



CENTER FOR URBAN REDEVELOPMENT EXCELLENCE DEPARTMENT OF CITY & REGIONAL PLANNING UNIVERSITY OF PENNSYLVANIA

The courses described below were created for the initial training that Center fellows receive prior to taking up their fellowship jobs as project managers with large-scale urban redevelopment organizations. The courses were piloted in January and February, 2006, with participation from University students and working professionals from Philadelphia and Camden, New Jersey. Course content and structure have been refined based on evaluations and feedback from pilot-year participants.

In December, 2006 the Department of City and Regional Planning of the University of Pennsylvania received approval to confer a Certificate in Urban Redevelopment to individuals successfully completing all 10 courses, or a combination of other Penn courses and the CUREx courses. Each CUREx course carries one-half credit unit.

The Department is not currently offering CUREx courses. For more information on the Certificate in Urban Redevelopment, please call the Department of City and Regional Planning at 215.898.8330.

Course Descriptions

The Urban Redevelopment Process. This course provides an overview of the real estate development process, using cases that focus on public/private partnerships in urban contexts and working with anchor institutions. Students also gain exposure to the approaches and insights of senior practitioners working in different markets and approval processes across the United States.

Financing Affordable & Mixed Income Rental Property I. In areas with long-term disinvestment, affordable and mixed income rental housing projects typically require a complicated mix of public loans or grants, private loans and equity investments, and other sources. This course offers students a detailed view of some of the most common financing sources and mechanisms, and a working understanding derived from building development budgets and pro forma financial projections.

Financing Affordable & Mixed Income Rental Property II. Building on material covered in the prior course, this course addresses more specialized financing mechanisms and their operation in the context of affordable and mixed income housing development.

Financing Neighborhood Assets. This course explores funding mechanisms and sources available for retail, commercial and mixed use development as well as schools and other community facilities. Students learn to structure project financings using these tools as well as conventional debt and equity.

Financing Home Ownership. This course provides an overview of common mechanisms and financial structures for creating affordable and mixed income home ownership opportunities. Students also learn about the issues and challenges associated with this type of development.

Assessing Neighborhood Markets. The vision for the future of a neighborhood must go beyond problem-solving in current conditions, and look at what might be possible if latent market forces could be ignited. Students learn about conventional and new methods for assessing existing conditions in distressed urban neighborhoods.

Building Human and Social Capital in Urban Redevelopment. Students gain a systematic understanding of how social services and other non-physical elements of healthy neighborhoods may be delivered in a coordinated way with physical redevelopment. Methodologies for assessing household needs, and organizing resources or realigning systems to address them, are discussed.

Collaborative Nature of Urban Redevelopment. Over the last few decades, the complexities of urban redevelopment have increased significantly. Students learn to identify the key stakeholders involved in the redevelopment process and assess stakeholder motivations, capacities, roles and resources.

Entrepreneurship in Urban Redevelopment. This course introduces students to leading redevelopment entrepreneurs – private, nonprofit, and government. Case studies will be presented and discussion emphasizes how leadership was exercised to accomplish the goal of a successful redevelopment project.

Neighborhood Planning & Urban Design. This course is geared for developers who will be managing large scale projects in sensitive urban communities, and who need to understand the fundamental principals of sustainable, healthy neighborhood planning and design. It will assist them in working with design professionals and community stakeholders to produce feasible, sustainable, durable and attractive projects.