

11.435 Mixed-Income Housing Development Fall 2015

Instructor: Peter Roth, Lecturer MIT SA+P/Center for Real Estate
President, New Atlantic Development Corporation
Time: Monday-Wednesday 2:30 – 4:00 pm
Location: Room 9-354
Credits: 3-0-9
TA: Christa Lee-Chuvala

Course Description

This course is intended for students interested in housing development who wish to understand the fundamental issues and requirements of mixed-income housing and the process one undertakes to plan and develop such housing. It will provide participants with an understanding of how affordability is achieved under various scenarios, including the use of public subsidies, and it offers practical experience assembling an affordable or mixed-income housing development proposal.

Course information will be presented in the form of lectures, guest presentations, site visits, and reading and other support material, paralleled by workshop/studio time each week during which students will work on a single, semester-long project preparing a development proposal and public financing application for an affordable or mixed-income housing project.

Topics to be addressed in the course include:

- the real estate development process;
- the physical products/forms of housing;
- financing affordable and mixed-income housing;
- community planning and the entitlement process;
- programming and design;
- legal issues;
- marketing;
- property and asset management in the affordable housing context;
- special construction issues in the affordable housing field;
- sustainability and greening affordable housing

This course is designed primarily for graduate students enrolled in Course 4 or 11 pursuing an MArch, MCP, MSRED or related joint degree, though others with a strong interest are welcome. There is no pre-requisite.

Student Work

Students will be expected to review material distributed for class so that they can actively participate in discussion during or following each lecture, guest presentation, or field trip. A semester-long project will be completed in 2-person teams, each of which will select a site appropriate for development (or redevelopment) and create a proposal for its development, including site and dwelling unit design, and a plan for financing and marketing the proposed project. In addition, there will be a couple of short, reflective, individual assignments.

Grading

Grading will be based on class participation & teamwork (25%) and the effort invested in and the quality of the semester-long project (75%). To assist the instructor in establishing individual grades for the team project, each student will evaluate his/her own performance in the team context, as well as his/her team member's performance.

Instructor Access

Peter Roth will be available to meet with students by appointment. He can be reached at peterroth@newatlantic.net or by phone at 617-697-6530. Christa Lee-Chuvala can be reached via email at crlc@mit.edu