

5 May 2022

TO: Faculty Senate

FROM: Sarah Read, Chair, Graduate Council

RE: Graduate Certificate in Affordable Housing Development

The following proposal has been approved by the Graduate Council or Undergraduate Curriculum Committee and is recommended for approval by the Faculty Senate.

You may read the full text of the program proposal, as well as Budget Committee comments, at the [Online Curriculum Management System \(OCMS\) Curriculum Dashboard](#).

PROPOSAL SUMMARY FOR College of Urban and Public Affairs

Graduate Certificate in Affordable Housing Development

Certificate Type

Graduate certificate: Admission to graduate status required

Effective Term

Fall 2022

Overview of the Program

Affordable Housing is a complex field—development involves multiple layers of financing, public sector partners, and complicated tax incentives. Once a building is complete, the leasing phase and ongoing community management includes policy and program compliance and specialized resident services. Property maintenance and management often requires re-capitalization and more layers of finance and government relations.

The certificate in Affordable Housing Development will provide knowledge and skills for real estate professionals in the private, nonprofit, and government sectors, to be able to enter this specialized sector. The certificate includes courses from the School of Urban Studies & Planning and the School of Business, and is aligned with the unique Master of Real Estate Development program jointly offered by the two schools.

Evidence of Need

Local/regional employers, including state agencies, local government, nonprofit and for-profit developers, have confirmed that there is a substantial need for staff who can contribute to affordable housing development. They also confirm that the current real estate certificate and degree programs do not provide sufficient specialized knowledge for this highly niche field.

Local, regional, and national scans of a. professional networks and b. university offerings demonstrate that there is demand for shorter programs (not a full Master's degree) that provide these skills; and that there are very few university programs that fill this need. Most existing university real estate programs do not focus on affordable housing nor connect to policy departments.

Course of Study

The Affordable Housing Development certificate is a 5-course program.

Required courses (16 credits):

- RE 521: Real Estate Finance I (4)
- USP 523: Real Estate Development I (4)
- USP 596: Affordable Housing Finance (3)
- USP 561 [PROPOSED NEW COURSE]: Affordable Housing Development Workshop (5)

One of the following (3-4 credits):

- USP 567: Urban Housing Policies (3)
- USP 526: Neighborhood Conservation and Change (4)
- USP 585: Housing and Environments for Older Adults (3)
- USP 554: Planning and the Housing Market (3)

Minimum credits: 19