

University of Southern California
School of Architecture

ARCH 527, Spring 2018
Monday 6:30 - 9:30 pm
01/08 – 02/26
+ 2 Saturday Mornings
Watt 212



Cabrillo Village

CASE STUDIES:

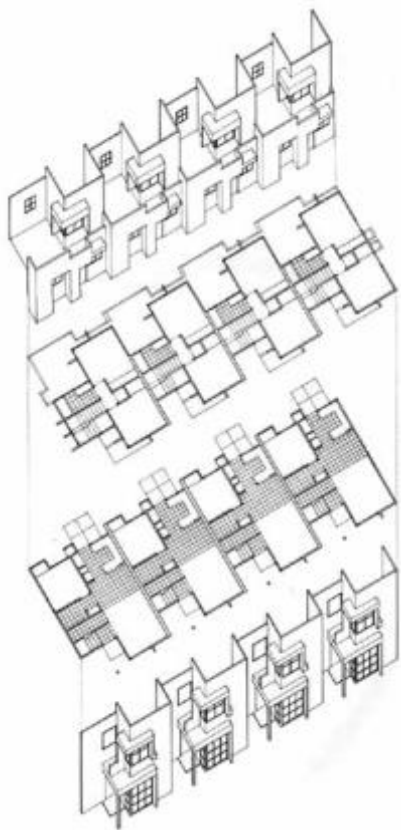
The Development of Urban Housing

COURSE OVERVIEW AND OBJECTIVE:

If you are considering becoming a developer of housing after you graduate, this course will provide you with an introductory overview of the issues and challenges developers face in providing small-scale housing in an urban setting. Designed primarily for upper-division undergraduates, this seminar will explore the various elements and stages of the housing development process for projects in Southern California. Students will learn about and prepare each component, including land, entitlements, program, design brief, support spaces, site plan, hard and soft costs and a cost analysis/proforma suitable for presentation to banks, investors and lending institutions. 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 C) discussion with questions and answers. Four short quizzes will be given on class presentation material. 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 and additional handouts will be provided.

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

mutlow@usc.edu



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

Instructor:
Prof. John V. Mutlow, FAIA

Housing types covered in the development seminar will include single family, multi-family, historic renovation, and mixed use developments. The class will culminate in the students preparing a finished professionally assembled written proposal with which to seek capital from private investors and financial institutions for a small scale housing development project.

GRADING:

Class Participation (Class Notes)	10%
Class Quizzes (5% each x 4 quizzes)	20%
Mid-term Paper (Development Outline & Proforma)	25%
Final Paper (Lending Institution Submittal Proposal)	45%
Total	100%

PROTOCOLS AND CLASS ATTENDANCE

Attending all class meetings is imperative. 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 failure of the course, even if the course work is completed and deadlines are met.

All work must be done on time to receive full graded credit. Work not completed at the time of due date will receive a drop in one full 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. Assistance received or the flagrant appropriation of the work of others will be considered as non-original work and will be treated as plagiarism.

Please review accompanying University Policy on Student Disability Act.

BIBLIOGRAPHY**Required Reading**

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

Reference Reading

Residential Development Handbook
Authors: Adrienne Schmitz et al
Urban Land Institute, 2004

Developing Successful Infill Housing

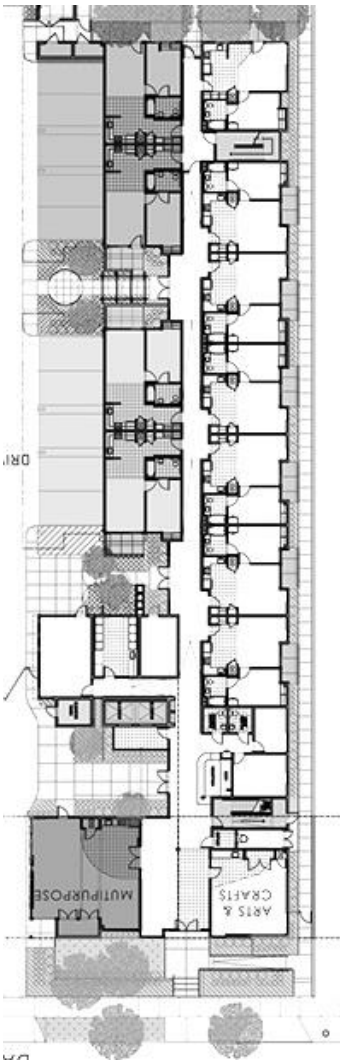
Author: Diane R. Suchman,
Urban Land Institute, 2002

The HOK Guidebook to Sustainable Design

Author Sandra F. Mendler, William Odell,
John Wiley & Sons, Publisher, 2000

+ Goals p. 6-12, Economics p.13-16, Process p.17-31

+ Case Studies: Edificio Malecon p. 186-193, Green Bay New
Academic +
Building p.290-300



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

Green By Design
Author Angela M. Dean
Gibbs Smith, Publisher, 2003

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, 2005

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

CLASS SCHEDULE:

Week 1A, 01/08:

**An Overview and Introduction of the Course
The Role of the Architect, Developer and Players in the
Development Process**

Prof. John V. Mutlow, FAIA, USC

Principal, John V. Mutlow Architects, Los Angeles

Class Overview

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.

Handouts:

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

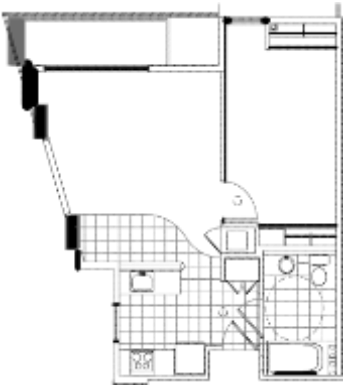
Development Process and the Development Team, p. 10-18

(Residential Development Handbook



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

CLASS SCHEDULE



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

Week 1B, 01/08:

The Developer, Programming & Approval Process

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:

Key points of Developer Presentation

Sample Program for a Housing Project

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

The Need for Housing, Site Identification, & Initial Site Feasibility

Prof. John V. Mutlow, FAIA

How Do You Find a Site?

Description of Site and Site Issues for a Housing Development

Handouts:

Key points of site Analysis, Feasibility,

Week 2, 01/15:

University Holiday, MLK Day

Week 3A, 01/22:

Entitlements

Guest Lecturer David Moss, Moss Associates, Entitlement consultant

What are the Entitlement Concerns for a typical residential site?

PowerPoint Presentation about Recent Housing Development Activities

Handouts:

Key points of Entitlement Presentation

Standard Forms and Petitions for Entitlements

Packet of Entitlement Issues

Week 3B, 01/22:

Financing: Lending through the Perspective of a Lender

Guest Lecturer Loan Officer - Chase Bank, US Bank, Citibank.

Overview of Financing for Housing Development

What Does a Lending Institution Look For?

What are the Components of the Finance Package?

PowerPoint Presentation about Finance, Packages

Handouts:

Key points of Financing Presentation

Copy of Finance Documents of an existing property

Week 4A, 01/29:

Costs, Estimating, & Construction

Guest Lecturer Cost Estimator, Contractor

Review of Cost Estimating Construction Documents

Construction Issues for Small Scale Multifamily Housing

Description of Construction Issues, Timelines, Subcontractors

Handouts:

Construction Cost Estimating Standard Sample Form

Standard Formula for Cost Estimating

List of Construction Issues



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

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Financing: Lending through the Perspective of a Lender **Guest Lecturer Loan Officer - Chase Bank, US Bank, Citibank.**

Overview of Financing for Housing Development
What Does a Lending Institution Look For?
What are the Components of the Finance Package?
PowerPoint Presentation about Finance, Packages

Handouts:

Key points of Financing Presentation
Copy of Finance Documents for a property

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Costs, Estimating, & Construction

Guest Lecturer Cost Estimator, General Contractor

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

Handouts:

Construction Cost Estimating Standard Sample Form
Standard Formula for Cost Estimating
List of Construction Issues

Week 4B, 01/29:

Development Portfolio and Proformas

Guest Lecturer, Liz Falletta, MRED USC

What are the Elements of a Proforma

The Development of a Proforma

Handouts:

Proforma Spreadsheet
Investors Package

Week 5A, 02/05:

Architectural Issues: Good Design Matters.

Design Quality, 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/Greenpoint Checklists

Handouts:

Key points of Materials Presentation

Sustainability/Greenpoint Checklist

The HOK Guidebook to Sustainable Design / Sandra F. Mendler, William Odell

Goals p.6-12, Economics p.13-16, Process p.17-31;

Green by Design / Angela M. Dean, Design Process p. 38-47,

Case Study p.52-57



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



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

Week 5B, 02/05:

Midterm paper requirements and review

Professor John V. Mutlow, FAIA

Detail Outline and Review of Contents for Midterm Paper

CLASS SCHEDULE

Saturday, 02/10: 10am-1pm

Site Visit

Modative: Small Lot Sub-Division



*317 S Ave 57 Art Walk Homes -
Modative*

Week 6A, 02/12:

Case Study, Multifamily Infill Housing Development.

Guest Lecturer Christian Navar & Alan Dana, AIA,

Modative, Architects, Los Angeles

(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

Handouts

Key Elements of Small Lot & Multi Family Infill Housing Development

Week 6B, 02/12:

Typological Study - Small Lot Sub-Division

Ric Abramson, FAIA - Architect, Workplays Studio

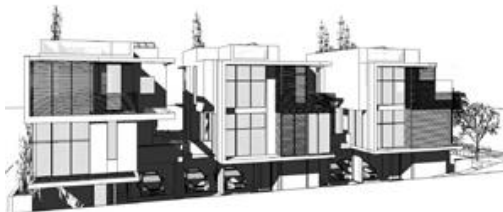
Complete Typological Study Presentation

Handouts:

Case Study: Small Lot Sub-Division

Reading:

Residential Development Handbook



Duquesne Triad Workplays studio

1Duquesne Triad –

*WORKPLAYS Studio*Architecture*

Saturday 02/17: 10am-1pm

Site visit – Ric Amramson – Small Lot Sub-Division

Week 7, 02/19:

University Holiday, President's Day

Week 8A, 02/26:

Case Study, Custom Single Family Housing Development.

Guest Lecturer Professor Kim Coleman, USC

Principal, Cigolle X Coleman Architects

Challenges and rewards of custom Single-family House Development

PowerPoint presentation of portfolio samples

Handouts:

Key Elements of Custom Single-family House Development

Week 8B, 02/26:

Course Review

Final Paper Requirements Review

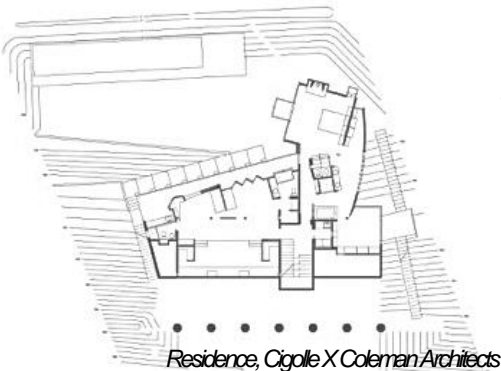
Prof. John V. Mutlow, FAIA

Review of course critical elements that need to be included in a request to a financial Institution for financing.

Week 9A, 03/05:

Course and Final Paper Due: Watt 204, 2pm

A Professional Application Package/Request to a Lending Institution for Financing. (Including Proforma)



Residence, Cigolle X Coleman Architects

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.