

# Real Estate Development and Design (RDEV)

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## Courses

### RDEV 200 Construction and Development Project Management 3 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.

#### Hours & Format

**Fall and/or spring:** 15 weeks - 3 hours of lecture and 1 hour of laboratory 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.

#### 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 209 Integrated Development, Architecture + Urbanism for Real Estate 4 Units

Terms offered: Prior to 2007

This course interrogates how development forces produce our streets, neighborhoods, towns, cities and metropolitan regions. It is focused on a critical understanding of development practices and their impact on urban form as well as the social, economic, cultural and environmental nature of cities, exploring these topics through a review of selected Case Studies. The course includes invited presentations from development, design, and planning industry professionals. This course will investigate how Development, Architecture and Urbanism are intertwined, contending that cities are our most sustainable resource, holding the key to our social, economic, and culturally equitable future, as well as our planet's environmental stewardship.

#### Hours & Format

**Summer:** 12 weeks - 6 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 2 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.

#### 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

**Summer:** 12 weeks - 3 hours of lecture per week

#### Additional Details

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

**Grading:** Letter grade.

## RDEV 215 Real Estate Financial Modeling 1 Unit

Terms offered: Prior to 2007

This course is designed to facilitate a mastery of financial modeling (pro forma) skills required of real estate developers through a hands-on approach using Microsoft Excel. 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. Active participation in class is a must, as the sessions are designed to be collaborative. Students will review reading materials in advance and be expected to come prepared to build pro formas in real time.

### Hours & Format

**Fall and/or spring:** 8 weeks - 2 hours of lecture per week

### Additional Details

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

**Grading:** Letter grade.

## RDEV 220 Foundation Principles for Real Estate Development + Finance 4 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 product 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.

### Hours & Format

**Summer:** 12 weeks - 4 hours of lecture and 1.5 hours of laboratory per week

### Additional Details

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

**Grading:** Letter grade.

## RDEV 225 Applications in Real Estate Finance 3 Units

Terms offered: Prior to 2007

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 expected to come prepared to discuss their understanding of value.

### 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 235 Real Estate Capital Markets 3 Units

Terms offered: Not yet offered

This course seeks to acquaint the student with the structure, instruments, and institutions of real estate capital markets. In so doing, the course considers the linkages between real estate and general capital markets. The course also reviews the major features of both residential and non-residential primary and secondary mortgage markets, including the structure and performance of residential and commercial mortgage-backed securities, and exposes students to public sources of real estate equity finance, including real estate investment trusts (REITs). Finally, the course examines recent developments in global real estate capital markets.

### 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 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.

### 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 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.

### 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 260 Sustainable Real Estate Development 3 Units

Terms offered: Prior to 2007

This course is aimed at real estate development students to gain an understanding of the need and urgency of incorporating sustainable practices into real estate projects, and to understanding how best to do so in an economical way. The course will be structured around seven major concepts as defined below:

1. Why Green Real Estate Development Makes Sense.
2. Government Regulations
3. Green Development Strategies
4. Green Design Considerations
5. Cost / Benefits Modeling
6. Certification Programs
7. Pre-Occupancy & Post Occupancy Considerations

### 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 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 277 Equitable + Resilient Development 2 Units

Terms offered: Prior to 2007

The course will include discussions of various approaches to resilience and engage

multi-disciplinary experts who bring resilience into their research or professional work at multiple scales: building, district, city, and region. Major infrastructure system investments and equitable community co-benefits are also key topics as they impact the physical and financial requirements for site design and development. We will examine new approaches to urban design, equity, insurance, and policy that can be applied to students' parallel design projects.

### Hours & Format

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

**Summer:** 12 weeks - 2.5 hours of lecture 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

**Summer:** 8 weeks - 4 hours of lecture per week

### Additional Details

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

**Grading:** Letter grade.

## RDEV 285 Capstone Preparation 1 Unit

Terms offered: Prior to 2007

This course is intended to assist students in defining their independent capstone research project, including the core research question(s), appropriate sources, methods, and scope, with a goal of producing

a comprehensive Capstone Proposal by the end of the course (mid-semester). Given the short time frame available for Capstone during the Summer Semester, this course is designed to prepare students to embark directly on the research and summary phases of their projects at the conclusion of this course. Through lectures, assigned readings, meetings with the Instructor, much self-guided research, and the completion of three benchmark assignments this Semester, students will develop their Capstone research question and argument.

### Hours & Format

**Fall and/or spring:** 8 weeks - 2 hours of seminar per week

### Additional Details

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

**Grading:** Offered for satisfactory/unsatisfactory grade only.

## 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 2022, 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.