Real Estate Development and Design (RDEV)

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RDEV 200 Sustainable Building Systems + Construction 2 Units
Terms offered: Fall 2020
Introduction to materials, means, methods and vocabulary of construction and sustainable building systems. Structural materials, building envelope, costs, labor conditions, conventional practices, and key regulatory factors shaping project design. Practical understanding of reading construction drawings, construction sequencing, building materials, building systems, building code and legal documents. Relationship between feasibility, budget, design, function and risk.

Sustainable Building Systems + Construction: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 2 hours of lecture per week
Summer: 8 weeks - 4 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

RDEV 205 Equitable + Inclusive Development 1 Unit
Terms offered: Fall 2020
Equitable and inclusive approaches to real estate development. Historical perspective of racial injustice in low-income communities of color, including gentrification and displacement. How real estate development can either ameliorate or exacerbate inequality and injustice in relation to race, class, ethnicity, and gender. Best practices and innovative new tools and strategies to ensure the benefits of new development are broadly shared with communities.

Equitable + Inclusive Development: Read More [+]

Hours & Format
Fall and/or spring: 5 weeks - 3 hours of lecture per week
Summer: 8 weeks - 2 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

RDEV 210 Real Estate Economics + Market Analysis 3 Units
Terms offered: Fall 2020
This course teaches students the fundamentals of real estate development finance and economics. Grounded in an understanding of urban economics in large cities, the class will examine the factors in national, regional and local real estate markets that determine development needs and opportunities. Financial analysis skills and analytical processes will be developed for evaluating private and public sector development and investment sources employed across all major property classes and land uses. The class will discuss aspects of financial feasibility throughout the scope of the development process from market and predevelopment analysis and site selection to lease-up or sales of the final product.

Real Estate Economics + Market Analysis: Read More [+]

Objectives & Outcomes
Course Objectives: Acquire an understanding of the economic and market impacts of different real estate development product types. Develop critical financial analysis skills and knowledge to evaluate real estate development markets and opportunities. Gain financial knowledge and principles which support sustainable and more equitable real estate development. Understand how urban economics and investment markets impact urban land and real estate development production and viability.

Hours & Format
Fall and/or spring: 15 weeks - 3 hours of lecture per week
Summer: 8 weeks - 6 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

RDEV 220 Real Estate Development Finance 3 Units
Terms offered: Fall 2020, Fall 2018
Fundamentals of real estate development finance. Financial analysis skills and analytical tools for evaluating private and public development and investment in real estate, over all property types. Site selection, market analysis, financial feasibility, design and legal considerations, construction, lease-up, operations, and property sales. Decision-making scenarios to evaluate and assess development concepts and project viability. Funding sources for market rate and affordable development.

Real Estate Development Finance: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 3 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.
RDEV 225 Applications in Real Estate Finance 2 Units
Terms offered: Not yet offered
This course is designed to facilitate a mastery of core finance and valuation skills required of real estate developers through a practical approach using real world examples / case studies. It is designed to develop students’ ability to think critically about how real estate value is created and develop analytical tools used to derive it. The primary emphasis in the course is on the acquisition, development, financing, and repositioning of real estate projects. Active participation in class is a must. Students will review case materials in advance and students will be expect to come prepared to discuss their understanding of value.
Applications in Real Estate Finance: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 2 hours of lecture per week
Summer: 8 weeks - 4 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

Applications in Real Estate Finance: Read Less [-]

RDEV 230 Public-Private Partnerships, Strategies, and Tools 2 Units
Terms offered: Fall 2018
Public-private partnerships have emerged as a key means of catalyzing transformative urban development across the world. The course will focus on the key principles and techniques that lead to the creation and implementation of successful partnerships between the public and private sectors. Using case studies from projects across the United States, the course will explore the tools, strategies and partnerships used to implement such projects and pay special attention to the transaction and financing of such developments. The class will teach students the skills and knowledge to manage the complex processes, agreements and financing structures that are involved in public-private partnerships for real estate development.
Public-Private Partnerships, Strategies, and Tools: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 2 hours of lecture per week
Summer: 8 weeks - 4 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

Public-Private Partnerships, Strategies, and Tools: Read Less [-]

RDEV 240 Professional Practice of Real Estate Development 3 Units
Terms offered: Spring 2020
Fundamental practices in private, public, and non-profit real estate development. Perspectives of project managers, investment specialists, bankers and lawyers, architects, planners, contractors and property managers representing companies from around the Bay Area following the life cycle/sequence of a real estate project. Approaches to understanding and incorporating community perspectives. Familiarity with professional work products, contracts, schedules and documents handled or produced by practitioners on a daily basis as course materials.
Professional Practice of Real Estate Development: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 3 hours of lecture per week
Summer: 8 weeks - 6 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

Professional Practice of Real Estate Development: Read Less [-]

RDEV 250 Land Development Law and Regulations 3 Units
Terms offered: Spring 2021
An advanced course in implementation of land use and environmental laws and regulatory controls. The theory, practice and impacts of zoning, growth management, development systems, and other techniques of land use control. Objective is to acquaint student with a range of regulatory techniques, related economic considerations, and the legal, administrative-political equity aspects of their implementation.
Land Development Law and Regulations: Read More [+]

Hours & Format
Fall and/or spring: 15 weeks - 3 hours of lecture per week

Additional Details
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

Land Development Law and Regulations: Read Less [-]
**RDEV 270 Development + Design Studio 5 Units**
Terms offered: Spring 2020
This course will involve a real world site to provide students with the experience and skills necessary to synthesize real estate development + design projects. As developers and designers, students need to understand: the development process, program, how development teams work, what makes good design and how it adds value, and how to propose a feasible, innovative project from multiple constraints. Students will learn how to gather and evaluate market, construction, and environmental data to inform design choices; evaluate the physical, market, and public policy constraints of a given site; apply best practices of redevelopment; advance innovative design solutions, and communicate their development proposal to a professional audience.

**Hours & Format**
Fall and/or spring: 15 weeks - 8 hours of studio per week

**Additional Details**
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

**RDEV 280 Capstone Project 2 Units**
Terms offered: Spring 2020
In this course you will conduct an original investigation in order to acquire new knowledge within a framework set by a client in practice. The primary goal of this research class is to deepen your personal understanding of a particular topic or issue in real estate development. A key secondary goal is to help address a practical aim or objective of your client.

**Hours & Format**
Fall and/or spring: 15 weeks - 2 hours of lecture per week

**Additional Details**
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.

**RDEV 290 Special Topics in Real Estate Development + Design 1 - 5 Units**
Terms offered: Spring 2021, Fall 2020
Course examines current problems and issues in the field of real estate development + design. Topics may vary from year to year and will be announced at the beginning of the semester.

**Rules & Requirements**
Repeat rules: Course may be repeated for credit when topic changes. Students may enroll in multiple sections of this course within the same semester.

**Hours & Format**
Fall and/or spring: 15 weeks - 1-5 hours of lecture per week

**Additional Details**
Subject/Course Level: Real Estate Development + Design/Graduate
Grading: Letter grade.
RDEV 297 Internship in Real Estate Development + Design 1 - 3 Units

Terms offered: Spring 2021, Spring 2020

Internships are off-campus experiential learning activities designed to provide students with opportunities to make connections between the theory and practice of academic study and the practical application of that study in a professional work environment. Internships offer the opportunity to experience a career while gaining relevant skills and professional connections. Internships are completed under the guidance of an on-site supervisor and a faculty sponsor, who in combination with the student will create a framework for learning and reflection. For-credit internships are open only to students who have completed at least 9 course credits, and have a GPA of at least 3.0.

Objectives & Outcomes

Course Objectives: An understanding of how real estate development and design coursework ties to professional careers of interest
Develop professional connections and identify a strategy for maintaining those connections
Gain insight into a possible career path of interest while learning about the industry in which the organization resides, organizational structure, and roles and responsibilities within that structure.

Student Learning Outcomes: Ability to articulate what was learned and how it will be apply to your professional career goals
Identification of additional skills that will need to be developed to ensure career readiness. This might include learning a new technology, developing a broader network, additional coursework, etc.
Identification of professions that may be of interest as a result of this experience

Rules & Requirements

Prerequisites: 1) Students must have successfully completed RDEV core classes in the summer and be in good academic standing. 2) Students must have an approved internship application by the Executive Director of the MRED+D program

Repeat rules: Course may be repeated for credit with advisor consent.

Hours & Format

Fall and/or spring: 15 weeks - 2-8 hours of internship per week
Summer: 12 weeks - 3-9 hours of internship per week

Additional Details

Subject/Course Level: Real Estate Development + Design/Graduate

Grading: Offered for satisfactory/unsatisfactory grade only.