

## **11.435 Mixed-Income Housing Development**

Instructor: Peter Roth, MIT Lecturer  
President, New Atlantic Development Corporation  
Time: Monday-Wednesday 8:30-10 am  
Location: Room 10-485  
Credits: 3-0-9

### **Course Description**

This course is intended to provide an overview of affordable and mixed-income housing development for students interested in the field, who wish to understand the fundamental issues and requirements of affordable housing and the process one undertakes to plan and develop such housing. It also offers some 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 readings 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 physical products/forms of housing;
- financing affordable and mixed-income housing;
- community planning for mixed-income housing development;
- programming and design for affordable and mixed income housing;
- legal issues in affordable housing development;
- marketing mixed-income housing;
- property and asset management in the affordable housing context;
- construction issues in the affordable housing field;
- sustainability and green affordable housing

It is designed primarily for graduate students enrolled in Course 4 or 11 pursuing an MArch, MCP, MSRED, or related joint degree. There is no pre-requisite.

### **Student Work**

Students will be expected to review material distributed for class so that they can actively participate in discussions 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 number of short, reflective, individual assignments.

### **Grading**

Grading will be based on class participation & teamwork (20%) and the quality and substance of individual assignments (15%) and the semester-long project (65%.) 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 before or after class, or by appointment. He can be reached at peterroth@newatlantic.net or by phone 617-338-7600 x319.