SAN JOSÉ STATE UNIVERSITY  
URBAN AND REGIONAL PLANNING DEPARTMENT  
URBP 250 – URBAN PLANNING PUBLIC FINANCE  
URBP 175 – URBAN STUDIES TOPICS  
SPRING 2013

Instructor: Dr. Shishir Mathur  
Office location: WSQ 216E  
Telephone: 408-924-5875  
Email: shishir.mathur@sjsu.edu  
Office hours: By appointment  
Class days/time: Monday, 7:30 pm to 10 pm  
Classroom: Where class meets  
Class website: http://www.sjsu.edu/people/shishir.mathur/courses/URBP250/  
Prerequisites: URBP 250: None  
URBP 175: Upper division standing or instructor consent.  
Units: URBP 250 – 4 units; URBP 175 – 3 units

Course Catalog Description:

URBP 250: An investigation of both the theory and practice of local public finance with emphasis on applications relevant to urban and regional planning. Topics include: public goals and externalities; the function of the budget; sources of revenue and expenditure; the planning programming-budgetary system (PPBS); methods of project evaluation; and traditional as well as innovative methods of public finance including property tax, user fee, impact fee, tax increment financing and use of special districts.

URBP 175: In depth examination of selected topics. Course may be repeatable for credit with different topic.

Course Description and Course Learning Objectives:

Do you wonder how we pay for our roads, schools, libraries and other public infrastructure and facilities? What are the traditional as well as innovative methods of financing public facilities? How can the method of financing such facilities impact urban development? How do we ensure that planning and funding of facilities are coordinated? This course discusses these and such other questions/issues related with public financing of urban infrastructure and services.

Financing of public facilities for an urban area is a very dynamic and complex process. The complexity arises, in part, because of the diversity of organizations involved in the decision-making process. The process is political as well as technical in nature. Moreover, there is an ever-increasing competition for limited funds, especially during times of budgetary cutbacks. In this course we will first get introduced to the field of public finance with an overview of the government structure under which public financing works in the US. Next, we will discuss the normative theory of
public finance. Thereafter, we will examine public finance at the local government-level. The discussion will include study of the major sources of expenditure and revenue, the budgeting process, and the exploration of the link between budgeting and planning. Next, we will review two important evaluation tools used in the field of public finance, namely, fiscal impact analysis and cost-benefit analysis. In the end, we will examine the traditional as well as the innovative public financing methods. These include property taxes, user fees, impact fees, tax increment financing, and special districts.

Upon successful completion of the course, students will be able to:
1. Identify and describe the budgetary process of a local jurisdiction;
2. Identify linkages (or lack thereof) between a local jurisdiction’s budgeting and planning processes;
3. Understand the role of short- and long-term debt in financing public infrastructure and services;
4. Critically evaluate the impact of various public finance tools on urban development; and
5. Use program evaluation tools like fiscal impact analysis and cost-benefit analysis

Planning Accreditation Board (PAB) Knowledge Components
This course partially covers the following PAB Knowledge Components: 3B to 3E.

A complete list of the PAB Knowledge Components can be found at http://www.sjsu.edu/urbanplanning/courses/pabknowledge.html

Required Course Texts to Purchase:
The required course reader is available at Unique Printing. Unique Printing is located at 11 South 3rd Street, San Jose, CA (Phone: 408-297-6698). Please call them ahead of time to make sure that they have a copy of the reader for you. I may also hand out a small number of additional articles in class, and at times may ask you to read material available on the web.

Course Assignments and Grading Policy:
This class will be a combination of lecture by instructor, in-class discussion, and presentations by the guest speakers. You have to read the assigned material prior to attending that week’s class, and participate in the class discussion. Over the entire semester each student is required to contribute one question per class that s/he would like to see discussed in the class. Such questions may also include clarification of a concept/part of the reading. The question should be sent to the instructor by Sunday night before the class.

In-class discussion requires participation but more importantly thoughtful participation. You will not be assessed on the amount of participation per se, but rather your contribution to the course learning objective and class discourse through insightful questions or comments.

Furthermore, you will have to write one term paper and present the findings of the paper to the class. In the term paper, you will write a memo discussing the linkages between a city’s general plan, capital improvement plan, and budgets. Detailed guidelines about writing the paper will be provided separately. Finally, you will complete three take-home exercises. They will help you conduct fiscal impact analysis, cost-benefit calculation and impact fee calculation.

Your grade for the course will be based on the following assignments and other activities:
URBP 250:

Assignment 1: Engagement Unit 25%
   Activity 1 (10%)
   Activity 2 (15%)
Assignment 2: Class Discussion 10%
   Providing discussion/clarification questions (5%)
   In-class discussion (5%)
Assignment 3: Draft Term Paper 10%
Assignment 4: Final Term Paper 20%
Assignment 5: Presentation of Term Paper 10%

Three take home exercises 25%
Assignment 6: Fiscal Impact Exercise (10%)
Assignment 7: Cost Benefit Exercise (10%)
Assignment 8: Impact Fee Exercise (5%)

100%

URBP 175:

Assignment 1: Class Discussion 10%
   Providing discussion/clarification questions (5%)
   In-class discussion (5%)
Assignment 2: Draft Term Paper 15%
Assignment 3: Final Term Paper 30%
Assignment 4: Presentation of Term Paper 10%

Three take home exercises 35%
Assignment 5: Fiscal Impact Exercise (14%)
Assignment 6: Cost Benefit Exercise (14%)
Assignment 7: Impact Fee Exercise (7%)

100%

Calculation of Final Course Letter Grade

Calculation of final letter grade for URBP 250

The course grade consists of 8 assignments (see above). If a student named “Joe” obtains 22 points on the first assignment, 8 on the second, 9 on the third, 18 on the fourth, 9 on the fifth and sixth, 7 on the seventh, and 5 on the eighth, his final letter grade would be calculated using the following steps:

a) Calculate the weighted score for each assignment.
   First assignment: 22/25 times 100 time 0.25 = 22
   Second assignment: 8/10 times 100 times 0.1 = 8
   Third assignment: 9/10 times 100 times 0.1 = 9
   Fourth assignment: 18/20 times 100 times 0.2 = 18
   Fifth Assignment: 9/10 times 100 times 0.1 = 9
   Sixth Assignment: 9/10 times 100 times 0.1 = 9
   Seventh Assignment: 7/10 times 100 times 0.1 = 7
   Eighth Assignment: 5/5 times 100 times 0.05 = 5
b) Add the weighted score for each assignment to arrive at the final score for the course.
Final score = 22+8+9+18+9+9+7+5 = 87

c) The following grading scheme converts the final score into a letter grade.
A+ (96 and above); A (93 to 95); A- (90 to 92); B+ (87 to 89); B (84 to 86); B- (81 to 83); C+ (78 to 80); C (75 to 77); C- (72 to 74); D+ (69 to 71); D (66 to 68); D- (63 to 65); F (below 63)

d) Using the conversion scheme provided in step “c” the score of 87 for “Joe” equals a letter grade of “B+.”

Calculation of final letter grade for URBP 175

The course grade consists of seven assignments (see page 3). If a student named “Jane” obtains 8 points on the first assignment, 13 on the second, 25 on the third, 9 on the fourth, 12 on the fifth, 11 on the sixth, and 6 on the seventh, her final letter grade would be calculated using the following steps:

a) Calculate the weighted score for each assignment.
   First assignment: 8/10 times 100 time 0.1 = 8
   Second assignment: 13/15 times 100 times 0.15 = 13
   Third assignment: 25/30 times 100 times 0.3 = 25
   Fourth assignment: 9/10 times 100 times 0.1 = 9
   Fifth Assignment: 12/14 times 100 times 0.14 = 12
   Sixth Assignment: 11/14 times 100 times 0.14 = 11
   Fifth Assignment: 6/7 times 100 times 0.07 = 6

b) Add the weighted score for each assignment to arrive at the final score for the course.
Final score = 8+13+25+9+12+11+6 = 84

c) The following grading scheme converts the final score into a letter grade.
A+ (96 and above); A (93 to 95); A- (90 to 92); B+ (87 to 89); B (84 to 86); B- (81 to 83); C+ (78 to 80); C (75 to 77); C- (72 to 74); D+ (69 to 71); D (66 to 68); D- (63 to 65); F (below 63)

d) Using the conversion scheme provided in step “c” the score of 84 for “Jane” equals a letter grade of “B.”

Other Grading and Assignment Issues
Late submission of the draft and final term paper will not be accepted. Late submission of take home exercises will incur a penalty. 10% of the grade will be deducted for exercises submitted within a week after the due date, and 30% of the grade will be deducted for the exercises submitted after one week of the due date.
Course Workload

Success in this course is based on the expectation that students will spend, for each unit of credit, a minimum of forty-five hours over the length of the course (normally 3 hours per unit per week with 1 of the hours used for lecture) for instruction or preparation/studying or course related activities including but not limited to internships, labs, clinical practica. Other course structures will have equivalent workload expectations as described in the syllabus.

For URBP 250 students: Because this is a four-unit class, you can expect to spend a minimum of nine hours per week in addition to time spent in class and on scheduled tutorials or activities. Special projects or assignments may require additional work for the course. Careful time management will help you keep up with readings and assignments and enable you to be successful in all of your courses. For this class, you will have to undertake additional activities outside the class hours such as attending public meetings related to financing of infrastructure and services; writing memos critically analyzing the issues discussed in these public meetings; providing peer responses to such memos written by fellow students; and revising your memo based upon the peer responses. Details on how to complete these activities will be provided on handouts distributed in class later in the semester.

Academic Integrity Statement, Plagiarism, and Citing Sources Properly

SJSU’s Policy on Academic Integrity states: “Your own commitment to learning, as evidenced by your enrollment at San Jose State University, and the University's Academic Integrity Policy requires you to be honest in all your academic course work. Faculty members are required to report all infractions to the Office of Student Conduct and Ethical Development” (Academic Senate Policy S07-2). The policy on academic integrity can be found at http://www.sjsu.edu/senate/S07-2.htm.

Plagiarism is the use of someone else's language, images, data, or ideas without proper attribution. It is a very serious offense both in the university and in your professional work. In essence, plagiarism is both theft and lying: you have stolen someone else's ideas, and then lied by implying that they are your own.

Plagiarism will lead to grade penalties and a record filed with the Office of Student Conduct and Ethical Development. In severe cases, students may also fail the course or even be expelled from the university.

If you are unsure what constitutes plagiarism, it is your responsibility to make sure you clarify the issues before you hand in draft or final work.

Learning when to cite a source and when not to is an art, not a science. However, here are some common examples of plagiarism that you should be careful to avoid:

- Using a sentence (or even a part of a sentence) that someone else wrote without identifying the language as a quote by putting the text in quote marks and referencing the source.
- Paraphrasing somebody else's theory or idea without referencing the source.
- Using a picture or table from a webpage or book without reference the source.
- Using data some other person or organization has collected without referencing the source.
The University of Indiana has developed a very helpful website with concrete examples about proper paraphrasing and quotation. See in particular the following pages:

- Overview of plagiarism at [www.indiana.edu/~istd/overview.html](http://www.indiana.edu/~istd/overview.html)
- Examples of plagiarism at [www.indiana.edu/~istd/examples.html](http://www.indiana.edu/~istd/examples.html)
- Plagiarism quiz at [www.indiana.edu/~istd/test.html](http://www.indiana.edu/~istd/test.html)

If you still have questions, feel free to talk to me personally. There is nothing wrong with asking for help, whereas even unintentional plagiarism is a serious offense.

**Citation style**

It is important to properly cite any references you use in your assignments. The Department of Urban and Regional Planning uses Kate Turabian’s *A Manual for Writers of Research Papers, Theses, and Dissertations*, 7th edition (University of Chicago Press, 2007, ISBN-10: 0-226-82336-9). Copies are available in the SJSU King Library. Additionally, the book is relatively inexpensive, and you may wish to purchase a copy. Please note that Turabian’s book describes two systems for referencing materials: (1) “notes” (footnotes or endnotes), plus a corresponding bibliography, and (2) in-text parenthetical references, plus a corresponding reference list. In this class, students are recommended to use the latter system.

**Accommodation for Disabilities**

If you need course adaptations or accommodations because of a disability, or if you need to make special arrangements in case the building must be evacuated, please make an appointment with me as soon as possible, or see me during office hours. Presidential Directive 97-03 requires that students with disabilities requesting accommodations must register with the DRC (Disability Resource Center) to establish a record of their disability.

You can find information about the services SJSU offers to accommodate students with disabilities at the Disability Resource Center website at [www.drc.sjsu.edu](http://www.drc.sjsu.edu).

**Library Liaison**

The SJSU Library Liaison for the Urban and Regional Planning Department is Ms. Toby Matoush. If you have questions, you can contact her at toby.matoush@sjsu.edu or 408-928-2096.

**SJSU Writing Center**

The SJSU Writing Center is located in Room 126 in Clark Hall. It is staffed by professional instructors and upper-division or graduate-level writing specialists from each of the seven SJSU colleges. Our writing specialists have met a rigorous GPA requirement, and they are well trained to assist all students at all levels within all disciplines to become better writers. The Writing Center website is located at [http://www.sjsu.edu/writingcenter](http://www.sjsu.edu/writingcenter).
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COURSE SCHEDULE

Subject to change with advance notice

Class 1 (January 28)
Course Overview

Class 2 (February 4)
Public Finance: The Local Government Structure

Reading:

Class 3 (February 11)
Public Finance: Theory

Reading:

Class 4 (February 18)
Local Government: Expenditure and Revenue

Reading:
Class 5 (February 25)
Local Government Budgeting
Guest Speaker: TBD

Reading:

Class 6 (March 4)
Determining Infrastructure Needs

Reading:

Class 7 (March 11)
Capital Improvement Planning
Guest Speaker: TBD

Reading:

Class 8 (March 18)
Fiscal Impact Analysis

Reading:
Recommended Reading:

*Cost Benefit Analysis* Reading:

*Fiscal Impact Exercise Introduced (Due April 15)*
* C/B Exercise Introduced (Due April 15)*

Class 9 (March 25) — no class (Spring Break)

Class 10 (April 1) — no class (Caesar Chavez Day)

Class 11 (April 8)

*Debt Management* Reading:

*Property and Non-Property Taxes* Reading:

*Draft Term Paper due (bring a hard copy to the class and also email to instructor with the subject line “Name: URPB250/175 Draft Term Paper); also to be electronically distributed among the classmates*
Class 12 (April 15)

User Fees

Reading:

Fiscal Impact Exercise Due
C/B Exercise Due

Class 13 (April 22)

Special Districts

Reading:
http://transweb.sjsu.edu/PDFs/research/1004-decision-support-framework-value-capture-public-transit-funding.pdf (Mathur and Adam 2012 is not in the reader. Please download directly off the web)

Class 14 (April 29)

Development Impact Fees

Reading:
http://transweb.sjsu.edu/PDFs/research/1004-decision-support-framework-value-capture-public-transit-funding.pdf (Mathur and Adam 2012 is not in the reader. Please download directly off the web)

Impact Fee Exercise Introduced (Due May 13)
Tax Increment Financing

Reading:
http://transweb.sjsu.edu/PDFs/research/1004-decision-support-framework-value-capture-public-transit-funding.pdf (*Mathur and Adam 2012 is not in the reader. Please download directly off the web*)

Class 15 (May 6)
Public Private Partnerships (PPPs); Land Pooling and Reconstitution (LPR)
http://transweb.sjsu.edu/PDFs/research/1004-decision-support-framework-value-capture-public-transit-funding.pdf (*Mathur and Adam 2012 is not in the reader. Please download directly off the web*)

Land Pooling and Reconstitution (LPR)

Class 16 (May 13)
Presentation of Term Paper
(Guidelines for presentation will be handed out separately in class)

Final Term Paper due (bring a hard copy to class and also email to instructor with the subject line: “Name: 250 Term Paper”)

Class 17 (May 20)
Final’s exam week. Class meets from 7:45 pm to 10 pm

Presentation of Term Paper; Course Reflection
Impact Fee Exercise Due