

University of Southern California
School of Architecture

ARCH 527, Spring 2024
Monday
6:30 - 8:20 pm



Cabrillo Village , Saticoy, CA - John V. Mutlow Architects, Inc.

CASE STUDIES:

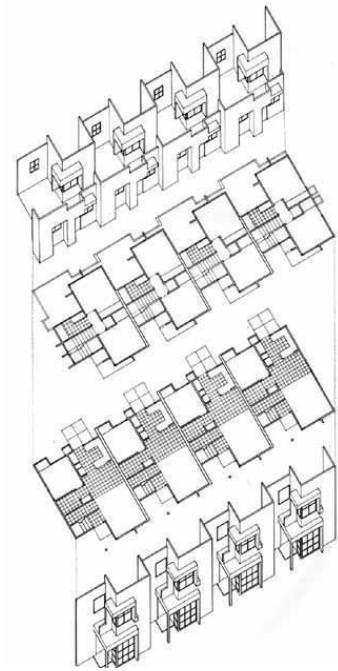
The Development of Urban Housing

DESIGNING AND DEVELOPMENT COURSE OVERVIEW AND OBJECTIVE:

If you are considering housing after you graduate, this course will provide you with an introductory overview of the issues and challenges Architects, client and Real Estate developers face in providing small-scale housing in an urban setting. Designed primarily for upper-division undergraduates and graduates this seminar will explore the various elements and stages of the housing development process for housing projects located in Southern California. Students will learn and prepare each component, including land, entitlements, site planning, program, design brief, design. value, amenity support spaces, hard and soft costs and a cost analysis/ proforma. This will culminate in a report / request suitable for presentation to investor's, banks, and lending institutions. As an application request for a financial loan or mortgage. The course will include guest lecturers who are practicing professionals in the Los Angeles housing development arena and who will present a series of local case studies. There will be ample opportunities for open discussion. Each lecture will consist of three parts: A) A short review of the previous lecture, B) The lecture or seminar, and C) discussion with class participation. Four short quizzes will be given on class presentation material and/ or readings. The class will start with a one act play, 'The Development Project,' where each student(s) will be assigned a specific member of the development team. A reading list is attached to each class and additional handouts will be provided.

Guest lecturers include non-profit and for-profit developers, architects, entitlement consultants, cost & estimating specialists, lenders, investors, banks and contractors. Lectures will also include architectural design, quality, sustainable design, and the related cost issues or questions.

The course will cover the following development types, the single family house, ADU's, small lot subdivision, affordable housing and multi-family housing. The class will culminate in the students preparing a finished professionally assembled written proposal for capital and financing from private investors and financial institutions (banks) for a small scale housing development project, where you are the client/developer.



Cabrillo Village, Saticoy, CA
John V. Mutlow Architects, Inc.

Instructor:
Prof. John V. Mutlow, FAIA
mutlow@usc.edu

GRADING:

Class Participation (Class Notes)	15%
Class Quizzes (5% each x 4 quizzes)	20%
Mid-term Paper (Development Outline & Proforma)	25%
Final Paper (Lending Institution Submittal Proposal)	40%
Total	
100%	

PROTOCOLS AND CLASS ATTENDANCE

Attending all class meetings is important. No absences will be excused without proper documentation. Late arrivals, disappearances or early departures will be considered absences. (Two unexcused absences will affect your grade.) Three or more unexcused absences can lead to a reduced grade and possible failure of the course.

All work must be done on time to receive full graded credit. Work not completed at the time of due date may receive a drop in one half letter grade.

Unsatisfactory performance reports will be issued to students whose work is not satisfactory. Remember that an incomplete grade (IN) is limited by University policy to cases of extended documented illness or family emergency involving a passing – level student in the last weeks of the semester.

University guidelines relative to plagiarism pertain to original student work. You are expected to do all of your own class assignments, except when joint assignments are issued.. Flagrant appropriation of the work of others will be considered as non-original work and will be treated as plagiarism.

BIBLIOGRAPHY

Required Reading

Real Estate Development. Principles and Process– 5th Edition
Authors: Mike E. Miles, Laurence Netherton, Adrienne Schmitz,
Urban Land Institute, 2015

Residential Development Handbook

Authors: Adrienne Schmitz et al
Urban Land Institute, 2004

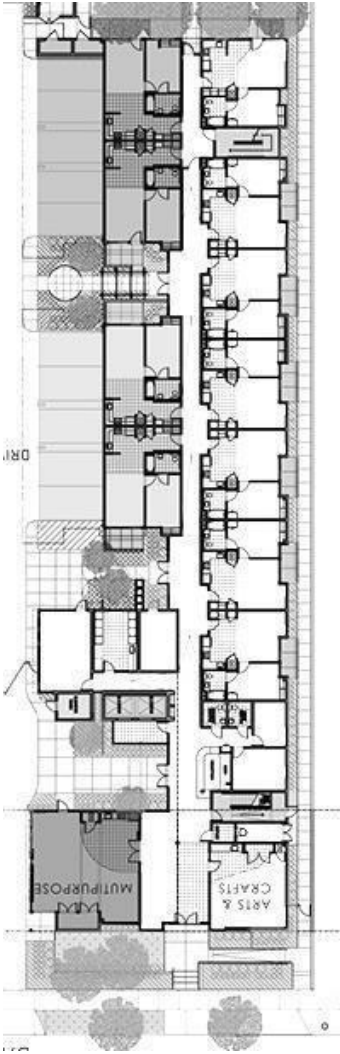
Small Lot Design Guidelines

<https://www.google.com/search?q=Small+Lot+Subdivision+Guideline&oq=Small+Lot+Subdivision+Guideline+&aqs=chrome..69i57j0l2.8987j0j7&sourceid=chrome&ie=UTF-8>

ADU Design Guidelines

[https://planning.lacity.org/odocument/ec892d01-7873-455a-8e15-78a771b2c7ac/ADU_Memo_2020_Final_2.26.20_\(1\).pdf](https://planning.lacity.org/odocument/ec892d01-7873-455a-8e15-78a771b2c7ac/ADU_Memo_2020_Final_2.26.20_(1).pdf)





*Fiesta House, Reseda, CA
John V. Mutlow Architects, Inc.*

Reference Reading

Developing Successful Infill Housing
Author: Diane R. Suchman,
Urban Land Institute, 2002

Housing For Niche Markets
Capitalizing on Changing Demographics
Editor: Jo Allen Gause, Editor
Urban Land Institute, 2005

Workforce Housing
Innovative Strategies and Best Practices
Urban Land Institute, 2006

Affordable Housing
Designing an American Asset
Authors: Adrienne Schmitz et al
Urban Land Institute

ARTICLES

How to Turn a Parking Lot into Apartments, a Library, and a Grocery Store,
the Hard Way
ARCCA Issue 04.2, p.33-39, Author David Prowler

Workers' Growing Need for Housing – Multifamily Trends,
summer 2004 p.40-43, 66

The Changing Face of Affordable Housing – Multifamily Trends,
Summer 2004 p.44-49, 68-69

Architecture in the Public Interest – Architecture, April 2004 p.27-31

How to Design for Humans – Architecture, April 2004 p.39-40

Case Study Handouts of Housing Development Projects by
Guest Lecturers/ Developers



*Fiesta House, Reseda, CA
John V. Mutlow Architects, Inc.*

CLASS SCHEDULE

Week 1, 01/08:

**An Overview and Introduction of the Course
Class Overview**

Week 2, 01/15:

MLK Holiday

Week 3, 01/22:

The Role of the Architect, Developer, Clients, Consultants and the City in the Development Process

Prof. John V. Mutlow, FAIA, USC

Principal, John V. Mutlow Architects, Los Angeles

Role play for the development team members in the housing development process with an overview of the responsibilities of the developer and the role of the architect.

Readings:

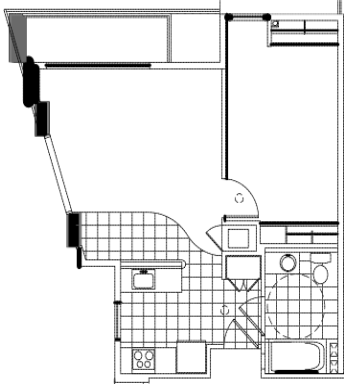
Architecture in the Public Interest – Architecture, April 2004, p. 27-31

Development Process and the Development Team, p.10-18

(Residential Development Handbook)

Developers and Their Partners.

Real Estate Development



*1-Bedroom Unit Plans Spring
Park Senior Villa, Gardena, CA
John V. Mutlow Architects, Inc.*

Week 4, 01/29:

The Developer, Programming & Approval Process

Prof. John V. Mutlow, FAIA

Overview of the Role of the Developer

Overview and Key Points of Programming for Housing Development

What Activities/Support Spaces Should be Included and Why? Handouts:

Reading: Key points of Developer Presentation

Sample Program for a Housing Project

Workers' Growing Need for Housing - Multifamily Trends,

2004 p.40-43, 66

Entitlements / The Need for Housing,

Site Identification, & Initial Site Feasibility

Professor John V. Mutlow FAIA

How Do You Find a Site?

Description of Site and Site Issues for a Housing Development

Readings:

Key points of site Analysis, Feasibility,

What are the Entitlement Concerns for a typical residential site?

Key points of Entitlement Presentation Standard Forms and Petitions for

Entitlements Packet of Entitlement Issues

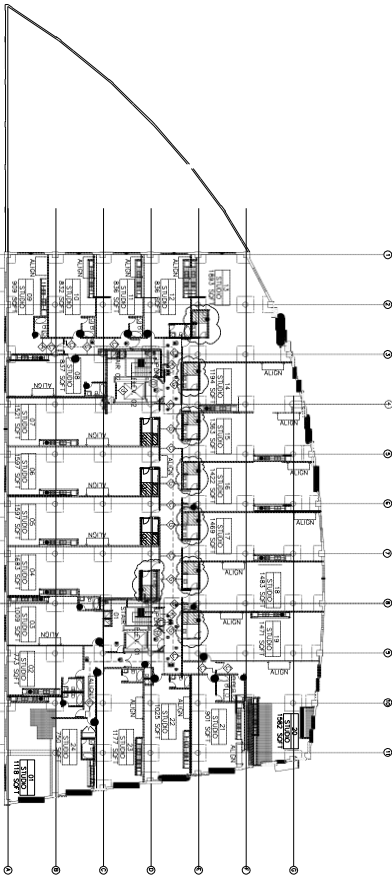
Week 5, 02/05: Planning

Case Management and the need for a Planning Consultant.

Lecturer. Nichole Smith, Planner,

Horizon Development & Entitlements.

Reading. Hand out. Horizon Works.net



*Toy Factory Lofts, Los Angeles, CA –
John V. Mutlow Architects, Inc.*

CLASS SCHEDULE

Week 7, 02/19:
University Holiday, Presidents Day

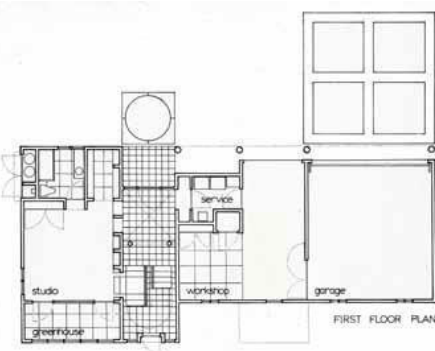
Week 6, 02/12:
Financing: Lending through the Perspective of a Lender
Guest Lecturer. Tony Parisi, Home Lending Officer, Citibank
Overview of Financing for a Housing Development project.
What Does a Lending Institution Look For?
What are the Components of the Finance Package?
PowerPoint Presentation about Finance, Packages
Readings:
Key points of Financing Presentation
Copy of Finance Documents of an existing property

Week 8, 02/26:
Development Portfolio and Proformas
Guest Lecturer, Prof Liz Falletta, MRED USC
What are the Elements of a Proforma
The Development of a Proforma
Readings:
Proforma Spreadsheet
Investors Package

Week 9, 03/04:
Midterm Paper Review
Final paper requirements
Professor John V. Mutlow, FAIA
Detail Outline and Review of Contents for Mid Term

Architectural Issues: Good Design Matters.
Design Quality, Green, Biophilic and Sustainable Architecture
Prof. John V. Mutlow, FAIA
Does Good Design Matter?
Does good design cost?

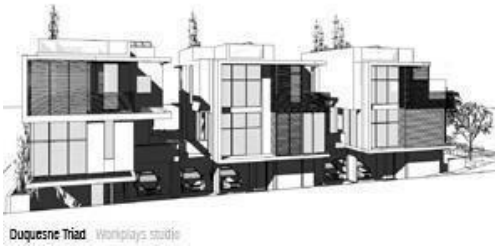
Review good design elements.
Concerns and Benefits of Sustainable Design Review of Sustainability
and Green point Checklists
Added Value to Life Expectancy of Structures?
Handouts:
Sustainability/Green point Checklist



Harvey House, Glendale CA
John V. Mutlow Architects,
Inc



CLASS SCHEDULE



Duquesne Triad –
WORKPLAYS Studio*Architecture

Week 10, 03/11:

Contractor. Costs, Estimating, & Construction.

Guest Lecturer Bernards. Cost Estimator, TBD

Review of Cost Estimating Construction Documents Construction Issues for Small Scale Multifamily Housing Description of Construction Issues, Timelines, Subcontractors

Readings:

Construction Cost Estimating Standard Sample Form

Standard Formula for Cost Estimating

List of Construction Issues

Week 11, 03/18:

Housing Policy at the City Level

Typological Study - Small Lot Sub-Division

Rick Abramson-City Architect WeHo.

Typological Study Presentation

Handouts:

Case Study: Small Lot Sub-Division

Reading:

Small Lot Design Guidelines

City of Los Angeles 2018

Residential Development Handbook



317 S Ave 57 Art Walk Homes - Modative

Week 12, 03/25:

Case Study, ADU's Multifamily Infill Housing Development.

Guest Lecturer Alan Dana, AIA,

(USC Architecture Alumni)

New models for market rate housing on the horizon.

Does Design Matter in Marketing/Sales.

Presentation of Development Portfolio, Small Lot Sub-Division, and Multi-Family Housing

ADU: LA City Design Guidelines

Week 13, 04/01

Case Study, How to Start Your Own Development Company.

Guest Lecturer: Jason Muller, Beach City Capital.

(USC Architecture Alumni)

Process/Steps to take in starting your own Development Company

Case Study: Housing Project

Development Strategy Handout: Beach City Capital Brochure

Week 14, 04/08:

Case Study, Affordable Housing Project

Tom Safran & Associates

Guest Lecturer Tyler Monroe

Case Study.

The Development and Financing of an Affordable Housing Project

CLASS SCHEDULE

Week 15, 04/15:

Case Study

The Design and Development of Affordable Housing

**Guest Lecturer Angela Brooks, Brooks/Scarpia,
or Brian Lane, Koning Eisenberg**

Special Advantages and Concerns for Affordable Housing project.

Lecturer handout

Week 16, 04/22:

Course Review

Final Paper Requirements Review

Prof. John V. Mutlow, FAIA

Review of course

Critical elements that need to be included in a request to a financial Institution (bank) for financing.

Week 17, 04/29:

Study Period No Class

Week 18, 05/06 05/13:

Exam/ Final Paper

Course Final Paper Due:

A Professional Application Package/Request (Including a Proforma) to a Lending Institution or bank for Financing for a Housing Development project. Typed and bound.

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 Section 11, *Behavior Violating University Standards* <https://scampus.usc.edu/1100-behavior-violating-university-standards-and-appropriate-sanctions/>. 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/>.

Discrimination, sexual assault, and harassment are not tolerated by the university. You are encouraged to report any incidents to the *Office of Equity and Diversity* <http://equity.usc.edu/> or to the *Department of Public Safety* <http://capsnet.usc.edu/department/department-public-safety/online-forms/contact-us>. This is important for the safety whole USC community. Another member of the university community – such as a friend, classmate, advisor, or faculty member – can help initiate the report, or can initiate the report on behalf of another person. *The Center for Women and Men* <http://www.usc.edu/student-affairs/cwm/> provides 24/7 confidential support, and the sexual assault resource center webpage sarc@usc.edu describes reporting options and other resources.

Support Systems

A number of USC’s schools provide support for students who need help with scholarly writing. Check with your advisor or program staff to find out more. Students whose primary language is not English should check with the *American Language Institute* <http://dornsife.usc.edu/ali>, which sponsors courses and workshops specifically for international graduate students. *The Office of Disability Services and Programs* http://sait.usc.edu/academicsupport/centerprograms/dsp/home_index.html provides certification for students with disabilities and helps arrange the relevant accommodations. If an officially declared emergency makes travel to campus infeasible, *USC Emergency Information* <http://emergency.usc.edu/> will provide safety and other updates, including ways in which instruction will be continued by means of blackboard, teleconferencing, and other technology.