USC Price

RED 398

Shaping Cities Through Real Estate – Residential Properties

Units: 4
Location: ON LINE (Zoom)
Spring 2021 – Mondays 6:00pm

Instructor: Aleks Baharlo

Office Hours: Office hours via zoom after lectures or via zoom by appointment

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 knowledge of any graphic software for drawing simple site plans required.

Required Readings and Supplementary Materials
The material in this course will be predominantly presented through lectures and case studies in class. As such, taking good notes is critical in succeeding.

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 with graphics.
- **Students are required to take good notes during lectures and to review their notes and lecture slides on a weekly basis.**

Zoom Attendance
- **Attendance for this course is required and highly recommended as the exams are solely based on the content of the lectures. As such 5% is assigned to attendance. If a student cannot attend a class let the instructor know ahead of time and alternative arrangements will be made to make up for the absentee. Each absentee is a 1 point (1%) deduction of the total grade for the course.**

EXAMS
There are two multiple choice exams in this course: a midterm and a final exam. Both are taken on Blackboard with open notes and graded automatically.

Grading Breakdown

GRADES IN THIS COURSE ARE SOLELY BASED ON THE FOLLOWING WEIGHTED AVERAGE. THE INSTRUCTOR WILL NOT ALTER OR CHANGE ATTENDANCE RECORDS OR GRADES ON A DISCRETIONARY BASIS. FINAL GRADES ARE BASED ON SIMPLE MATH.

	% of Grade
Final Project	35%
Midterm Exam	30%
Final Exam	30%
Participation/Attendance	5%

Grading Scale

Course final grades will be determined using a weighted average method using the allocations listed above in the Grading Breakdown and using the following scale:

A   95-100
A-   90-94.9
B+   87-89.9
B   83-86.9
B-   80-82.9
C+   77-79.9
C   73-76.9
C-   70-72.9
D+   67-69.9
D   63-66.9
D-   60-62.9
F   59.9 and below

Grades will be rounded up or down accordingly. For example 94.90 thru 94.949 will be rounded down to 94.9; 94.95 and up will be rounded up to 95.

Assignment Submission Policy

The 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 is instantaneous and the grading for the final project will be completed within 2 weeks of submission and posted on blackboard.

Course Schedule: A Weekly Breakdown

	Topics/Daily Activities	Lectures/Assignments
Week 1 1/18	MLK Day – University Holiday	**No Class**
Week 2 1/25	Introduction, review syllabus, course format	Lecture 1
Week 3 2/1	Synergy between Urban Planning, Zoning and Real Estate Development ("RED")	Lecture 2
Week 4 2/8	RED Process - General	Lecture 3
Week 5 2/15	Presidents Day – Univesrsity Holiday	**No Class**
Week 6 2/22	RED Process I - Entitlements	Lecture 4
Week 7 3/1	RED Process II – Due Diligence and Acquisition	Lecture 5
Week 8 3/8	RED Process III - Construction	Lecture 6
Week 9 3/15	**-Midterm Examination-**	**Midterm 7:00pm** (no class)
Week 10 3/22	Urban Typology	Lecture 7
Week 11 3/29	Suburban Typology	Lecture 8
Week 12 4/5	Multi-Family Typology	Lecture 9 **Final Projects Assigned**
Week 13 4/12	Real Estate Transactions	Lecture 10
Week 14 4/19	Final Project Q&A	
Week 15 4/26	Final Exam Q&A	**Final Project Due at 6pm**
Week 16-17	**USC Study Week** **-Final Examination-**	**Final Exam 7:00pm 5/10/2021**

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