373-394.
- McClure, Kirk. 2004. "Section 8 and Movement to Job Opportunity: Experience after Welfare Reform in Kansas City," *Housing Policy Debate* 15 (1): 99-131.
- Freeman, Lance. 2002. "Subsidized Housing and Neighborhood Impacts: A Theoretical Discussion and Review of the Evidence," *Journal of Planning Literature* 16 (3): 359-378.

E. History of housing programs

- von Hoffman, Alexander. 2000. "A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949," *Housing Policy Debate* 11 (2): 299-326.
- Orlebeke, Charles J. 2000. "The Evolution of Low-Income Housing Policy, 1949 to 1999," *Housing Policy Debate* 11 (2).
- Cronin, Francis J. 1981. "Household Responsiveness to Unconstrained Housing Allowances," in *Housing Allowances for the Poor: Lessons from a National Experiment*, Raymond J. Struyk and Marc Bendick, Jr., editors, Washington, D.C.: The Urban Institute Press:159-176.
- Downs, Anthony. 1990. "A Strategy for Designing a Fully Comprehensive National Housing Policy for the Federal Government of the United States," in *Building Foundations*, Denise DiPasquale and Langley Keyes, editors, University of Pennsylvania Press: Philadelphia: 61-112.

Spence, Lewis H. 1993. "Rethinking the Social Role of Public Housing," *Housing Policy Debate*, 4 (3): 355-367.

F. Housing vouchers

U.S. Department of Housing and Urban Development, "Housing Choice Vouchers Fact Sheet."

Turner, Margery Austin. 2003. "Strengths and Weaknesses of the Housing Voucher Program." Testimony before the Subcommittee on Housing and Community Opportunity, Committee on Financial Services, United States House of Representatives, June 17.

McClure, Kirk. 1998. "Housing Vouchers versus Housing Production: Assessing Long-Term Costs," *Housing Policy Debate* 9 (2): 355-371.

Shroder, Mark and Arthur Reiger. 2000. "Vouchers versus Production Revisited," *Journal of Housing Research*, Vol. 11, Issue 1, 2000, pp. 91-107.

Pendall, Rolf. 2000. "Why Voucher and Certificate Users Live in Distressed Neighborhoods," *Housing Policy Debate* 11 (4): 881-910.

Katz, Bruce J. and Margery Austin Turner. 2001. "Who Should Run the Housing Voucher Program?" *Housing Policy Debate* 12 (2): 239-262.

Orlebeke, Charles J. 2000. "The Evolution of Low-Income Housing Policy," *Housing Policy Debate* 11 (2): 489.

G. Smart growth

Phillips, Justin and Eban Goodstein. 2000. "Growth Management and Housing Prices: The Case of Portland, Oregon," *Contemporary Economic Policy*, July.

Farris, J. Terrence. 2001. "The Barriers to Using Urban Infill Development to Achieve Smart Growth," *Housing Policy Debate* 12 (1): 1-30.

Downs, Anthony. 1991. "The Advisory Commission on Regulatory Barriers to Affordable Housing: Its Behavior and Accomplishments," and William A. Fischel, "Comment," *Housing Policy Debate* 2 (4): 1095-1156.

Green, Richard K. 1999. "Land Use Regulation and the Price of Housing in a Suburban Wisconsin County," *Journal of Housing Economics* 8 (2): 144-159.

Burchell, Robert W., David Listokin, and Catherine C. Galley, 2000. "Smart Growth," *Housing Policy Debate* 11 (4): 821-879.

Downs, Anthony. 1999. "Some Realities About Sprawl and Urban Decline," *Housing Policy Debate* 10 (4): 955-974.

H. America's Housing Conditions:

Joint Center for Housing Studies of Harvard University. 2005. (and other prior years) *The State of the Nation's Housing Various Years*, Cambridge, Massachusetts: Harvard Joint Center State of the Nation's Housing.

The Millennial Housing Commission. 2002. *Report of the Millennial Housing Commission*. Washington, D.C., Congress of the United States, Millennial Housing Commission, May 30.

United States Department of Housing and Urban Development. 2001. Office of Policy Development and Research. *A Report on Worst Case Housing Needs in 1999: New Opportunities amid Continuing Challenges: Executive Summary*, January.

I. Housing Submarkets

Bourassa, Steven C., F. Hamelink, M. Hoesli, and Brian D. MacGregor. 1999. "Defining Housing Submarkets," *Journal of Housing Economics* 8 (2): 160-183.

Bourassa, Steven C., M. Hoesli, and V.S. Peng. 2003. "Do housing submarkets really matter?" *Journal of Housing Economics*.

J. Historic Preservation

Listokin, David, Barbara Listokin, and Michael Lahr. 1998. "The Contributions of Historic Preservation to Housing and Economic Development," *Housing Policy Debate* 9 (3): 431-478. Also comments.

K. Manufactured Housing

Beamish, Julia O., Rosemary C. Goss, Jorge H. Atilas, and Youngjoo Kim. 2001. "Not a Trailer Anymore: Perceptions of Manufactured Housing," *Housing Policy Debate* 12 (2): 373-392.

Genz, Richard. 2001. "Why Advocates Need to Rethink Manufactured Housing," 12 (2): 393-414.