

Land Lines

Newsletter of the Lincoln Institute of Land Policy

The Land Market Deregulation Debate in Chile

Martim O. Smolka and Francisco Sabatini

Few places in Latin America, or in the rest of the world, have dared to implement such radical urban land policy reforms as Chile has over the last 20 years. In 1979, the government began initiating deregulation policies by releasing a document that stated that the scarcity of land was artificially produced by excessive regulation, which resulted in the virtual elimination of urban growth boundaries.

Since then much has changed in the morphology and internal structure of Chilean cities, but the assessment of these changes varies greatly according to one's ideological position. Explicit socially oriented urban policies have allowed for significant improvements in access to housing by the poor, but some argue that the spatial segregation impacts of such policies have imposed a high toll on society by indirectly lowering quality of life, impeding access to jobs and aggravating social alienation.

Even before the 1973–1990 period of military government, Chile was recognized

as a unitarian and centralist political system, characterized by the strong presence of the state in economics and politics. It is a society with a relatively homogenous culture and is unique among Latin American countries in its strong legalist tradition. Chilean cities also present a sharp contrast to their counterparts in Latin America. There are virtually no informal land markets; land tenure has been almost completely regularized by strong public programs; and the majority of the urban poor live in areas where the main streets are paved and sanitary services are provided. Urban violence, in spite of growing trends, is still minimal compared to the rest of the continent.

Deregulation Policies and Problems

Among the most innovative aspects of Chilean urban policy are the following:

- Elimination of urban growth boundaries while maintaining the planning designation of sensitive areas for environmental protection. This measure had two goals: to delegate a leadership role in urban development and land use to market forces and to reduce land prices.

- Establishment of a subsidy system aimed at reducing the housing deficit. Considered by many to be the pillar of Chile's housing policy, the subsidy system is widely perceived as the original and most innovative synthesis of liberalization policies with Chile's state-dominated tradition. The program channels substantial subsidies to families—based on income, family structure, demonstrated saving capacity, and current housing condition—in order to finance housing provided by the private sector according to certain pre-established standards. As a result, Chile has emerged as the only country in Latin

America where, since 1992, new housing has been provided at a faster rate than the formation of new households, gradually eliminating the housing deficit.

- Eviction of poor settlements from well-to-do areas and other overt segregationist policies. Few other countries would dare to implement such policies today, as



See
Publications
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they would surely meet strong resistance in less autocratic societies where the rights of poor occupants are recognized as legitimate.

Although some of the achievements of these deregulation policies are widely recognized as positive—particularly in regard to legal and physical or urbanistic regularization and the quantity of social housing provided—many Chileans believe that the policies of the past 20 years have only caused new problems. Some of them are:

- Urban sprawl and its relation to increasing traffic congestion and dangerous levels of air pollution. For example, Santiago's air pollution levels are matched only by cities three times its size, such as

See [Debate in Chile](#) page 2



January 2000
Volume 12, Number 1

- 3 Proposal Deadline: March 1
- 4 David C. Lincoln Fellowships Awarded
- 5 Property Tax Classification
- 7 New Book: Urban-Suburban Interdependencies
- 7 Program Calendar

Debate in Chile

continued from page 1

Mexico City and São Paulo, even though car use is relatively low.

- The formation of ill-equipped and socially segregated low-income neighborhoods. In a context of increasing economic and employment insecurity, these areas become a breeding ground for social problems such as drug addiction, juvenile delinquency, youth apathy and alienation.¹ Even a casual visitor to the capital city, Santiago, is struck by the contrast between the flamboyance of wealthy, master-planned *comunas*² such as Las Condes and the monotony of neighborhoods produced by private developers in fringe *comunas* such as Maipú and La Florida.

- Continued increases in land prices. Contrary to the predictions of those responsible for the deregulation policies, land prices in Chile have increased, absorbing an ever-larger share of the housing subsidy program.³ Some analysts have claimed that land prices already correspond to between 60 and 100 percent of the subsidy. This is seriously jeopardizing the sustainability of the voucher system, and is pushing the poorest sectors out of the program. These increases in land prices should come as no surprise, however; similar escalation has occurred in other countries where deregulation policies have influenced future demand expectations of 'cheaper' urban fringe development as an alternative to the congested centers.

Proposal Deadline is March 1, 2000

The Lincoln Institute announces its annual funding cycle to select proposals for research projects, case studies, courses, curriculum materials and dissertation fellowships that focus on land use, land markets and land-related taxation policies.

Proposals must be received at the Lincoln Institute by March 1, 2000, to be considered for funding during the 2001 fiscal year (starting July 1, 2000). To obtain a copy of the Request for Proposal guidelines, you can download the document from the Institute's website (www.lincolninst.edu) or request a copy by email (help@lincolninst.edu).

It is unclear whether these urban changes can be attributed directly to the effectiveness of market-oriented land policies or to the strong overall performance of the Chilean economy. The steady growth in gross domestic product (GDP), averaging about seven percent a year since 1985, was interrupted only recently due to the Asian economic crisis.

Expanding the Debate

The liberalization of urban land markets in Chile represents an intriguing and innovative experience from an international perspective, yet internal public debate has been limited. Recently, the achievements and problems of liberalization have reached a point of such undeniable importance that they have stimulated broad concerns. Furthermore, the government has proposed modifying the current "Ley General de Urbanismo y Construcciones" (Law of Urban Planning and Construction), which would result in a number of significant changes. Among the most important are:

- broader responsibilities for urban planning, which would have to account for all local space (not only the urbanized areas within each municipality, as at present), and
- the application of a series of economic or market regulations, such as the issuance of special "construction certificates" designed to conserve the country's architectural heritage, and the creation of "conditional urban development zones" to favor mixed-use schemes.

Despite the importance of these potential modifications to future planning, they have not been debated widely, and the legislative proposal has not included theoretical considerations or an explanation that justifies the proposed changes.

To facilitate a focused discussion of these issues, Carlos Montes, President of the Chilean House of Representatives, invited the Lincoln Institute to participate in a seminar coordinated with the Institute of Urban Studies of the Catholic University of Chile. Titled "20 Years of Liberalization of Land Markets in Chile: Impacts on Social Housing Policy, Urban Growth and Land Prices," the seminar was held in October 1999 in Santiago. It brought together members of the Chilean Congress, the business community (developers, financial leaders, etc.), officials of public agencies (ministries, municipalities, etc.), academics and representatives of NGOs to engage in

Santiago: Households per Income Group

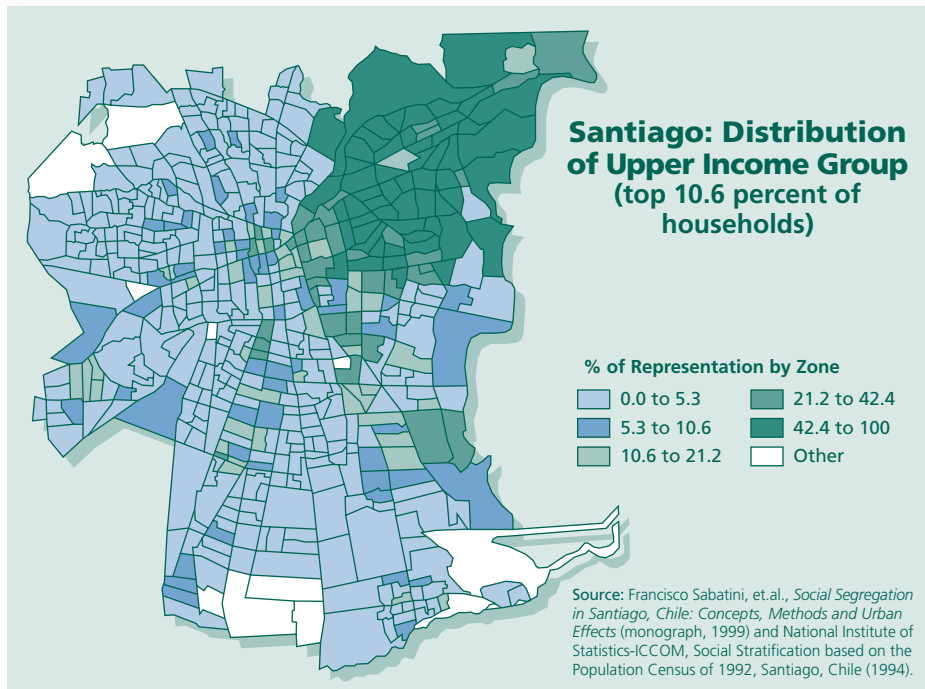
Income Group	Number of Households	%
Extreme low	82,552	8.4
Low	166,718	17.0
Lower-middle	444,581	45.4
Middle	115,036	11.7
Upper-middle	67,248	6.9
Upper	103,786	10.6
	979,921	100.0

Sources: Francisco Sabatini, et al., "Social Segregation in Santiago, Chile: Concepts, Methods and Urban Effects" (monograph, 1999) and Executive Secretariat of the Planning Commission for Investments in Transportation Infrastructure (SECTRA), "Survey of Origin and Destination of Trips in Santiago" (1991).

a lively public debate. The discussion highlighted a clear ideological polarization between "liberal" and "progressive" approaches to understanding and solving deregulation issues (i.e., "more market" versus "more state").

From a liberal point of view,⁴ these problems emerge and persist because land markets have never been sufficiently deregulated. Some liberals, in fact, insist that public intervention never disappeared; they believe that regulation actually increased after Chile's return to democracy in 1990. For example, liberals cite various means, often indirect, by which the state restricts the free growth of cities, such as when it attempts to expand environmentally protected areas that are closed to urban uses or to impose an official and almost homogenous criterion of densification to all urban space. They also assert that citizens should be free to choose different lifestyles and that the authorities should limit themselves to informing citizens of the private and social costs of their options, with the implicit understanding that such costs are reflected in market prices when urban land markets are functioning efficiently (i.e., when they are fully liberalized).

The principal explanation offered by the liberals for the problems of equity and efficiency facing Chilean urban development today are insufficient advances in the application of criteria to "internalize the externalities," particularly negative externalities, by those responsible for them. As passionately argued by some representatives of this group, private agents should be



allowed to act freely, as long as they are willing to compensate society for the implied social costs incurred.

On the other hand, the progressives believe that liberalization has gone too far in its market approach and has left many problems unsolved: the increase in land prices; problems in the quality and durability of housing; the conditions under which land is serviced; social problems associated with urban poverty; and problems of efficiency and equity derived from the growth patterns of cities, such as the mismatch between areas where services are provided and the locations chosen for private developments.

These criticisms recognize the imperfect nature of urban markets and the need for greater levels of control and intervention. Among the forms of intervention recommended by many progressives are value capture instruments, which have rarely been used or even contemplated in financing programs for the public provision of new urban infrastructure and services. The creation of such mechanisms would be consistent with the idea of internalizing the externalities, a point of relative consensus between the progressives and the liberals. The main difference is that the liberals would restrict value capture to the public recovery of specific costs, whereas the progressives would consider the right to capture the full land value increment resulting from any public action, whether resulting from investment or regulation.

In more general terms, the progressives argue that not everything can be considered in strictly monetary terms. There are urban values and objectives related to public policy that cannot be achieved through the market, or for that matter by law, such as the sense of community. Although largely disregarded in the new housing options provided by private developers to low-income families, such as the voucher system, community solidarity is of tremendous importance to counteract the social problems that spatial segregation tends to exacerbate. Environmental conservation is another example of an urban policy objective for which “price tags” are seen to be of questionable effectiveness.

With regard to the free growth of cities and the idea of respecting the options of their citizens, the progressives react by noting that steep social and environmental costs tend to go hand-in-hand with sprawl. They also point out that the only group that can truly choose its way of life through the marketplace is the wealthy minority. While seeing benefits in concentration, progressives also voice concerns about extreme density. Some Chileans have expressed an interest in a metropolitan authority to deal with regional issues, and in the use of public infrastructure investment as a means of guiding growth.

Adequate responses to these issues and perspectives involve more than technical or fiscal solutions, such as the extent to which developers actually pay for the

full cost of the changes they impose on society (let alone the problem of accurately assessing the costs) or the sustainability of the demand-driven voucher system which constitutes the core of Chile’s housing policy. The solutions also involve broader and more value-related concerns, such as the environmental costs of sprawl and the importance of maintaining local community identities and initiatives. Discussion in the Congress and other settings is still expanding, but is expected to take some time before the opposing perspectives reach consensus. □

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NOTES:

1 In contrast to the rest of the continent, drugs were not a major problem in Chile until recently.

2 Metropolitan Santiago is comprised of 35 independent political-administrative jurisdictions called comunas.

3 See Gareth A. Jones, “Comparative Policy Perspectives on Urban Land Market Reform,” *Land Lines*, November 1998.

4 Our use of the term “liberal” corresponds to its connotation in Chile, which refers to the strong influence of the economic principle of freeing market forces to their limits, as espoused by the “Chicago School.”

In Memory of Stephen K. Mayo

The Lincoln Institute sadly reports the death of Stephen K. Mayo on November 26, 1999. Steve was a senior fellow of the Institute from 1996 to 1998. His work focused on the interactions between land and property markets and the global economy. He also made valuable contributions to the debate on housing policy while employed at the World Bank. A graduate of the Air Force Academy, Steve earned his Ph.D. in economics and taught briefly at Harvard University.

David C. Lincoln Fellowships Awarded

The David C. Lincoln Fellowships in Land Value Taxation were inaugurated in 1999 to develop academic and professional interest in land value taxation through support for major research projects. The fellowship program honors David C. Lincoln, chairman of the Lincoln Foundation and founding chairman of the Lincoln Institute, and his long-standing interest in land value taxation.

The fellowship program seeks to encourage scholars to undertake new work in this field, either in the basic theory of land value taxation or its application to specific areas, domestic or international. The projects will add to the body of knowledge and understanding of land value taxation as a component of contemporary fiscal systems.

The following fellowships are the first ones to be awarded under this program. The deadline for the second annual application process is August 31, 2000. For more information about this program, contact help@lincolninst.edu or visit the Institute's website at www.lincolninst.edu.

Peter K. Brown

Liverpool John Moores University, England
Moira Hepworth
*Institute of Revenues,
Rating and Valuation, London, England*

A Study of European Land Tax Systems



This research project seeks to develop a comprehensive reference source in English on the nature, scope and implementation of local property tax systems in Europe. Previous research has tended to concentrate on the economic or fiscal aspects of the taxes, whereas this project will focus on the application of property tax as it affects the property owner or occupier—the taxpayer. The resultant reference source will provide both the valuation practitioner and businessperson with clear and concise advice on local property taxation in countries throughout Europe.

Robert J. Gloudeans

*Almy, Gloudeans, Jacobs & Denne,
Phoenix*

Implementing a Land Value Tax in Urban Residential Communities



The project investigates practical means of estimating residential land values in urban areas and associated tax shifts among residential property owners. Using actual data bases from several urban areas in North America,

multivariate statistical methods separate sales prices into land and building components. The project analyzes the percentage of value attributable to land and associated tax shifts among residential properties versus an ad valorem system based on both land and building values. The research seeks to contribute to a better understanding of the administrative feasibility and tax impacts of a land value tax.

Thomas Hamilton

Indiana State University

Frank S. Kelly

Indiana Board of Tax Commissioners

Land Value Taxation in Indiana: Challenges and Issues



Although more than a year has passed since the Indiana Supreme Court ruled that the state's assessment manuals violated the state constitution, policy-makers have made little progress in addressing the most problematic component of the assessment system, namely the valuation of land. The authors will explore this problem from a variety of viewpoints, offer alternative approaches to valuing property in Indiana, including a land-based tax, and examine how the recently proposed assessment manuals address this problem. Finally, this project will offer an analysis of the estimated tax burden shifts arising under these alternative assessment approaches.

Tom M. Konyimbih

University of Nairobi

Land Value Taxation for Kenya



Rural (agricultural) land is not taxed in Kenya, despite the existence of enabling legislation for such a tax for the last three decades. There is no institutional knowledge about the tax, and no in-depth research has been carried out to dev-

elop a methodology for taxing the land. Urban local authorities tax private and institutional land within their jurisdictions on the basis of unimproved site value, but proceeds from this tax account for only about 20 percent of the total municipal income, in spite of active land markets and high land values. This research aims to develop a methodology for taxing rural (agricultural) land and to review the institutional framework within which urban land value taxation operates in Kenya, with a view to making it more appropriate, up-to-date and effective within the context of central-local fiscal reforms and decentralization.

Todd Litman

Victoria Transport Policy Institute, Canada

Relationships between Transportation, Land Use and Taxation Policies



This project explores the relationships between transportation, land use and taxation policies. It investigates how current land tax and regulatory practices affect the amount of land devoted to roads and parking facilities, and how this

affects transport patterns. The study incorporates several steps: develop ways to measure the amount of land devoted to transport facilities; examine how this varies under different circumstances; estimate the value of this resource; evaluate how tax policies and regulations policies treat this land; and analyze whether current practices are optimal in terms of various economic and social objectives.

Tony Vickers

Henry George Foundation of Great Britain

Preparing for Land Value Taxation in Britain



Devolution in the United Kingdom has prompted new multi-layer democracy to rethink funding options. Land value taxation is seen potentially as an equitable and cost-effective source of revenue. However, there has

been no British study of its practical implications for over 25 years. This project will assess the practical and political obstacles to land value taxation—perceived and actual—and consider what administrative tools are needed and how they could be devised. The results will be disseminated widely in professional and government circles and will offer recommendations for further studies that may be necessary before implementation can commence.

Property Tax Classification in Cook County, Illinois

Scott Koeneman

Conventional wisdom and basic economic principles would suggest that an area subject to higher commercial and industrial property taxes than its nearby neighbors will suffer reduced economic development in comparison to those neighbors. On the other hand, any effort to reduce such unequal or “classified” property tax rates will produce a revenue shortfall. Raising taxes on homeowners to equalize rates and recover this lost revenue will encounter enormous and obvious political resistance.

This is the situation currently facing Cook County and the city of Chicago, and was the subject of a conference led by Therese McGuire of the Institute of Government and Public Affairs (IGPA) at the University of Illinois at Chicago. Held last September and cosponsored by the Lincoln Institute, the IGPA, and the Civic Federation of Chicago, the program brought together more than a hundred business and civic leaders, academics and practitioners to consider alternative methods of addressing the problems presented by the Cook County classification system.

In Illinois, the use of a property tax classification system by Cook County has been blamed for the economic decline of Chicago and the inner suburbs. The classification system is also seen as a barrier to reforming school funding and the state’s tax system. Are these charges valid? Does the classification system put Cook County at an economic disadvantage compared to its rapidly growing adjacent “collar counties”? If classification has so many shortcomings, why was it instituted in the first place? If we are only now recognizing those shortcomings, what steps can be taken that are both economically and politically feasible to overcome the problems?

Overview of Tax Classification

Illinois has long operated under the twin principles of uniformity and universality for both real and personal property, and both principles were incorporated into the Illinois Constitution of 1870. However, de facto or administrative classification of real

property developed in Cook County as a response to the difficulty in taxing personal property in the same manner as real property. By the 1920s, the Cook County assessor publicly acknowledged assessing residential property at 25 percent of real value and business property at 60 percent.

A 1966 Illinois Department of Revenue report noted that Cook County was using 15 different classification groups. Despite the fact that classification was clearly in violation of the 1870 Constitu-



tion, the Illinois Supreme Court had refused to confront the issue. By the late 1960s, however, the court was prepared to overturn the existing system, and the 1970 constitutional convention faced the potential threat of court intervention.

The convention was the product of numerous reform efforts in Illinois during the previous decade. The state had failed to find a compromise redistricting plan after the 1960 census, causing the entire Illinois House to be elected as at-large members in 1964. That election brought many reformers to office, and a House-created commission charged with recommending constitutional reforms subsequently called for the 1970 convention.

Several delegates on the convention’s revenue committee were passionately in favor of uniformity, and they had considerable support from experts who opposed

classification as a matter of economic policy. On the other hand, the Chicago delegation was adamant in demanding that the new constitution legalize classification. It was generally believed that without legalization, the new constitution would not have the support of Chicago Mayor Richard J. Daley and his delegation, in which case it would fail to pass.

As a result, the 1970 Illinois Constitution allowed counties with a population greater than 200,000 to classify property for taxation. The extension of classification to these large counties was also allowed for the collar counties because many taxing districts crossed those county boundaries. Cook County’s system was thus guaranteed, but the Constitution gave the General Assembly the power to apply limitations because of concerns there would be a crazy quilt of classifications should the collar counties adopt that system. Nevertheless, no collar county has done so.

Today, Cook County’s classification system is considered by many to be an impediment to Illinois’ attempts to deal with a variety of social and economic issues. Politically, classification is believed to be partly to blame for the failure to reform education funding in Illinois. In 1997, then Governor James Edgar led an unsuccessful attempt to convince the General Assembly to gradually shift the burden of education funding from property taxes to income taxes. One of the strongest arguments against the effort was that it would be a windfall for businesses and corporations, whose property taxes would be shifted to individual taxpayers. That shift would have been even greater in Cook County, which has more than 47 percent of the state’s entire assessed value and where businesses pay property taxes at a rate double that of homeowners.

Impacts on Economic Development

In terms of economic development, some observers believe that classification puts Cook County at a disadvantage in the eyes of business people who might consider locating in Illinois or expanding their operations in the state. While there are obviously

See **Cook County** page 6

Cook County

continued from page 5

other factors involved, the concern is that classification would cause these companies to look more favorably at locations in the collar counties or other states.

Recent research has shown that high property taxes do have a negative effect on the market value of property and do deter businesses from locating in the affected areas. Studies of property tax differences in the Boston, Phoenix and Chicago areas have shown that, because higher property taxes mean higher rents and lower market

national trend or specific property tax differences that is causing slower economic growth in Cook County, the study examined the characteristics of 260 municipalities in the Chicago metropolitan area. The researchers used two samples of municipalities—one metro-wide and the other limited to those near the Cook County border, where the effects of higher tax rates should be most potent.

The researchers presented their results at the conference, finding “weak evidence at best that taxes matter.” Once other influences on business activity were factored out, the researchers determined that, for

be realized if you went to a non-classified tax are worth the political battles. Are the economic development advantages enough to want to do this,” said Wasylenko.

The economic and political stakes in this decision are high, since Cook County currently levies more than 50 percent of all property taxes in the state. The county cannot rapidly shift a large part of the tax burden among classes of property, but neither can it ignore concerns that the tax burden on businesses located there place it at an economic disadvantage with regard to its nearby neighbors. Any solution must be approached as a component of the overall tax system, be grounded in verifiable data, and have significant support from the public, the media and business interests. The September conference sought to contribute to that process of informed public debate on a crucial fiscal topic.

In early December, the Cook County assessor proposed reducing the assessment ratio (the ratio of assessed value to market value) for certain types of business property: from 36 to 33 percent for industrial properties such as factories and distribution facilities; from 33 to 26 percent for large investor-owned residential property; and from 33 to 16 percent for multiuse storefront businesses with apartments on upper floors. The assessor’s hope is that more favorable treatment of business will lead to even more rapid growth of the tax base over time. While these recommendations came out of several different tax studies, any changes in assessment rates must be approved by the Cook County Board before they can be implemented. **L**

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Source: Illinois Department of Revenue

Cook County Classification System

Class	Property Description	Assessment Ratio
1	Unimproved land	.22
2	Residential (6 units or fewer)	.16
3	Other residential (over 6 units)	.33
4	Nonprofit	.30
5A	Commercial	.38
5B	Industrial	.36
6A	New or rehabilitated industrial	.30 for 8 years
6B,7,8,9	Other development incentive classes	.16 for 8–12 years

values, real estate development shifts from the high-tax area to the low-tax area over time. Other studies have shown that manufacturers seeking to relocate are very sensitive to local property tax rates. New construction and retail trade are also affected negatively, although the service sector is not as influenced by high property taxes.

Is this the case in Cook County?

A recent study by Richard Dye, Therese McGuire and David Merriman, all affiliated with the IGPA, found that the effective tax rate of Cook County (5.52 percent for commercial and 5.78 percent for industrial property) is higher than in the collar counties, which have an average rate of 2.54 percent on all property. Furthermore, they found that four measures of economic activity—growth in the value of commercial property, the value of industrial property, the number of establishments and the employment rate—were measurably lower in Cook County than in the collar counties. But is that the end of the story?

No, according to the study’s authors. A multifaceted national trend is dispersing population, employment and business activity away from metropolitan centers to outlying counties. To determine if it is this

the entire six-county region, employment was the only economic activity that seemed to be adversely affected by property taxes, although in the border region the market value of industrial property was also affected. “The bottom line is that the evidence is mixed and inconclusive,” said McGuire. “There is no smoking gun.”

Another participant in the conference challenged this interpretation of the results. Michael Wasylenko of Syracuse University, who had been asked to review the study in advance and discuss it at the conference, said he was convinced that the researchers did find significant effects because the employment measure is the best measure of economic activity. “I think the weight of the evidence suggests that these results are consistent with previous findings that property tax differentials will have a substantial effect on employment growth within a metropolitan area.”

If the employment factor, then, is the one to be given the most weight and Cook County’s property tax classification system is economically disadvantageous, in addition to being a political roadblock to reform, what is to be done? “It comes down to whether the economic gains that might

Urban-Suburban Interdependencies

The Lincoln Institute is publishing a new book on the interdependencies between cities and suburbs, edited by Rosalind Greenstein, senior fellow and director of the Program on Land Markets at the Institute, and Wim Wiewel, dean of the College of Urban Planning and Public Affairs at the University of Illinois at Chicago. The book includes an introduction by the editors and eight papers that were presented at a conference in September 1998 cosponsored by the Lincoln Institute, the Great Cities Institute of the University of Illinois at Chicago, and the Center on Urban and Metropolitan Policy at the Brookings Institution.

Suburban sprawl has become a nationwide phenomenon and an increasingly visible political issue, while inner-city neighborhoods and inner-ring suburbs continue to suffer from familiar urban problems, including housing abandonment, high unemployment, dismal education performance, and increasingly high concentrations of poverty. In spite of an unprecedented period of economic growth for the nation as a whole, central cities seem unable to address these long-standing issues. Their property tax bases show little or no growth, and states and the federal government are unable or unwilling to fill the gap. Moreover, municipalities in the same metropolitan area may differ by as much as a factor of 10 in their per capita fiscal capacity.

Central cities and inner-ring suburbs share many social and economic problems, yet political and social forces suggest a serious divide between them. Residents in different parts of a metropolitan area lack awareness about their common fate, creating obstacles to crafting political solutions that require metropolitan-level cooperation. Furthermore, the precise nature of the relations between and among central cities, inner-ring suburbs and outer-ring suburbs is not fully understood. Some research suggests a strong correlation between the economic performance of the city and that of its suburbs, an argument that has been used to seek greater support for central cities. Others have argued that this correlation does not imply causation. Empirical evidence is needed to shed light on this politically charged question.

The conference brought together more than 100 academics, public officials and urban practitioners to bridge the gap between policy researchers' work and policymakers' concerns about metropolitan dynamics. This follow-up volume is intended to further challenge academics to frame policy research questions that will inform the thoughts and actions of policymakers, while also challenging policymakers to explain and clarify their needs for data, information and analysis. Through such collaboration, the efforts of policy researchers can be better applied to the practical questions of the intended and unintended consequences of public policy.

Toward that end, *Urban-Suburban Interdependencies* presents the following papers from the conference:

"The Effect of Poverty on Metropolitan Area Economic Performance," by Paul Gottlieb

"The Distribution of Costs and Benefits Due to Employment Deconcentration," by Joseph Persky and Wim Wiewel

"The Determinants of Metropolitan Development Patterns: What Are the Roles of Preferences, Prices and Public Policies?" by Richard Voith


"Regional Capital," by Kathryn Foster

"Global City-Regions: Economic Planning and Policy Dilemmas in a Neoliberal World," by Allen J. Scott

"It Takes a Region (Or Does It?): The Material Basis for Metropolitanism and Metropolitanities," by Bennett Harrison

"Federal Roadblocks to Regional Cooperation: The Administrative Geography of Federal Programs in Larger Metropolitan Areas," by Mark Alan Hughes

"Regionalization Efforts between Big Cities and Their Suburbs: Rhetoric and Reality," by Anita A Summers

For more information or to order the book, *Urban-Suburban Interdependencies*, call 800/LAND-USE (800/526-3873) or email help@lincolninst.edu. ISBN: 1-55844-139-5. Paper. \$18.00 plus shipping and handling. 

Program Calendar

Contact: Lincoln Institute, 800/LAND-USE (526-3873) or help@lincolninst.edu, unless otherwise noted.

Property Taxation and Local Government Finance

JANUARY 16-18
Scottsdale, Arizona

Housing Price Effects and Landowner Behavior: Implications of Urban Containment

FEBRUARY 3-4
Lincoln House
Cambridge, Massachusetts
Contact: chris.nelson@arch.gatech.edu

Transfer of Development Rights Revisited

Audio Conference Training Series
cosponsored with the American Planning Association
FEBRUARY 9
Contact: jjones@planning.org

Smart Growth: Form and Consequences

MARCH 10
Massachusetts Institute of Technology
Cambridge, Massachusetts

Land Supply and Infrastructure Capacity Monitoring for Smart Urban Growth

MARCH 30-APRIL 1
Lincoln House
Cambridge, Massachusetts
Contact: g-knaap@uiuc.edu

International Seminar on Land Value Taxation and the Two-Rate Tax

APRIL (TBA)
Tijuana, Mexico
Contact: perlo@servidor.unam.mx

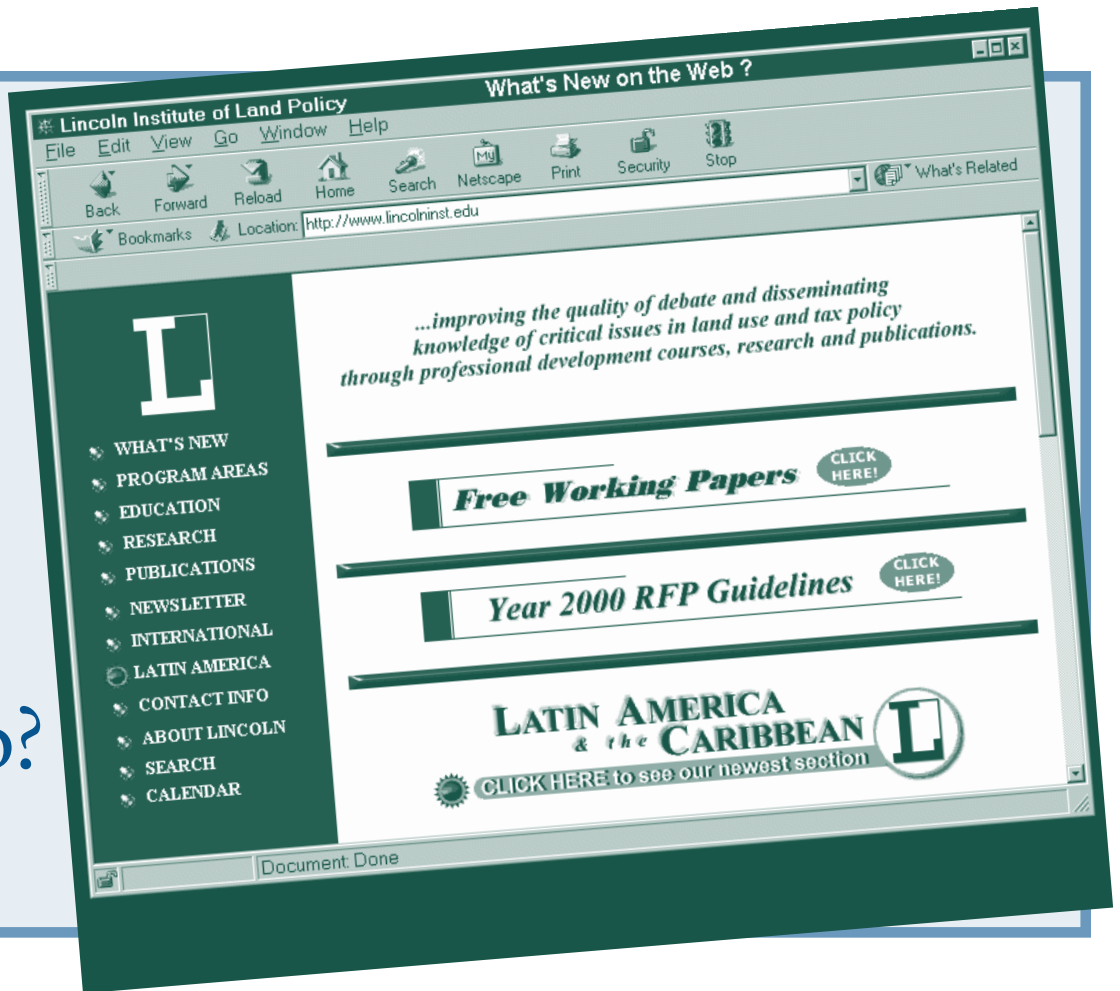
Lincoln Lecture Series

These lectures are presented at Lincoln House, 113 Brattle Street, Cambridge, MA. The programs are free, but pre-registration is required. Please call 800/LAND-USE (800/526-3873) or email help@lincolninst.edu to receive more information and to register.

WEDNESDAY, MARCH 1, 12 NOON
The Shift to Smart Growth: State and Regional Approaches
John M. DeGrove, Florida Atlantic University

MONDAY, MARCH 6, 12 NOON
Environmental Science and Land Use Planning
Pam DiBona, Charles River Watershed Association, and Bennet Heart, Conservation Law Foundation, Boston

What's New on the Web?



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Lincoln Institute publications are designed in four formats for a diverse audience including elected and appointed officials, practitioners, citizens, students and scholars involved in land use and land-related taxation issues.



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Policy Focus Reports

The policy focus series was established in 1994 to produce succinct and timely studies of land use and taxation issues facing policymakers and their communities. Each illustrated report summarizes recent research and political experiences on a major policy issue, and incorporates case studies and diverse points of view from scholars, public officials and practitioners.

Books

The Lincoln Institute has been publishing books since the 1970s, and in 1992 began copublishing selected titles with the Brookings Institution Press, and occasionally with other publishers, such as Island Press and Edward Elgar Publishing, Ltd.

Working Papers

Working papers report new research by Lincoln Institute fellows and faculty associates investigating a wide range of land use and taxation issues. Most papers are of article length, and many are later published in professional or scholarly journals. Some working papers are posted on our website for free downloading (www.lincolninst.edu).

These publications are listed by the most relevant Program Area, although many span more than one subject.

Institute Publications

BOOKS

The Value of Land: 1999 Annual Review

This Annual Review, based on the second Chairman's Roundtable, focused on the property tax as the primary instrument used for appropriating a portion of private land value for public purposes. Seven scholars in public finance and property tax policy considered the property tax from perspectives of economic theory, political experience and governmental structure. This publication includes each formal paper, the author's summary and the ensuing roundtable discussion.

1999, 64 pages, paper, \$15.00. 136-0.

The Value of Land: 1998 Annual Review

The first Chairman's Roundtable explored wide-ranging land use and taxation issues with a small group of respected scholars and policymakers. Five essays supplement excerpts from the roundtable dialogue and provide a deeper analysis of several key themes that emerged from the discussion: the social and economic impacts of sprawling urban development, recent experiences with regional governance systems, the controversial issue of metropolitan tax base sharing, and the role of informal land and housing markets in developing countries.

1998, 36 pages, paper, \$10.00. 132-8.

Land Use and Taxation: Applying the Insights of Henry George

H. James Brown, editor

Can today's policymakers and researchers effectively draw on the ideas of 19th century philosopher Henry George to help solve 21st century problems? This compendium presents eight essays by scholars who demonstrate that many of George's ideas about land use and taxation remain valuable today. Policymakers still face Henry George's fundamental challenge—to balance private property rights and public interests in land.

1997, 106 pages, paper, \$12.00. 124-7

Progress and Poverty

Henry George

Subtitled "An Inquiry into the Cause of Industrial Depressions and of Increase of Want with Increase of Wealth . . . The Remedy," this classic book presents George's theories based on the concept that equality of access to land is the principal solution to economic injustice. George proposed removing all taxes on labor, business and trade, and taxing only the value of land to provide enough revenue for government and reduce speculation, thus benefiting both the individual and the community. Published by the Robert Schalkenbach Foundation, 149 Madison Avenue, Suite 601, New York, NY 10016-6713.

1992 (1879), 616 pages, paper, \$14.00. 58-7

To order any of these publications, please use the Request Form,
email to help@lincolninst.edu, or call 800/LAND-USE (800/526-3873).

Program on the Taxation of Land and Buildings

BOOKS

Impacts of Electric Utility Deregulation on Property Taxation

Philip Burling, editor

Current steps toward deregulation signal a new environment for the taxation of public utility property. This book compiles the formal papers and commentaries from a Lincoln Institute seminar in October 1999 that brought together experts with varying perspectives on the taxation of deregulated electric utility facilities. The participants considered the effects of these changes and their implications for the future of the property tax.

Forthcoming in 2000, 140-9

Land Value Taxation: Can It and Will It Work Today?

Dick Netzer, editor

Many contemporary scholars and practitioners question whether land value taxation is a serious contender as an important revenue source. But, whatever its political potential may be, economists continue to find the theoretical case for a land tax compelling. This collection of eight scholarly papers and ten commentaries is derived from a conference sponsored by the Lincoln Institute in January 1998 to explore and debate the applications of the land value tax in contemporary societies.

1998, 284 pages, paper, \$25.00. 133-6

Local Government Tax and Land Use Policies in the United States

Helen F. Ladd, with Ben Chinitz and Dick Netzer

This non-technical book evaluates economic thinking on the nexus between local land use and tax policies. Ladd summarizes the literature and clarifies issues such as the use of land use regulation as a fiscal tool, the effects of taxes on economic activity, and tax policies to promote economic development. Other contributors present new research on issues such as the impact of growth on tax burdens, land value taxation and metropolitan tax base sharing. Copublished with Edward Elgar Publishing Ltd.

1998, 272 pages, cloth, \$80.00. 657-5

Legal Issues in Property Valuation and Taxation: Cases and Materials

Joan M. Youngman

A comprehensive guide to basic concepts in valuation and tax policy as seen by the courts, this book provides an overview of the structure and function of real property taxation in the U.S. Published by the International Association of Assessing Officers.

1994, 300 pages, paper, \$37.95. 153-3

An International Survey of Taxes on Land and Buildings

Joan M. Youngman and Jane H. Malme

This study summarizes and compares property taxation and administration in 14 nations, including several countries that have undergone recent reforms. Copublished with Kluwer Law and Taxation Publishers.

1994, 225 pages, paper, \$32.95. 793-8

A Look at State and Local Tax Policies: Past Trends and Future Prospects

Frederick D. Stocker, editor

In reviewing the economic and political changes in state and local tax systems during the 1980s, the author predicts changes for the 1990s that are proving to be neither easy nor politically safe.

1991, 77 pages, paper, \$7.00. 118-2

Proposition 13: A Ten-Year Retrospective

Frederick D. Stocker, editor

How have California's local governments coped with the severe revenue restrictions of Prop 13? What effects has the property tax revolution had on urban growth patterns in the state? Has the act produced viable and lasting reform, or was it a tragic mistake? The experts' analyses in this ten-year review still have relevance today.

1991, 201 pages, paper, \$17.50. 108-5

Economics and Tax Policy

Karl E. Case

This clear and concise explanation of the basic principles of microeconomic theory shows the implications of property tax policy for individual enterprises.

1986, 151 pages, cloth, \$14.00. 209-X

WORKING PAPERS

John E. Anderson

"Measuring Use-Value Assessment Tax Expenditures"

1998, 30 pages, \$9.00. WP98JA1

Richard Ashley, Florenz Plassmann, and Nicolaus Tideman

"Improving the Accuracy of Downtown Land Assessments"

1999, 38 pages, \$9.00. WP99RA1

Pamela J. Brown and Charles J. Fausold

"A Methodology for Valuing Town Conservation Land"

1998, 24 pages, \$9.00. WP98PB1

Jan K. Brueckner

"Tax Increment Financing: A Theoretical Inquiry"

1999, 34 pages, \$9.00. WP99JB1

Jeffrey I. Chapman

"The Continuing Redistribution of Fiscal Stress: The Long-run Consequences of Proposition 13"

1998, 118 pages, \$18.00. WP98JC1

Jeffrey I. Chapman

"Local Government, Fiscal Autonomy, and Fiscal Stress: The Case of California"

1999, 88 pages, \$14.00. WP99JC1

Steven B. Cord

"Legal Suggestions for Enacting Land Value Taxation"

1999, 30 pages, \$9.00. WP99SC1

Dan Darin

"A Politician's Appraisal of Property Taxation: Israel's Experience with the Arnona"

1999, 74 pages, \$14.00. WP99DD1

Richard F. Dye, Therese J. McGuire, and David F. Merriman

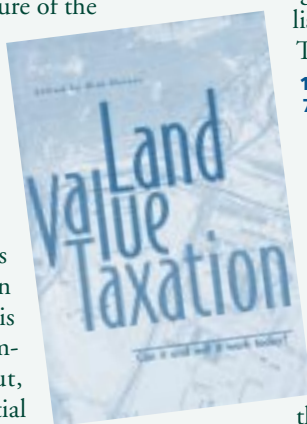
"The Impact of Property Taxes and Property Tax Classification on Business Activity in the Chicago Metropolitan Area"

1999, 30 pages, \$9.00. WP99RD1

Charles J. Fausold

"Public Values and Conservation Land: A Case Study of the Norumbega Project, Weston, MA"

1999, 28 pages, \$9.00. WP99CF1



William A. Fischel

"Do Growth Controls Matter? A Review of Empirical Evidence on the Effectiveness and Efficiency of Local Government Land Use Regulations"

1990, 68 pages, \$14.00. WP87-9

William A. Fischel

"School Finance Litigation and Property Tax Revolts: How Undermining Local Control Turns Voters Away"

1998, 78 pages, \$14.00. WP98WF1

Gerald Korngold

"Private Land Use Controls: Balancing Private Initiative and the Public Interest in the Homeowners Association Context"

1995, 20 pages, \$9.00. WP95GK1



Alven H.S. Lam
and Steve Wei-cho Tsui
"Policies and Mechanisms on Land Value Capture: Taiwan Case Study"

1998, 42 pages, \$9.00.
WP98AL1

Nathaniel Lichfield
and Owen Connellan
"Land Value Taxation in Britain for the

Benefit of the Community: History, Achievements and Prospects"

1997, 80 pages, \$14.00. WP98NL1

Jane H. Malme

"Preferential Property Tax Treatment of Land" (farms, forests and open space)

1993, 52 pages, \$14.00. WP93JM1

Koichi Mera

"The Failed Land Policy: A Story from Japan"

1996, 36 pages, \$9.00. WP96KM1

Donald J. Reeb

"The Adoption and Repeal of the Two Rate Property Tax in Amsterdam, New York"

1998, 42 pages, \$9.00. WP98DR1

Nicolaus Tideman

"Taxing Land is Better than Neutral: Land Taxes, Land Speculation and the Timing of Development"

1995, 25 pages, \$9.00. WP95NT1

C. Kurt Zorn, Jean Tesche and Gary Cornia

"The Potential for a Property Tax in Bosnia and Herzegovina"

1999, 44 pages, \$9.00. WP99KZ1

Program on Land Markets

POLICY FOCUS REPORTS

Vacant Land in Latin American Cities: Challenges and Opportunities

Ann LeRoyer and Ricardo Vanella

This comparative analysis focuses on serviced land within urbanized areas that is not being used efficiently and sites that have been abandoned due to changing uses and political contexts, as well as real estate cycles and land market operations. The report looks at vacant land not as a problem but as a resource that can be mobilized to improve the quality of life in cities. It examines policies guiding the roles of public officials and private sector leaders in the reuse of vacant land, as well as fiscal and regulatory instruments to achieve access to land and housing for the urban poor.

Forthcoming in 2000, PF010, English/Spanish

Risks and Rewards of Brownfield Redevelopment

James G. Wright

Brownfields are abandoned or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. By some estimates, there are as many as 450,000 brownfields nation-wide, some of which do present direct public health hazards. In most cases the more serious threat is to the economic health of the host city due to lost jobs, abandoned industrial sites and the expansion of blighted neighborhoods. Ultimately, the private real estate market will determine how brownfields are reused, but it is necessary for government to act to protect the public interest.

1997, 32 pages, paper, \$14.00. PF006

Land Policy and Boom-Bust Real Estate Markets

Jonathan D. Cheney, editor

Land and real estate markets went on a roller coaster ride in the United States in the 1980s and early 1990s. The combination of economic growth, demographic change, and federal tax and banking policies that stimulated this boom-bust cycle has affected regional economic performance, the affordability of housing and local governments' fiscal health. This report discusses whether and how local government should attempt to mitigate the effects of such cycles and examines a range of available land and tax policy tools.

1994, 32 pages, paper, \$14.00. PF002

BOOKS

Urban Land Markets in Transition

Gareth A. Jones, editor

Control of land was at the heart of most socialist revolutions and anti-colonial struggles, and featured prominently in the planning discourses of market economies. Yet this decade, socialism has collapsed and those regimes that remain have adopted pro-market mechanisms to distribute land. Drawing on the experience of transition in Africa, Latin America, South East Asia and Eastern Europe, authors review the rationale behind recent legal and institutional reforms, the conversion of customary or informal land rights to private property, and the effects on access to land for the poor and urban poverty. This collection of papers derives from a conference on urban land market reform held at the Lincoln Institute in July 1998.

Forthcoming in 2000, 137-9.

Urban-Suburban Interdependencies

Rosalind Greenstein and Wim Wiewel, editors

Scholars and policy analysts look at issues such as economic interdependencies, global competitiveness and intergovernmental relationships, to understand how cities and their suburbs are dependent on each other and to suggest possible avenues for the construction of regional policies. The commissioned papers were presented originally at a conference in September 1998 cosponsored by the University of Illinois at Chicago, the Lincoln Institute and the Brookings Institution Center on Urban and Metropolitan Policy.

Forthcoming in 2000, 139-5.

Global City Regions: Their Emerging Forms

Roger Simmonds and Gary Hack, editors

Based on research on 11 city regions (Bangkok, Boston, Madrid, Randstad, San Diego, Santiago, São Paulo, Seattle, Taipei, Tokyo, West Midlands), this book presents comparative evidence about how they have been changing over the period from 1960 to 1990. It seeks answers to broad questions about emerging human settlement patterns by presenting nine essays with different ways of looking at the present moment of change in cities. Published by E & FN SPON Publishers, United Kingdom.

Forthcoming in 2000, ISBN: 0-419-23240-0

Monitoring Land Supply with Geographic Information Systems: Theory, Practice, and Parcel-Based Approaches

Anne Vernez Moudon and Michael Hubner
Monitoring the supply of developable land and its capacity to accommodate growth within urbanizing regions is an increasingly important component of land use planning and growth management programs. This volume reviews the current state of the art in land monitoring, particularly new GIS tools and data resources. Chapters address technical and methodological frameworks for data collection, analysis and application to specific policy concerns; case studies of successful land monitoring programs; and thematic topics ranging from database design to urban simulation modeling. Appendices offer detailed findings of a national survey of land supply monitoring programs. Published by John Wiley & Sons, Inc.

Forthcoming in 2000, 416 pages, cloth, \$90.00. ISBN: 0-471-37163-7

When Corporations Leave Town: The Costs and Benefits of Metropolitan Job Sprawl

Joseph Persky and Wim Wiewel
This book focuses on a central issue in the recently re-emerged debate about regionalism and suburban sprawl: What are the costs and benefits to society at large when private firms take advantage of profitable expansion opportunities in the outer suburbs and thus leave vacant sites in older central cities? This study breaks new ground by developing a consistent and comprehensive cost-benefit analysis of this contentious issue. Published by Wayne State University Press.

Forthcoming in 2000, ISBN: 0-8143-2907-1

Metropolitics: A Regional Agenda for Community and Stability

Myron Orfield
Metropolitan communities across the country face similar problems: the concentration of poverty in central cities; declining older suburbs and vulnerable developing suburbs; and costly sprawl, with upper-middle-class residents and new jobs moving out to a favored quarter. This book tells the story of how demographic research, state-of-the-art mapping and pragmatic politics in the Twin Cities region of Minnesota built a powerful alliance that led to the creation of the area's widely recognized regional government and

the enactment of land use, fair housing and tax-equity reform legislation. The author's analysis has important implications for all metropolitan regions. Copublished with Brookings Institution Press.

1997, 224 pages, cloth, \$28.95. 6440-8. For paper version, call Brookings, 800-275-1447.

New Visions for Metropolitan America

Anthony Downs
Americans' preference for low-density development has generated severe traffic and pollution problems for central cities and has driven both urban and suburban housing prices beyond affordable levels. Downs offers thoughtful insights on the social and political problems facing metropolitan areas across the U.S. He proposes three alternative visions that reverse the trend to sprawl by emphasizing a regional sense of community rather than one oriented to a single jurisdiction. Copublished with the Brookings Institution. To order, call Brookings, 800-275-1447.

1994, 256 pages, cloth, \$38.95. 1926-4; paper, \$16.95. 1925-6

Methodology for Land and Housing Market Analysis

Gareth Jones and Peter M. Ward, editors
The aim of this innovative book is to bring methods of land-market and land-price analysis to the foreground. A dozen case studies on housing and land markets in Africa and Latin America and a community in California examine how the research design and methodology can shape the analysis of the problems and lead researchers to certain frameworks, conclusions and policy prescriptions. Copublished with UCL Press.

1994, 288 pages, cloth, \$37.95. 123-9

Rethinking the Development Experience: Essays Provoked by the Work of Albert O. Hirschman

Lloyd Rodwin and Donald A. Schon, editors
In critically reappraising ideas about social learning and economic development advanced by Hirschman, 12 distinguished economists, development theorists, social scientists and practitioners show how his innovative ideas bear on the theory, policy and practice of development in the 1990s. Copublished with the Brookings Institution.

1994, 369 pages, cloth, \$44.95. 7552-0; paper, \$19.95. 7551-2

WORKING PAPERS

Alan Altshuler

"The Governance of Urban Land: Critical Issues and Research Priorities"

1994, 36 pages, \$9.00. WP94AA1

Ann O'M. Bowman and Michael A. Pagano
"Urban Vacant Land in the United States"

1998, 78 pages, \$14.00. WP98AB1

Randall Crane

"The Impacts of Urban Form on Travel: A Critical Review"

1999, 46 pages, \$9.00. WP99RC1

Ann Forsyth

"Public Spaces in Metropolitan Context: Notes on Regulation and Measurement Issues"

1998, 114 pages, \$18.00. WP98AF1

William W. Goldsmith

"Resisting the Reality of Race: Land Use and Social Justice in the Metropolis"

1999, 30 pages, \$9.00. WP99WG1

Joseph Gyourko and Richard Voith

"The Price Elasticity of the Demand for Residential Land: Estimation and Implications of Tax Code-Related Subsidies on Urban Form"

1999, 26 pages, \$9.00. WP99JG1

Joseph Gyourko and Richard Voith

"The Tax Treatment of Housing and Its Effects on Bounded and Unbounded Communities"

1999, 24 pages, \$9.00. WP99JG2

James E. Holloway and Donald C. Guy

"A Limitation on Development Impact Exactions to Limit Social Policy-Making: Interpreting the Taking Clause to Limit Land Use Policy-Making for Social Welfare Goals of Urban Communities"

1999, 24 pages, \$9.00. WP99JH1

James E. Holloway and Donald C. Guy

"The Impact of a Federal Takings Norm on Fashioning a Means-Ends Fit Under Takings Provisions of State Constitutions"

1999, 24 pages, \$9.00. WP99JH2

Gerrit J. Knaap, Lewis D. Hopkins, and Chengri Ding

"Do Plans Matter? Effects of Light Rail Plans on Land Values in Station Areas"

1999, 20 pages, \$9.00. WP99GK1

Gerrit J. Knaap, Lewis D. Hopkins, and Arun Pant

“Does Transportation Planning Matter? Explorations into the Effects of Planned Transportation Infrastructure on Real Estate Sale, Land Values, Building Permits and Development Sequence”

1996, 45 pages, \$9.00. WP96GK1

Nancey Green Leigh

“The Influence of New Flexibility and Technology Requirements on Central City Land Use Devoted to Office and Industrial Property”

1999, 96 pages, \$14.00. WP99NL1

George W. Liebmann

“Land Readjustment for America: A Proposal for a Statue”

1998, 28 pages, \$9.00. WP98GL1

Dowell Myers and Alicia Kitsuse

“The Debate over Future Density of Development: An Interpretive Review”

1999, 40 pages, \$9.00. WP99DM1

Dowell Myers and Alicia Kitsuse

“Development in Time: Planning the Future of California Housing”

1999, 26 pages, \$9.00. WP99DM2

Attiat F. Ott

“Land Use, Population Structure and Farm Wealth in Pre-Soviet Estonia”

1997, 40 pages, \$9.00. WP97AO1

Barry Wood

“Vacant Land in Europe”

1998, 124 pages, \$18.00. WP98BW1

Program on Land as Common Property

POLICY FOCUS REPORTS

Mediating Land Use Disputes: Pros and Cons

Lawrence Susskind, Mieke van der Wansem, and Armand Ciccarelli

Land use planning in America began with a concern for the efficient allocation of land, but has shifted to a concern for procedural fairness in allocating public resources, which requires increased stakeholder participation. This creates conflicts but also suggests a basis for more effective resolution of land use disputes. Research has shown that consensus building

produces outcomes that are more satisfying to the parties, leaving them in a better position to deal with their differences in the future, gain confidence in the role of government, and empower citizens to take greater responsibility for land use decisions that affect them.

Forthcoming in 2000, 36 pages, paper, \$14.00. PF009

State Property Rights Laws: The Impacts of Those Laws on My Land

Harvey M. Jacobs

The conservative land use movement that emerged in the 1990s to promote the interests of private property owners has pursued a vigorous legislative agenda at all levels of government. All 50 state legislatures have introduced bills to protect private property rights, and 26 states have passed such laws since 1991. While the specific impacts of these laws have been minimal, they have succeeded in reshaping public perceptions about property rights and the balance between private and public rights in land. The challenge is to establish a middle ground in this debate that recognizes the need to regulate private property (as has been done since colonial times) while respecting the core concept of private property rights.

1999, 32 pages, paper, \$14.00. PF008

Open Space Conservation: Investing in Your Community's Economic Health

John Tibbetts

This report describes several techniques of delineating the economic value of open space, explaining their strengths and limitations. The report also analyzes the effectiveness, practicality and fairness of numerous tools used to finance open space conservation, such as impact fees, dedications of land, transfer fees, conservation easements and floodplain zoning. With this information, planners, developers, government officials, land trust representatives, homeowners, and citizens can think more strategically about preservation opportunities in their communities.

1998, 36 pages, paper, \$14.00. PF007



The New Urbanism: Hope or Hype for American Communities?

William Fulton

Since the early 1980s, a group of planners, architects and developers have been rebelling against “conventional” suburban development as practiced in the United States since the end of World War II. Once mostly theoretical, the New Urbanism movement

is beginning to yield tangible results, as communities based on New Urbanist principles are being built all over the country. But, can these “designer” communities successfully compete in the complex financial and socio-economic marketplace of the 1990s, and can they truly solve the problems of auto-oriented sprawl as the proponents claim?

1996, 32 pages, paper, \$14.00. PF005

On Borrowed Land: Public Policies for Floodplains

Scott Faber

Flooding is a natural hydrologic occurrence, but flood-related damage to property and the risks to human life are exacerbated by urban growth and other intensive development in floodplains. The conventional response has been to construct ever-larger flood control systems, but floodplains are not fixed and they defy simply structural solutions. The report considers ecological, economic and legal issues of land use in floodplains through case studies of local responses to the disastrous 1993 floods in the Midwest, as well as other river basin management programs around the country.

1996, 32 pages, paper, \$14.00. PF003

Alternatives to Sprawl

Dwight Young

As metropolitan areas across America absorb new residents and haphazardly planned business and retail development, the result is often the kind of sprawl associated with auto-dependent growth: traffic congestion, featureless low-density housing tracts, congested, unaesthetic retail centers and abandonment of older city neighborhoods. These problems stem from the complex interaction of public policies and individual market-related decisions. Proposed alternative forms of growth that promote clustered housing and transit-oriented development offer promise, but still face stringent tests in the economic and political marketplaces.

1995, 32 pages, paper, \$14.00. PF004

Managing Land as Ecosystem and Economy

Alice E. Ingerson, editor

Environmentalists and resource users have banded together behind the common goal, or at least the common slogan, of “sustainable development.” What are the economic, political and social costs of existing systems for conserving endangered species and wetlands? How would reform proposals for broad-scale habitat planning and mitigation reduce these costs? The report examines the fundamental questions of fairness and property rights, the “value” or relative benefits of natural systems and economic development, and balancing public participation with science to set policy priorities.

1995, 36 pages, paper, \$14.00. PF001

BOOKS

Using Assisted Negotiation to Settle Land Use Disputes: A Guidebook for Public Officials

Lawrence Susskind and the Consensus Building Institute

As land use issues become more complex, it is difficult for public officials to balance the contending forces of environmental protection, economic development and local autonomy. This Guidebook offers step-by-step advice on assisted negotiation based on a study of 100 local land use disputes. It answers questions about why and how to use assisted negotiation, the risks and preparations involved, and issues in hiring a professional mediator or facilitator. It outlines common obstacles and suggests strategies to overcome them. Brief case studies illustrate particular steps in the negotiation process, and resource information includes an annotated bibliography and lists of organizations and state agencies that offer dispute resolution services.

1999, 26 pages, paper, \$12.00. 134-4

Fortress America: Gated Communities in the United States

Edward J. Blakely and Mary Gail Snyder

Across the nation, Americans are “forting up”—retreating from their neighbors by locking themselves behind security-controlled walls, gates and barriers. This book studies the development and social impact of this phenomenon by exploring various gated communities and the reasons for their popularity. The authors examine the social, political and governance dilemmas

posed when millions of Americans opt out of the local governance system by privatizing their environment. Copublished with Brookings Institution Press.

1997, 192 pages, cloth, \$24.95. 1002-X

Land Use in America

Henry L. Diamond and Patrick F. Noonan

Since World War II rapid population and economic growth has transformed the American landscape. Efforts to improve land use have not kept pace with improvements on other environmental fronts, such as air and water quality and the recovery of certain endangered species. The authors analyze the issues and present a ten-point agenda to help America’s communities accommodate future growth in more environmentally sound and fiscally responsible ways. Also included are papers contributed by 12 leading figures in government, business, academia and the non-governmental arena. Copublished with Island Press.

1996, 368 pages, paper, \$26.95. 464-2

Land Conservation through Public/Private Partnerships

Eve Endicott, editor

Public officials, citizen conservationists and land trust staff can learn from this anthology of case studies how many states and national agencies have collaborated with non-governmental organizations to forge innovative partnerships for land conservation. Contributors include: American Farmland Trust, The Nature Conservancy, The Trust for Public Land, National Park Service, U.S. Fish and Wildlife Service, and the states of New York, Rhode Island and Vermont. Copublished with Island Press. To order, call Island Press at 800/828-1302.

1993, 320 pages, paper, \$24.95. 176-7

Regulation for Revenue: The Political Economy of Land Use Exactions

Alan A. Altshuler and Jose A. Gomez-Ibanez with Arnold Howitt

The authors offer an insightful look at an increasingly important phenomenon in local government: the use of exactions and similar tools not just to regulate development but to fund infrastructure and essential services. Their analysis considers the social effects and overall fairness of such tools. Copublished with the Brookings Institution.

1993, 175 pages, cloth, \$31.95. 0356-2; paper, \$12.95. 0355-4

The New Frontier for Land Policy: Planning and Growth Management in the States

John M. DeGrove with Deborah A. Mines

Starting with Florida in the mid-1980s, spanning the initiatives of Georgia, New Jersey, Maine, Rhode Island and Vermont, and ending with Washington state in 1990, this work summarizes programs now in use to manage and plan for growth at the state level. It remains important reading for policymakers in any state considering moving beyond local or metropolitan growth management strategies.

1992, 176 pages, paper, \$18.95. 121-2

Regional Growth . . . Local Reaction: The Enactment and Effects of Local Growth Control and Management Measures in California

Madelyn Glickfeld and Ned Levine

What works and what does not in local balanced-growth policies for California? This book summarizes how 443 of the state’s cities and counties dealt with problems caused by rapid growth in the 1970s and 80s. Numerous quick-reference maps, charts and graphs illustrate the distribution of different types of growth control measures throughout the state. The data collected and analyzed for this report are valuable resources in light of changing social and economic conditions in California in the late 1990s.

1992, 164 pages, paper, \$15.00. 119-0

The Regulated Landscape: Lessons on State Land Use Planning from Oregon

Gerrit Knaap and Arthur C. Nelson

What can policymakers and citizens in other states learn from Oregon’s innovative land use planning? A great deal. This book examines the effects of Oregon’s comprehensive land use act on economic activity, housing, agriculture and land values. Urban growth boundaries, public services planning and farmland protection are also analyzed.

1992, 243 pages, paper, \$20.00. 120-4

Confronting Regional Challenges: Approaches to LULUs, Growth, and Other Vexing Governance Problems

Joseph DiMento and LeRoy Graymer, editors

Can rival community groups ‘get to yes’ when it is in the public’s interest to resolve

disputes arising from LULUs (locally unwanted land uses)? NIMBY responses to facilities such as landfills, prisons or low-income housing may be symptomatic of deeper problems confronting local governments. The collection of papers reviews case studies and offers strategies to resolve controversial land use decisions.

1991, 133 pages, paper, \$17.50. 117-4

Retention of Land for Agriculture: Policy, Practice and Potential in New England

Frank Schnidman, Michael Smiley, and Eric G. Woodbury

The only complete state-by-state analysis of programs to conserve farmland in New England, this book shows that local support and active cooperation of farm owners are keys to success. In evaluating a broad range of farmland protection programs, the authors also examine the role of federal, state and municipal government.

1990, 358 pages, paper, \$17.50. 109-3

Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development

Robert D. Yaro, Randall G. Arendt, Harry L. Dodson, and Elizabeth A. Brabec

This critically acclaimed manual uses striking perspective drawings, plans and photos to explain how a community can use creative planning guidelines to accommodate growth while preserving rural landscapes. Copublished with the Environmental Law Foundation.

1988, 182 pages, wirebound, \$30.00. DESMAN

Land Banking Revisited: Massachusetts Breaks the Mold

Jean O. Melious

Land banking usually connotes large-scale government acquisition of property to control the pace and type of development. This study analyzes the innovative use of small-scale land banking to preserve open space and redevelop blighted urban areas.

1986, 51 pages, paper, \$5.25. LPR-107

Affordable Housing Mediation: Building Consensus for Regional Agreements in the Hartford and Greater Bridgeport Areas

Lawrence E. Susskind and Susan L. Podziba

This report presents two case studies and a how-to manual on the process of overcoming

political obstacles to build a consensus for affordable housing.

1990, 144 pages, paper, \$9.40. 113-1

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