

DOCUMENTS OF THE GENERAL FACULTY


REQUEST TO CHANGE THE TRANSCRIPT-RECOGNIZED REAL ESTATE CERTIFICATE IN THE MCCOMBS SCHOOL OF BUSINESS CHAPTER IN *THE UNDERGRADUATE CATALOG, 2016-2018*

Dean Thomas W. Gilligan, in the Red McCombs School of Business has filed with the secretary of the Faculty Council the following changes to the *Undergraduate Catalog, 2016-2018*. On January 30, 2015, the Undergraduate Program Committee approved the proposal, and the faculty representatives from all of the school's departments and programs approved it on April 16, 2015. The secretary has classified this proposal as legislation of *general* interest to more than one college or school.

The Committee on Undergraduate Degree Program Review recommended approval of the changes on October 8, 2015, and forwarded them to the Office of the General Faculty. The Faculty Council has the authority to approve this legislation on behalf of the General Faculty. The authority to grant final approval on this legislation resides with UT System.

If no objection is filed with the Office of the General Faculty by the date specified below, the legislation will be held to have been approved by the Faculty Council. If an objection is filed within the prescribed period, the legislation will be presented to the Faculty Council at its next meeting. The objection, with reasons, must be signed by a member of the Faculty Council.

To be counted, a protest must be received in the Office of the General Faculty by November 2, 2015.



Hillary Hart, Secretary
General Faculty and Faculty Council

REQUEST TO CHANGE A TRANSCRIPT-RECOGNIZED REAL ESTATE CERTIFICATE IN THE MCCOMBS SCHOOL OF BUSINESS CHAPTER IN *THE UNDERGRADUATE CATALOG, 2016-2018*

1. **Type of Proposal** New Certificate Program (requiring THECB notification only)
 Change an Existing Certificate Program
 Delete a Program

Proposed classification Exclusive General Major

2. **THIS PROPOSAL INVOLVES (Please check all that apply)**

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Courses in other colleges | <input checked="" type="checkbox"/> Courses in proposer's college that are frequently taken by students in other colleges | <input type="checkbox"/> Flags |
| <input type="checkbox"/> Course in the core curriculum | <input checked="" type="checkbox"/> Change in course sequencing for an existing program | <input type="checkbox"/> Courses that have to be added to the inventory |
| <input type="checkbox"/> Change in admission requirements (external or internal) | <input checked="" type="checkbox"/> Requirements not explicit in the catalog language (e.g., lists of acceptable courses maintained by department office) | |

3. **SCOPE OF PROPOSED CHANGE**

- a. Does this proposal impact other colleges/schools? Yes No
If yes, then how? The changes to certificate courses apply to any student who pursues the Undergraduate Real Estate (URE) Certificate; the new ethics component and grade/GPA requirements will apply to all participants.
- b. Do you anticipate a net change in the number of students in your college? Yes No
If yes, how many more (or fewer) students do you expect?
- c. Do you anticipate a net increase (or decrease) in the number of students from outside of your college taking classes in your college? Yes No
If yes, please indicate the number of students and/or class seats involved.
- d. Do you anticipate a net increase (or decrease) in the number of students from your college taking courses in other colleges? Yes No
If yes, please indicate the number of students and/or class seats involved.

If 3 a, b, c, or d was answered with yes, please answer the following questions. If the proposal has potential budgetary impacts for another college/school, such as requiring new sections or a non-negligible increase in the number of seats offered, at least one contact must be at the college-level.

How many students do you expect to be impacted?

Any student wishing to pursue the URE Certificate (110 currently in program). No budgetary impact is anticipated for another college/school.

Impacted schools must be contacted and their response(s) included:

Person communicated with: Patricia A. Gore, assistant dean, and Dan L. Wheat, associate professor, Department of Civil, Architectural, and Environmental Engineering (CAEE), Cockrell School of Engineering

Date of communication: July 14, 2015

Response: The CAEE department doesn't have any issues or comments.

Person communicated with: Katrina C. Kosted, undergraduate academic advising coordinator, School of Architecture

Date of communication: July 14, 2015

Response: Proposed changes look good.

Person communicated with: Richard R. Flores, senior associate dean, College of Liberal Arts

Date of communication: September 3, 2015

Response: Proposed changes look good.

Person communicated with: Mark E. Bernstein, associate dean, Moody College of Communications

Date of communication: September 3, 2015

Response: Proposed changes seem fine.

4. **Official Certificate Name:** Undergraduate Certificate: Real Estate
5. **Proposed Implementation Date:** Fall 2016
6. **CIP Code** (administrative unit awarding the certificate): 52.1501 Real Estate
7. **Statement of Objective:** Provide both McCombs and non-McCombs undergraduate students with the opportunity to have an officially recognized concentration in the study of real estate.
8. **Number of Students Expected to Receive the Certificate Each Semester:** Twenty-five to thirty each year
9. **Number of Hours Required for Completion:**¹ Eighteen
10. **List Faculty on the Certificate Program Faculty Committee.**

| Name of Faculty Member | College/Department | Title at UT Austin | Highest Degree and Awarding Institution |
|---|--|---|--|
| Jay Hartzell* | McCombs/Finance | Program Chair/ Professor/ Finance Dept. Chair Sr. Associate Dean for Academic Affairs/REFIC Director | Ph.D., University of Texas at Austin |
| Paula Murray* | McCombs/ Business, Government and Society | Professor[/ Associate Undergraduate Dean] | J.D., University of Texas at Austin |
| [Joseph Cahoon] William Way | McCombs/Finance | Senior Lecturer[/ REFIC Associate Director] Program Advisor, URE | M.B.A., University of Texas at Austin |
| [Terry Kahn]* Juan Miró* | Architecture | Professor/Associate Dean [of Graduate Studies] for Undergraduate Programs | [Ph.D., University of California, Berkeley] M. Arch, Yale University |
| Paul Adams* | Liberal Arts/Geography | Associate Professor/Director, Urban Studies Program | Ph.D., University of Wisconsin-Madison |

11. **Academic Course Requirements:** Use this table to identify the courses that qualify for this certificate program.

Proposed course changes are incorporated in this table.

| Course Abbreviation and Number | Course Title | SCH |
|--------------------------------|--|-----|
| #R E 358 | Introduction to Real Estate and Urban Land Development (#prerequisite: Credit or registration for FIN 320F or 357 or 357H) | 3 |

| | | |
|--|---|--------------------------|
| <i>Two of the following three courses:</i> | | <i>6 (3 each course)</i> |
| #R E 376G | Real Estate Investment (#prerequisite: R E 358) | 3 |
| #R E 378K | Real Estate Finance and Syndication (#prerequisite: FIN 367 or R E 358) | 3 |
| #LEB 363 | Real Estate Law (#prerequisite: Thirty semester hours of undergraduate coursework, or consent of instructor) | 3 |
| <i>Three of the following courses:</i> | | <i>9 (3 each course)</i> |
| *#ACC 378.4 or #ACC 326 | Real Estate Accounting (#prerequisite: ACC 311 or 311H, and 312 or 312H, with a grade of at least C- in each.) Financial Accounting—Intermediate (#prerequisite: ACC 311 or 311H, and 312 or 312H, with a grade of at least C- in each; and FIN 357 or 357H) | 3 |
| #ARE 323K | Project Management and Economics (#prerequisite: C E 333T, and M 408D or 408M) | 3 |
| #ARE 358 | Cost Estimating in Building Construction (#prerequisite: A E 335) | 3 |
| #ARE 366 | Contracts, Liability, and Ethics (#prerequisite: A E 323K) | 3 |
| #ARE 376 | Building Information Modeling for Capital Projects (#prerequisite: A E 320L and 323K) | 3 |
| ARC 308 | Architecture and Society | 3 |
| #ARC 318K | World Architecture: Origins to 1750 (#prerequisite: For students in the School of Architecture, ARC 308 with a grade of at least C) | 3 |
| #ARC 318L | World Architecture: The Industrial Revolution to the Present (#prerequisite: For students in the School of Architecture, ARC 318K with a grade of at least C; for others, twelve semester hours of college coursework is recommended) | |
| #ARC 327C | Urban Design History, Theory, and Criticism (#prerequisite: For students in the School of Architecture, upper-division standing; for others, upper-division standing and consent of instructor) | 3 |
| #ARC 3XX (new course # will be created) | Alternative Real Estate Action | 3 |
| #ARC 342E | History and Theories of Landscape Architecture I (#prerequisite: Upper-division standing; for students in the School of Architecture, ARC 318L with a grade of at least C; for others, consent of instructor) | 3 |
| #ARC 342F | History and Theories of Landscape Architecture II (#prerequisite: Upper-division standing; for students in the School of Architecture, ARC 318L with a grade of at least C; for others, consent of instructor) | 3 |
| #CRP 369K | Principles of Physical Planning (#prerequisite: For students in the School of Architecture: ARC 560R with a grade of at least C; for others, consent of instructor) | 3 |
| #ECO 334K | Urban Economics (#prerequisite: ECO 420K with a grade of at least C-) | 3 |
| #ECO 334L | Regional Economics (#prerequisite: ECO 420K with a grade of at least C-) | 3 |
| #FIN 377.3 | Security Analysis (#prerequisite: Credit or registration for Finance 367 or 367Q, and consent of instructor) | 3 |
| GRG 310C | Spatial Data and Analysis | 3 |

| | | |
|-------------|--|---|
| #GRG 337 | The Modern American City (#prerequisite: Upper-division standing) | 3 |
| #GRG 356T.1 | The Culture of Cities (#prerequisite: Upper-division standing) | 3 |
| #GRG 360G | Environmental Geographic Information Systems (#prerequisite: GRG 310C) | 3 |
| #LEB 363 | Real Estate Law (#prerequisite: Thirty semester hours of undergraduate coursework, or consent of instructor) | 3 |
| #R E 376G | Real Estate Investment (#prerequisite: R E 358) | 3 |
| #R E 378K | Real Estate Finance and Syndication (#prerequisite: FIN 367 or R E 358) | 3 |
| URB 301 | Introduction to Urban Studies | 3 |
| #URB 354.7 | Vienna: Memory and the City (#prerequisite: Upper-division standing) | 3 |

12. Other Certificate Requirements:

Add mandatory ethics education component, which can be satisfied by video, classroom, panel discussion, speaker series, or other means.

Add requirement that students must satisfy the courses used to fulfill certificate requirements on the letter-grade basis, and maintain a grade point average of at least 2.00 in these courses.

13. Give a Detailed Rationale for Change(s):

- Change RE 378K from being required of all students, to one of a selection of required courses.
Rationale: This allows greater flexibility for students' interests, and to facilitate timely completion of the Texas URE Program.
- Change ACC 378 to ACC 378.4 Real Estate Accounting.
Rationale: New specific real estate accounting course topic is being created, to comply with the registrar's office request to remove unnumbered topics courses from catalog requirements.
- Change restriction from "finance" to "business" majors only for ACC course.
Rationale: Some non-finance students take accounting, which the URE program accepts.
- Remove ECO 330T.
Rationale: The current ECO 330T topics offered are not suitable for the real estate certificate, and the anticipated 330T real estate topic course will not be created for this catalog cycle. The registrar's office is requesting removal of unspecified topics courses from catalog requirements.
- Change LEB and RE course options to be for non-business majors, from non-finance majors only.
Rationale: The goal is to have business students (except those in the REIT program) take at least six hours outside of the business school, for a broader perspective. An exception is being made for REIT students to facilitate timely graduation.
- Change ARE 377K (topic *Building Information Modeling for Project Management*) to ARE 376.
Rationale: Unnumbered topic has been changed to ARE 376.
- Change ARC 350R (topic *Urban Design History, Theory, and Criticism*) to ARC 327C.
Rationale: Unnumbered topic has been changed to ARC 327C.
- Change ARC 350R (topic A.R.E.A. Alternative Real Estate Action) to new course number that will be created for the topic – exact number as yet undetermined.
- Change ARC 368R (topic *History and Theory of Landscape Architecture I*) to ARC 342E.
Rationale: Unnumbered topic has been changed to ARC 342E.
- Change ARC 368R (topic *History and Theory of Landscape Architecture II*) to ARC 342F.
Rationale: Unnumbered topic has been changed to ARC 342E.
- Change URB 305 (topic *Experiencing the City*) to URB 354.7 (*Vienna: Memory & the City*).
Rationale: Unnumbered topic has been changed to URB 354.7; same course content even though the title has changed.
- Remove the "or" in all fields of study course listings except accounting.
Rationale: For accounting the URE program accepts only one of the options; for all other fields of study more than one of the listed courses can be taken.
- Add general statement that other courses may be accepted as approved by the URE program.

Rationale: Flexibility is needed for the program to be able to accept other appropriate topics courses that might be offered but aren't specified, since unnumbered topics courses are being removed.

14. Add requirement that certificate courses be taken on the letter-grade basis, and that a GPA of 2.00 must be achieved.

Rationale: These requirements were mistakenly thought to be in place for all the University certificate requirements; since learning that is not so, they are being added explicitly to the business school's certificate requirements to maintain appropriate academic standards.

15. Add a mandatory ethics component to the certificate.

Rationale: The goals of this proposed requirement are to educate Texas URE students regarding the importance of business ethics, and expose them to best practices in ethical decision-making. The University requires that all undergraduate students take at least one course with a substantial ethics component (an "ethics and leadership flag"). The URE program's intent is to take this further and expose students to ethical issues within a business and/or real estate context.

14. College/School Approval Process:

Approver: Undergraduate Program Committee

Title: Faculty representatives from each McCombs Department, and student representatives

Date: January 30, 2015

Approver: Faculty of the McCombs School of Business

Title: Faculty of all McCombs Departments and programs

Date: April 16, 2015

Catalog language; section *Catalogs > Undergraduate > Red McCombs School of Business > Degrees and Programs > Certificate Programs > Real Estate Certificate*

PROPOSED NEW CATALOG TEXT:

Real Estate Certificate

[no changes to introductory statements & description]

The certificate requirements are:

1. Real Estate 358 [~~and 378K~~]
2. [~~Real Estate 376G or Legal Environment of Business 363.~~] Two of the following:
 - a. Real Estate 376G
 - b. Real Estate 378K
 - c. Legal Environment of Business 363
3. Three of the following:
 - a. Accounting [~~378~~] 378.4 [~~(approved topics in real estate accounting);~~] or 326 for [~~finance~~] business majors only[;]
 - b. Architectural Engineering 323K, 358, 366 (may fulfill the ethics and leadership flag), [~~or~~] 376 [~~377K (Building Information Modeling for Project Management topic);~~]
 - c. Architecture 308 (may fulfill the global cultures flag), 318K (may fulfill the global cultures and writing flags), 318L (may fulfill the global cultures and writing flags), 327C, XXX {whatever the new # for A.R.E.A. topic will be} 342E, 342F [~~350R (may be repeated where topics vary. Credit for topics is subject to approval), or 368R (History and Theory of Landscape Architecture I and History and Theory of Landscape Architecture II topics);~~]
 - d. Community and Regional Planning 369K (may fulfill the writing flag)[;]
 - e. Economics [~~330F~~] 334K, [~~or~~] 334L[;]
 - f. Finance 377 (Topic 3: *Security Analysis*) (for finance majors in the REIT Fund Program or the Financial Analysis Program only) [;]

- g. Geography 310C, 337, 356T [Topic 1: *The Culture of Cities* (may fulfill the cultural diversity in the United States flag)], [✗] 360G (may fulfill the quantitative reasoning flag),
- h. Legal Environment of Business 363 (for non-~~finance-business~~ majors only) [✓]
- i. Real Estate 376G (for non-~~finance-business~~ majors only)
- j. Real Estate 378K (for non-business majors only)
- [✓] k. Urban Studies 301 (for urban studies majors only) (may fulfill the cultural diversity in the United States flag), [✗] 354.7 [~~305 (*Experiencing the City* topic)~~]

Other courses may be considered for approval if the topic is deemed appropriate by the Undergraduate Real Estate Program office.

The student must satisfy the courses used to fulfill certificate requirements on the letter-grade basis. He or she must earn a combined grade point average of at least 2.00 in these courses.

Mandatory Ethics Education Component in the Texas Undergraduate Real Estate Certificate Program (Texas URE)

The goals of this requirement are to educate Texas URE students regarding the importance of business ethics and expose them to best practices in ethical decision making. The University requires that all undergraduate students take at least one course with a substantial ethics component (an “ethics and leadership flag”). Our intent is to take this further and expose students to ethical issues within a business and/or real estate context. Students may fulfill the ethics education requirement through a variety of methods:

1. Video Delivery

Texas URE students may fulfill the ethics education requirement by viewing a selection of videos and then either answering related discussion questions or doing further research on a topic of interest within the field of ethics.

The McCombs School of Business has produced an award-winning video series entitled, “Ethics Unwrapped,” (<http://ethicsunwrapped.utexas.edu/>). Each five- to seven-minute video in the series is accompanied by a written transcript, discussion questions, and an extensive reading list.

2. Classroom Delivery

Texas URE students may fulfill the ethics education requirement by completing Professor Paula Murray’s Legal Environment of Business 363 course (Real Estate Law). This course contains a significant ethics component, which is delivered via a variety of methods (e.g., lecture, discussion, and case analysis).

3. Panel Discussion or Speaker Series

Texas URE students may fulfill the ethics education requirement by attending a panel discussion or speaker series with industry professionals who discuss their personal/professional exposure to ethical dilemmas and ethical best practices within the real estate industry.

4. Other

Texas URE students may fulfill the ethics education requirement by alternative means, as approved by the Program Advisor. This may include a pre-approved, faculty supervised ethics project or paper.

¹ See footnote 1b above: 18-24 hours are required.