

## SYLLABUS

### Housing in a Contemporary Society (HACE 3300)

#### Location

Fall Semester 2009, Instructional Plaza South S306, M-W-F 12:20-1:10 p.m.

#### Professor

Russell N. James III, J.D., Ph.D., 203 Consumer Research Center, 542-4951, [rjames@uga.edu](mailto:rjames@uga.edu), Office hours: M 3:30pm-4:30pm, W 3:30pm-6:00pm, F 3:30pm-5:00pm and

#### Graduate Assistant

Graham Brown, 201 Consumer Research Center, 706.542.9013, [browngg2@gmail.com](mailto:browngg2@gmail.com). The graduate assistant posts all scores for this course. If you have questions about a posted grade, please contact the graduate assistant first.

#### Course Description & Objectives

"Throughout their lifetimes, consumers make shelter decisions that entail greater financial risks, commitments, and consequences than any other choices. However, many consumers are not adequately prepared to make these housing decisions. They are often unaware of the short- and long-term consequences of their actions.

From a societal perspective, the housing industry is important to our nation's economy and vitality in ways that are not fully appreciated by the average citizen." This course will also take an international perspective, help students to understand and appreciate global diversity in residential environments and housing policy.

"We will cover some of the material traditionally covered in a real estate course. However, we will do so from a different perspective. Real estate courses are usually geared for business majors or for individuals who will earn their livelihood from the business of real estate (for example, real estate brokers, developers, paralegals, mortgage lenders). In contrast, our focus will be on what educated and well-prepared consumers need to know when they must decide to buy, sell, or lease their homes, and the issues they can expect to face as existing homeowners."

#### Required Text & Readings

- Housing Education and Research Association (2005). *Introduction to Housing*. Upper Saddle River, NJ: Prentice-Hall Publishers. (ISBN 0-13-119042-3). **IH**
- McLean, A., & Eldred, G.W. (2006). *Investing in Real Estate, 5<sup>th</sup> Edition*. Hoboken, NJ: John Wiley & Sons, Inc. (ISBN 0-471-74120-5). **IRE**
- Bach, D. (2006). *The Automatic Millionaire Homeowner*. (audiobook) New York: Random House Audio. (ISBN 0-7393-2426-8). **CD**

#### Late Adds

Late adds for this course will not be approved except on exceptional circumstances.

#### Academic Honesty

If a suspected violation of the academic honesty policies of this University occurs by any student in this class, I reserve the right to address the situation as a violation of Academic Honesty, and thus will deal with the alleged violator immediately. It is expected that all students are familiar with and will stringently adhere to the University's Academic Honesty Policy. This policy can be found online at <http://www.uga.edu/ovpi/honesty/ahpd.htm>.

## Grading Scale

A	93% +	A-	90% to <93%	B+	87% to <90%
B	83% to <87%	B-	80% to <83%	C+	77% to <80%
C	73% to <77%	C-	70% to <73%	D	60% to <70%
F	<60%				

## Grading Structure

30%	Final exam
30%	Quizzes
30%	Assignments (take-home, in-class, and worksheets)
10%	Presentations/class discussion/class participation

Your percentage score for any section is the sum of the percentage scores on each assignment, quiz, or item in that section divided by the total number of assignments, quizzes, or items in that section.

## Absences

Absences will make it more difficult for you to excel in this class. There are many in-class assignments, planned quizzes, and unplanned quizzes. Should you find it necessary to be absent, or are otherwise unable to meet an assignment deadline, you may choose to meet the following requirements for late work.

## Late work

These late work options are not dependent upon the normative content of the proximate cause for your absence or other inability to timely complete the assignment. Consequently, it is not necessary or productive to share such personal information with the professor or graduate assistant.

## Quiz make-up

Quiz make-up. If you miss a quiz, or you receive a low score on a quiz, you may submit a reference review paper within 2 weeks of the posting of the quiz grade. An acceptable paper will receive a B (85%) score and the grade will replace the quiz grade. An unacceptable paper will receive a 0 and will not change the quiz grade.

## Assignment make-up

Assignment make-up. If you miss an assignment (take-home, in-class, etc.) you may turn in the assignment up to two weeks after the posting of the assignment grade if it is ALSO ACCOMPANIED BY an acceptable reference review paper. The grade will be based upon the merits of the assignment, assuming that the reference review paper is acceptable. You must turn in the assignment in order to receive a grade. You will not receive credit if you turn in only the reference review paper, but not the original assignment.

Each reference review paper will apply only to one grade make-up. A single paper cannot apply to both an assignment and a quiz, nor will it apply to more than one quiz or assignment.

## Two-week rule

TWO-WEEK RULE: You have 14 days after grades are posted on WebCT to challenge or change the posted grade. If you believe you turned in an assignment or took a quiz and a zero is posted on WebCT, you must e-mail the professor or graduate assistant with two weeks after the score is posted. Two weeks (14 calendar days) following the posting of a missed assignment or quiz that is not acceptably made-up, the score of 0 for the missed assignment or quiz will become irrevocable.

**Reference  
Review  
Paper  
Definition**

"Reference review paper": A paper of college-level quality minimum 1500 words. **THE PAPER MUST INCLUDE A COVER SHEET SUCH AS THE ONE FOUND ON THE FINAL PAGE OF THIS SYLLABUS.** You may not include any of the cover sheet information on the text, and if included it will not count towards your minimum five pages of text. Charts, pictures, graphs or other figures will not count towards your minimum five pages of text. You may quote properly cited text, but quotations may not make up more than 10% of your total paper.

This paper summarizes one of the reference materials listed at the end of the chapter being covered at the time of the missed assignment. This paper may also include the student's reactions, comments, and opinions on the material presented. If the relevant chapter does not have a reference list, use the reference list from another chapter in one of the textbooks for the course. **DO NOT REPORT ON THE CHAPTER ITSELF.** You are writing a report on a book or article listed as a reference at the end of a chapter, not a report on the chapter in the book.

**Calendar**

The course calendar is tentative, and may be changed as the semester progresses. The course syllabus is a general plan for the course; deviations announced to the class by the instructor may be necessary. Changes to the calendar, assignments, or assignment dates will be announced in class. Thus, class attendance is necessary to be aware of all assignments.

**Testable  
Material**

Words spoken in class or found in assigned materials, and all reasonable cognitive inferences consequent thereto, are appropriate materials for quizzes and exams unless otherwise specifically stated.

**Withdraws**

Withdrawing from the course: If you withdraw from the course before the midpoint and you are failing the course you may receive a WF in the course. If you withdraw after the midpoint you will receive a WF even if you are passing the course. Exceptions are made only upon documentation of a hardship from the Office of the Associate Dean for Student Support.

## COURSE OUTLINE

### INTRODUCTION (audiobook **CD**)

- Syllabus review
- Personal finance implications of housing
- Physical construction overview

### PHYSICAL STRUCTURE ISSUES (Ch. 1, Ch. 7, Ch. 8, Ch. 3,)

- History of Housing
- Major Architectural Styles
- Space Planning Concepts
- Rehabilitation and Remodeling
- Universal Design in Housing/Aging in the Home
- Indoor Air Quality
- Home Environment and Health Interactions
- The Housing Stock
- Manufactured Housing
- State of the Nation's Housing

### HOUSING AND HUMAN SCIENCES (Ch. 2; Ch. 5)

- Housing, Environment and Human Happiness
- Housing and Human Ecology/Lifestyles and Housing Choice
- Housing Norms and Behaviors in the Housing Environment
- Housing and Community
- International Perspectives

### GOVERNMENT PROGRAMS AND POLICY (Ch. 4; Ch. 6; Ch. 9; Ch. 11; Ch. 12)

- Overview of the Housing Industry
- Planning and Planners
- Federal Government and the Housing Process
- Sustainable Development
- Challenges for the Road Ahead in Housing
- Housing Affordability
- Difficulties with Obtaining a Home
- International Perspectives

### FINANCE, BUYING AND SELLING: (Ch. 10 & **IRE**)

- Investment Analysis
- Understanding Mortgages
- Understanding House Price Value/ Selling Your Home
- Appraisers and Appraisals
- Housing and Taxes

Cover Sheet for Reference Review Paper  
HACE 3300

Your name:

Textbook chapter in which your cited resource is found:

Title of your cited resource:

Assignment or Quiz to which this paper should be applied:

Date of the original Quiz or Assignment due date:

Has it been more than 14 days since this score of the assignment or quiz was posted?

Yes / No

If this paper is for a late assignment, is the completed original assignment also included?

Yes / No / Not Applicable

Is this paper at least 1500 words?