

LANDLINES

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Scholars Explore the Insights of Henry George

H. JAMES BROWN

Can today's researchers and policymakers effectively draw on the ideas of nineteenth-century philosopher Henry George to help solve twenty-first century problems? A forthcoming Lincoln Institute book, *Land Use and Taxation: Applying the Insights of Henry George*, presents eight essays by scholars from varied disciplines who demonstrate that many of George's ideas about land use and taxation are still valuable today.

When George published his most famous book, *Progress and Poverty*, in 1879, the United States had no zoning laws, no income taxes, and only two national parks. As Nobel laureate Robert Solow points out in his chapter, "How to Treat Intellectual Ancestors," George could not have anticipated all the changes in real estate development, public finance and property rights in the 120 years since he published his own analysis of these subjects. Yet policymakers at all levels still face Henry George's fundamental challenge—to balance private property rights and public interests in land.

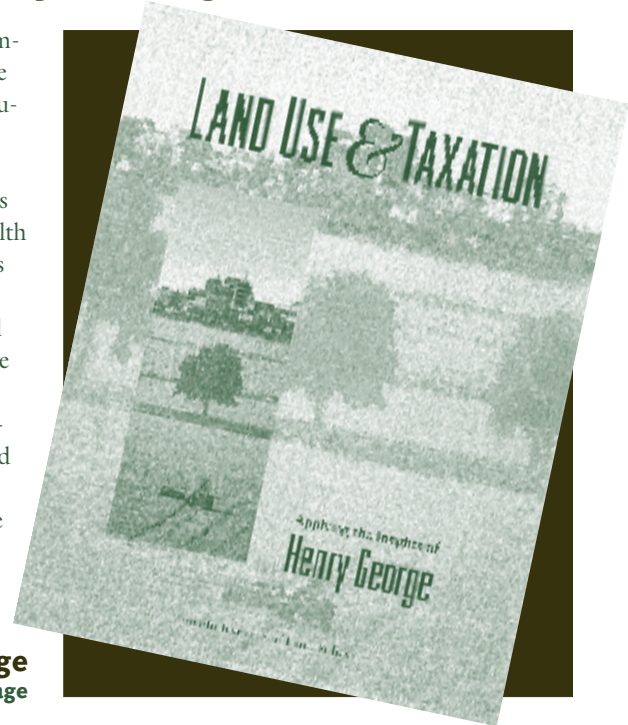
George was writing as the era of nearly free land on the American frontier was drawing to a close. He was concerned that decreasing access to land would undermine the relative equality of economic opportunity and therefore of political rights that had distinguished the United States from the "old" countries.

Like all the classical economists, George believed that competitive markets and private property encouraged efficiency and productivity by systematically

rewarding producers for meeting consumers' needs at the lowest possible cost. He also recognized that land was a very peculiar commodity. No matter how high its price rose, its supply could not increase. Yet the demand for land inevitably rose as the human population grew, and the wealth of landowners tended to grow regardless of how well or badly they used the land.

George proposed a simple but radical solution to this dilemma. Although some reformers proposed the outright public ownership of land, George suggested instead taxing away the *value* of land produced by anything other than private efforts. Such a land value tax would keep private landowners from unfairly capturing the benefits of natural resources, urban locations and public services. George

Henry George
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Effects of Land and Housing Policies on Market Performance

STEPHEN K. MAYO

Growing recognition of the economic and social importance of land, housing and real property markets is focusing attention on the need for good policies and good data to monitor the performance of these markets and their effects on the international economy.

Much of the impetus for addressing these issues came with the United Nations General Assembly's unanimous endorsement in 1988 of the document, *Global Strategy for Shelter to the Year 2000*. This report described the social and economic role of housing and called on governments to undertake *enabling policies* to create well-functioning land and housing markets.

Within a few years, the World Bank published its own housing policy paper, *Housing: Enabling Markets to Work*, which

set out a stylized set of "do's and don'ts" for housing policymakers to use in making choices about policies, regulations and institutions that influence the performance of the housing sector. Each of these documents makes it clear that the stakes of getting housing policies right are considerable, especially those policies having to do with urban land.

The Importance of the Housing Sector

Housing, together with the land under it, is the single most important asset of households in most of the world's cities. Housing investment and the flow of housing services account for a total contribution to GNP of between 7 and 18 percent in most countries. However, these figures fail to

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also believed that this tax would force landowners either to put their land to its “highest and best” use themselves, or make it accessible to someone who would.

Chapter Summaries

Martim Smolka and I investigate recent efforts to capture the portion of land values created by public actions through a range of new land taxation policies, including impact fees and benefit assessments. While the implementation of any new tax faces serious resistance, new land taxes face strong opposition from politically powerful landowners. Still, in our view these new efforts to capture value provide many opportunities. New taxes on land, particularly in developing and transitional countries, can be both an important source of revenue and a stimulus to economic development.

Karl Case explores the efficiency of intervention in land markets and concludes that government intervention is more justified in the case of land than in other kinds of markets for several reasons. It is widely recognized that intervention is necessary because of extensive externalities in the land market. Many economists also argue in favor of intervention because of possible distortions of the income and wealth distribution. In addition, Case advocates intervention based on speculative inefficiencies caused by the tendency of land prices to increase rapidly but to adjust downwards only slowly.

Dick Netzer describes how the property tax, which funded almost all public services in Henry George’s time, has diminished in importance and now provides only a quarter of government revenues in the U.S. However, he explains how current attempts to reduce the federal deficit and promote political devolution are making the property tax more rather than less important, and should encourage local governments—especially in cities that have recently experienced real estate booms—to take another look at land value taxation.

William Doebele investigates the growing interest of both developing and transitional countries in land market operations and the implementation of land taxes. He observes that when policies make no attempt to capture for public use the social increment in land values, “the phenomena

that Henry George observed in [nineteenth-century] San Francisco can readily be seen in the major cities of [developing] countries today: rapidly rising land values and attendant land speculation.”

C. Lowell Harriss demonstrates that Henry George’s “intellectual and moral appeal” extends to environmentalists and urban advocates. Environmental and growth management regulations recognize that land is unique, and that decisions about its use have long-lasting and far-reaching effects. Harriss argues that drawing a precise line between privately and socially created value in land is much complicated by zoning, permitting and planning, and that attempts to capture increases due to public actions may, in some cases, provoke counterclaims on government for decreases in value.

Daniel Bromley re-examines Henry George’s fundamental challenge—balancing private property and public interest in land. Bromley argues that public and private rights and values are interdependent. The rights of landowners are essentially created by social rules, which must evolve as society gains new knowledge and adopts new standards in both land use and politics. From that standpoint, regulations restricting what private owners may do with “their” property are simply the logical flip side of “the social gift of private land ownership.” Bromley agrees with George that, as an incentive system, the private ownership of land provides broad economic benefits, but he questions how land “can . . . assure liberty when not everyone has or can obtain” access to it.

Joan Youngman describes the basis for the unpopularity of property tax and the many thorny problems of implementing a fair property tax system. She examines the difficulties of separating and measuring the public and private components of land

Land Use and Taxation: Applying the Insights of Henry George is dedicated to David C. Lincoln, president of the Lincoln Foundation, who also served as chairman of the Lincoln Institute from 1974 to 1996.

The book is edited by H. James Brown, president of the Lincoln Institute. Contributors are Robert Solow, Institute Professor, Department of Economics, Massachusetts Institute of Technology; Martim Smolka, fellow for Latin American and Caribbean programs, Lincoln Institute; Karl Case, professor of economics, Wellesley College; Dick Netzer, professor of economics and public administration, New York University; William Doebele, professor of urban planning and design, emeritus, Harvard University; C. Lowell Harriss, professor of economics, emeritus, Columbia University; Daniel Bromley, editor, *Land Economics*, University of Wisconsin; and Joan Youngman, senior fellow, Lincoln Institute.

The paperback book will be available in late June at \$12.00 plus \$3.50 shipping and handling. Call 800/LAND-USE (526-3873) or use the order form in this newsletter to order a copy.

values. She questions the use of a special tax on wealth in land when other socially created forms of wealth that depend as much or even more on public actions, such as broadcast licenses, are not subject to the same degree of taxation. Yet, Youngman suggests, the recent trends toward simply taxing consumption or income and reducing taxes on wealth or property raise the very issues of public fairness and private productivity raised more than a century ago by Henry George.

More on Urban Commons

The March 1997 *Land Lines* articles on “Urban Land as Common Property” omitted a key reference to geographer Rutherford H. Platt’s co-edited book, *The Ecological City: Preserving and Restoring Urban Biodiversity* (University of Massachusetts Press, 1994; also see July 1994 *Land Lines*). Platt pioneered the idea of seeing abandoned or neglected urban open spaces as “incidental commons.” His presentation at the Lincoln Institute-sponsored session at the “Voices from the Commons” conference in June 1996 traced how open space in U.S. urban areas had evolved “from commons to commons”: from lands devoted to grazing and timber production in the seventeenth century, through nineteenth-century city parks, to new ways of organizing landowners, governments and community groups to manage informal open spaces with both ecological and social value.



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convey fully how the performance of the housing sector is intertwined with that of the broader economy through real, financial and fiscal circuits.

Since housing comprises 15 to 35 percent of consumer spending in most countries, inflation in housing prices is a significant element of overall consumer price inflation. Housing loans comprise some 15 to 20 percent of the consolidated assets of the banking systems of the most industrialized countries, making the integrity of these loans crucial to the overall soundness of the financial sector.

Housing subsidies, particularly in formerly planned economies, have contributed to budgetary deficits which have aggravated inflationary pressures, and poorly planned housing policies have often led to limited residential and labor mobility. Even in the United Kingdom, research indicates that inappropriate housing policies have increased structural unemployment rates, increased consumer prices and interest rates, adversely affected the balance of payments, and led to a significant decline in rates of household savings. Real estate booms and busts have also become a prominent feature of urban and national economies, notably in the United States and Japan.

Given the importance of the housing sector and the high cost of policy failures, it is surprising that many countries underestimate the objectives and instruments of housing policy. As a result, housing problems are often aggravated by ill-conceived or poorly executed public policies, and the performance of the sector falls beneath its potential.

Policies Affecting Housing

The provision of infrastructure, the regulation of land and housing development, the organization of the construction and materials industry, and the involvement of the public sector in housing production all have direct bearing on the production of housing and its responsiveness to shifts in demand. But other policies are also important—for example, those that relate to the physical and legal security of renters and owners, and the ability to use housing as collateral for long-term financing.

These policies influence the desirability of, and demand for, real estate and housing as an asset and, therefore, the amount of

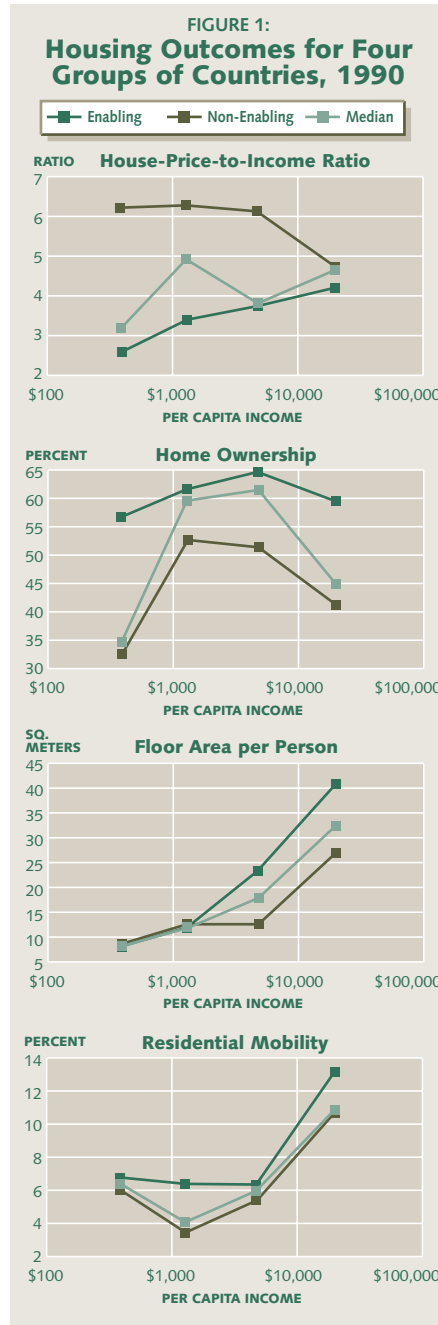
housing that investors want to build. In turn, these policies affect the quantity and affordability of housing available to meet the needs of final consumers of housing services. Investment decisions also influence the cost, availability, quality and production of informal housing, which accommodates much of the urban population in many developing countries.

Recent data on 53 countries collected by the Housing Indicators Program, a joint program of the United Nations' Centre for Human Settlements and the World Bank, supports the importance of

policy differences in shaping housing sector outcomes. Two key types of indicators are physical measures, such as crowding or structural durability, and measures related to price, such as house values, rents and the ratio of house value to income (also called the house-price-to-income ratio), which often reflects the relative efficiency of housing markets.

Comparisons of such indicators suggest, for example, that in Thailand, where land and housing regulation is simple and efficient, housing supply is more than 30 times as responsive to shifts in demand than in either Korea or Malaysia, where regulation is complicated and cumbersome. This is reflected in striking differences in housing prices, quality and affordability among the three countries.

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Source: Based on data from 53 countries collected by the joint World Bank/UN Centre for Human Settlements Housing Indicators Program (HIP). The Enabling Index was developed using HIP data on policies, regulations and institutional arrangements.

Enabling and Non-enabling Policies

“Enabling” countries are considered more market friendly because their housing policies support housing demand through appropriate housing finance, property rights and subsidies. Such countries facilitate housing supply by providing infrastructure, pertinent regulation and a competitive housing development industry. Figure 1 shows how a number of important housing outcomes vary with both the level of economic development (as measured by per capita income) and the policy environment for four groups of countries.

Housing prices at lower income levels among non-enablers are often the equivalent of two annual incomes higher than they are among enablers. Home ownership rates among enablers are generally 15 to 25 percentage points higher. Crowding, as measured by floor area per person, is significantly less among enablers. Residential mobility (percentage of population moving annually) is higher among enablers—a factor that facilitates upgrading housing conditions and enhancing job mobility.

A comparison of U.S. cities shows that house prices in non-enabling cities with stricter regulatory policies have risen in relative terms some 30 to 60 percent over a 15-year period (see Figure 2). This trend suggests important consequences for quality of life and competitiveness among cities with different degrees of market flexibility. Relative shifts in housing costs are in some cases equivalent to doubling potential residents' combined federal and state

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income tax, creating powerful disincentives for moving and for the functioning of labor markets.

These and similar findings suggest that systematic policy mistakes have been made, that their costs have been high,

Legality and Stability in Land and Housing Markets

OMAR RAZZAZ

Land and housing markets, and any other market for that matter, can be approached as arenas in which persons exchange rights to assets subject to constitutional rules, statutory and common law rules, and administrative rules and procedures. The value of land is often believed to be determined by expectations about what land uses will be *legally permitted* over time and the return from such uses. However, there is substantial evidence, international as well as U.S.-based, that markets and prices are also shaped by expectations about what is *legally prohibited* yet is nonetheless achievable through extra-legal or illegal means.

Scholars since Jeremy Bentham have linked markets and their viability to a legal regime of property rights which clearly defines, safeguards and facilitates the transfer of such rights through legal means. How then do we explain illegal or extra-legal property transactions: the buying and selling of stolen goods; subdivision of single-family houses into one-room rentals; and squatter settlements.

In all these contexts, assets are being acquired and used, hence there is property. There are also markets, frequently thriving, to exchange such assets. What is absent from these markets are legally defined rights. Their absence, however, does not prevent these markets from emerging and affecting supply and demand in the *legal* market. It is crucial, therefore, that such markets be understood, not just as an exotic feature of the developing world, but as alternatives to which actors in the market turn under certain conditions.

What happens if property rights are not clear, are contested or are not well enforced? Policy advisors rarely address this question, not because they fail to see that property regimes are frequently lacking in stability and security, but rather because they see their function as one of *putting in place* the ideal set of laws, regulations, and administrative and enforcement mechanisms that would guarantee stable expectations, secure rights and efficient markets (see Figure 1).

The only problem is that *putting in*

place such laws and regulations rarely happens in a vacuum. Rather, it happens in a landscape of existing interests, entitlements, conventions and practices. It is the interaction between these new interventions and existing norms and practices that determines who is able to do what with which assets in society. Three examples illustrate my point.

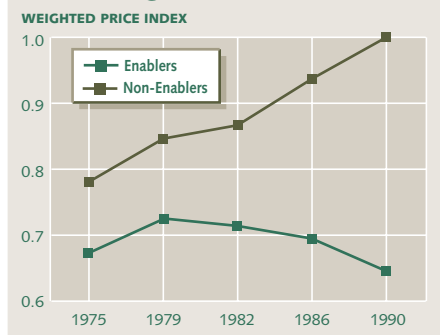
Farm Restructuring in Eastern Europe

Until the late 1980s, farmland in Eastern Europe was organized within state farms, collective farms, or, in some cases, small private farms owned by farmers who had the right to cultivate but not sell or develop the land. The absence of competitive agricultural and land markets prevented many adjustments from taking place: labor mobility, adjustment in farm sizes, incentives to invest or increase labor productivity, and moving land to better uses.

Some policy advisers have argued that unless the New Independent States establish family-based farms with legally, well-defined and well-protected private property rights that can be transferred easily, little can be done to promote necessary adjustments. But how do farmers adjust

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FIGURE 2:
Average Housing Price Changes for U.S. Cities



Source: Based on hedonic price indices for rental and owner-occupied housing (weighted by the proportion of renters and owners in each market) for U.S. Standard Metropolitan Areas. The classification of U.S. cities as enablers or non-enablers is based on an index of regulatory stringency originally developed and applied by Stephen Malpezzi.

and that it is time for a general change in thinking about the aims and instruments of land and housing policy.

Stephen K. Mayo, a visiting fellow of the Lincoln Institute, is developing research and education programs on land prices, land markets and the broader economy. On November 7–8, 1997, the first in a series of conferences on this topic will be held at the Institute to examine land prices and land information systems. For more information, contact Steve Mayo at stevem@lincolninst.edu

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Malpezzi, Stephen, "House Prices, Externalities, and Regulation in U.S. Metropolitan Areas," *Journal of Housing Research* 7,2, 1996.

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FIGURE 1:
A Centralist View of a Legal Regime



to the new realities of the transition while constitutions are amended, laws are promulgated, cadasters are compiled and land registers are established?

The answer lies in short-term informal leasing, which is the most common land transaction in Eastern Europe for several reasons. First, informal leases occur mostly between neighboring farmers who know each other and the quality of the land being traded. Second, most leases are short-term, allowing farmers to reduce the uncertainty associated with long-term commitments in inflationary and politically unstable environments. Finally, short-term leases allow farmers to adjust their farming units, which speeds up the economic restructuring of the farming sector. Farmers conduct these short-term transactions not because they are legally permitted, but because of norms, conventions and local networks.

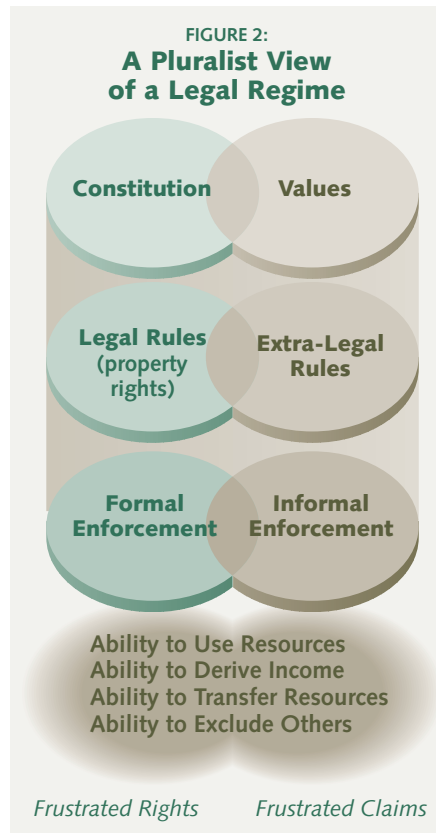
Squatter Housing in Developing Countries

Conventional wisdom on squatter housing in developing countries has been that lack of tenure security is responsible for the poor quality of housing in these settlements. Granting legal titles, the argument goes, would provide the necessary security and unleash household savings into investment in better housing. Recent empirical work, however, suggests that legal title is neither necessary nor sufficient for tenure security to exist.

Furthermore, absence of land title does not prevent squatters from renting or selling their houses. Indeed, except when an eminent threat of eviction exists, informal markets evolve to reduce the uncertainty associated with illegal transactions. Rules and arrangements evolve over time to provide information about who owns what, enforce contracts and resolve property disputes. For example, neighborhood associations in Brazilian favelas maintain an informal register of residents and issue documents as proof of ownership. Middlemen and land subdividers in Jordan play a crucial role in finding buyers and even financing them. These roles substitute for, duplicate or manipulate the legal system that functions in formal markets.

Illegal Housing Conversions in the U.S.

A recent series of articles in the *New York Times* documents the surge of illegal



apartments throughout the City of New York in response to continuing poverty and the dwindling supply of affordable housing. In Queens, for example, one- and two-family units are being converted into multiple apartments, turning even attics and basements into makeshift flats.

These apartments are not registered with the city and are, therefore, not regulated. Firefighters estimate that as many as 80 percent of the homes in Queens are illegally subdivided. Needless to say, landlords, tenants, developers, brokers and contractors operate in these markets. They rely on evading, manipulating, and breaking laws and regulations to allow these markets to function. By necessity, they also have to rely on extra-legal means to enforce some of their contractual arrangements or resolve their disputes.

An Alternative Model

To understand how land markets operate, we need a "lens" that captures a wider array of rules and market arrangements. We need to examine not only what constitutional, statutory and common laws permit, but also what social norms and conventions permit. We need to go beyond property rights to include the range of property interests that are not necessarily

based in law. We also need to go beyond the formal means of contracting and enforcement to include informal means based on ethnic, territorial and associational networks. This approach amounts to an alternative framework (see Figure 2) for understanding market actors' expectations about the ability to use, develop, transfer and derive income from land.

The wider lens approach to market institutions also allows us to shift emphasis from institutional *forms* to institutional *substance*. The important question is not whether a particular institution (such as a land registry) exists, but rather how information about land and housing markets is provided, how risk is reduced, and how enforcement is made effective.

Omar Razzaz is Ford International Assistant Professor in the Department of Urban Studies and Planning at Massachusetts Institute of Technology. He previously worked at the World Bank on property rights under transition in Eastern Europe, the Middle East and Africa. He can be reached at orazzaz@mit.edu.

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RELATED PUBLICATIONS

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Jones, Gareth and Peter M. Ward, eds. *Methodology for Land and Housing Market Analysis*, 1994. \$37.95 hardcover, plus shipping and handling.

Rodwin, Lloyd, and Donald A. Schon, editors. *Rethinking the Development Experience: Essays Provoked by the Work of Albert O. Hirschman*, 1994. \$38.95 hardcover or \$16.95 paperback, plus shipping and handling.

Youngman, Joan, and Jane Malme. *An International Survey of Taxes on Land and Buildings*, 1994. \$32.95 hardcover, plus shipping and handling.

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Bruni, Frank, with Deborah Sontag. "Behind a Suburban Facade in Queens, A Teeming, Angry Arithmetic," *The New York Times*, October 8, 1996, p. A1.

Razzaz, Omar. "Contestation and Mutual Adjustment: The Process of Controlling Land in Yajouz, Jordan," *Law and Society Review* 28, no. 1. 1994.

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Reaching Out to Community Planners

MARTHA SCOTT PERKINS

Volunteer citizens who take on the task of planning for future uses of land in their communities face an important responsibility. Their decisions must take into consideration complex economic, environmental and social issues that are critical in shaping the character of the community for years to come.

Recognizing a noticeable gap in education programs to support these local policymakers with both technical information and an understanding of the planning process, the Lincoln Institute established a Land Policy Forum for Planning Officials in 1993. This program was offered for three years as a seven-session course presented one Saturday each month for 35 attendees from throughout New England. The curriculum included the following topics: The Comprehensive Plan and the Planning Process; The Developer's World; Land Use and Traffic; Land Conservation, Economic Development and Land Values; Constitutional Issues and Property Rights; and Zoning.

It soon became apparent that many more people wanted to participate in the course, but travel to Cambridge was difficult and time-consuming, and the Institute could not easily accommodate larger classes on site. Thus, in January 1996, the Institute redesigned the program for presentation via interactive television (ITV) to 16 sites scattered throughout Maine. A similar program was presented at 12 sites in Vermont during the 1996-97 fall/winter term. The ITV system is a "classroom without walls," operating much like a regular classroom except that participants gather at prearranged sites around the state. Their visual and audio contact with each other and with the faculty is carried via television, and they converse over speaker phones.

For these newly formatted programs, the Lincoln Institute's core faculty worked closely with planning professionals in each state to present appropriate material from the established curriculum and to provide specific explanations on local and statewide land use requirements and regulations. Local and regional planning organizations helped the Institute identify prospective volunteer planners and coordinate



MARTHA PERKINS TEACHES LOCAL PLANNING OFFICIALS FROM THE BURLINGTON STUDIO OF VERMONT INTERACTIVE TELEVISION.

the viewing sites. Through that outreach effort, 75 to 100 people were able to participate in each of the six Saturday morning programs from a site near their homes.

Citizen Planning in Vermont

The final session of the Vermont ITV program explored how to effectively involve more people in the planning process. In general, citizen participation in local government has decreased over the last decade. At the same time, public officials are increasingly dependent on an informed and active populace to develop, agree upon and implement local planning decisions that protect the long-term sustainability of the community.

Delia Clark, co-director of the Institute for Community Environmental Management at Antioch New England Graduate School, cited examples of six Vermont towns which have completed "Community Profiles" through a program called The Upper Valley: 2001 and Beyond. Each profile is a compilation of town characteristics, goals to make the town a better place in which to live and an action plan to reach those goals.

The process of creating a community profile is similar to that for gathering data for a master plan. The difference is that a citizen group, often called the Steering Committee, spearheads the endeavor, relieving the commission of one of its most complex and time-consuming tasks. The process includes bringing together a diverse representation of town residents, a clearly defined agenda and detailed follow-up efforts.

Rick Carbin, chair of the Vermont Scenery Preservation Council and a long-

time planning consultant in the state, discussed partnership approaches through community stewardship. Encouraging interdisciplinary approaches to community planning, conservation and development, he defined community stewardship as including a broad-based coalition of community-oriented interests; concern for all resources in a community; a clear vision for the future; action-oriented planning; and follow through based on consensus.

Planning commissions in Vermont do not differ significantly from those around New England and most of the country. They all find themselves buried in agendas that include a wide range of tasks. "If public planning officials can stimulate diverse citizen participation in creating and implementing master plans," Carbin said, "there would be a greater assurance that long-term planning takes into account the economic, environmental and social costs and benefits of specific actions."

Martha Scott Perkins, a planner, former planning board member and faculty associate of the Institute, developed the Land Policy Forum series with education director Dennis Robinson. If you are interested in offering an ITV or other program for volunteer planning officials in your community, contact Dennis Robinson at 617/661-3016.

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RELATED PUBLICATIONS

DeGrove, *The New Frontier for Land Policy: Planning and Growth Management in the States*, 1992. \$18.95 paperback, plus shipping and handling.

Endicott, *Land Conservation Through Public/Private Partnerships*, 1993. \$22.95 paperback, plus shipping and handling.

J. Thomas Black has been named a fellow of the Lincoln Institute to continue his research and writing on urban planning, urban economics and real estate development issues. He previously served as resident senior fellow and research director at the Urban Land Institute in Washington, DC, for more than 23 years. His recent investigations have addressed urban industrial land recycling problems and redevelopment strategies; restructuring of the real estate investment and management industry; and the pros and cons of metropolitan development patterns.

Douglas Keare is a visiting fellow at the Lincoln Institute to research approaches to strategic planning for large cities in developing countries. He is also analyzing certain underutilized tools, such as transferable development rights, which influence land uses and the functioning of land markets. As division chief in the World Bank, he established and for a dozen years managed the urban research and policy program. He spent the past three years as a research associate at the Harvard Institute for International Development.

Sonia Pereira is a visiting fellow at the Lincoln Institute while completing her Ph.D. thesis in earth sciences, specializing in urban geography, from the Institute of Geography of the Federal University in Rio de Janeiro, Brazil. With support from a Fulbright scholarship, she is also affiliated with Harvard University's Academic and Professional Programs for the Americas (LASPAU). An environmental lawyer, biologist, social psychologist and activist on behalf of human rights, she has won international recognition for her work on environmental protection for low-income communities in Rio de Janeiro and in the Amazon region.

Christina Shortall has joined the Institute as manager of program and client services. She oversees the reorganized information services function, encompassing course registrations and publications order processing, and coordinates operations that support the Institute's research, education and publications programs.

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| <p>1. Profession (check one)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Architect/Landscape architect/ Urban designer (20) <input type="checkbox"/> Assessor/Appraiser (01) <input type="checkbox"/> Banker/Lender (07) <input type="checkbox"/> Business executive (11) <input type="checkbox"/> Computer analyst/Specialist (02) <input type="checkbox"/> Conservationist (04) <input type="checkbox"/> Developer/Builder (05) <input type="checkbox"/> Economist (06) <input type="checkbox"/> Other social scientist (14) <input type="checkbox"/> Engineer (19) <input type="checkbox"/> Environmentalist (23) <input type="checkbox"/> Finance officer (24) <input type="checkbox"/> Government executive or staff (10) <input type="checkbox"/> Journalist (08) <input type="checkbox"/> Judge/Other judicial official (17) <input type="checkbox"/> Lawyer (09) | <ul style="list-style-type: none"> <input type="checkbox"/> Legislator/Council/Commissioner/Staff (13) <input type="checkbox"/> Librarian/Archivist (16) <input type="checkbox"/> Planner (12) <input type="checkbox"/> Real estate broker/Agent (18) <input type="checkbox"/> Tax administrator (15) <input type="checkbox"/> Other (99) <p>2. Type of organization/affiliation (check one)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local/County government (LG) <input type="checkbox"/> State/Provincial government (SG) <input type="checkbox"/> Regional government (RG) <input type="checkbox"/> Federal/National government (FG) <input type="checkbox"/> Professional or Consulting firm (PC) <input type="checkbox"/> Business or industry (B5) | <ul style="list-style-type: none"> <input type="checkbox"/> Educational Institution (ED) <input type="checkbox"/> Other nonprofit (NP) <input type="checkbox"/> Student (ST) <input type="checkbox"/> Other (99) <p>3. Areas of interest (check up to four)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital financing (10) <input type="checkbox"/> Economic/Community development (21) <input type="checkbox"/> Ethics of land use (03) <input type="checkbox"/> Governance and public management (30) <input type="checkbox"/> Growth management (04) <input type="checkbox"/> Housing (18) <input type="checkbox"/> Land data systems (07) <input type="checkbox"/> Land economics (09) <input type="checkbox"/> Land law and regulation (11) <input type="checkbox"/> Land policy: Int'l. comparisons (05) | <ul style="list-style-type: none"> <input type="checkbox"/> Land and tax policy in Latin America (25) <input type="checkbox"/> Natural resources & the environment (02) <input type="checkbox"/> Open space (33) <input type="checkbox"/> Public facilities and services (22) <input type="checkbox"/> Real estate development (08) <input type="checkbox"/> Rural planning (31) <input type="checkbox"/> Tax policy: Int'l. comparisons (29) <input type="checkbox"/> Tax and revenue systems (13) <input type="checkbox"/> Transportation (23) <input type="checkbox"/> Urban design (26) <input type="checkbox"/> Urban planning (14) <input type="checkbox"/> Valuation/Assessment/Appraisal (28) |
|---|---|---|---|

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Issues Forum Examines Metropolitan Coalitions

In conjunction with the recent Lincoln/Brookings publication of Myron Orfield's book, *Metropolitics: A Regional Agenda for Community and Stability*, The Brookings Institution is hosting a national issues forum in Washington, DC, on Wednesday, May 28. The speakers at "Metropolitan Governance: The Next Wave of Devolution" will focus on examples of metropolitan collaborations around the country. They will examine the demographic and market trends that are common to many central cities and older suburban areas, and address the role of federal policy in encouraging metropolitan coalitions.

Confirmed speakers include: Scott Bernstein, president of the Center for Neighborhood Technology; E.J. Dionne, national columnist and visiting scholar at The Brookings Institution; Hank Dittmar, executive director of the Surface Transportation Policy Project; Anthony Downs, senior fellow at the Brookings Institution; Bruce Katz, director, Brookings Center on Urban and Metropolitan Policy; Myron Orfield, member of Minnesota House of Representatives and author of *Metropolitics*; Madeline Cain, mayor of Lakewood, Ohio; and Sam Fulwood, staff writer for the *Los Angeles Times*.

For more information or to register for this forum, contact Lela Sallis or Douglas Wood at the Brookings Center for Public Policy Education at 202/797-6299 or 6002.

FYI

RELATED PUBLICATIONS

(To order, use form on page 7.)

Downs, *New Visions for Metropolitan America*, 1994. \$14.95 paperback, plus shipping and handling.

Downs, *Stuck in Traffic: Coping with Peak-Hour Traffic Congestion*, 1992. \$12.95 paperback, plus shipping and handling.

Orfield, *Metropolitics: A Regional Agenda for Community and Stability*, 1997. \$28.95 plus shipping and handling.

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Integrating the theory and practice of land policy and understanding the forces that influence it are the major goals of the Institute.

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