

## **Urban Land Economics - URP 6542**

**Department of Urban and Regional Planning**

**University of Florida**

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**Office Hours:** Wednesday 1.00-3.00 PM and/or by appointment.

### **Course Description:**

This course examines the economic, social, institutional, political, and various other factors associated with the use of land. Economists view land as one of the factors of production and thus attach greater value to it. This course will incorporate fundamentals of economics of land, influence of market and non-market factors on the value of land, and impacts of public policy on the land use and value. Government plays a very important role in the economy. We will analyze role of the government in allocation, distribution, regulation of land. We will also look into the relationship between economic reforms and rapid urbanization on the land use and value in the context of developing countries. This course will be applied in nature and will take an interdisciplinary approach.

### **Course Objective:**

- Compare the relationship between economic reforms and rapid urbanization on land use in developed and developing countries.
- Analyze the role of government in allocation, distribution and regulation of land.
- Identify and explain the interactions between land policies and public finances through a broad global perspective analysis of the roles, incentives, and effects of market agents and planning regulations in land allocation.
- Articulate theory and practice by applying the concepts to real life problems.

### **Textbook:**

- Evans, A. (2004). Economics and land use planning. Blackwell. (ISBN: 9781405118613)
- O'Sullivan, A. Urban economics. (8 ed.). McGraw Hill/Irvin. (ISBN: 9780073511474) – Only Chapters 7 & 8
- Logan, J., & Molotch, H. (2007). Urban fortunes: The political economy of place. (2007 ed.). University of California Press. (ISBN: 9780520254282) – Only Chapter 1-4

### **Course expectations:**

I don't assume prior knowledge of microeconomics and calculus. Some class time will be used to cover basics of economics and econometrics.

### **Course Outline:**

| Module   | Topics Covered  |
|----------|---|
| Module 1 | Introducing planning in a welfare economics paradigm    |
| Module 2 | Evaluation and planning                                 |
| Module 3 | Controlling the development                             |
| Module 4 | Rent, profit, and taxes: Who really gains?              |
| Module 5 | Development contribution, development and affordability |
| Module 6 | Effects and methods of planning                         |
| Module 7 | Planning in the public sphere                           |
| Module 8 | Course wrap-up  |

**Grading:**

| Assignment   | Points Possible | Percent of Grade |
|--|-----------------|------------------|
| <p><b>Course Project</b></p> <ul style="list-style-type: none"> <li>M3-Literature Review (30pts)</li> <li>M5-Methodology (ungraded)</li> <li>M6-Proposal Presentation (80pts)</li> <li>M7-Presentation Feedback(40pts)</li> <li>M8-Final Proposal (200pts)</li> </ul>      | 350             | 35               |
| <p><b>Article Discussions (35pts each)</b></p> <ul style="list-style-type: none"> <li>M1, M2, M5, M6</li> </ul> <p><b>Video Reflections (20pts each)</b></p> <ul style="list-style-type: none"> <li>M3, M4, M7</li> </ul>  | 200             | 20               |
| <p><b>Short Essays</b></p> <ul style="list-style-type: none"> <li>M4- Theories of Rent (75pts)</li> <li>M5- Opinion on Impact Fees and Development (75pts)</li> </ul>  | 150             | 15               |
| <p><b>Application Assignments (75pts each)</b></p> <ul style="list-style-type: none"> <li>M1- Market Failure and Externalities</li> <li>M2- Economic Impact of Land Use</li> <li>M3- Reflection on Myths and Facts Activity</li> <li>M7- Neighborhood Park Plan</li> </ul> | 300             | 30               |

**Letter grades:**

|                |        |         |         |         |         |         |         |         |         |         |         |          |
|----------------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| Numeric Grade  | 93-100 | 90-92.9 | 85-89.9 | 82-84.9 | 80-81.9 | 77-79.9 | 73-76.9 | 70-72.9 | 67-69.9 | 63-66.9 | 60-62.9 | Below 60 |
| Letter Grade   | A      | A-      | B+      | B       | B-      | C+      | C       | C-      | D+      | D       | D-      | E        |
| Quality Points | 4.0    | 3.67    | 3.33    | 3.0     | 2.67    | 2.33    | 2.0     | 1.67    | 1.33    | 1.0     | 0.67    | 0.0      |

### **Course Participation:**

Course participation is part of your grade for the course. Participation will be evaluated by discussion board postings. Students should submit one post in response to the initial prompt, then at least two other posts in response to classmates. All postings should be substantial in quality (not simply "I agree" or "I disagree"). For a Monday discussion prompt, initial responses are due by Thursdays at 11:55 p.m. E.T., and your responses to classmates are due by Sundays at 11:55 p.m. E.T.

### **Make-up Work and Exams:**

No late work will be accepted. Computer problems that arise during submission will not be accepted as an excuse for late work. All work must be completed and submitted by the designated time in Sakai or you will not receive credit for the assignment.

In the event that you have technical difficulties with e-Learning, please contact the UF Help Desk. If your technical difficulties will cause you to miss a due date, you MUST report the problem to Help Desk. Include the ticket number and an explanation of the issue based on consult with Help Desk in an e-mail to the instructor to explain the late assignment/quiz/test. The course faculty reserves the right to accept or decline tickets from the UF Help Desk based on individual circumstances.

### **Netiquette:**

Course communication should be civilized and respectful to everyone. The means of communication provided to you through e-Learning (e-mail, discussion posts, course questions, and chats) are at your full disposal to use in a respectful manner. Abuse of this system and its tools through disruptive conduct, harassment, or overall disruption of course activity will not be tolerated. Conduct that is deemed to be in violation with University rules and regulations or the Code of Student Conduct will result in a report to the Dean of Students.

### **Student Support Services:**

As a student in a distance learning course or program, you have access to the same student support services that on campus students have. For course content questions contact your instructor.

For any technical issues you encounter with your course please contact the UF computing Help Desk at 352-392-HELP (4357). For Help Desk hours visit: <http://helpdesk.ufl.edu> (Links to an external site.).

For a list of additional student support services links and information please visit: <http://www.distance.ufl.edu/student-services> (Links to an external site.).

### **University Policies:**

University policies on such matters as add/drop, incomplete, academic probation, termination of enrollment, reinstatement, and other expectations or procedures can be found in the graduate student handbook (Links to an external site.) and at the Dean of Students website (Links to an external site.).

### **Accommodation for students with disabilities:**

Students requesting classroom accommodation must first register with the Dean of Students Office (<http://www.dso.ufl.edu/drc/>). The Disability Resource Center in the Dean of Students Office provides students and faculty with information and support regarding accommodations for students with disabilities in the classroom. Staff at the Disability Resource Center will assist any student who registers as having a disability.

### **Student Honor Code and Academic Honesty:**

On all work submitted for credit by students at the University of Florida, the following pledge is either required or implied:

"On my honor, I have neither given nor received unauthorized aid in doing this assignment."

Students must follow the University's policy regarding cheating and the use of copyrighted materials. Please visit

<http://www.dso.ufl.edu/sccr/honorcodes/honorcode.php> for more information.

NETIQUETTE: COMMUNICATION COURTESY: All members of the class are expected to follow rules of common courtesy in all forms of communication. Please visit <http://teach.ufl.edu/docs/NetiquetteGuideforOnlineCourses.pdf> to know more.

### **Disclaimer:**

Subsequent changes may be made to any aspect or detail of this syllabus if and when necessary. Any changes will be announced in class as soon as practical.