

Dates

Course applications

August 26 – September 9, 2020


Notification of application outcome


September 11, 2020


Course

September 21, 22, 24, 29,
and October 1, 2020 (5 days)

Faculty

 Camila Maleronka

 Paulo Sandroni

 Martim Smolka

Audience

This course will be taught in **English** and is designed for an international audience of researchers, real estate developers, public officials, and policy makers.

The Lincoln Institute of Land Policy seeks gender equality and geographic, professional and thematic diversity in all its courses.

Course capacity: 45

Selection Process

Participants will be selected on a first-come-first-served basis.

Apply at:

https://lilp.formstack.com/forms/2020_09_pdc_saopaulo_vc

30 Years of Land Value Capture in São Paulo: Motivations, instruments and outcomes

Online Professional Development Course

September 21, 22, 24, 29, and October 1, 2020

About

The Lincoln Institute of Land Policy is pleased to introduce the first edition of the course 30 Years of Value Capture in São Paulo: Motivations, instruments and outcomes.

This course will explain the legal framework, mechanics, and outcomes of land value capture approaches developed in São Paulo, Brazil, during the past three decades. Value capture has enabled the city to harness land and real estate value increases as a way to overcome urban development challenges, such as infrastructure financing and social housing provision.

Relevance

Communities around the world face a crisis of investment in infrastructure, public services, and increasingly, climate resilience solutions. Governments have shown an interest in adopting innovative land-based financing approaches, such as value capture tools, to narrow increasing investment gaps. To that end, value capture can enable communities to recover land value increases that result from public investments or government actions and reinvest them to create public benefits. The course will highlight São Paulo's experience using sale of additional development rights to finance infrastructure projects, affordable housing, parks, and open spaces.

Learning objectives

- Identify and understand the economic and planning elements that support land value capture
- Comprehend technical and contextual aspects of land value capture instruments used in São Paulo
- Evaluate the results of the São Paulo experience using value capture by getting insights on projects developed through land-based financing mechanisms



Schedule

Monday, September 21 | 9:00 – 11:00 a.m. Eastern Time Zone

- “Market functioning and land value increments” – Martim Smolka

Tuesday, September 22 | 9:00 – 11:00 a.m. Eastern Time Zone

- “Introduction to urban development, infrastructure needs, land valuation, and land-based financing” – Paulo Sandroni

Thursday, September 24 | 9:00 – 11:00 a.m. Eastern Time Zone

- “*Solo Criado* and *Outorga Onerosa do Direito de Construir* (OODC)” – Camila Maleronka

Tuesday, September 29 | 9:00 – 11:00 a.m. Eastern Time Zone

- “Linkage operations: A predecessor of land value capture for social housing financing” – Paulo Sandroni

Thursday, October 1 | 9:00 – 11:00 a.m. Eastern Time Zone

- “Urban operation: What is it and what is it for?” – Camila Maleronka

Contact

Questions about course contents:

Camila Maleronka, c.maleronka@gmail.com

General questions about the application process and logistics:

Luis Quintanilla Tamez, ltamez@lincolninst.edu

About the Lincoln Institute

The Lincoln Institute of Land Policy seeks to improve quality of life through the effective use, taxation, and stewardship of land. A nonprofit private operating foundation whose origins date to 1946, the Lincoln Institute researches and recommends creative approaches to land as a solution to economic, social, and environmental challenges. Through education, training, publications, and events, we integrate theory and practice to inform public policy decisions worldwide.

Cost and Access

There is no registration fee for this course.

Selected participants will receive links for live sessions and reading materials.

Selected participants are responsible for attending the course online on the dates and times indicated in this brochure.

About the Course Faculty

Camila Maleronka is an architect and independent consultant with experience in urban planning and urban financing instruments. She has collaborated with the Lincoln Institute of Land Policy since 2010 as a coordinator, researcher, and professor of face-to-face and online courses on urban land management, land value capture, and urban financing. She has worked as a consultant for the public and private sectors in Brazil. She worked as economic studies manager of SP Urbanismo, a company linked to the Municipal Secretariat of Urban Planning of São Paulo, where she was responsible for monitoring Urban Operations and for the development and analysis of economic feasibility studies of urban projects. She has participated in numerous research and specialized publications, including a coauthorship of the article “Urban Operations: What we can learn from the experience of Sao Paulo” (2017), edited and published by the Inter-American Development Bank. **Brazil.**

Paulo Sandroni is a professor and researcher from the Lincoln Institute of Land Policy. Sandroni graduated with a degree in economics from the University of São Paulo in 1964. He was a junior professor in economics at the Catholic University of São Paulo (PUC) until 1969, when he left Brazil during the military dictatorship. He taught at the University of Chile in Santiago until 1973, and at the University of the Andes in Bogotá, Colombia, until 1979. Back in São Paulo, he taught again at PUC until 2006, and joined the Business School of Getulio Vargas Foundation (FGV). In 1988, after the victory of Brazil’s Workers Party (PT), he joined the administration of São Paulo Mayor Luiza Erundina, where he directed agencies dealing with urban development and public transportation. During a short period he was also vice minister of administration for the federal government. In 1994 he left municipal government to continue his teaching and research on urban development in Brazilian and other Latin American cities, and to publish articles and books about economics, including a dictionary considered a primary reference on economics in Brazil. He began his affiliation with the Lincoln Institute in 1997. He is currently a private consultant on urban development and transportation issues, and continues to teach at the FGV Business School and in programs sponsored by the Lincoln Institute. **Brazil.**

Martim Smolka is a senior fellow at the Lincoln Institute of Land Policy and has served as director of the Lincoln Institute’s Program on Latin America and the Caribbean since 1995. Smolka is an economist whose areas of expertise include land markets and land policy, access to land by the urban poor, the structuring of property markets in Latin America, and property tax systems, including the use of land value increment charges to finance urban development and infrastructure. A graduate of the University of Pennsylvania (M.A./ Ph.D.), he is cofounder and former president of the Brazilian National Association for Research and Graduate Studies on Urban and Regional Planning. **U.S.A.**