

11.942 MIXED-INCOME HOUSING DEVELOPMENT
Fall 2008 Course Schedule

Wk	DATE	TOPIC	READINGS/REVIEW MATERIAL	ASSIGNMENTS/PROJECT TASKS
1	W Sept 3	Course Introduction; Class Expectations Overview of Affordable Housing Need; Intro Term Project		Assign I: Housing Search
2	M Sept 8 W Sept 10	Lecture: Physical Forms of Housing and their Neighborhoods Workshop: Form Teams; Review Sites, Schedule, Workplan	Housing primer material	Assign I due Confirm Project Teams
3	M Sept 15 W Sept 17	Financing Affordable Housing - Overview Financial Case Studies: Homeownership and Rental Workshop: Confirm Sites; Launch Project Work	HUD Programs Overview; MA-QAP; HOME, HSF, HIF, FCF, CBH, AHT, PDF Regs; Review Case Study Proformas	Confirm Sites Assign Site/Context Analysis
4	M Sept 22 W Sept 24	STUDENT HOLIDAY Community Planning for an Affordable/MI Development Case Study: Blessed Sacrament, Jamaica Plain	Boston Zoning Code Article 80 Blessed Sacrament PNF	
5	M Sept 29 W Oct 1	Field Trip: Recent Projects in Boston's South End Pin Up: Site/Context Analysis Reviewed Review Zoning Code	review material on projects slated to visit Boston Zoning Code: Neighborhood Districts	Site/Context Analysis Due Zoning/Capacity Analysis Assigned
6	M Oct. 6 W Oct 10	Programming and Design of Housing Developments Guest Panel of Designers Greening Affordable Housing: Best Practices Guest Presentation: Ed Connelly, New Ecology Inc.	Residential Design Overview - excerpts DHCD/DND Design Standards LEED Material; MTC Green Hsg Material	
7	M Oct 13 W Oct 15	COLUMBUS DAY Workshop: Site Capacity Pin-Up		Zoning Memo/Capacity Due Assign Preliminary Financials

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8	M Oct 20	Public Sources of Funding: Policies and Programs Invited Guests: DHCD Senior Staff	revisit DHCD Policies/Programs	
	W Oct 22	Public Sector Lending: MassHousing	40b Regulations MassHousing 80/20 Program Material	
9	M Oct 27	Site Visit to MassHsg-funded Project Ashmont/Trinity (tentative)	review project material	
	W Oct 29	Workshop: Review Preliminary Financials		Preliminary Financials Due Assign Preliminary Design
10	M Nov 3	Legal Issues - Structuring, Deed Restrictions, etc. Guest: Jonathan Klein, Esq.	Review Closing Binders, Affordable Hsg Covenants, etc.	
	W Nov 5	LIHTC Development: the Investor's Point of View Panel of LIHTC Syndicators & Investors	Review Investment Prospectus	
11	M Nov 10	No Class: VETERANS DAY		
	W Nov 12	Workshop: Pin-up Preliminary Design Material		Preliminary Design Presentation
12	M Nov 17	Sales/Marketing; Operating Phase; Property/Asset Mgmt	Affirmative Fair Marketing Plan LIHTC Compliance Overview; Audit Material	
	W Nov 19	Workshop; Review Project Progress		
13	M Nov 24	Construction Issues in Affordable & Mixed Income Housing	Davis-Bacon; HOME Regulations; Boston Res Jobs Policy; Min Wage Schedule	
	W Nov 26	Workshop: Review Project Progress		
	Th-Fri 27-8	Thanksgiving		
14	M Dec 1	Guest Presentation/Site Visit: Student Choice		
	W Dec 3	Workshop: Review Project Progress		
15	M Dec 8	PROJECT REVIEWS - Invited Guests		Class Project Due !!!
	W Dec 10	PROJECT REVIEWS - Invited Guests		