USC Price

RED 398
Shaping Cities Through Real Estate – Residential Properties

Units: 4
Location: Von KleinSmid Center (VKC) 261
Fall 2019 – Mondays – 6:00-9:20pm

Instructor: Aleks Baharlo

Office Hours: Office hours are by appointment and will be scheduled upon request.

Contact Info: abaharlo@usc.edu

Course Description

Urban real estate development is not only a dynamic and multifaceted process but also an innovative and creative one. In this course we introduce the barriers and tools for residential urban infill development, mixed-use development, redevelopment, and the repositioning of underutilized land.

Naturally, Southern California and the City of Los Angeles will be used as our learning grounds. *Thru lectures and real life Case Studies* we will focus on a critical understanding of development practices and their impact on urban form.

Learning Objectives

Cities are complex and always changing. Successful urban development artfully integrates the mechanisms of public policy and regulations, finance, market conditions, architecture and urban planning within this ever-changing context. Upon successful completion of this course, students will be able to understand urban context and determine the key criteria for evaluating a project as suitable for development and recognize key aspects of a project's feasibility (or infeasibility).

Grading Type
Exams will be based on percentages and the final project will be assigned a letter grade. Final grade will be a letter grade.

Technological Proficiency and Hardware/Software Required
Proficiency in Excel, Word Processing and Powerpoint required. Knowledge of any graphic software for drawing simple site plans a plus.

Required Readings and Supplementary Materials
The material in this course will be predominantly presented through lectures and case studies in class. Required readings and supplementary materials will be provided throughout the course.

Description and Assessment of Assignments
- In addition to a midterm and final exam the only assignment for this course is a final project. The final project is in a written (typed) report format as well as a Powerpoint presentation which is presented to the class.
- Students are required to take good noted during lectures and to review their notes and lecture slides on a weekly basis.

Final exam date
Monday, Dec 16th , 2019, 7:00 – 8:30 pm

Grading Breakdown

	Notes	% of Grade
Attendance	Note 1	15%
Class Participation	Note 2	5%
Final Project	Note 3	25%
Midterm Exam	Note 4	25%
Final Exam	Note 5	30%
Total		100%

Note 1: Two (2) percentage points are deducted for each class missed or tardy (more than 5 minutes late for class)

Note 2: Five (5) percentage points are reserved for those who regularly participate in class discussions.

Note 3: 50% of the Final Project grade is based on the written report and 50% is based on the presentation quality. If the final project is done in a group, the same grade applies to all students in that group.

Note 4: The midterm exam is multiple choice and based on content presented in the lectures.

Note 5: The final exam is multiple choice and based on the application of the material.

Grading Scale

Course final grades will be determined using the following scale:

A	95-100
A-	90-94
B+	87-89
B	83-86
B-	80-82
C+	77-79
C	73-76
C-	70-72
D+	67-69
D	63-66
D-	60-62
F	59 and below

Assignment Submission Policy

Final Project is to be submitted on the date specified in the course syllabus. No late work will be accepted.

Grading Timeline

Grading for exams and projects will generally be completed within 2 weeks of submission and posted on blackboard.

Course Schedule: A Weekly Breakdown

	Topics/Daily Activities	Lectures/Deliverables/Exams
Week 1 8/26	Introduction, review syllabus, course format	Lecture 1
Week 2 9/2	**No class - *Labor Day***	
Week 3 9/9	Synergy between Urban Planning, Zoning and Real Estate Development	Lecture 2
Week 4 9/16	Real Estate Development Process	Lecture 3
Week 5 9/23	RE Process - Entitlements	Lecture 4
Week 6 9/30	RE Process - Acquisition	Lecture 5
Week 7 10/7	RE Process - Construction	Lecture 6
Week 8 10/14	Urban Typology	Lecture 7
Week 9 10/21	Master Planned Communities	Lecture 8
MIDTERM 10/28	**-Midterm Examination-** Content Based	**Midterm Exam 6:00–7:00 pm**
Week 11 11/4	Income Properties	Lecture 9 Final Project Assignment
Week 12 11/11	Real Esate Transactions	Lecture 10
Week 13 11/18	Student Presentations and Discussion	**Final Projects Due by 6:00pm Presentations Group 1**
Week 14 11/25	Student Presentations and Discussion	**Presentations Group 2**
Week 15 12/2	Bringing it all together – A synthesis and review	Lecture 11
Week 16 12/9	**No Class - *Study Days***	
FINAL 12/16	**-Final Examination-** Application Based	**Final Exam 7:00 – 8:00 pm**

Statement on Academic Conduct and Support Systems

Academic Conduct:
Plagiarism – presenting someone else's ideas as your own, either verbatim or recast in your own words – is a serious academic offense with serious consequences. Please familiarize yourself with the discussion of plagiarism in *SCampus* in Part B, Section 11, "Behavior Violating University Standards" policy.usc.edu/scampus-part-b. Other forms of academic dishonesty are equally unacceptable. See additional information in *SCampus* and university policies on scientific misconduct, http://policy.usc.edu/scientific-misconduct.

Support Systems:
Student Counseling Services (SCS) – (213) 740-7711 – 24/7 on call
Free and confidential mental health treatment for students, including short-term psychotherapy, group counseling, stress fitness workshops, and crisis intervention. engemannshc.usc.edu/counseling

National Suicide Prevention Lifeline – 1 (800) 273-8255
Provides free and confidential emotional support to people in suicidal crisis or emotional distress 24 hours a day, 7 days a week. www.suicidepreventionlifeline.org

Relationship and Sexual Violence Prevention Services (RSVP) – (213) 740-4900 – 24/7 on call
Free and confidential therapy services, workshops, and training for situations related to gender-based harm. engemannshc.usc.edu/rsvp

Sexual Assault Resource Center
For more information about how to get help or help a survivor, rights, reporting options, and additional resources, visit the website: sarc.usc.edu

Office of Equity and Diversity (OED)/Title IX Compliance – (213) 740-5086
Works with faculty, staff, visitors, applicants, and students around issues of protected class. equity.usc.edu

Bias Assessment Response and Support
Incidents of bias, hate crimes and microaggressions need to be reported allowing for appropriate investigation and response. studentaffairs.usc.edu/bias-assessment-response-support

The Office of Disability Services and Programs
Provides certification for students with disabilities and helps arrange relevant accommodations. dsp.usc.edu

Student Support and Advocacy – (213) 821-4710
Assists students and families in resolving complex issues adversely affecting their success as a student EX: personal, financial, and academic. studentaffairs.usc.edu/ssa

Diversity at USC
Information on events, programs and training, the Diversity Task Force (including representatives for each school), chronology, participation, and various resources for students. diversity.usc.edu

USC Emergency Information
Provides safety and other updates, including ways in which instruction will be continued if an officially declared emergency makes travel to campus infeasible. emergency.usc.edu

USC Department of Public Safety – UPC: (213) 740-4321 – HSC: (323) 442-1000 – 24-hour emergency or to report a crime.
Provides overall safety to USC community. dps.usc.edu

Academic Accommodations

Any student requesting academic accommodations based on a disability is required to register with Disability Services and Programs (DSP) each semester. A letter of verification for approved accommodations can be obtained from DSP. Please be sure the letter is delivered to the instructor (or to a TA) as early in the semester as possible. DSP is located in STU 301 and is open 8.30 AM to 5.00 pm Monday through Friday. Website and contact information for DSP: http://sait.usc.edu/academicsupport/centerprograms/dsp/home_index.html (213) 740-0776 (Phone), (213) 740-6948 (TDD only), (213) 740-8216 (FAX), ability@usc.edu