



SACRAMENTO
STATE

Program Proposal Form B

Academic Group (College): CBA and SSIS	Date of Submission to College Dean: January 16, 2009
Academic Organization (Department): Public Policy and Administration	Requested Effective: Fall, 2009.
Department Chair: Robert Wassmer (SSIS) – 278-6304	Contact if not Department Chair: Jaime Alvayay (CBA) – 278-6510
Title of the Program (Please be specific; indicate minor, undergraduate or graduate degree, etc.): Master of Science in Urban Land Development	
Type of Program Proposal: <input type="checkbox"/> X <input type="checkbox"/> Modification in Existing Program: <input checked="" type="checkbox"/> Substantive Change <input type="checkbox"/> Non-Substantive Change <input type="checkbox"/> Deletion of Existing Program <input type="checkbox"/> New Programs <input type="checkbox"/> Initiation (Projection) of New Program on to Master Plan <input type="checkbox"/> New Degree Programs <input type="checkbox"/> Regular Process <input type="checkbox"/> Fast Track Process <input type="checkbox"/> Pilot Process <input type="checkbox"/> New Minor, Concentration, Option, Specialization, Emphasis <input type="checkbox"/> New Certificate Program	
PLEASE NOTE: Form B is to be used only as a Cover Form. Additional information is requested for each of the above as noted in the corresponding procedure in the Policies and Procedures for Initiation, Modification, Review and Approval of Courses and Academic Programs found at http://www.csus.edu/um anual/acad.htm	

Briefly describe the program proposal (new or change) and provide a justification.

In the past, the Master of Science in Urban Land Development (MSULD) has been co-coordinated by the College of Business Administration (CBA) and the Department of Public Policy and Administration (PPA) in the College of Social Sciences and Interdisciplinary Studies (SSIS) at Sacramento State. Co-directors Robert Wassmer and Jaime Alwayay jointly made admission and curricular decisions for this program. CBA handled the paperwork for admissions and the housing of student files.

On December 4, 2008, the College of Business Administration decided that it no longer wanted to co-direct this program. The reason offered for this was a decision to eliminate multiple non-MBA programs offered in the CBA in the interest of consolidation and cost saving.

It is the PPA faculty's strong desire to continue the MSULD Program. Students receiving the MSULD learn the contribution that both the public and private sectors can make to the environmentally sustainable and economically prosperous development of an urban area. Local urban developers, the local chapter of the Urban Land Institute, and Sacramento Area public officials all support it. This Master's program embodies the spirit of the recent M.O.U. signed between the University and City of Sacramento regarding a joint effort to make this community and region a better place to live. Also, the MSULD represents one of the only cross college collaborations in a degree offering that has taken place at Sacramento State. Professors Alwayay (CBA) and Wassmer (SSIS) have worked out a viable plan for the MSULD described in this substantive program change proposal. This plan also contains some additions to the elective courses that MSULD students can take.

Approvals:

Department Chair: Robert Wassmer Date: 2/20/09
College Dean: [Signature] Date: 2/20/09
University Committee: _____ Date: _____
Associate Vice President and Dean
for Academic Affairs: _____ Date: _____

Programmatic and Fiscal Impact This Will Have on CBA and SSIS

The College of Business Administration will no longer administer this program and will no longer have a faculty member assigned as a co-director. This will have a positive fiscal impact on the CBA. All of the previous Foundation Courses (MBA 207, MBA 206, and RELU 140), Required Courses (MBA 232, MBA 251, and MBA 253), Elective Courses (MBA 220, MBA 221, MBA 231, MBA 252, and MBA 295E), and Culminating Experience Course (MBA 500 A/B) will remain in the MSULD curriculum. Thus, this change should have no impact on the MSULD students enrolled in these courses in the future. The Appendix (A) to this proposal contains the correspondence that PPA and SSIS received regarding the CBA's desire to institute this change.

The Department of Public Policy and Administration in the College of Social Sciences will now coordinate the admission process, student and prospective student advising, and storing of students records for the MSULD Program. The Chairperson of the PPA Department will now become the sole director of the MSULD. We anticipate that between 5 and 10 MSULD students

admitted each academic year for a fall start, and these will be chosen from an anticipated less than 20 applications. Thus, there will be some additional administrative work for the MSULD Director (or PPA Chairperson), a PPA Admission Committee and the PPA Administrative Assistant, but we anticipate it will be manageable within current PPA resources. The addition of a few more PPA courses as electives in the MSULD Program will strengthen the regular Master's in Public Policy and Administration Program because in the past these courses have faced the potential for cancelation due to low enrollment.

The changes proposed here will require no additional SSIS resources, only a minimal addition of time and storage space that PPA faculty, and staff are willing to take on.

Proposed Changes

Itemization

- (1) The PPA Chairperson becomes the Director of the MSULD.
- (2) A committee of three, of which one will be an invited CBA faculty member, will now make admission decisions for the MSULD. If no CBA faculty member wishes to serve, the third faculty member will be from PPA.
- (3) The PPA Department will store and administer all MSULD student paperwork and deal with all inquiries about the Program.
- (4) MSULD students will now have the option of taking MBA 232 (Seminar in Negotiation) or PPA 270 (Collaborative Policy) to satisfy the core course requirement of a class in negotiation/mediation/collaboration.
- (5) A new course in Sustainable Development and Building Practices (PPA 251) will now be an option to take instead of Urban Problems, Economics, and Public Policy in the core course requirements. Form A for PPA 252 attached as Appendix (B). Both of these classes, in different ways, expose the MSULD student to the concepts of smart growth, sprawl, and sustainable development. Only one of these courses is a core course requirement. The other may count as an elective.
- (6) CE 261 (Transportation Planning) added as an acceptable elective in the MSULD Program. Syllabus attached in Appendix (C). Professor Kevan Shafizadeh, who taught the course in fall 2008, supports giving MSULD students the option to take this class as an elective.
- (7) PPA 271 (Collaborative Policy Practice) and PPA 272 (Collaborative Governance Advanced Practice) will added as acceptable electives in the MSULD Program. Syllabi included in Appendix (D and E). These courses are extensions of the material taught in the core in MBA 232 or PPA 270.

Old Program

New Program

A. FOUNDATION COURSES (up to 15 units)

- (3) ECON 204* Business Economics
- (2) MBA 206* Managerial Statistical
- (2) MBA 207* Finance (ECON 204, MBA 201, MBA 206)
- (3) RELU 140* Real Estate Development (instr. permission)

*Equivalent courses may be substituted with approval of program director.

B. PROGRAM REQUIREMENTS (21 units)

- (3) MBA 232 Seminar in Negotiation
- (3) MBA 251 Real Estate Finance and Investment
- (3) MBA 253 Seminar in Real Estate Development (MBA 251, PPA 250, advanced to candidacy, and instr. permission) PPA 250, advanced to candidacy, and instr. permission)
- (3) PPA 207 Quantitative Methods in PPA (ECON 1B, STAT 1, PPA 205 or instr. permission)
- (3) PPA 220 A Applied Economic Analysis I (ECON 1B or instr. permission)
- (3) PPA 250 California Land Use Policy
- (3) PPA 251/ECON 251 Urban Problems, Econ, & Pub Policy (PPA 220A or ECON 1B)

C. ELECTIVE COURSES (12 units)

(12) Select four of the following:

- (3) ECON 241 Applied Econometric Analysis (ECON 141, ECON 200M)
- (3) ENVS 122 Environmental Impact Analysis: CEQA and NEPA
- (3) ENVS 128 Environment and the Law (ENVS 110 or ENVS 111, or instr. permission)
- (3) GEOG 109 Geographic Information Systems
- (3) MBA 220 Financial Management
- (3) MBA 221 Financial Markets (MBA 220)
- (3) MBA 231 Personnel Management
- (3) MBA 252 Mortgage Markets: Institutions, Securities, and Strategies
- (3) MBA 295E Internship in Urban Land Development (Classified graduate status, completion of graduate foundation courses plus 6 units of the second year requirement, and minimum Sacramento State GPA of 3.0)
- (3) PPA 205 Research in Public Policy and Administration
- (3) PPA 220 B Applied Economic Analysis II (PPA 220A)

A. FOUNDATION COURSES (up to 15 units)

- (3) ECON 204 Business Economics
- (2) MBA 206 Managerial Statistical
- (2) MBA 207 Finance or equivalent (ECON 204, MBA 201, MBA 206)
- (3) RELU 140 Real Estate Development (instr. permission)

*Equivalent courses may be substituted with approval of program director.

B. PROGRAM REQUIREMENTS (21 units)

- (3) MBA 232 Seminar in Negotiation or PPA 270 Collaborative Policy
- (3) MBA 251 Real Estate Finance and Investment
- (3) MBA 253 Seminar in Real Estate Development (MBA 251, PPA 250, advanced to candidacy, and instr. permission)
- (3) PPA 207 Quantitative Methods in PPA (ECON 1B, STAT 1, PPA 205 or instr. permission)
- (3) PPA 220 A Applied Economic Analysis I (ECON 1B or instr. permission)
- (3) PPA 250 California Land Use Policy
- (3) PPA 251/ECON 251 Urban Problems, Econ, & Pub Policy (PPA 220A or ECON 1B) or PPA 252 Sustainable Development and Building Practices

C. ELECTIVE COURSES (12 units)

(12) Select four of the following:

- (3) CE 261 Transportation Planning
- (3) ECON 241 Applied Econometric Analysis (ECON 141, ECON 200M)
- (3) ENVS 122 Environmental Impact Analysis: CEQA and NEPA
- (3) ENVS 128 Environment and the Law (ENVS 110 or ENVS 111, or instr. permission)
- (3) GEOG 109 Geographic Information Systems
- (3) MBA 220 Financial Management
- (3) MBA 221 Financial Markets (MBA 220)
- (3) MBA 231 Personnel Management
- (3) MBA 252 Mortgage Markets: Institutions, Securities, and Strategies
- (3) MBA 295E Internship in Urban Land Development (Classified graduate status, completion of graduate foundation courses plus 6 units of the second year requirement, and minimum Sacramento State GPA of 3.0)
- (3) PPA 205 Research in Public Policy and Administration
- (3) PPA 220 B Applied Economic Analysis II (PPA 220A)

(3) PPA 284/GOVT 284 Urban Policy

(3) SOC 210 Urban Sociology (Classified graduate status)

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 coursework may be used to meet the elective course requirements.

D. Culminating Experience (3 units)

(3) MBA 500A/B Thesis/Project (Advanced to candidacy; completion of MBA 244) or

(3) PPA 500 Culminating Experience (Advanced to candidacy permission of the graduate coordinator)

Notes: 1) The number of units taken in the College of Business Administration cannot exceed 50% of the total number of units taken to satisfy the required, elective, and culminating experience requirements; 2) complete descriptions of the following courses can be found for the appropriate department within this catalog.

(3) PPA 251/ECON 251 Urban Problems, Econ, & Pub Policy (If not taken in core)

(3) PPA 252 Sustainable Development and Building Practices (new course) (If not taken in core)

(3) PPA 284/GOVT 284 Urban Policy

(3) PPA 271 Collaborative Policy Practice

(3) PPA 272 Collaborative Governance Advanced Practice

(3) SOC 210 Urban Sociology (Classified graduate status)

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 coursework may be used to meet the elective course requirements.

D. Culminating Experience (3 units)

(3) MBA 500A/B Thesis/Project (Advanced to candidacy; completion of MBA 244) or

(3) PPA 500 Culminating Experience (Advanced to candidacy permission of the graduate coordinator)

Notes: Complete descriptions of the following courses can be found for the appropriate department within this catalog.