



1- Core objective of the Course:

The basic course on housing enables the students to understand how the housing market works, who are the main producers of houses and, what are the physical and non-physical aspects that affect the design of housing projects? Its lectures guide the students to be aware about the international dialogues for formulating the housing policies for the less developed countries and being a proactive and knowledgeable negotiator with International Organizations, Central Government, and the local communities for funding, designing, and delivering housing project for the urban poor and other community groups.

2- Relation to other Courses:

Houses are both architectural and physical planning components; therefore, the housing course is related to the courses of planning and/or architecture design studios, urban economics, city management, planning policies, urban design, etc. Besides, housing as a provision and delivery process depends on the students' analytical background that he gained during attending other technical and mathematical courses as well as the basic information of building construction, fiscal, environmental, and/or legislative courses.



3- Teaching methodology:

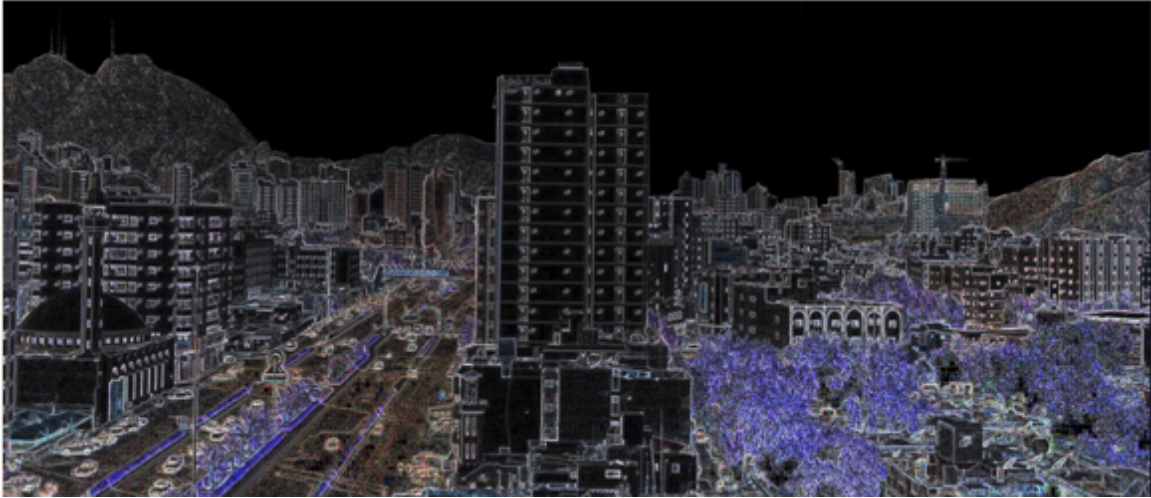
It is based on series of lectures that explain to the students the array of the up-to-date theories, concepts, models, and approaches on housing/houses and its allied technical disciplines. Regularly, the students will be asked to do applications on the highlighted subjects, either in term of analytic quiz, research paper and/or data collection project. Contrary to the case of qualitative applications that might include the practices in other countries; quantitative and analytic applications will be only on the cities in Saudi Arabia, but for diverse income groups.

4- Grading system:

Term work: 40%
Mid-term Exam: 20%
Final-term Exam: 40%

5- Schedule of lectures:

Core theme	Week	Lecture topic
General orientation and definitions	1	Basic definitions and terminologies, e.g., housing, houses, dwelling unit, population, household, tenants, owner, landlord, neighborhood, occupancy rate, crowding, densities, housing demand and supply, etc.
Economics of housing process: from provision to delivery	2	Provision and delivery of houses by private and public sectors.
	3	Demand and supply of houses: basic economic models.
	4	Affordability theory/ market values of houses/housing rent/cost estimate/down payment/installments/subsidies.
	5	Housing investments, and profit maximization.
Houses: typology and physical characteristics	6	Types of houses from caves/tents to palaces
	7	Cluster of houses/tenements/<i>Khans/Wekalas/khetas/Harabs/Rab'</i>, etc.
MTE	8	Mid-Term Exam
Socio-economic, and physical characteristics for designing housing projects	9	Basic demographic and socio-economic data for the housing projects.
	10	Formal and informal houses and legal/illegal land subdivisions; and Housing projects for the urban poor: Site and Services Projects.
	11	Socio-cultural dimensions for the design of housing projects and conserving the local identity.
International agendas and national legislative aspects for housing policies	12	Housing policies: national and international (Habitat Agenda)
	13	Legal aspects: rent control law, property tax law, etc.
	14	Non-conventional housing finance models/ Housing funds by National and International Organizations.
FTE	15	Final-Term Exam



5- Selected Readings:

5-1 Reference books at the library of the Faculty of Environmental Designs.

a- Dominick Salvatore (2003), *Micro Economics: Theory, and Applications*, Fourth addition, Oxford University Press, New York,

Chapter-2 on: Basic demand and supply analysis, pp. 26-33.

b- Matthew Edel & Jerome Rothenberg (1989), *Readings in Urban Economics*. Macmillan Publishing Co. Inc., New York.

Part Three on: Housing, pp. 175-245.

Part Four on: Segregation and Ghetto Poverty (optional reading).

c- Jeffery Howe - General Editor (2002), **The Houses We Live In: An Identification Guide To The History And Style**, American Domestic Architecture, Thunder Bay-Press, San Diego, California.

d- Andre Raymond (1979), **The Rab': A type of Collective Housing in Cairo During the Ottoman Period**, proceedings of Seminar Four in the Series of Architectural Transformations in the Islamic World, that was held in Faz, Morocco, under the theme: Architecture as a Symbol and Self Identity, **publications of the Aga Khan Award for Architecture.**

5-2 International Bibliographies on Urban Housing (policies, programs, action projects, etc.) could be found at the following websites.

a- World Bank reports/agendas/working-papers: <http://www.worldbank.org/>

- **Housing: Enabling Markets to Work**, WB, 1993

- **Sites and Services Projects** (e.g., in Africa, Asia and/or Latina America)

b- UN-Habitat reports/agendas/working-papers: www.unhabitat.org

- **Habitat-II Agenda, Global Plan of Action**, UN-Habitat, 1996

c- Reports and studies of the Institute of Housing and Urban Development Studies: <http://www.ihs.nl/>

- **Illegal land subdivisions**, working paper, IHS, Rotterdam, 1992.