

ECONOMICS 5334-18875

Urban Economics

Instructor:	Dr. Tom Fullerton	Office Telephone:	747-7747
Office:	CBA 241	Electronic mail:	tomf@utep.edu
Office Hours:	MW 9:00 - 10:30 AM and by appointment		
Class Hours:	M 6 - 8:50 PM, Fall 2019	Classroom:	CBA 330

SYLLABUS

Course Objectives and Prerequisites:

Economics 5334 is a graduate course in urban economics. It will rely primarily on class lectures, assigned readings, research seminar attendance, and out-of-class computer assignments. Course prerequisites include course work in economics, mathematics, and statistics.

A combination of exams, computer exercises, and weekly written homework assignments will determine course grades based on cumulative point totals. Homework and software assignments may be completed on a collaborative basis.

Topics to be covered include spatial economics, urban growth, metropolitan business cycles, real estate markets, labor mobility, transportation, taxation, public policy, regional income performance, and additional material as time permits. The objective of the course is to increase student access to the academic literature, prepare students to complete a graduate thesis project, and enable students to successfully compete for corporate, public policy, and academic research center urban and regional economic positions.

Required Materials:

Urban Economics & Real Estate Markets, 1996, Denise DiPasquale and William S. Wheaton, Prentice Hall: Englewood Cliffs, NJ.

Lecture Topics and Textbook Chapters:

Chapter 1 -	Property and Capital Markets
Chapter 2 -	Property Market Impacts
Chapter 3 -	Urban Property Rents and Prices
Chapter 4 -	Housing Attributes
Chapter 5 -	Polycentric Metropolitan Economies
Chapter 6 -	Retail Firm Site Selection
Chapter 7 -	Regional Economic Growth
Chapter 8 -	Housing Unit Prices
Chapter 9 -	Residential Vacancy Rates
Chapter 10 -	Metropolitan Housing Cycles
Chapter 11 -	Nonresidential Property Markets
Chapter 12 -	Office and Industrial Space
Chapter 13 -	Property Taxes
Chapter 14 -	Regulatory Policies

Exam Schedule:

Mid-Term Exam	Wednesday 14 October 6:00 - 8:50 PM
Final Exam	Monday 9 December 7:00 - 9:45 PM

Fall 2019 Official Withdrawal Date Deadline: Friday 1 November 2019

Attendance Policy:

The examination schedule is subject to change as a consequence of unforeseen stochastic eventualities. Absence from any exam will generally result in severe point deductions. Class attendance is strongly recommended. Absence from, or late arrival to, unannounced quizzes will usually result in scores of zero.

Scholastic Integrity:

The University of Texas at El Paso prides itself on its standards of academic excellence. In all matters of intellectual pursuit UTEP faculty and students must strive to achieve excellence based on the quality of work produced by the individual. In the classroom and in all other academic activities, students are expected to uphold the highest standards of academic integrity. Any form of scholastic dishonesty is an affront to the pursuit of knowledge and jeopardizes the quality of the degree awarded to all graduates of UTEP. It is imperative, therefore, that the members of this academic community understand the regulations pertaining to academic integrity and that all faculty insist on adherence to these standards.

Any student who commits an act of scholastic dishonesty is subject to discipline. Scholastic dishonesty includes, but is not limited to, cheating, plagiarism, collusion, the submission for credit of any work or materials that are attributable in whole or in part to another person, taking an examination for another person, any act designed to give unfair advantage to a student or the attempt to commit such acts. Proven violations of the detailed regulations, as printed in the Handbook of Operating Procedures (HOP), and available in the Office of the Dean of Students, and the homepage of The Dean of Students (DOS) at www.utep.edu may result in sanctions ranging from disciplinary probation, to failing grade on the work in question, to failing grade in the course, to suspension or dismissal, among others.

Student Disability:

Students who have disabilities that require accommodations can contact the Disabled Student Services Office, Union Building East 106, dss@utep.edu, 747-5148, for assistance.

Urban Economics 5334 Assigned Readings List

Professor Tom Fullerton
Department of Economics & Finance
University of Texas at El Paso

Primary Text:

Urban Economics & Real Estate Markets, 1996, Denise DiPasquale and William C. Wheaton, Prentice Hall.

Lecture Topics Assigned Readings:

- Chapter 1 - Property and Capital Markets
M.E. Miles, 1990, "What is the Value of All U.S. Real Estate?" **Real Estate Review** 20, 69-77.
- Chapter 2 - Property Market Impacts
F.T. Juster, J.P. Lupton, J.P. Smith, and F. Stafford, 2006, "The Decline in Household Saving and the Wealth Effect," **Review of Economics and Statistics** 88, 20-27.
- Chapter 3 - Urban Rents and Prices
D.R. Capozza and R.W. Helsey, 1989, "The Fundamentals of Land Prices and Urban Growth," **Journal of Urban Economics** 26, 295-306.
W.C. Wheaton, 1977, "Income and Urban Residence: An Analysis of Consumer Demand for Location," **American Economic Review** 67, 620-631.
- Chapter 4 - Housing Market Structure and Density
B. Case and J.M. Quigley, 1991, "The Dynamics of Real Estate Prices," **Review of Economics and Statistics** 73, 50-58.
R. Halvorsen and H. Pollakowski, 1981 "Choice of Functional Form for Hedonic Price Equations," **Journal of Urban Economics** 10, 37-49.
T.M. Fullerton, Jr. and E. Villalobos, 2011, "Street Widths, International Ports of Entry and Border Region Housing Values," **Journal of Economic Issues** 45, 493-509.
- Chapter 5 - Monocentric and Polycentric Metropolitan Economies
J. Clapp, 1980, "The Intra-Metropolitan Location of Office Activities," **Journal of Regional Science** 20, 387-399.
J.F. Madden, 1985, "Urban Wage Gradients: Empirical Evidence," **Journal of Urban Economics** 18, 291-301.
- Chapter 6 - Retail Location and Competition
J. Benjamin, G. Boyle, and C.F. Sirmans, 1992, "Price Discrimination in Shopping Center Leases," **Journal of Urban Economics** 32, 299-317.
J. Brueckner, 1993, "Inter Store Externalities and Space Allocation in Shopping Centers," **Journal of Real Estate Finance and Economics** 7, 5-17.
- Chapter 7 - Metropolitan Economic Growth
P.E. Graves, 1980, "Migration and Climate," **Journal of Regional Science** 20, 227-238.
T.M. Fullerton, Jr., 2001, "Specification of a Borderplex Econometric Forecasting Model," **International Regional Science Review** 24, 245-260.
T.M. Fullerton, Jr., D.A. Juarez, and A.G. Walke, 2012, "Residential Electricity Consumption in Seattle," **Energy Economics** 34, 1693-1699.
- Chapter 8 - Housing Units

A. Dougherty and R. Van Order, 1982, "Inflation, Housing Costs, and the Consumer Price Index," **American Economic Review** 72, 154-164.

T.M. Fullerton, Jr. and C.T. West, "Regional Econometric Housing Start Forecast Accuracy in Florida," 1998, **Review of Regional Studies** 28, 15-42.

T.M. Fullerton, Jr., J. Luevano and C.T. West, "Accuracy of Regional Single-Family Housing Start Forecasts," 2000, **Journal of Housing Research** 11, 109-120.

Chapter 9 - Housing Services

G. Carliner, 1973, "Income Elasticity of Housing Demand," **Review of Economics and Statistics** 55, 528-532.

K.T. Rosen and L.B. Smith, 1983, "The Price Adjustment Process for Rental Housing and the Natural Vacancy Rate," **American Economic Review** 83, 779-786.

Chapter 10 - Housing Market Cycles

D. DiPasquale and W.C. Wheaton, 1994, "Housing Market Dynamics and the Future of Housing Prices," **Journal of Urban Economics** 35, 1-27.

T.M. Fullerton, Jr. and B.W. Kelley, 2008, "El Paso Housing Sector Econometric Forecast Accuracy," 2008, **Journal of Agricultural & Applied Economics** 40, 385-402.

Chapter 11 - Nonresidential Property Markets

J.D. Benjamin, G.W. Boyle, and C.F. Sirmans, 1990, "Retail Leasing: the Determinants of Shopping Center Rents," **AREUEA Journal** 18, 302-312.

W.C. Wheaton and R.G. Torto, 1994, "Office Rent Indices and their Behavior over Time," **Journal of Urban Economics** 35, 112-139.

Chapter 12 - Office and Industrial Market Econometric Models

K.T. Rosen, 1984, "Toward a Model of the Office Building Sector," **AREUEA Journal** 12, 261-269.

J.L. King and T. McCue, 1991, "Stylized Facts about Industrial Property Construction," **Journal of Real Estate Research** 6, 293-304.

Chapter 13 - Local Governments and Real Estate Markets

H.F. Ladd, 1975, "Local Education Expenditures, Fiscal Capacity, and the Composition of the Property Tax Base," **National Tax Journal** 28, 145-158.

W.E. Oates, 1969, "The Effects of Property Taxes and Local Public Spending on Property Values: An Empirical Investigation of Tax Capitalization and the Tiebout Hypothesis," **Journal of Political Economy** 77, 957-971.

Chapter 14 - Public Goods, Externalities, and Regulation

D.M. Grether and P. Mieszkowski, 1980, "The Effects of Nonresidential Land Uses on the Prices of Adjacent Housing," **Journal of Urban Economics** 8, 1-15.

P.K. Asabere, 1990, "The Value of a Neighborhood Street with Reference to the cul-de-sac," **Journal of Real Estate Finance and Economics** 3, 185-193.

E.L. Glaeser, J. Kolko, and A. Saiz, 2001, "Consumer City," **Journal of Economic Geography** 1, 27-50.