

MS IN URBAN LAND DEVELOPMENT



SACRAMENTO STATE
Redefine the Possible

In Workflow

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Approval Path

1. Wed, 28 Jul 2021 22:37:45 GMT
Robert Wassmer (sac65434): Approved for PPA Committee Chair
2. Wed, 28 Jul 2021 22:38:44 GMT
Robert Wassmer (sac65434): Approved for PPA Chair
3. Fri, 03 Sep 2021 23:09:58 GMT
Tristan Josephson (tristan.josephson): Approved for SSIS College Committee Chair
4. Wed, 08 Sep 2021 00:39:50 GMT
Marya Endriga (mendriga): Approved for SSIS Dean

History

1. May 3, 2018 by clmig-jwehrheim
2. Mar 24, 2021 by Robert Wassmer (sac65434)
3. Jul 28, 2021 by Janett Torset (torsetj)

Program Discontinuation Proposal

Date Submitted: Wed, 28 Jul 2021 22:34:51 GMT

Viewing: MS in Urban Land Development

Last approved: Wed, 28 Jul 2021 20:46:28 GMT

Last edit: Wed, 28 Jul 2021 22:34:50 GMT

Changes proposed by: Robert Wassmer (101019161)

2022-2023 Catalog

In the fall of 2020, the Department of Public Policy that coordinates the MSULD Program at Sac State experienced three unexpected resignations (Professors Cabaldon, Jez, and Venezia). These resignations (especially Cabaldon, who taught in the MSULD Program) and the resignation and non-replacement of our ASC, combined with Pandemic-related university budget cuts and a hiring freeze, caused the PPA Department to request and receive permission to suspend the admittance of new MSULD admits for a fall 2021 start. In the spring of 2021, PPA searched but was not successful in finding a new hire that could have had urban land development expertise. During that time, MSULD Director Wassmer also inquired about the Business School's commitment to graduate education in real estate (an essential element of the MSULD Program). A year has passed since the request to suspend the MSULD Program was granted. This year, it has become increasingly clear that it is best to permanently discontinue the MSULD Program. PPA did not

complete a hire last year that could have had the expertise to teach in the MSULD Program. To best satisfy the needs of our core Master in Public Policy and Administration Program, we are searching in the fall of 2021 for a hire in areas that do not include urban land development. To my knowledge, the Business School has also not made any formal plans to increase its focus on real estate/land development through faculty hires. Thus, it is now impossible to offer the breadth and depth of land development courses and faculty expertise that a master's program in this subject at Sac State deserves.

None, with perhaps the MPPA and MBA courses that new MSULD students would have taken as part of their core curriculum and electives, will have three to five fewer students enrolled per academic year.

Sac State Business School Dean Cordeiro and Professor Ikromov were notified by email of the decision to discontinue the MSULD Program (because the Business School is a partner in the offering of this interdisciplinary degree and Ikromov is the primary instructor of the two MBA real estate courses included as part of this degree). They both approve of the discontinuation of the MSULD Program. SSIS Dean Hyson has been consulted with on this decision and also approves.

There are currently three students who began the MSULD Program in fall 2020. Professor Wassmer, the MSULD Director, will continue to advise them. All the courses required for the degree will continue to be taught so they will have no problem finishing.

As noted above, any freed up PPA Department resources will go to the maintenance and rebuilding of the MPPA Program.

Academic Group: (College)

Social Sciences & Interdisciplinary Studies

Academic Organization: (Department)

Public Policy and Administration; Urban Land Development

Catalog Year Effective:

2022-2023 Catalog

Type of Program Proposal:

Major

Title of the Program:

MS in Urban Land Development

Catalog Description:

Total units required for MS: 33

Program Description

The purpose of this program is to bring together the private (decision making) and public (policy) aspects of real estate development and to help students develop skills related to land development in metropolitan areas. The program is interdisciplinary and covers all major aspects of the development process including design, feasibility analysis, land use regulation, market and location analysis, and negotiation. Thus, graduates from the program would bridge the gap between

1. professional training in fields such as city planning and public policy and
2. business administration.

Admission Requirements: Course prerequisites and other criteria for admission of students to the degree major program, and for their continuation in it.

Admission Requirements

The following are required for admission to the Master's Program in Urban Land Development (including admission as a conditional ULD Master's student):

- A BA or BS degree;
- A *minimum* GPA of 3.0 or above in all undergraduate courses;
- Completion of the foundation courses or their equivalents with a *minimum* GPA of 3.0 and no grade lower than a "B-"; and
- A *minimum* score of 550 (213 if computer based) on the Test of English as a Foreign Language (TOEFL) for students whose preparatory education was in a language other than English, taken within three years of the date of application.

Additionally, the following information will be considered in evaluating applications:

- The candidate's overall GPA, GPA in the last 60 units of the bachelor's program, and GPA in foundation courses;
- The candidate's performance on the Graduate Management Admission Test (GMAT) or the Graduate Record Examination (GRE) taken within three years of the date of application;
- The candidate's written statement of purpose; and
- The candidate's letters of recommendation.

Admission Procedures

The Department of Public Policy and Administration in the College of Social Sciences and Interdisciplinary Studies will be responsible for processing applications at the departmental level. The Graduate Office will process applications twice a year: once in the fall semester and once in the spring semester. Candidates for the MS in Urban Land Development will be required to submit the following information to the PPA Graduate Office:

- Any specific application form that may be developed for the program;
- GMAT or GRE scores;
- TOEFL scores (if applicable);
- A written statement of purpose addressing the applicant's purpose in pursuing a Master's in Urban Land Development; and
- Three letters of recommendation from individuals with knowledge of the applicant's academic and professional potential.

Additionally, the candidate shall submit the following information to the University's Office of Graduate Studies:

- The application for graduate school admission (in accordance with any applicable University filing deadlines);
- Two sets of official transcripts from all colleges and universities attended; and
- TOEFL scores (if applicable).

For more admissions information and application deadlines please visit <http://www.csus.edu/gradstudies/>.

Applicants who are approved for admission will receive a letter from the Associate Dean, Office of Graduate Studies. The Graduate Admission Recommendation (GAR) form will include any relevant information about proficiencies to be addressed and foundation courses that are required.

Students are expected to have demonstrated basic proficiency in statistics and computer usage before enrolling in the foundation courses. Such proficiencies include the following

- Statistics: equivalent to an introductory course in probability and statistics; and
- Computer usage: literacy as demonstrated by coursework or competency examination.

The program director has the discretion to determine if and how such proficiencies may be demonstrated.

Moving from Foundation to Required Courses

Students who have met the above prerequisites can be admitted as conditional ULD Master's students and enroll in the foundation courses. To advance from the foundation to the required courses students must

1. earn a B- or better in all foundation courses and
2. maintain an overall grade point average of 3.0 or better in such courses.

Students in the last semester of the foundation courses must file an Application for Classification with the Graduate Programs Office in the College of Social Sciences. The student's academic status will be reviewed to assure that he or she meets the necessary criteria to be accepted as a classified graduate student. At the discretion of the ULD program director, a student may enroll in required or elective courses while concurrently completing the last of the foundation courses.

Minimum Units and Grade Requirement for the Degree

Units for the MS: 33

Minimum Cumulative GPA 3.0

Advancement to Candidacy

Before enrolling in a 500 level course a student must advance to candidacy. Initiation of advancement is the responsibility of the student. The application for Advancement to Candidacy must be filed no more than four weeks before the opening of the final semester of the program. To be eligible to advance a student must be making satisfactory progress and have completed at least 12 units in the program beyond the foundation courses. Satisfactory progress is defined in part as earning an overall GPA of 3.0, with no grade in a foundation or required course below a "B-". Students with a GPA deficiency cannot advance to candidacy. Students must also satisfy the Writing Placement for Graduate Students (WPG) or take a Graduate Writing Intensive (GWI) course in their discipline within the first two semesters of coursework at California State University, Sacramento or secured approval for a WPG waiver.

Code	Title	Units
Foundation Courses (6 Units)		
ECON 1B	Introduction to Microeconomic Analysis ¹	3
FIN 101	Business Finance ¹	3
Total Units		6

¹ Equivalent courses may be substituted with approval of the program director.

Program Requirements: (If new courses are being created as part of a new program, it will be useful to propose courses first.)

Program Requirements

Code	Title	Units
Program Requirements (18 Units)		
MBA 251	Real Estate Finance and Investment	3
MBA 253	Seminar in Real Estate Development	3

PPA 207	Quantitative Methods in Public Policy and Administration	3
PPA 220A	Applied Economic Analysis I 	3
PPA 270	Introduction to Collaborative Policy Making	3
PPA/ECON 251	Urban Problems, Economics and Public Policy	3
Elective Courses (12 Units)		
Select four of the following: ¹		12
CE 261	Transportation Planning	
ECON 114	The California Economy	
ENVS 122	Environmental Impact Analysis: CEQA and NEPA	
ENVS/GOVT 128	Environment and the Law	
GEOG 109	Geographic Information Systems	
GEOG 110	Advanced Geographic Information Systems	
GEOG 145	Population Geography	
GEOG 161	California's Water Resources	
GOVT 280	Course GOVT 280 Not Found	
GOVT 284	Course GOVT 284 Not Found	
MBA 220	Financial Management	
MBA 223	Asset Valuation	
MBA 230	Behavior Science Applications in Management	
MBA 240	Marketing Management	
MBA 264	Business Intelligence	
PPA 205	Research in Public Policy and Administration	
PPA 220B	Applied Economic Analysis II	
PPA 240A	Public Management and Administration I	
PPA 250	California Land Use Policy	
PPA/ECON 251	Urban Problems, Economics and Public Policy	
PPA 272	Collaborative Governance Advanced Practice	
Culminating Experience (3 Units)		
Select one of the following:		3
MBA 500A/500B	Thesis	
PPA 500	Culminating Experience	
Total Units		33

¹ Other courses approved by the program coordinator may be used to meet the elective course requirements. However, a maximum of six (6) units of upper division undergraduate coursework may be used to meet the elective course requirements.

Key: 274