

B8463 Residential Real Estate: Dirt, Debt and Derivatives

Fall 2023

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SCHEDULE AND LOCATION

Section 1: Mon. & Wed. 10:50AM – 12:20PM
Classroom: Kravis TBD, please note there are three Friday classes also held in Kravis TBD same time. Subj. to change) Some FULL COURSE REMOTE EMBA's allowed.

COURSE/TEACHING ASSISTANTS

Teaching Assistant/Grading: Jack McCoy
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Communications from the instructor and teaching assistants about the course will take place through Canvas. Students should make sure they regularly check for announcements and messaging notifications.



Brian P. Lancaster



Jack McCoy



Ned Yale

COURSE DESCRIPTION

The focus of this course is the \$27 trillion U.S. housing market, the largest real estate market in the world, a topic of ongoing interest but with particular resonance as debate continues as to how to privatize the GSEs and address the acute current lack of housing affordability that has resulted in decreased home ownership, greater renting, record homelessness, and a massive backlog in manufactured housing as first time home buyers are shut out of the traditional stick built market. Where possible we will also include reference to non-U.S. housing markets such as comparing their mortgage finance systems with that of the U.S.

The course's objective is to teach the student how to develop, value, finance, and invest in residential real estate and residential real estate debt securities and derivatives as well as to understand how the US residential financing system works. Given its' broad and deep sweep, students will learn about a wide range of topics ranging from the importance of fits and finishes in selling homes in a new subdivision, to how to entitle land, to how blockchain is being used to disrupt the mortgage origination process, to how to create an Agency residential CMO companion bond and a lot more.

A range of housing types will be covered including single family subdivisions, market rate urban condominiums, low and moderate income housing, workforce and student housing, manufactured housing, and senior residential living communities, and rental apartments. At the end of the course, we will also focus on racism and real estate.

The course is recommended for Columbia Business School MBA, EMBA, PhD and MSc financial engineering students who wish to understand these markets better or who want to pursue careers or side businesses in developing and/or buying residential types of real estate, and/or who wish to trade, sell, research, or institutionally invest in residential real estate securities and derivatives. Cross registrants from SIPA, the School of Engineering, Law and Journalism schools who want to better understand how housing development and the US housing finance system works are also welcome.

The approach of the course will be both theoretical and applied with an emphasis on the latter. In general topics will be covered first in a lecture/discussion format, followed by a case class with a senior practitioner discussing the topic with the class generally as they have experienced it and then a recent, actual, specific business situation (a “raw case”). An example of the number of different “raw cases” in the course would be the development of a condominium project in Manhattan led by a large residential developer operating in San Francisco, New York and Boston. The course will also feature highly regarded thought leaders as guest speakers leading case discussions on key topics, such as Hugh Frater, CEO, Fannie Mae, on the future of the US housing financing system, the founders/presidents of companies developing suburban market housing, urban condominiums, low and moderate income housing and the head of securitization at NewRez who will discuss the future opportunities and challenges of creating, trading, selling and investing in residential securities and derivatives. The course concludes discussing past and current issues regarding race and U.S. housing as well as examining the challenges and opportunities of non-profit affordable housing developments.

There will also be cases, homework assignments, a midterm and final exam. The raw cases and homework assignments will be done in teams of three. The homework assignments are designed to deepen students understanding of key concepts and to prepare students for the mid-term and final; the cases, to sharpen students’ critical thinking and judgment in applying the concepts in the course to real business situations and to provide students with a practical foundation should they wish to pursue a career in housing development or housing finance.

PowerPoints of lectures and reading materials will be posted on CANVAS before class and all classes will be recorded and made available to students on request. One class will be held on Bloomborgs where students will be grouped into teams and given residential real estate securities (Agency MBS and Agency CMOs) to analyze on a Bloomberg to make investment decisions. Some cash flow modeling in Excel will also be done.

All students who would like to understand these huge, critical markets are welcome. The course would be particularly appropriate for students wishing to pursue careers as developers or investors in residential real estate properties (“the dirt”) as well as for MBA, MS, or PhD students wishing to pursue careers in residential real estate finance and/or the trading, creating, investing in, analysis, selling or regulation of residential real estate securities (“the debt and derivatives”). Cross registrants from SIPA, the J-school, Law school and Engineering schools are welcome as space allows.

“The Dirt” (about 60% of the course)

After an introductory overview of the US housing market, its’ history, its’ unique hybrid system of housing finance, and linkages between the housing and capital markets, the first part of the course will focus on the housing markets and

housing development, both market priced and affordable housing. What influences the buyers' purchase decision? What drives house price appreciation and depreciation? How does one entitle land? How does one develop a residential subdivision, urban high-rise condominium, manufactured housing or market rate or affordable rental apartments. Critical steps including idea origination, feasibility studies, negotiation, construction, marketing and sale, financing land, construction/development, lender underwriting, differences from stabilized finance (covered in Real Estate Finance course), draws etc. What is the process of buying a house or condominium (title and lien searches, property taxes, engineering reports, real estate brokers, environmental evaluations etc., MLS services). Who are the new companies disrupting these old businesses and how are they doing so.

“Debt” (about 20% of the course)

The second section of the course will cover the \$10 trillion US residential real estate financing system (“the debt”). How is a US residential development mortgage underwritten in the absence of sufficient existing collateral, how is an individual residential mortgage underwritten, how are FICO scores and debt to income (DTI) ratios used. What is the best way to value non-income generating real estate assets, such as a house. What are the different types of US residential mortgages (fixed, floating, amortizing, IO, biweekly, reverse mortgages, equity sharing mortgages), how do they work and what are the mathematics behind them. How do banks finance and account for these mortgages on balance sheets in the wake of the 2008 US housing meltdown.

How do banks securitize residential mortgages in both the private and agency (GNMA, FNMA, FHLMC) markets. How do the rating agencies rate private label MBS? What are the roles of the Government Sponsored Enterprises (GSEs), Fannie Mae, Freddie Mac, Ginnie Mae and the \$1 trillion Federal Home Loan Bank System (FHLB)? How do they help finance different types of US housing. What are their strengths? What were their weaknesses that led to their near collapse in 2008 and ways of operation now? How should they be changed to avoid a similar fate in the future. What are Connecticut Avenue securities? Structured Agency Credit Risk (STACRS) securities? Why are they being used and how to value and invest in them. How do bond investors, traders, and chief investment officers analyze, price, hedge, and invest in private and agency mortgage-backed securities (MBS)? What are TBA MBS and how are they traded. What is the impact of the new uniform MBS security that replaced TBA MBS when it was launched last summer and why was it created? How are mortgage pipelines and servicing managed and hedged. What has been the impact of COVID-19 on residential debt and the housing markets generally. What are the opportunities and risks in these markets? How do we model and forecast residential credit defaults and prepayments? How do mortgage REITs work? What risks and opportunities do they offer and what is their role in the US housing system? How do dollar roll and repo work to finance residential mortgage-backed securities.

“Derivatives” (about 20% of the course)

The final section will cover securities that are derived from US residential mortgage debt and debt securities such as agency and non-agency collateralized mortgage obligations (CMOs). How can we use financial engineering and structuring to change prepayment risk and credit risk to suit investors needs and to increase underwriter profits? What

conflicts arise from these two goals and what are the regulations to mitigate these conflicts. What is interest only and principal only securities? PACs, companions, inverse floaters etc. What residential mortgage indices are available (e.g., MBX, IOS, etc.) how can they be used to invest, hedge and arbitrage markets. How do we calculate duration and convexity in securities with embedded call options? How can option adjusted spread analysis be used and what better measures are there in hedging and valuing option embedded MBS.

Finally, the course will cover racism and real estate. How have US government and private sector policies contributed to segregation and substandard housing for people of color? What should be done and what is being done to mitigate these policies? We will also discuss a non-profit cooperative solution to providing affordable housing for low-income Americans and the homeless a part of the market where the free markets don't operate effectively.

PRE & COREQUISITE COURSES

Same as Real Estate Finance, B6300 Corporate Finance and B8306 Capital Markets as a co-requisite.

STUDENT LEARNING OUTCOMES

Upon completion of the course:

- Students should be able to directly develop, invest in and value different types of profitable residential real estate properties.
- Students should be able to analyze, invest in, value, make money and avoid risks in a variety of residential real estate debt and securities
- Students should develop a knowledge of the complex public/private US housing finance system and the opportunities and challenges it creates for making money.
- Students will learn how non-profit strategies can be used to fill gaps in housing for the lowest income households where regular capitalist approaches have not been effective.
- Students will develop a knowledge of how racism in real estate has contributed to current wealth and educational inequalities and what strategies might be implemented to improve inequality.

CLASSROOM NORMS AND EXPECTATIONS

Core Culture

Students are expected to adhere to [CBS Core Culture](#) in this class by being Present, Prepared, Participating.

Please bring and post name plates in every class. Class participation counts for 10% of your course grade. Please participate. The course is cumulative, so being lost gets quite costly very quickly. TAs will take attendance and note class participation. Excessive unexcused absences from class will weigh more heavily than 10% on your grade. Constructive comments in class will increase the participation points. Please turn off cell phones, laptops, Blackberries, etc. Absences or late arrivals will be considered as a factor in class participation. Materials covered by guest lecturers are required

Inclusion, Accommodation, and Support for Students

At Columbia Business School we believe diversity strengthens any community or business model and brings it greater success. The school is committed to providing all students with equal opportunity to thrive in the classroom by providing a learning, living, and working environment free from discrimination, harassment, and bias on the basis of gender, sexual orientation, race, ethnicity, socioeconomic status, or ability.

Students with documented disabilities may receive reasonable accommodations. Students are encouraged to contact the Columbia University's Office of Disability Services for [information about registration](#).

Columbia Business School adheres to all community, state, and federal regulations as relate to Title IX and student safety. Read more about CBS' policies to support [Inclusion, Accommodations and Support for Students here](#).

Honor Code and Academic Integrity

The [Columbia Business School Honor Code](#) calls on all members of the School community to adhere to and uphold the notions of truth, integrity, and respect both during their time in school, and throughout their careers as productive, moral, and caring participants in their companies and communities around the world. All students are subject to the Honor Code for all their academic work. Failure to comply with the Honor Code may result in [Dean's Discipline](#). Here you can review [examples of Academic Misconduct](#) which may result in discipline.

Course materials (videos, assignments, problem sets, etc.) are for your use in this course only. You may not upload them to external sites, share them with students outside of this course, or post them for public commentary without the instructor's permission

Course Attendance Policies

Students from all programs should review and be familiar with the [MBA Core Attendance Policy](#) and the [Exam Policy](#).

- *All MBA Core sections must honor the Core policies listed in the link above*
- *Syllabi for Elective courses should confirm here whether the course will adhere to the Core guidelines, and/or how and where policies for this course will deviate from those above*
- *Include any additional policies which relate to mandatory 1st-class attendance, lateness, etc.*

Students are required to attend each class. Students should reach out to the [Office of Student Affairs \(OSA\)](#) by using Core Absence Form on this course's Canvas page regarding excused absences (for religious observances; personal, medical, and family emergencies; military service; court appearances such as jury duty). Unexcused absences will affect your course grade.

NOTE: The following is applicable for Core Courses:

- Students that miss more than **33%** of their classes (unexcused absences) will at most receive a **P for the course grade**
- Students that miss more than **50%** of their classes (unexcused absences) will receive a **F for the course grade**

NOTE: The following is applicable for Core Courses and for any electives with OSA-administered exams:

- Students that miss the exam for an **excused** reason but are unable to take the exam within the stated make-up period will receive a **zero for the final exam grade**
- Students that miss the exam without notifying OSA (**unexcused**), will receive an **F for the course grade**

Taking exams off schedule creates significant logistical challenges in finding rooms and proctors and most importantly, has the potential to jeopardize the integrity of the exam. Therefore, requests for rescheduling of exams should only be made within the first three weeks of the semester and only for serious conflicts.

Rescheduling of exams for weddings, early travel home is not acceptable. Last minute rescheduling of exams may only be done for very serious cause.

METHOD OF EVALUATION

Class Participation	10%
Cases (4)	25%
Homework Exercises (4)	20%
Midterm & Final Exam	45%

- **Assignments:** There will be homework assignments and cases. Homework assignments and cases will be completed in groups up to a maximum of 3 students. It is your responsibility to form the group. Assignments should be turned in at the beginning of class on the day it is due. Late assignments will not be accepted.
- **Midterm:** The midterm exam covers material for the first half of the term. It is only offered in class. Make-ups are not given unless you have written authorization from the Office of Student Affairs (OSA). The midterm is to be taken individually.
- **Final Exam:** The final exam covers material primarily from the lectures after the 1st midterm. Some material from the first half of the class may also be included. It is only offered in class. Make-ups are not given, unless you have written authorization from the Office of Student Affairs (OSA). The final exam is to be taken individually.
- **Students must be prepared to discuss the “raw cases” led by guest speakers in class and turn in a one-page write-up that will be graded and taken into consideration in the case course grade.**

The readings distributed over the semester are to help you better understand concepts and materials covered in class. Materials only in the readings but not covered in class are not required for the exams.

ASSIGNMENTS

All your assignment submissions, cases and exams are subject to the [CBS Honor Code](#). **Violations of the CBS Honor Code WILL lead to failing the assignment, case or exam and receiving an F for the entire course.** To avoid ambiguity that may lead to unintentional violations of the Honor Code, assignment description types have been standardized and specified below and specified above.

COURSE ROADMAP/SCHEDULE

Session	Topic(s)	Required Pre-Readings	Assignments Due (Type)
1 09/6/2023 (W)	Course Overview and Requirements: Overview of the US housing and housing finance markets; the link between these markets and the 2007 Crash.	Session 1 Lecture notes (CANVAS)	
2 09/8/2023 (Friday) Make up class for Labor Day Holiday Room TBD	Residential Real Estate Price Dynamics: <i>The fundamental determinants of residential real estate prices – interest rates, jobs, taxes, zoning, regulations, environmental factors etc. The recent impact of state and local tax deductibility changes. User cost model. Methods for measuring real estate price changes; Commonly used residential property price indexes and embedded biases.</i>	Session 2 Lecture Notes Mayer-Hubbard, Housing Prices, Interest Rate, and the Mortgage Market Meltdown (CANVAS) Himmelberg, Mayer, Sinai: Assessing High House Prices: Bubbles, Fundamentals and Misperceptions (CANVAS) Case-Shiller Prices of SF Homes... HW #1 (CANVAS) Due 9/18/23	
3 09/11/2023 (M)	Investing in Residential Real Estate <i>Factors influencing the homebuyer purchase decision, mortgage rates, expected appreciation, time horizons etc.</i>	Session 3 Lecture notes. (CANVAS) Own vs Rent Model Analysis Excel Spreadsheet (CANVAS)	
4 09/13/2023 (W)	Residential Real Estate Development (Part 1) <i>The stages of developing residential real estate properties (housing subdivisions, condominiums, garden apartments, multifamily apartments. Idea conception, feasibility, planning, financing, market analysis, contract negotiation, construction, marketing. Construction financing how it works, differences with stabilized CRE financing.</i>	Session 4 Lecture Notes (CANVAS) Readings TBD (CANVAS)	
5 09/18/2023 (M)	Residential Real Estate Development (Part 2) <i>The stages of developing residential real estate properties (housing subdivisions, condominiums, garden apartments, multifamily apartments. Idea conception, feasibility, planning, financing, market analysis, contract negotiation, construction, marketing. Construction financing how it works, differences with stabilized CRE financing.</i>		HW # 1 Real Estate Price Dynamics Due (A: Group).

<p>6 09/20/2023 (W) No class Monday Sept 25</p>	<p>Residential Development Feasibility Studies</p> <p>Guest Speaker: Isaac Henderson, Development Director, Lendlease Americas and a leading developer in NYC will discuss how to conduct feasibility studies for residential developments (feasibility pro formas, determining target area market, zoning issues, project type and size etc.</p>	<p>Development 101: 1 Java Street pdf.</p>	<p>Case 1: Development 101: 1 Java Street</p> <p>Based on the Development 101 Presentation by Isaac Burch, Development Director, Lendlease please write up case 1 which will be due Sunday Oct 1 at 11:59PM.</p>
<p>7 09/27/2023 (W)</p>	<p>Residential Construction and Land Finance: <i>Land loans, development, redevelopment, and construction loans. How they are underwritten, how this is different from stabilized CRE lending, their characteristics, construction budgets, draw requests, borrower, GC and lender interactions during the development process, cost to completion, take out finance, impact of recent HVCRE regulations.</i></p>	<p>Session 9B Residential Construction and Land Finance notes. (CANVAS AIA Pay Application Excel Form, Construction Lending Industry Standard Practices</p>	
<p>8 09/29/2023 (F) Friday Make-up Class for Monday Sept. 25 Class room TBD</p>	<p>Case #1B Discussion: Suburban Subdivision Development</p> <p>Guest Speaker: Adam Rapport, head of acquisitions at Cross Lake Partners (a spinout of Paulson and Partners with a focus on buying distressed subdivisions and one of the largest owners of residential lots in the US) will discuss their experiences, how to develop residential subdivisions as well as the challenges and opportunities involved in the process of entitling land and developing suburban residential subdivisions.</p>	<p>Case #1B: Entitling land and Residential single family subdivision development for ownership and rent case documents will be posted online (CANVAS)</p> <p>Case 1B due Oct 8 @11:59pm.</p>	<p>Case #1B Based on the speaker's presentation in class students will be expected to answer Case 2 questions. There will be no documents distributed to refer to as the speaker has requested they not be distributed due to confidentiality reasons.</p>
<p>9 10/02/2023 (M)</p>	<p>Case #2 Discussion: Urban Condominium Development</p> <p>Guest Speaker: Chris Prokop, Founder and President, DDG will discuss the opportunities and challenges of developing and selling two recent condominium</p>	<p>Case #2: Urban condominium case documents. (CANVAS)</p> <p>Writeup Case 2 due Oct. 19</p>	<p>Case #2 The speaker will provide documents for a deal related to developing and financing luxury condominiums in Lower Manhattan. Students will be expected to read documents and prepare questions for the speaker.</p>

	<i>developments in Tribeca and in San Francisco.</i>		Case #1 due.
10 10/04/2023 (W)	<p>Case #3 Discussion: Affordable Housing, Workforce Housing, Low Income housing development.</p> <p><i>Guest Speaker: Meredith Marshall, co-founder and CEO of BRP Properties and CBS alumnus. Mr. Marshall will discuss the affordable, low income and workforce housing market overall, how it is funded, joint private public financing, programs and partnerships and the challenges and opportunities of developing this type of housing. He will then discuss the opportunities and challenges of developing a specific affordable housing project.</i></p>	<p>Case #3: Affordable Housing Development Project in Harlem case documents (CANVAS)</p> <p>HW #2 (CANVAS) Due Oct 25</p>	No writeup for Case 3
11 10/9/2023 (M)	<p>Manufactured and modular housing: History of manufactured housing; the MH ABS crash; mortgage vs chattel financing; an affordable housing solution in rural and urban areas; growth due to single family rental market; growth constraints zoning/financing; business opportunities; technology, startups and the future of manufactured and modular housing, Chinese modular housing.</p>		Case 2 Urban Condominium Writeup due.
12 10/11/2023 (W)	<p>Residential Mortgage Contracts and Mortgage Math: Part I <i>Different types of residential mortgages (Fixed rate, ARMs, Hybrid ARMs, IO, Prime, Alt-A, Limited Doc, No Doc, Sub-Prime, HELOCs, Option ARMs, Reverse Equity Mortgages, Shared Appreciation mortgages. Comparison of US mortgages vs those in other countries. Residential fixed and adjustable-rate mortgage math</i></p>	<p>Session 12 lecture notes (CANVAS) Readings: Excel spreadsheet, Mortgage Math Examples (CANVAS) Optional: ARM Share of Mortgage Market, Moench, Vickery & Aragon (CANVAS).</p>	
13 10/23/2023 (M)	<p>Residential Mortgage Contracts and Mortgage Math: Part II <i>Different types of residential mortgages (Fixed rate, ARMs, Hybrid ARMs, IO, Prime, Alt-A, Limited Doc, No Doc, Sub-Prime, HELOCs, Option</i></p>	<p>Session 13 lecture notes. (CANVAS)</p>	

	<i>ARMs, Reverse Equity Mortgages, Shared Appreciation mortgages. Comparison of US mortgages vs those in other countries. Residential fixed and adjustable-rate mortgage math.</i>		
14 10/25/23 (W)	Residential Mortgage Risks and Securitization: <i>Interest rate risk, credit/default risk, liquidity risk and prepayment risk; How agency and non-agency residential mortgage securities are created; overcollateralization, excess spread, senior sub structures, CDOs,, warehouse lines, reps and warranties</i>	Session 14 lecture notes. (CANVAS) Liar's Poker, Ch. 5, 6, 7. (CANVAS) HW #3 Residential Mortgage Risks, Prepayments, US Mortgage Finance System due 11/8/23	HW #2 Mortgage Math Due (A: Group)
MIDTERM EXAM: TAKE HOME EXAM TO BE TAKEN FROM NOVEMBER 4 THROUGH NOVEMBER 13 AT 11:59PM			
15 10/30/2023 (M)	Understanding Residential Mortgage Prepayments <i>Mortgage and embedded call and put options; contraction/extension risk; economic and non-economic determinants of prepayments, burnout; G-fees, The Fed and the Experience of QE3.</i>	Readings: Session 15: Lecture Notes (CANVAS)	
16 11/1/2023 (W)	The US Residential Mortgage Finance System: <i>How the complex hybrid US residential mortgage finance system works including balance sheet lenders, private sector and Government Sponsored Enterprises securitizations (Fannie Mae, Freddie Mac, Ginnie Mae, Federal Home Loan Bank System) and mortgage REITs.</i>	Session 16 Lecture Notes (CANVAS) Readings: The Role of Securitization in Mortgage Lending, Federal Reserve Bank of Chicago. (CANVAS)	
17 11/8/2023 (W)	MBS Valuation and Trading <i>Weighted average life spreads, yields, Z-spreads, OAS, beyond OAS, effective duration, effective convexity; dollar rolls, hedging mortgage pipeline risk.</i>	Session 17 Lecture Notes (CANVAS) Readings: Price of Risk Constant: Going Beyond OAS, Cohler, Feldman and Lancaster, Journal of Fixed Income (CANVAS)	HW #3 Mortgage Risks, Prepayments, US Mortgage Finance System Due (A: Group)
18 11/13/2023 (M)	MBS Valuation and Trading <i>Weighted average life spreads, yields, Z-spreads, OAS, beyond OAS, effective duration, effective convexity; dollar rolls, hedging mortgage pipeline risk.</i>	Session 17 Lecture Notes (CANVAS) Readings: Price of Risk Constant: Going Beyond OAS, Cohler, Feldman and Lancaster, Journal of Fixed Income (CANVAS)	

<p>19 11/15/2023 (W)</p>	<p>Collateralized Mortgage Obligations (CMOs) <i>Carving cash flows into bonds incl.: sequential pay, planned amortization class, targeted amortization class, floaters and inverse floaters, companion bonds, Splitting the atom - IOs and Pos. Conflicts of interest</i></p>	<p>Session 18 Lecture Notes (CANVAS)</p>	
<p>20 11/20/2023 (M)</p>	<p>The Future of US Housing Finance Guest Speakers: Priscilla Almodovar, the current CEO of the Federal National Mortgage Assoc (Fannie Mae) will be interviewed by Hugh Frater, former CEO, Federal National Mortgage Corporation, discussing pre and post-crash changes at the GSEs, the opportunities and challenges of improving housing affordability, the outlook for US housing finance and GSE Reform, equity in housing as well as other topics.</p>	<p>Session 20 Lecture Notes (CANVAS) HW #4 due 12/07/23</p>	
<p>21 11/27/2023 (M)</p>	<p>The Business of Creating, Valuing and Trading Agency MBS, Agency CMOs, Non-Agency CMOs. The impact of the new Uniform Mortgage-Backed Securities on the MBS market, COVID-19 impact on the market, and other current topics in the Agency and Non-Agency MBS markets Guest speaker: Baron Silverstein, President of New Residential Corp.; former Head of Residential Mortgage Finance at Bank of America; Co-Head of the US RMBS Mortgage Finance Dept. at JP Morgan</p>		
<p>22 11/29/2023 (W)</p>	<p>Bloomberg Session: <i>Case #4: Analysis of an Agency MBS and CMO deal on Bloomberg terminals at Bloomberg Headquarters. (Offsite or zoom class.)</i> <i>Guest Speaker: Jeff Hingst, MD and Team Leader Bloomberg Analytics</i></p>	<p>Case 4 Agency MBS and CMO documents (CANVAS) Case 4 will be worked on in class.</p>	

<p>23 12/4/2023 (M)</p>	<p>Racism and Real Estate Housing is the largest source of wealth for American families and its value the primary determinant of education quality and opportunity for American youth. This session explores and critiques various federal, state and local government and private sector housing policies and programs that have fostered segregation (e.g., redlining, real estate race covenants, blockbusting etc.) and economic inequality (the local property tax financed educational system). In addition, government and private sector policies designed to encourage housing integration (e.g., gentrification, opportunity zones) and their sometimes-unintended consequences will be examined. Homogeneous and mixed income housing strategies will be analyzed with the goal of understanding their tradeoffs and developing new and improved housing strategies.</p> <p>Guest Speaker: Hope Burgess CEO of Banana Kelly, and Harry DeRienzo, Co-Founder and President Emeritus, Banana Kelly, Community Improvement Assoc., S. Bronx. Banana Kelly a community development organization started in 1978, has redeveloped over 2,240 apartments in the S. Bronx. At the time 70% of the housing stock had been burned or destroyed. Today, 1,240 apartments remain under its sponsorship and management. Hope Burgess originally a homeless person and currently CEO of one of the largest not for profit affordable housing associations in the US will tell the compelling story of her rise and the challenges and opportunities at Banana Kelly.</p>	<p>Reading: The Color of Law: A Forgotten History of How Our Government Segregated America; Video (CANVAS)</p>	<p>Due Dec 7: HW #4 Relative Value Measures, YTM, Z spreads, OAS, Agency CMOs, Non-Agency CMOs, Due. (A: Group); Mortgage REITs, Hugh Frater Talk, Racism and Real Estate.</p>
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24 Final Exam (Exact time TBD, December 9, 2023 through 11:59pm December 17, 2023)			