Rutgers University – Camden, N.J.
SYLLABUS
International Housing & Community Development
Graduate School of Public Policy & Administration (56:834:604)
Cross-listed with the Undergraduate Program in Urban Studies (56:975:492)

Mondays, Tuesday & Thursdays / 6:00pm - 9:40pm

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BACKGROUND
This course offers insightful reviews on housing development with a focus in emerging economies of the South and parallel contexts from the North. It surveys synergies and mutual inclusiveness of land, design, finance, legal and regulatory frameworks, construction materials, and state interventions in housing delivery; analyzes the informal land and housing markets and slum upgrade strategies; and compels comparative narratives on global housing challenges with reviews of the demographic, technological, socio-economic, cultural, legislative, financial and political variables that are responsible for glaring disparities in the quantity and quality of housing stocks in nations of the South and North. The course extends its inquiries beyond the physical functions of housing as shelter from the elements, to its inherent or collateral socio-economic values in driving urban morphologies and construction with measurable contributions to local and national economies. These thematic discussions reveal or underscore the underlying and recurrent advocacies for adopting indigenous (non-universal) strategies, tailored to address region-specific challenges, in evolving sustainable local housing policies.

OBJECTIVE:
Student interest is driven by a need to satisfy inquiries on global housing practices and trends. This presents a compelling challenge to design a syllabus that expands and enriches international horizons and provoke independent inquiries. An early survey of the global instruments and declarations on housing rights and entitlements is, thus, a prudent preface. The Habitat I & II; the MDG, the UN Declaration of Human Rights, and the International Covenant on Economic, Social and Cultural Rights; and the recurrent policy reinforcement and compliance assessment forums like the WUF I-IV, Cities Alliance Public Policy Forum, African Ministerial Conference on Housing & Urban Dev., and the Asia-Pacific Ministers Conference on Housing and Human Settlements ensure that land and housing maintain prominent profiles on the global development agenda.

LEARNING STRATEGY:
The challenge is as much in delivery as in content. An effective instruction strategy reinforces doctrines and theories with real life illustrations, to strike a balance between theory and practice. The blend of theory, case studies, group presentation on regional issues, slide presentations, thematic research papers and guest speakers will enhance our understanding of the transformation of theories into informed practice.
COURSE/GRADING REQUIREMENTS.
A. **Group Presentation of Case Studies (30%)**:

It is essential that students come to class having read and analyzed the class reading assignments. Students are responsible for group discussions and analyses of case studies, since it provides opportunities to develop and strengthen teamwork and presentation skills. Case assignment will be made in the first week of class. Group presentation grades will be based upon the following criteria:

- 1-hour presentation, excluding the Q&A and follow-up session.
- Comprehensive knowledge of the facts presented in the cases assigned
- Understanding of relevant theories and their application to case studies
- Effectively engage the audience by your verbal presentation skills and analysis
- Visual media (overhead projector) must be used to share graphic, statistical or other pertinent information, and should coordinate and flow with the verbal presentation.
- A two-page handout of Case synopsis: the first page identifies the class and case study subject, group members, approach, study concept and goals, research bibliography and reference/s, research methodology, findings and conclusion. The second page is a condensed edition of the presentation “talking points” and notes.

Consider these regional case studies another avenue for continuing in-depth investigations on the global trends, analysis, and illustrations of the contending challenges in housing and community development.

- **Latin America**
  “Slum upgrade and neighborhood revitalization strategies”

- **Asia**
  “Land Tenure: socio-cultural-indigenous drivers and their impact on housing”

- **Eastern Europe**
  “The political-legislative resolution of land and housing disputes in post-conflict Eastern Europe” (e.g. Kosovo, Bosnia)

- **Africa**
  “The policy, demographic, socio-economic, political, cultural, technological and environmental issues that drive housing delivery in sub-Saharan Africa”

- **In the United States**, the class will, thru regular lectures, review the impact of the legislative, judicial and public policy intervention; and the incidence of history and impact of market forces on housing and neighborhood patterns.

***As a background and for contextual insights, each presentation must provide some historic, demographic, socio-economic and political data and narratives.

B. **Class participation (20%)**
This syllabus is available for your on-line access - starting from the first day of class, students should have read the assigned reading for each class and come very prepared to discuss or present any of the cases or readings assigned when randomly called upon, and/or voluntarily contribute informed pointers. Students are responsible for missed
assignments; a student who misses a class must discuss recovery plans with the instructor. All students are responsible for chapters and articles, and are encouraged to introduce unassigned, but pertinent, information and articles for class discussions. Class attendance and participation is mandatory; any absence must be excused or justifiable. Failure to do any or all of the above may jeopardize student grades for this class.

C. **Term Paper (50%)**:  
A term paper not to exceed twenty pages (double spaced, *Times New Roman*, font 12) is required. This is exclusive of the cover, graphs and bibliography sheets. Your pre-approved topic must be outside the subject or region covered in your group case study (e.g., if your group case study was *Latin America*, your term paper cannot be on “Slum upgrade and neighborhood revitalization” or the Latin American region). The paper is due on August 7, 2008, and should be hand-delivered to the instructor; in addition, electronic copies should be sent to all class participants by e-mail. Your submission is not complete until these physical and electronic submission requirements are met.

**TEXTS:**  
READINGS will be from the following two books which must be purchased by students: (Handouts from the instructor will also be used to reinforce or illustrate text discussions).

  New York and Oxford: Oxford University Press

  In lieu of the textbook, a Class Reader is available for a fee from:  
  Ms. Sandra Cheesman,  
  The Department Secretary  
  Graduate School of Policy & Administration,  
  401 Cooper Street (Top Floor)  
  Ph: 856-225-6359

  Kumarian press

  These books have been ordered and on reserve at the University Bookstore

**RECOMMENDED references:**


- Mathur, G.C. 1993. *Low-Cost Housing In Developing Countries*  
COURSE DESCRIPTION.
Note: adjustments to reading assignments may be made, where necessary, to enhance or reinforce class discussions, or as expediencies may dictate.

Monday July 21, 2008 (6:00pm – 9:40pm)
INTRODUCTION – Why is housing a critical index for human development?

HOUSING RIGHTS – Review the ascendency of housing from primordial shelters to a civil right, and as a poverty alleviation vehicle; survey key global and regional housing rights instruments, declarations, mandates and forums that support the global housing campaign; and review the historic time-line of policy, legislative and judicial interventions that redress exclusionary practices in the US.

Readings:
UNCHS pp. 350-352
Low-Cost Housing in Developing Countries, p.44

Tuesday, July 22, 2008 (6:00pm – 9:40pm)
THE GLOBAL CONTEXT – Overviews the economic and demographic trends that drive urbanization and review global projections in urbanization, mega-cities, and the need for responsible urban management. Contrast compelling housing and urbanization data in selected regions (focus on Asia, Africa and Latin America).

Readings:
UNCHS, pp.3-28
Low-Cost Housing in Developing Countries, pp. 1-5

Thursday, July 24, 2008 (6:00pm – 9:40pm)
HOUSING, URBANIZATION & ECONOMIC GROWTH – Discuss the nexus between housing and land markets. Review role of urbanization as centers of invention and industry, with disproportionate contributions to economic growth.

Readings:
UNCHS, pp. 32-41 (North America); pp. 42-54 (Latin America & The Caribbean); pp. 74-84 (Asia); pp. 84-92 (Africa)

Monday, July 28, 2008 (6:00pm – 9:40pm)
HOUSING POLICY & PROGRAMS IN THE UNITED STATES – Survey US federal housing and urban revitalization program initiatives; this will highlight the contrasts/comparisons during later discussions of parallel issues in developing nations.

Readings - Handouts & excerpts from:
**SLIDE PRESENTATION** - Daytons Bluff neighborhood revitalization: a case study on NGO, faith-based and public-private partnerships in housing/comm. dev.

**GUEST LECTURE:** Attorney Peter O’Connor (Fair Share Housing – social crusader, rights activist and champion of the landmark *Mt. Laurel* case on the exclusionary zoning.

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**Tuesday, July 29, 2008 (6:00pm – 9:40pm)**

**FORMAL & INFORMAL LAND MARKETS** – Survey the economic, political, and migration dynamics that drive informal land markets; and remedial value of serviced land, cadastral, and title/tenure alternatives (e.g. customary, communal, leaseholds). Compare secure v. insecure tenure on housing and urban settlements.

**CASE STUDY:** The Land Decree/laws in Nigeria, East Timor & Vietnam

**Reading:**
*Housing Microfinance*, pp. 107-110, pp. 123-127
*UNCHS*, pp. 239 – 253;

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**Thursday, July 31, 2008 (6:00pm – 9:40pm)**

**SLUM UPGRADE** – Discuss direct nexus or interconnectedness between the informal/marginal land and the development of slums. Review social stereotypes of the urban poor and associated detriments of marginal settlements such as lack of political voice and development controls, health issues, social vices, economic disenfranchisement and loss of municipal revenue. Survey slum upgrade strategy.

**Reading:**
*UNCHS*, pp. 199-200; 204-209; Handouts
*Housing Microfinance*, pp. 127-132
*Low-cost Housing in Developing Countries*, pp. 26-29

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**Monday, August 4, 2008 (6:00pm – 9:40pm)**

**HOUSING MICRO-FINANCE** – Review the origins of housing micro-finance, its pioneer institutions, and difficulties of the undocumented majority in informal economies of the *South* to meet the underwriting terms of conventional mortgage institutions (e.g. as in the *North*); review the structure and principles of housing micro-finance; and the concepts of “incremental” or “progressive” housing.

**SLIDE PRESENTATION** on the “informal economy and urban poor”

**Readings:**
*Housing Microfinance*, pp. 1-9, pp. 15-30, pp.36-49, pp. 60-64, pp. 105-106
*UNCHS*, pp. 371-382; p. 204

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**Tuesday, August 5, 2008 (6:00pm – 9:40pm)**

**DESIGN & CONSTRUCTION ECONOMY** - Overview the impact of materials, design economy, technology and environmental factors on housing costs, and the linkages and multiplier effects of construction on national economies.
***CASE STUDY: visual on materials and environmentally sensitive design

Readings:
UNCHS, pp. 224-228; pp. 350-352; p. 204
Low-Cost Housing in Developing Countries, pp. 30-36, 41-44, 86-92, 102-109

Thursday, August 7, 2008 (6:00pm – 9:40 pm)
GOVERNMENT INTERVENTION - Survey ideologies that shape public sector interventions and housing policy development (e.g. subsidies, tax incentives, legal and regulatory frameworks, etc), using paternalistic ideology of social-democratic welfare state (e.g. Sweden, Norway) and Adam Smith’s “market forces” ideology in liberal-democratic states (e.g. US) as case illustrations. Complimentary survey on role of int’l dev./donor agency, non-profits and NGOs in housing/land reform.

Reading:
UNCHS, pp. 336-342; p. 424; pp. 432-433; pp. 204-205
Low-Cost Housing in Developing Countries, pp. 10-13

***TERM PAPERS DUE

Monday, August 11, 2008 (6:00pm – 9:40pm)
GROUP PRESENTATIONS
• Group One (Africa): - “The policy, demographic, socio-economic, political, cultural, technological and environmental issues that drive housing delivery in sub-Saharan Africa”

Note: depending on class size and interests, or group cases, I could make this presentation from slide documentaries of my Nigeria field missions as UNDP housing consultant. Nigeria is a fitting microcosm for the sub-Saharan region.

• Group Two (Latin America) - “Slum Upgrade & Revitalization Strategies”

Tuesday, August 12, 2008 (6:00pm – 9:40pm)
GROUP PRESENTATIONS (contd.)
• Group Four (Eastern Europe) - “The political-legislative resolution of land and housing disputes in post-conflict Eastern Europe” (Kosovo, Bosnia case studies)

• Group Three (Asia) - “Land Tenure: Social-Cultural-Indigenous drivers and their impact on Housing”

***COURSE OVERVIEW & EVALUATION