

DOCUMENT N: COURSE AND PROGRAM DEVELOPMENT COVER SHEET

See Course and Program Development Policy and Procedures for Instructions

SCHOOL: LAW <input type="checkbox"/> MSB <input checked="" type="checkbox"/> YGCLA <input type="checkbox"/> Contact Name: Deborah Ford Phone: x 4997
DEPARTMENT / DIVISION: Economics, Finance and Management Science
SHORT DESCRIPTION OF PROPOSAL (state name of action item 1-20 and course name, code & number / program affected):
New Course: ECON 312 Public Economics & Land Use Policy B.S. Real Estate / B.S. in Business Administration
PROPOSED SEMESTER OF IMPLEMENTATION: Fall <input type="checkbox"/> Spring <input checked="" type="checkbox"/> Year: 2007

Box 1: TYPE OF ACTION ADD(NEW) <input checked="" type="checkbox"/> DEACTIVATE <input type="checkbox"/> MODIFY <input type="checkbox"/> OTHER <input type="checkbox"/>
Box 2: LEVEL OF ACTION Non-Credit <input type="checkbox"/> Undergraduate <input checked="" type="checkbox"/> Graduate <input type="checkbox"/> OTHER <input type="checkbox"/>

Box 3: ACTION ITEM (check appropriate boxes)		DOCUMENTS REQUIRED (see box 4 below)	IMPACT REVIEWS (see box 5 on back)	APPROVAL SEQUENCE (see box 6 on back)
	1. Experimental Course ¹	NOP	a, c, e	AC
	2. Course Title	NO		ABCD
	3. Course Credits	NO		ABCD
	4. Course Number	NO		ABCD
	5. Course Level	NO		ABCD
	6. Pre & Co-Requisite	NO		ABCD
	7. Course Description	NOP		ABCD
X	8. New Course	NOP		ABCDEF
	9. Deactivate a Course	NO		ABCDEF
	10. Program Requirements	NO	b, c, d, e	ABCDEF
	11a. UG Specialization (24 credits or less)	NO	a, b, c, d, e	ABCDEF
	11b. Masters Specialization (12 credits or less)	NO	a, b, c, d, e	ABCDEF
	11c. Doctoral Specialization (18 credits or less)	NO	a, b, e	ABCDEF
	12. Closed Site Program	NOT	e	ABCDHIK
	13. Program Suspension ⁹	NO,5	a, e	ABCDEGIK
	14a. Certificate Program (ug/g) exclusively within existing degree program	NO	a, c, e	ABCDEFHIK
	14b. Certificate Program (ug/g) where degree programs do not exist or where courses are selected across degree programs (12 or more credits)	NOQR, 6	a, c, e	ABCDEFHJL
	15. Off-Campus Delivery of Existing Program	NO, 4	a, b, c, e	ABCDEFHIL
	16a. UG Concentration (exceeds 24 credit hours)	NO, 5	a, c, d, e	ABCDEFHJL
	16b. Masters Concentration (exceeds 12 credit hours)	NO, 5	a, c, d, e	ABCDEFHJL
	16c. Doctoral Concentration (exceeds 18 credit hours)	NO, 5	a, c, d, e	ABCDEFHJL
	17. Program Title Change	NO, 5	a, c, d, e	ABCDEFHJL
	18. Program Termination	NO, 10	d, e	ABCDEFHIK
	19. New Degree Program	NOQR, 3,8	a, c, d, e	ABCDEFHJL
	20. Other	Varies	Varies	Varies

Box 4: DOCUMENTATION (check boxes of documents included)			
X	N. This Cover Sheet	<input type="checkbox"/>	Q. Full 5-page MHEC Proposal
X	O. Summary Proposal	<input type="checkbox"/>	R. Financial Tables (MHEC)
X	P. Course Definition Document	<input type="checkbox"/>	S. Contract
		<input type="checkbox"/>	T. Other

- Approval of experimental course automatically lapses after two offerings unless permanently approved as a new course.
- Codes: a) Library Services (Langsdale or Law) b) Office of Technology Services c) University Relations d) Admissions
- Letter of Intent is required by USM at least 30 days before a full proposal can be submitted. Letter of Intent requires only the approval of the dean and the provost and is forwarded to USM by the Office of the Provost.
- One-page letter to include: Program title & degree/certificate to be awarded; resources requirements; need and demand; similar programs; method of instruction; and oversight and student services (MHEC requirement)
- One-page letter with description and rationale (MHEC requirement)
- One or two-page document that describes: centrality to mission; market demand; curriculum design; adequacy of faculty resources; and assurance program will be supported with existing resources. (MHEC requirement)
- Learning objectives, assessment strategies; fit with UB strategic plan
- Joint Degree Program or Primary Degree Programs require submission of MOU w/ program proposal. (MHEC requirement)
- Temporary suspension of program to examine future direction; time not to exceed two years. No new students admitted during suspension, but currently enrolled students must be given opportunity to satisfy degree requirements.

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10. Provide:
- a. evidence that the action is consistent with UB mission and can be implemented within the existing program resources of the institution.
 - b. proposed date after which no new students will be admitted into the program;
 - c. accommodation of currently enrolled students in the realization of their degree objectives;
 - d. treatment of all tenured and non-tenured faculty and other staff in the affected program;
 - e. reallocation of funds from the budget of the affected program; and
 - f. existence at other state public institutions of programs to which to redirect students who might have enrolled in the program proposed for abolition.
11. University Council *review* (for a recommendation to the President or back to the Provost) shall be limited to curricular or academic policy issues that may potentially affect the University's mission and strategic planning, or have a significant impact on the generation or allocation of its financial resources.

Box 5: IMPACT REVIEW	SIGNATURES (see procedures for authorized signers)	DATE
a. Library <input type="checkbox"/> No impact <input type="checkbox"/> Impact statement attached	Director or designee:	
b. OTS <input type="checkbox"/> No impact <input type="checkbox"/> Impact statement attached	CIO or designee:	
c. University Relations <input type="checkbox"/> No impact <input type="checkbox"/> Impact statement attached	Director or designee:	
d. Admissions <input type="checkbox"/> No impact <input type="checkbox"/> Impact statement attached	Director or designee:	
e. Records <input type="checkbox"/> No impact <input type="checkbox"/> Impact statement attached	Registrar or designee:	

Box 6: APPROVAL SEQUENCE	APPROVAL SIGNATURES	DATE
A. Department / Division	Chair: <i>Deborah Ford</i>	<i>10/27/06</i>
B. Final faculty review body within each School	Chair: <i>[Signature] for Joel Moore</i>	<i>10/31/06</i>
C. College Dean	Dean: <i>Susan Zaccor</i>	<i>10/31/06</i>
D. Provost and Senior Vice President for Academic Affairs	Provost: <i>Linda Randall / et</i>	<i>11/1/06</i>
E. Curriculum Review Committee (UFS subcommittee)	Chair: <i>Michele Gilligan</i>	<i>11/7/06</i>
F. University Faculty Senate (UFS option)	Chair:	
G. University Council (see # 11 above)	Chair:	
H. President	President:	
I. Board of Regents – notification only		
J. Board of Regents – approval		
K. MHEC – notification only		
L. MHEC – approval		
M. Middle States Association notification	Required only if the mission of the University is changed by the action	

DOCUMENT O: SUMMARY PROPOSAL

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DEPARTMENT / DIVISION: Economics, Finance and Management Science		
SHORT DESCRIPTION OF PROPOSAL (state action item 1-23 and course name & number or program affected):		
New Course: ECON 312 Public Economics & Land Use Policy B.S. Real Estate / B.S. in Business Administration		
PROPOSED SEMESTER OF IMPLEMENTATION: Fall <input type="checkbox"/> Spring <input checked="" type="checkbox"/> Year: 2007		

O-1: Briefly describe what is being requested:

ECON 312 will be a required course in the Real Estate program and will be an elective for all undergraduate majors in both business and liberal arts.

For new courses or changes in existing courses (needed by Registrar)

OLD Title:	Course # / HEGIS Code:	Credits:
NEW Title: Public Economics & Land Use Policy	Course # / HEGIS Code: ECON 312	Credits: 3

O-2: Set forth the rationale for the proposal:

The University now has a B.S. in Real Estate and Economic Development

Document P
Proposed New Course
ECON 312: Public Economics & Land Use Policy

Date: September, 2006

Prepared By: Deborah Ford

Director, B.S. in Real Estate & Economic Development

Department: Economics, Finance, & Management Science

Course: Econ 312

Name: Public Economics & Land Use Policy

Credits: 3

Prerequisites: none

Catalogue Description: This course analyses the nature and structure of urban economies, the location of economic activity, the economics of an urban framework, the principles of urban economic development, housing, transportation, poverty, and unemployment and municipal finance.

Class Size: 30

Assessment: Quizzes, project, final examination

Qualified Faculty: Deborah Ford, Professor of Finance

Paul Maihan, Adjunct Professor of Economics

Purpose: Econ 312 will be a required course in the real estate program and will be an elective for all business and liberal arts students.

Possible Textbook:

McKenzie, Dennis J. and Richard M. Betts, *Essentials of Real Estate Economics, 5th Edition*, Thompson.

Learning Objectives:

By the end of this course, students will be able to:

- Define the characteristics of real property markets
- Explain the effects of economic growth on neighborhoods
- Describe government programs for the housing market
- Give reasons for and against various land use regulations
- Explain the effects of housing development on government services

CONTENT

Topics:

1. Introduction to Real Estate Economics
Real estate markets, determinants of supply, demand, and prices
2. Community Economic Growth
Land-use patterns for modern cities, income, work patterns, and location
3. Neighborhoods
What is a neighborhood? Population, location, change
4. Housing Markets
Demand, Supply, and government programs
5. Commercial Real Estate Markets
Demand, Supply, and government controls
6. Land-use Controls I
Zoning, subdivisions, environmental regulations
7. Land-use Controls II
Smart Growth, open space, planning
8. Real Estate Development
Construction, new neighborhoods, effect on government services
9. Rural Real Estate Markets
Agricultural economics, land as capital, development (again)
10. Economics of Property Taxes
Effects on home owning, location, government services