REAL ESTATE ECONOMICS -RLST092
Online - West Valley College Section #70159 – Fall 2021 (Aug 30 – Dec 17)

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Instructor
Michael Angles
Email: michael.angles@wvm.edu
See my Faculty Web Page for courses taught

Availability:
Monday-Friday; noon to 4PM PST. I do not maintain a campus office. Students may contact me anytime via Canvas or my college email. I will endeavor to respond to emails ASAP. If a meeting is needed, they are typically conducted during weekday afternoons by phone or Zoom. A Zoom signup calendar is available in the Canvas Modules View. I do NOT accept text messages.

Course Description
An asynchronous course, building on Real Estate Principles (RLST90). This course is meant to provide a general introduction to the study of real estate economics. We will consider basic economic concepts and how they apply to real estate. Included in this class will be a study of cities, suburbs, housing and non-residential real estate. We will explore how real estate is valued including factors influencing real estate pricing, the effect of government controls on the land market, how private regulations/controls can affect the real estate market, and how real estate is affected by socio-economic factors. We will also touch on financing and tax issues as they affect real estate. We will apply many of the concepts discussed in this class to the real estate market in the Bay Area and in California.

While our course includes State of California real estate license examinations topics, considerable outside study is advised for state exams takers.

Course Overview
Course content is presented in 15 study modules exploring the author’s textbook. Modules studies include textbook reading assignments, instructor supplements including content related articles and YouTube videos. Most study modules contain concepts reinforcing discussion questions such as simple narrative questions or case studies. Additionally, the case study-based discussion questions afford student opportunity for supplemental grade points for constructive comments to classmates’ postings. Study modules include the author’s chapter quizzes, and the instructor’s crossword puzzles.

Course Objectives:

• To understand how basic economic concepts, apply to the real estate market.
• To understand what is unique about real estate.
• To understand how public and private factors affect real property values.
• To discuss various types of real estate investments and the advantages relating to certain types of real estate.
• To discuss the various land uses and developments occurring in California and the Bay Area, and how these development trends will affect our quality of life.
• To assist a student in preparing for the California real estate salesperson and real estate appraiser license exams.

Course Student Learning Outcomes:
Outcome: Demonstrate an understanding of how national economic trends can affect local real estate values.
Assessment: Homework assignments & Examination.

Outcome: Evaluate how government regulations can affect property values.
Assessment: Homework assignments & Examination.

Grading
I use variable grade segments, where 100 to 90% is an A, 80 to 89% is a B, 70 to 79% is a C, 65 to 69% is a D. Since I expect our class will afford opportunity to earn 660 points this semester, excluding extra credit, the distribution for 700 points would be:

A = 630 to 700 points.
B = 560 to 629
C = 490 to 559
D = 420 to 489
F = Less than 419

Assignment Points
Typical 7000 grade point example:
- Discussion questions 155 points
- Quizzes 140 points
- Puzzles 75 points
- Midterm exam 180 points
- 3) 1 final exam 150 points
Total: 700 points

Mid-term and Final Exams
Our exams will consist of multiple-choice questions. The questions will focus on fundamental real property and RE Economics concepts. Since our class is a distant learning one, the exams are timed open book assessments.

A closed book final exam, if needed, may be made by arrangement with the instructor prior to the course midpoint. Any such closed book exam will be scheduled to occur at West Valley College during the final exam’s week.

The exams will cover lecture material, textbook readings, class discussions, and homework assignments. The exams include textbook topics not discussed in class. The final exam will cover the entire class.

Assignment Due Dates and Late Grading Policy
The Canvas Module and Syllabus views show assignment due dates. Homework assignments are explained in each Canvas lesson module that is released as the course unfolds.
Late Grading Policy
When emergencies arise, contact the instructor as soon as possible to discuss options. Extensions are given at the instructor’s discretion. There is no exception for the final exam. It must be completed per schedule as course grades are submitted promptly at the end of the school term. My distant learning courses do NOT afford an “incomplete option”.

I typically mark down late assignment postings 10% for each module in arrears. For example, if you turn in your module 3 assignment(s) during the Module 5 week, the two-module difference will earn you a 20% grade point deduction.

Additionally, you will NOT be eligible for the supplemental grade points for your late comments to a fellow student’s post, as the time has passed where they may add value or create additional discussion.

Pass/No Pass Grading Option
You may take this course on a pass/no pass grading option basis rather than a letter grade. To do so, you must submit the school application for pass/no pass and advise me of your submittal by the end of our second day of instruction for accelerated semesters. Forms are available on the schools’ portal web site and within the Mike’s Supplements folders.

Textbook
*Real Estate Economics, 6th Edition*, By Walt Huber, Educational Textbook Company, Inc. Covina California. The publisher makes an electronic rental available from RedShelf.com in addition to an unbound printed version from the West Valley College Bookstore. Students ordering printed textbooks should do so at least two weeks before the semester start. Furthermore, students checking Amazon are advised to verify the price, which should be about $70 for a loose leaf and $105 for a bound version, before taxes and shipping fees from Walt Huber.

Student Participation & Responsibilities
An initial student roll (Census Roll) will be taken at the end of the Introduction module’s learning period using the Canvas Learning Management System. Students not completing the first module’s assignments by the census roll due date, or not advising the instructor they wish to remain in the class, may be dropped. After the first module, student homework submissions provide the basis for attendance. *It is the student’s responsibility to drop the class if they wish to discontinue.*

Each student is responsible for completing all assignments per the class schedule. I may make changes to this syllabus or the reading list during the semester. When I do so, I will advise via the Canvas Learning Management system. It is the student's responsibility to stay informed of these changes by ensuring the Canvas system contains their contact information for class notifications.

Course Routine
*Our class is asynchronous. It does not have fixed meeting times. But it does have assignment deadlines.*

*The rhythm of an online course is different from on-campus courses.* Rather than one class meeting per week, our course activities are distributed over each week to allow for flexibility in participation and independent assignment completion. Students and instructors may make postings to the course around
the clock. Regular participation in discussion board assignments is mandatory. Though work may be posted at any time of day or night, students are accountable for assignment deadlines.

Some initial online lesson modules may be available prior to our initial class session, followed by lesson/module releases over the school term. There is a midterm partway into the course covering our initial chapters, typically chapters 1-8 or 1-9. A final exam covering all chapters will be available about four business days prior to our ending class date in the accelerated classes, and at the start of finals weeks in the typical full-length term. The final exam must be submitted by the due date and time on our last class day to receive credit. Each Canvas exam module contains complete details that are accessible for review prior to the exam window.

Assignments

Active participation in discussion board assignments is mandatory. Lesson modules include assignments such as discussion questions (RE concepts and case studies) and quizzes. Discussion questions require you to answer questions or address case studies in the narrative. You will write your postings to a discussion forum. In addition to your initial posting, the case study-based discussion assignments afford you opportunity to earn additional points with constructive comments to fellow student postings. Less than half of our discussion assignments are case studies.

Our discussion board is a no-flame zone. Respectful disagreements and supportive discussions that lead to deeper understanding are required for successful class participation. Always provide a basis for your position.

I will answer your questions and ask follow-up questions promptly. While I read everything, I reply to select postings in our discussion forum - Thought provoking, meaningful posts are the most likely to gain attention. And I provide private feedback while posting the grades.

Discussion Board Expectations and Assessment

The discussion forums are our virtual classroom. They also serve as evidence of your attendance and participation. Throughout this class, you are expected to treat each other (and your instructor) with respect. Everyone has opportunity to take compelling positions on issues and topics, persuade others with appropriate rationale, and identify alternative perspectives while maintaining a positive, productive, and professional discussion environment.

Your discussion board postings will be evaluated in the areas of timeliness, quantity, quality and visibility as detailed below. These criteria show the minimum standards for receiving a passing grade.

Evaluation Criteria for Discussion Board Participation & Assignments:

Quality: Postings should be substantial (more than a brief one- or two-line comment) and should reflect a strong understanding of the topic and should include substantive ideas supported by course readings, personal experience, and additional research. Posts should extend or deepen the discussion in a relevant way.
**Timeliness:** Initial responses to the discussion question are made early in the discussion period. Replies to fellow students are presented in a timely manner to allow for robust discussion and reflection. You must meet deadlines to receive full credit. Late DQ peer comments receive no credit.

**Visibility:** Actively involved no less than 3-4 days a week.

**Readability:** Posts are visually attractive and understandable to your readers, e.g. break text into paragraphs, space between paragraphs.

**Clarity:** Ideas are communicated in clear, grammatical English. The goal is post writing that is clear, concise, direct, and professional.

**Cite your sources**

Always document your sources such as the textbook, an internet source or other creditable source. Wikipedia is NOT considered an academic source and it should only be utilized as a point of departure for your information search. For this course, any citation style is fine for referencing the information that you gathered or quote. Be sure to include in “quotation marks” any information that you copy. Dead web links are not acceptable. All discussion question postings shall be as narrative in the forum. File postings in lieu of written narrative postings are NOT acceptable as they do not promote discussion.

**General Information**

**Information Technology**

You need good computer skills and internet access to successfully complete this course. Most students have found a PC with a full-size keyboard and high-speed internet access is a must. Do not expect to be successful in our class or within the real estate vocation using just a smartphone.

Do not send scans of handwritten notes. Prior instructor approval required for video presentations. Voice mail and text message submittals will not be accepted in lieu of forum postings. A real estate financial calculator is not required, but is helpful.

**Canvas Learning Management System**

Canvas is our virtual classroom on the internet containing all class content such as discussion forums, exams, supplements, videos and quizzes. Here you will interact with your fellow students and me. You may log into Canvas via [My Portal](#). When you log into the system, you will see a listing of your courses. If you are having trouble accessing the portal, please watch the video, [How To Sign In to My Portal](#). Additionally, you may need to link your account to OpenCCC the first time using the Canvas link. Here are instructions on [How to link your Canvas account to OpenCCC](#).

**Academic Dishonesty**

Plagiarism in any form will not be tolerated. Plagiarism is the uncredited use (both intentional and unintentional) of somebody else's words or ideas. I reserve the right to issue a failing grade if I learn a student has engaged in plagiarism. Please refer to the College's policy on academic dishonesty in the College Catalog.

**Unlawful Discrimination/Sexual Harassment**
West Valley College is highly committed to fostering a safe and healthy learning environment. Title IX and District policy prohibit discrimination on the basis of sex, which includes sexual misconduct, harassment, domestic, and dating violence, sexual assault, and stalking. Sexual assault and harassment can undermine student learning and success. Students can help create a safer and better community both inside and outside the classroom. Please see Title IX, Violence Against Women (VAWA) and the Campus SaVE Act, for more information including filing a report.

If you have a complaint or someone shared information with you as a student or employee that is unlawful discrimination or sexual harassment, contact the Associate Vice Chancellor of Human Resources at West Valley-Mission Community College District at 408-741-2060. If the Associate Vice Chancellor of Human Resources is not available, contact the Office of the President of West Valley College.

Accommodations for a Disability
West Valley College strives to make all learning experiences as accessible as possible. If you anticipate or experience academic barriers based on your disability (including permanent disabilities or chronic or temporary medical conditions), please let me know immediately so that we can privately discuss options. You are also welcome to register with the Disability and Educational Support Program to establish reasonable accommodations. After registration, DESP will notify of your approved accommodations.

Disability and Educational Support (DESP) Contact Information
The DESP office is located in the LS building. Their phone number is (408) 741-2010 (voice) or (408) 741-2658 (TTY). Information about their services can be found at westvalley.edu/desp.

Student Help and Support
West Valley College has many Student Services that are here to support your success and help you achieve your goals. Check them out at westvalley.edu/services.

Class & School Schedules
The next page is my planned class schedule. It is followed with a copy of the school schedule.

The Class Schedule shows “PreClass” Modules that are available prior to the official class start date in my accelerated Winter and Summer term classes. In my non-accelerated Spring and Fall semesters, the “PreClass” modules are available on the first day of the term.

Canvas provides active class schedule information in a narrative format in the Modules and the Syllabus Views, plus homepage reminders. For an understanding of the content and assignments related dates, please see the Canvas Class Schedule Information page within the Welcome to our Real Estate Economics class module.

The enclosed West Valley College semester calendar shows school events and milestones. I call your attention to the Drop dates and options, plus the Pass/No Pass application deadlines.
# Mike's Class Schedule

<table>
<thead>
<tr>
<th>Assignment Week</th>
<th>Assignment Module</th>
<th>Study Focus</th>
<th>Module Release Date</th>
<th>Assignment Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-Aug</td>
<td>Canvas/Intro</td>
<td>Canvas/Intro</td>
<td>PreClass</td>
<td>3-Sep</td>
</tr>
<tr>
<td>30-Aug</td>
<td>Module 1</td>
<td>Chapter 1</td>
<td>PreClass</td>
<td>5-Sep</td>
</tr>
<tr>
<td>6-Sep</td>
<td>Module 2</td>
<td>Chapter 2</td>
<td>PreClass</td>
<td>12-Sep</td>
</tr>
<tr>
<td>13-Sep</td>
<td>Module 3</td>
<td>Chapter 3</td>
<td>PreClass</td>
<td>19-Sep</td>
</tr>
<tr>
<td>20-Sep</td>
<td>Module 4</td>
<td>Chapter 4</td>
<td>16-Sep</td>
<td>26-Sep</td>
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<tr>
<td>27-Sep</td>
<td>Module 5</td>
<td>Chapter 5</td>
<td>23-Sep</td>
<td>3-Oct</td>
</tr>
<tr>
<td>4-Oct</td>
<td>Module 6</td>
<td>Chapter 6</td>
<td>30-Sep</td>
<td>10-Oct</td>
</tr>
<tr>
<td>11-Oct</td>
<td>Module 7</td>
<td>Chapter 7</td>
<td>7-Oct</td>
<td>17-Oct</td>
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<tr>
<td>18-Oct</td>
<td>Module 8</td>
<td>Chapter 8</td>
<td>14-Oct</td>
<td>24-Oct</td>
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<td>25-Oct</td>
<td>Mid-Term Exam</td>
<td></td>
<td>23-Oct</td>
<td>31-Oct</td>
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<td>25-Oct</td>
<td>Module 9</td>
<td>Chapter 9</td>
<td>21-Oct</td>
<td>31-Oct</td>
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<td>1-Nov</td>
<td>Module 10</td>
<td>Chapter 10</td>
<td>28-Oct</td>
<td>7-Nov</td>
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<td>8-Nov</td>
<td>Module 11</td>
<td>Chapter 11</td>
<td>4-Nov</td>
<td>14-Nov</td>
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<td>Module 12</td>
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<td>18-Nov</td>
<td>28-Nov</td>
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<td>29-Nov</td>
<td>Module 14</td>
<td>Chapter 14</td>
<td>25-Nov</td>
<td>5-Dec</td>
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<td>6-Dec</td>
<td>Module 15</td>
<td>Chapter 15</td>
<td>2-Dec</td>
<td>12-Dec</td>
</tr>
<tr>
<td>13-Dec</td>
<td>Final Exam Exam</td>
<td></td>
<td>9-Dec</td>
<td>17-Dec</td>
</tr>
</tbody>
</table>

Last class session date is Dec 17. Final exam cutoff is 11:00PM, Friday, Dec 17, 2021.
West Valley College Schedule

FALL SEMESTER 2021 August 30 - December 18

Continuing students receive registration dates by e-mail or in the mail .................................................. April 12
Concurrent enrollment registration for high school seniors ................................................................. August 10
Concurrent enrollment registration for high school juniors ................................................................. August 11
Concurrent enrollment registration for high school sophomores .......................................................... August 12
Web registration (see page 8 for details) ............................................................................................... Beginning April 20
Web reg is available after your registration day and until the day before class starts.
Convocation (required for all new students, choose one date) ................................................................. Thursday, August 19 or Friday, August 20
All College Day ........................................................................................................................................... Friday, August 27
First day of classes .................................................................................................................................... Monday, August 30
Labor Day Holiday (All Offices Closed) .................................................................................................. September 4 - 6
Last day to ADD a semester length class is ......................................................................................... Sunday, September 12
Last day to ADD short term classes ...................................................................................................... 20% of total days
Last day to DROP a semester length class without a "W" and with a refund is ........................................ Sunday, September 12
Last day to DROP short term classes ................................................................................................... 10% of total days
Deadline to Petition for AA-T/AS-T Degrees for Spring 2021 Transfer ............................................. September 16
Deadline to petition for fall graduation ................................................................................................. September 16
Last day to submit Pass/No Pass grading option .................................................................................. September 30
Last day to submit Pass/No Pass grading option for short term classes ........................................... 30% of total days
Financial aid students in semester length classes must persist beyond this date in order to avoid returning financial aid funds .. Nov. 3
Veterans Holiday (All Offices Closed) ..................................................................................................... November 12
Last day to DROP a semester length class with a "W" is ....................................................................... November 18
Last day to DROP a short term class with a "W" is ................................................................................ 75% of meeting days
Thanksgiving Holiday (All Offices Closed, No Saturday Classes.) ..................................................... November 25 - 28
Final exams .................................................................................................................................................. December 13 - 18

Once grades are posted they are available on the WVCPortal.