

Land Lines

Newsletter of the Lincoln Institute of Land Policy

Distance Learning for New England's Forests

Charles H.W. Foster

The Forest Setting

Forests presently cover approximately 25 percent of the world's land surface, excluding Greenland and Antarctica. Two-thirds of this important renewable natural resource lies in North America, South America, Europe and Russia. In the early 1990s, industrial wood products from North America and Europe alone contributed a robust 2 percent of Global Domestic Product (GDP), and wood-based fuels remain the primary sources of energy for many countries.

The United States is particularly blessed with forests. About one-third of its total land area (730 million acres) is woodland. The proportion rises to nearly two-thirds east of the Mississippi River. Contrary to prevailing public opinion, two out of every three acres of U.S. forest is in private, not governmental, hands. Some 9 million non-industrial private woodland owners control the future of these forests, a number that is rising steadily as land changes hands and is fragmented into smaller and smaller parcels.



Diorama of the primeval New England forest at the Fisher Museum, Harvard Forest, Petersham, Massachusetts.

In New England, these trends are even more pronounced. Of the region's 32 million acres of land base, approximately 80 percent (24 million acres) is now in forest, and 96 percent of this forest is controlled privately. In 1993, by Forest Service estimates, 737,000 owners held forested land in the six-state region, and two-thirds of these tracts were less than 10 acres in size. Newer landowners are frequently urban emigrants, more tied to technology and human-designed infrastructure than to the land. However, they tend to have a nascent interest in the natural world and the potential to become both skillful resource stewards and passionate advocates for the environment.

The Evolution of ENFOR

In the spring of 1999, the idea of distance learning courses, accessible on home computers and targeted to the nonindustrial

private sector in New England, seemed a promising way to tap the potential of these landowners. The New England Governors Conference, the U.S. Forest Service and the Lincoln Institute agreed to jointly sponsor a study that might point the way to developing such a course for the Institute's distance learning program, Lincoln Education Online (LEO).

A distinguished group of New England forestry and education leaders was recruited to serve as advisors. The organizational meeting of what came to be called ENFOR (ENvironmental FORestry) occurred in December 1999. Seven additional meetings were held subsequently over an eighteen-month period, including a region-wide Colloquium on Distance Learning and the Forest Environment held at the New England Center in Durham, New Hampshire, and attended by some forty

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selected New England forestry officials, educators and landowners. Specific ENFOR work products have included the following reports:

- Gail Michaels of the U.S. Forest Service prepared a summary paper, *Characteristics of New England Forest Landowners and Implications for Computer-based Learning*, which found that at least 40 percent of New England households are already computer-equipped, and the proportion is rising rapidly.

- An inventory of 66 existing distance learning resources relating to forestry, *Distance Learning for the Forestry Environment*, prepared by the Quebec-Labrador Foundation, found that none of the sites, of which 31 offered either online courses for credit or courses with online components, appeared to fulfill ENFOR's objectives in their entirety.

- A one-page questionnaire was developed and sent to 5,000 known forest landowners to evaluate the market for distance learning. An astonishing 10 percent of the owners responded, requesting further information on how to improve their forest, how to protect it for the future, and how to find programs and services. Since about 90 percent of respondents indicated they had already done some work on their land, it seemed likely that any information provided through home-computer-based means would be put to work promptly on individual woodlots throughout New England.

A Woodland Walk

Encouraged by these explorations and consultations, ENFOR commissioned Brian Donahue, an environmental historian at Brandeis University, to prepare a 30-minute pilot course built around a computerized walk through a typical New England forest. In this course, a New England landowner is first introduced to the place of his woodland in the world, the region, the state, the county and the community, using supportive maps of cultural features, land use and protected areas in a sample town. An attractive "woodswalker" icon helps the user navigate. "Poison ivy" and "chestnut" symbols

highlight points of particular concern and promise. The walk emphasizes the role of forests as ecological systems, as sources of products and values, and as places where interconnectedness and thoughtful stewardship are needed. Once the virtual walk is completed, the owner is encouraged to take a walk through his or her own woods,



perhaps seeing for the first time its attributes and potential.

Following a successful test of the pilot course in Middlesex County, Massachusetts, it is now being adapted for use in other parts of the region, and by the end of 2001 should be available throughout Rhode Island. The Lincoln Institute has asked Donahue to expand his introductory material to include five additional topics for future versions of the course. The Institute has also encouraged Charles Thompson of the New England Forestry Foundation to produce an interconnected, electronic version of his popular book, *Working with Your Woodland*, to serve as a second-level course for those wishing to apply more active forest management practices to their properties.

Regional Course Development Center

Stimulated by the ENFOR inquiry, Vermont extension forester Thom J. McEvoy has proposed the development of a \$4.9 million curriculum and course development center at the University of Vermont, capable of serving the needs of the entire New England region. The proposal is now pending before national funding sources. McEvoy envisions courses and services that are easy to use, amenable to either broadband or conventional Internet access, coupled with streaming audio and video, and capable of archiving information specific to a particular woodland site in an individualized "portfolio." The center's courses would range broadly from conventional biological, ecological and economic topics to practical information on how to plan, manage and secure small forests. In keeping with the broad view of the forest as both a physical and cultural environment, the curriculum will include course offerings in such areas as history, literature, folklore, art and even music.

ENFOR Findings and Recommendations

At their final meeting in July 2001, the ENFOR advisors urged the formation of a successor forest education council to encourage the use of distance learning materials in practice and to coordinate their delivery to landowners through cooperating organizations and agencies. Charles Thompson agreed to organize and chair such a council. The advisors also reached several conclusions based upon the results of the ENFOR inquiry.

- New England is an established and recognized region, well-suited both environmentally and technologically for the use of distance learning techniques.
- Its forest resource, extensive both in acreage and the proportion held in private ownership, represents a unique facet of the environment on which to focus such approaches.
- Since New Englanders have a curious mix of concern for the well-being of the forest coupled with a pragmatic willingness to have its products and uses remain available for humankind, any distance

Introduction to New England Forests

learning program must deal with the forest as a total environment, recognizing the full range of its social, ecological, economic, aesthetic, and recreational uses and values.

- To be effective, forestry distance learning programs must be tailored to the individual, be sensitive to local conditions and concerns, be arrayed as a set of voluntary options, and be delivered to the extent possible through existing organizations and agencies.

- The advisors expressed their appreciation of the seeming willingness of diverse public and private institutions to work together collaboratively, as evidenced by the ENFOR project.

Distance learning seems to offer the distinct promise of helping landowners in urbanizing regions serve as more active forest managers and conservers and, collectively, become a new army of forest-wise citizens committed to ensuring the future of New England's important forest heritage. In pursuing this goal, New England may once again be on the threshold of serving as a leader for the nation as a whole. **L**

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The Overview presently posted on Lincoln Education Online (LEO) is the first lesson of a longer course still under development by Brian Donahue, assistant professor of American Environmental Studies, Brandeis University, Waltham, Massachusetts. Designed primarily as an introductory course for owners of small woodlands (e.g., land trusts, local governments, private landowners), this web-based course explores the fundamentals of small forests by revealing the elements of forest processes and encouraging active, private stewardship by the landowner. Small woodlands are often the result of parcelization and fragmentation of larger tracts within urbanizing regions. Viewed collectively, the significance of these properties to system-wide ecological integrity is enormous.

The Introduction to New England Forests Overview lesson presents six in-depth and illustrative segments, designed as a walk through a small woodland. Following are some brief excerpts from these segments.

The Place of Your Woodland

In making management choices, it helps to know how your woodland is connected to larger forest ecosystems, and its place in the ongoing story of change in the landscape.

The New England Forest

In a world that needs both healthy forests and abundant paper and lumber and that struggles to mitigate the environmental side-effects of economic growth, we in New England face the necessity of both protecting the ecological benefits of our forest and making sustainable use of this renewable resource. As stewards of most of the New England forest, small woodland owners are at the center of this picture.

The Changing Forest

Ecologists have discovered that in our part of the world, nature has not evolved one perfect ecosystem composed of a set group of species for each part of the landscape. Instead, species form a "shifting mosaic" of new ecosystems as conditions change.

Working with Your Woods

The key to sustainable forestry and wildlife enhancement is to have a good long-term management plan in place, based on an informed assessment of the trees that are now growing and that might grow in your woodland. Again, you need to think long-term, and to find out what is going on with the neighboring forest.

Protecting the Forest

Protecting a significant forest right here where people live, intertwined with farmland and residences, may be as important a way to preserve biodiversity and encourage sustainable use of renewable resources as setting aside large wilderness areas in remote places.

Walk Your Woodland

Can you see signs of past disturbances such as logging, or fire? It may not be possible to reach definitive conclusions about the history of your woodland at a glance, but this course will provide plenty of resources for further exploration.

The Overview also features a sample interactive map of the town of Concord, Massachusetts, that allows the viewer to explore local forests and other land uses. Maps of other locations will be added to the curriculum in the future. The course also offers numerous links to other web-based resources, instructive photographs, bibliographies and an interactive message board.

The Introduction to New England Forests Overview is being offered tuition-free through December 31, 2001, through the support of the Lincoln Institute's Ronald L. Smith Scholarship Program. To begin the lesson, visit the Lincoln Institute website (www.lincolninst.edu), click on the LEO icon, and follow the instructions to the Introduction to Forests course. The web screen on the back page of this newsletter presents a view of these instructions.

Land Policy, Land Markets and Urban Spatial Segregation

**Allegra Calder
and Rosalind Greenstein**

Is urban spatial segregation a consequence of the normal functioning of urban land markets, reflecting cumulative individual choices? Or, is it a result of the malfunctioning of urban land markets that privatize social benefits and socialize private costs? Is it the result of class bias, or racial bias, or both? Does public housing policy create ghettos? Or, do real estate agents and lending officers substitute personal bias for objective data, thereby creating and reinforcing stereotypes about fellow citizens and neighborhoods? Can changes in land policy lead to changes in intra-metropolitan settlement patterns? Or, do such changes come about only from deep social changes having to do with values such as tolerance, opportunity and human rights?

Thirty-seven practitioners and academics from thirteen countries struggled with these and other related questions at the Lincoln Institute's "International Seminar on Segregation in the City" in Cambridge last July. The seminar organizers, Francisco Sabatini of the Catholic University of Chile and Martim Smolka and Rosalind Greenstein of the Lincoln Institute, cast a wide net to explore the theoretical, historical and practical dimensions of segregation. Participants came from countries as diverse as Brazil, Israel, Kenya, the Netherlands, Northern Ireland and the U.S., and they brought to the discussion their training as lawyers, sociologists, economists, urban planners, regional scientists and geographers. As they attempted to come to terms with the meaning of segregation, the various forces that create and reinforce it, and possible policy responses, it became apparent that there are no simple answers and that many viewpoints contribute to the ongoing debate. This brief report on the seminar offers a taste of the far-reaching discussion.

What is Segregation and Why Is It Important?

Frederick Boal's (School of Geography, Queen's University, Belfast) work is informed by both the rich sociological literature on segregation and his own experience of living in the midst of the troubles between Catholics and Protestants in Northern Ireland. Boal suggested that segregation was best understood as part of a spectrum that ranged from the extreme approach of ethnic cleansing to the more idealistic one of assimilation (see Figure 1). As with so many policy issues, segregation will not be solved by viewing it as a dichotomy but rather as a continuum of degrees or levels of separateness, each with different spatial manifestations.

For Peter Marcuse (Graduate School of Architecture, Preservation and Planning, Columbia University, New York) segregation implies a lack of choice and/or the presence of coercion. When racial or ethnic groups choose to live together, he calls that clustering in enclaves. However, when groups are forced apart, either explicitly or through more subtle mechanisms, he calls that segregation in ghettos. It is the lack of choice that distinguishes these patterns and invites a public policy response.

The meaning and importance of segregation varies with the historical context. For William Harris (Department of Urban and Regional Planning, Jackson State University, Mississippi), who writes about spatial segregation in the U.S. South,

segregation can be neither understood nor addressed without fully appreciating the role that race has played and continues to play in American history and public policy. Flavio Villaça (School of Architecture and Urbanism, University of São Paulo, Brazil) understands segregation within a class framework, where income level and social status, not race, are the key factors influencing residential patterns. In Brazil and many other countries with long histories of authoritarian regimes, urban services are generally provided by the state. In these countries, urban residential patterns determine access to water and sewer facilities (and therefore health) as well as transportation, utility infrastructure and other urban services.

In many cases, Villaça and others assert, land market activity and urban codes and regulations have been used, both overtly and furtively, to create elite, well-served neighborhoods that segregate the upper classes from the rest of society, which is largely ignored. This view has parallels in the U.S., where access to high-quality schools and other valued amenities is largely determined by residential patterns that are closely associated with segregation by income level, ethnic background and other demographic characteristics. Seminar participants also cited the correlation between disadvantaged communities and the location of environmental hazards. People segregated into low-income ghettos or neighborhoods comprised primarily of people of color confront the downsides of modern urban living, such as hazardous waste sites and other locally unwanted land uses.

Ariel Espino (Department of Anthropology, Rice University, Texas) presented an analysis of how distance is used to reinforce social, political and economic inequality in housing. When social and economic differences are clear and understood, ruling elites tolerate physical proximity. For example, servants can live close to their employers, even in the same



LISA J. SILVA

house, because economic relations and behavioral norms dictate separation by class.

Why Does Segregation Persist?

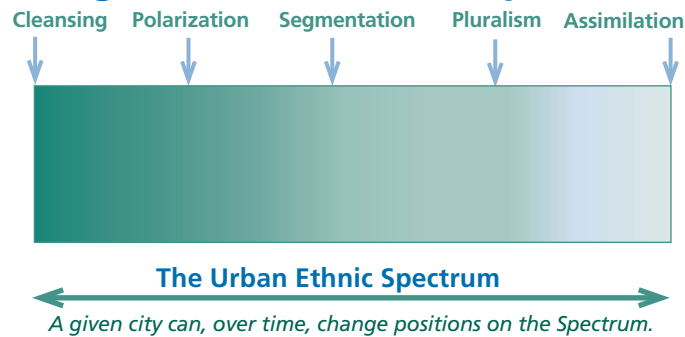
Prevalent throughout the seminar was an assumption that all residents of the city (i.e., citizens) ought to have access to urban services, at least to a minimum level of services. However, Peter Marcuse challenged the participants to think beyond a minimum level and to consider access to urban amenities in the context of rights. He questioned whether wealth or family heritage or skin color or ethnic identity ought to determine one's access to public goods—not only education, health and shelter, but also other amenities directly related to physical location. In language reminiscent of Henry George's views on common property in the late-nineteenth century, Marcuse asked whether it was fair or right, for example, for the rich to enjoy the best ocean views or river frontage or other endowments of nature while the poor are often relegated to the least attractive areas.

Robert Wassmer (Department of Public Policy and Administration, California State University) described the economic processes involved in residential location, as they are understood by public choice economists. In this view, house buyers do not choose to buy only a house and a lot; they consider a diverse set of amenities that vary from place to place. Some buyers may choose an amenity bundle that includes more public transit and less lakefront, while others may choose greater access to highways and higher-quality public education. However, not all citizens have equal opportunities to make such choices. Several seminar participants added that this debate is part of a larger conversation about access and choice in society, since nearly all choices are constrained to some extent, and many constraints vary systematically across social groups.

Other participants drew attention to the ways that government policy (e.g., tax codes, housing legislation) and private institutions (e.g., real estate agents, lending institutions) interact to influence the behavior of land markets, and thus the effects of land policies on public and private actions. Greg Squires (Department of Sociology, George Washington University) reported on a study of the house-hunting process

in Washington, DC. His research findings emphasize the role of real estate agents in steering buyers and renters into same-race neighborhoods. As a consequence, blacks simply do not enjoy the same opportunities as whites and are far less likely to obtain their first choice of housing, thus challenging the public choice model. Squires also

Figure 1: Boal's Scenarios Spectrum



found that housing choice is determined by social or economic status. For example, priorities for neighborhood amenities among black house-hunters tended to differ from those of whites, in part because they had fewer private resources (such as an automobile) and were more dependent on a house location that provided centralized services such as public transportation.

John Metzger (Urban and Regional Planning Program, Michigan State University) examined the role of the private market in perpetuating segregation. He presented research on the demographic cluster profiles that companies like Claritas and CACI Marketing Systems use to characterize neighborhoods. These profiles are sold to a range of industries, including real estate and finance, as well as to public entities. The real estate industry uses the profiles to inform retailing, planning and investment decisions, and, Metzger argues, to encourage racial steering and the persistence of segregation. Mortgage lenders use profiles to measure consumer demand. Urban planners—both private consultants and those in the public sector—use profiles to determine future land uses for long-range planning and to guide planning and investment for central business districts. Real estate developers use profiles to define their markets and demonstrate pent-up demand for their products. The profiles themselves are often based on racial and ethnic stereotypes and in turn reinforce the separation of racial and ethnic groups within regional real estate markets.

Xavier de Souza Briggs (John F. Kennedy

School of Government, Harvard University) brought the idea of “social capital” to the discussion. As the term is being used today by sociologists and social theorists, social capital embodies the social networks and social trust within communities that can be harnessed to achieve individual and group goals. Briggs argued that social capital is both a cause and an effect of segregation in the U.S., but it can be leveraged to create positive change. Others challenged the extent to which social capital theory and research helps to address urban spatial segregation. These participants argued that it tended to frame the policy question as “How do we improve poor people?” rather than addressing the structural and institutional

mechanisms that contribute to residential segregation and income inequality. Yet, the sociologists' view is that social capital is the very element that communities need to exert some element of control over their immediate environments, rather than to be simply the recipients of the intended and unintended consequences of the political economy.

Social Justice and Land Policy

Seminar participants from around the world shared examples of spatial segregation enforced as a political strategy through the power of the state.

- The British colonial government in Kenya employed planning laws and exclusionary zoning to separate native Africans from the British, and those residential patterns established almost a century ago are reflected in Nairobi today.

- The military government at the time of the British mandate in Palestine forced the Arab Palestinians to reside in only one sector of the city of Lod, facilitating the transformation of this once Arab city in what is now Israel.

- The military regime of Augusto Pinochet evicted thousands of working-class Chileans from certain sectors of their cities to make way for small, elite middle- and upper-class settlements.

- The Apartheid regime of South Africa created separate residential sectors based on race and systematically kept groups isolated in virtually all aspects of society.

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Spatial Segregation

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The connections between these extreme forms of spatial segregation and the land policies and market forces at work in most cities today are complex and challenging to articulate. One link is in the ways that land policies and the institutions that support land markets continue to be used to legitimize discriminatory practices.

By envisioning cities where citizens have real freedom to choose their residential locations, the planners in the seminar focused on government policies and programs to facilitate integration, such as the U.S. Department of Housing and Urban Development's Moving to Opportunity Program. However, Stephen Ross (Department of Economics, University of Connecticut) questioned the assumed benefits of resettlement or integration policies by asking, "What if you dispersed high-income

people across the city? What would change? Does this idea help us to think more carefully about why space matters?"

Another query from Xavier Briggs challenged participants to think about where the most meaningful social interactions actually occur. Specifically, what needs to happen, and in what circumstances, to move from the extreme of ethnic cleansing on Boal's urban ethnic spectrum toward assimilation? Briggs suggested that institutions such as schools and workplaces might be better suited to foster more diversity in social interactions than are residential neighborhoods.

Ultimately, the urban planners wanted the tools of their trade to be used for shaping a city that offered justice for all. Haim Yacobi (Department of Geography, Ben-Gurion University, Israel), while referring to the status of the Arab citizens in the mixed city of Lod, touched the foundations of western democratic ideals when he asked,

"If a citizen does not have full access to the city, if a citizen is not a full participant in the life of the city, is he or she living in a true city?" **L**

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The papers presented by all participants in this seminar are posted on the Lincoln Institute website (www.lincolninst.edu). Go the "Home" page or the "What's New" page, click on "Past Course Materials," and then click on "International Seminar on Segregation in the City."

Audio Conference Series for Planning Officials

Again this year the American Planning Association (APA) and the Lincoln Institute are presenting a series of audio conference training programs on community planning. The audio conferences are delivered live over a speaker telephone to a group of any size. All programs are one hour in length and are held on Wednesdays at 4:00pm E.T. Each registration site receives reading materials, an agenda and instructions on joining the program and asking questions of the speakers.

Tear Downs, Monster Homes and Appropriate Infill

December 5, 2001

If monster homes have begun to appear in your community, now is the time to hear what other communities are doing to accommodate appropriate change. Learn how to maintain reasonable residential scale, character and green space, as well as to encourage new forms of infill that enhance community viability. Find out what

approaches and planning tools are brought to bear on out-of-scale new homes in established neighborhoods, and examine intriguing case studies of new infill.

Context-Sensitive Signs

February 6, 2002

Creating context-sensitive signs is one of the toughest and most persistent problems communities face. Explore how communities decide upon the right level and type of control based on findings from APA's new Planning Advisory Service Report. Examine case studies of how signs have been created to blend visually with other aspects of design, hear the legal requirements of constitutionally sound sign ordinances, explore opportunities and limitations of regulating signage, and make certain you understand the valuable roles signs play in a community. This program provides an update on the ever-changing legal framework for sign regulation and provides tips on how communities can work effectively with the sign industry.

Preserving Community Retail

May 22, 2002

Economic analysts assert that America has overbuilt for retail, as evidenced by the many retail businesses that move or go out of business annually. This situation can be very disruptive for a community and can seriously alter the viability of a neighborhood. The community's retail sector provides not only valuable services, but anchors the community's downtown, neighborhood shopping areas and retail corridors, and it provides economic stability. Learn what communities can do to preserve or attract new retail, explore new options such as ethnically oriented businesses, and find out how to help new entrepreneurs and sustain mature businesses.

For more information and to register, contact the American Planning Association (APA): Angela Lawson, 312/431-9100, alawson@planning.org, or www.planning.org/educ/audiocon.htm.

CALL FOR PAPERS

Analysis of Urban Land Markets and the Impact of Land Market Regulation

The Lincoln Institute is sponsoring an international seminar on July 10-12, 2002, in Cambridge, Massachusetts, to stimulate new work on both the role of land markets in cities and the impact of land market regulation. The seminar is designed to bring together economists and urban planners to encourage new, analytical, yet policy-relevant work on land markets and their regulation, and to give serious attention to two important but neglected issues. On one hand, economists have largely ignored the important role of land markets in delivering life experiences and conditioning the welfare of urban residents in modern developed countries. For their part, planners have often neglected the important economic effects of land use planning and zoning regulations on the operation of land markets.

Land markets are important for several reasons. Housing represents the largest single item in most household budgets—several orders of magnitude more important than the output of utilities, for example—and is simultaneously the most tightly regulated of all goods. Nevertheless, there have been remarkably few studies of this regulation in terms of the benefits it produces and the impacts it has on land and housing prices, welfare and distribution.

Since each parcel of land has a precise location, access to a wide range of amenities and local public goods is determined by land consumption. Thus, access to the amenities produced by a system of land use regulation is conditioned on land consumption; if growth boundaries produce the benefit of protected countryside, for example, access to those benefits is determined by a household's willingness (and ability) to pay for locations providing such access. The quality of publicly provided education is similarly determined by willingness to pay for locations within better (or worse) school catchment areas.

Land markets typically represent the main source of independent revenue for subnational governments, either as land alone or as the land/structure bundle. Since the values of local public goods and amenities are capitalized into real estate prices, their provision interacts with land taxation twice. Although land taxation has a long history of interest, there is substantial scope for looking at it afresh, as an alternative to land regulation but also as a mechanism for funding local public goods and achieving an efficient distribution of functions between local and national governments.

Seminar Themes

Organizers Paul Cheshire of the London School of Economics, Stephen Sheppard of Williams College and Rosalind Greenstein of the Lincoln Institute suggest the following sets of themes for proposed papers to be presented at this seminar.

1. The role of land and housing markets in articulating urban space, determining access to amenities and local public goods, and conditioning patterns of residential segregation and exclusion.

Subthemes in this area could relate to distributional issues; the range of amenities and local public goods and their value to households; the impact of public policy and income distribution in conditioning residential segregation; the role of land use regulation in both providing and allocating such amenities; the connection between income distribution, residential segregation and social exclusion; and the implications for housing markets and (spatial patterns of) housing prices.

2. The rationale for and effects of land use planning and regulation.

Subthemes in this area could relate to the benefits or amenities generated by land use regulation; the dynamics, causes, costs (or benefits) and policy implications associated with urban sprawl; the distributional effects of land use regulation; the welfare effects of land use regulation; the impact

of land use regulation on housing costs; and the impact of land use regulation on production costs, output and incomes.

3. Policy analysis.

Subthemes in this area could be alternatives to land use regulation, such as the tax system or alternative structures of property rights; the impacts of alternative land use regulation policies or systems, including impact fees and planning obligations; the implications of land use regulation and local public goods for local taxation or land taxation; systems for producing and funding local public goods; and the efficiency of the distribution of functions between local and national government.

How to Participate

The seminar organizers seek papers from scholars who have concentrated on some of these themes in their past work, as well as from those who have worked in related areas, such as regulation or public policy, but have not yet turned their attention to land markets. Up to 15 papers will be selected for inclusion in this seminar. Participants will be notified by January 20, 2002.

The deadline is November 30, 2001. Submit your proposal (in English), following these guidelines:

- description/abstract (500 words maximum);
- biographical summary (250 words maximum), including full contact information and author's relevant experience; and
- one sample of representative work, such as a paper or published article.

Send your proposal by regular mail or email to:

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Land Market Monitoring for Smart Urban Growth

The fundamental debate about urban growth—no growth, slow growth, go growth—will never be resolved. As with politics and religion, there is something like agreement among a majority of people on very general principles (e.g., civilized life in the twentieth century requires some form of government; there are benefits to some type of spiritual relationship with the universe), but that agreement disintegrates when one gets to the specifics (e.g., socialism or capitalism, Republican or Democrat, deist or agnostic, Christian or Buddhist).

For urban growth, there is a general agreement that it will occur, that it needs some type of management and that such management requires (at least in part) public policies. Disagreements are about how many and which policies to use, and how extensively to apply them. Growth management, however, has some measurable dimensions not available in metaphysics. The type, location, amount and rate of urban growth can all be measured; so can other factors that are correlated with and perhaps cause or constrain urban growth.

A new Lincoln Institute book, *Land Market Monitoring for Smart Urban Growth*, edited by Gerrit Knaap, is motivated by the belief that such measures can be assembled, monitored and analyzed to gain a better understanding of urban growth processes and growth management policy. This book is based on the proceedings of the conference on “Land Market Monitoring for Smart Urban Growth,” which was sponsored by the Lincoln Institute and the U.S. Department of Housing and Urban Development, on March 30–April 1, 2000, in Cambridge, Massachusetts.

As for many public policy issues, interest in growth management moves in cycles. With each cycle the buzzwords change (from growth control to growth management to smart growth) in attempts to revitalize the old debate, but the issues and principles remain the same. Key principles of smart urban growth include prevention of urban sprawl, integration of transportation and land use plans, provision of affordable housing, protection of open space, and timely and efficient provision of urban



infrastructure. Done “right,” smart growth policies can increase the quality of urban life; done “wrong,” they can increase land and housing prices and stifle urban growth. Thus, a central problem in growing smart is how to accommodate market forces while preventing sprawl. However, progress toward resolving this problem can be made only with sound, current information about the supply of and demand for land.

The need for good information on urban land markets has been recognized for many years, but three recent developments suggest that questions regarding how to assess and monitor the land market are worth reexamination:

1. The extent to which land use plans influence the urban development process.
2. Advancements in planning technologies.
3. Requirements of state governments, especially those with modern growth management programs.

The chapters in this volume offer considerable insight into the state of the art and practice of land market monitoring—an important and emerging subfield of urban growth management.

Section I. Measuring Land Development Capacity

1. Characterizing Urban Land Capacity: Alternative Approaches and Methodologies
John D. Landis
2. Identifying Vacant and Buildable Land
Carol Hall
3. Identifying Environmental Constraints to and Opportunities for Development
Frederick Steiner
4. The Supply and Capacity of Infill and Redevelopment Lands: A Parcel-Based Geographic Information Systems Perspective
Anne Vernez Moudon

Section II. Assessing Urban Service Capacity

5. Should Additional Land be Serviced for Urban Development? When? Where? How Much? *Lewis D. Hopkins*
6. Monitoring Infrastructure Capacity
David Levinson

Section III. Estimating and Modeling Development Demand

7. Forecasting Demand for Urban Land
Paul Waddell and Terry Moore
8. Metroscope: Linking a Land Monitoring System to Real Estate and Transportation Modeling
Wilbur (Sonny) Conder

Section IV. Monitoring Land Market Activities and Signals

9. Toward a Residential Land Market Monitoring System
Gerrit Knaap and Traci Severe
10. Monitoring Industrial and Commercial Land Market Activity
Kirk McClure
11. The Case for Monitoring Real Estate Prices: Data and Methods for Informing the Planning Process
Christian L. Redfearn and Larry Rosenthal
12. Monitoring Housing Affordability
Amy Bogdon

Section V. Monitoring Land Markets in the United Kingdom

13. Monitoring and Managing Urban Growth in the United Kingdom: What Have We Learned?
Glen Bramley

Gerrit Knaap is professor of urban and regional planning and agricultural and consumer economics at the University of Illinois at Urbana-Champaign. In January 2002, Knaap will assume a new position as the director of research for the National Center for Smart Growth at the University of Maryland. Contact: g-knaap@uiuc.edu

For more information or to order the book, *Land Market Monitoring for Smart Urban Growth*, edited by Gerrit Knaap, call the Lincoln Institute at 800/LAND-USE (800/526-3873), fax the Request Form on page 11, email to help@lincolninst.edu or visit our website at www.lincolninst.edu.

ISBN 1-55844-145-X. 2001. 382 pages, paper. \$20.00.

The Development of Property Taxation in Economies in Transition

Fiscal and governmental decentralization, land privatization and market development are among the many sweeping economic and institutional reforms that are being undertaken by countries in the transition from command to market-driven economies after the fall of Soviet communism. The introduction of taxes on real property is a key element of reforms to establish financially sustainable local governments and to encourage privatization and efficient land use.

The Development of Property Taxation in Economies in Transition—Case Studies from Central and Eastern Europe, edited by Jane Malme and Joan Youngman, is a collaborative effort of the Lincoln Institute and the World Bank. This book is intended to enrich the property tax policy debate, both in countries facing rapid change and in those with long-established and stable property tax systems.

Property tax policies are often the result of long historic development, and are closely linked to complex systems of land ownership and property rights. While larger institutional and economic changes open the way for new property tax systems, periods of rapid transition provide little opportunity for governments to undertake comparative investigations of approaches to any specific policy, particularly one as important and detailed as property taxation. Furthermore, the property tax itself is in transition and must respond to changing local fiscal needs, emerging real estate markets, and evolving rules of land ownership and property rights.

This volume examines these processes through a comparative review of the development of property tax systems in six countries experiencing political and economic transition. Case studies of Poland, Estonia, the Czech and Slovak Republics, the Russian Federation and Armenia provide insight into the policy debates and choices that guide the process of property tax reform, from the initial impetus to the resulting legislation, as well as the subsequent administrative challenges of assessment, collection, appeal and review. These cases



demonstrate some common challenges and the extraordinary changes that have taken place in little more than a decade. At the same time, each of these countries has followed a somewhat different path, adopting strategies that reflect its unique set of past traditions and present conditions.

The property tax serves multiple roles as an instrument of decentralization, an element in the division of property rights, an adjunct to privatization and restitution, and a source of revenue. Thus, it is appropriate to consider its development in multiple contexts. The cases studies presented here are not intended to identify any single path to the development of a successful system of property taxation, but rather to broaden our understanding of the available alternatives and their relationship to specific political, legal and economic settings.

Property Tax Developments in Poland

Jane H. Malme with W. Jan Brzeski

The Land Tax in Estonia

Jane H. Malme with Tambet Tiits

Taxes on Real Property in the Czech Republic

Phillip Bryson and Gary Cornia with Alena Rohličková Holmes

Land and Building Taxes in the Republic of Slovakia

Phillip Bryson and Gary Cornia with Soňa Čapová and Miloš Konček

Property Tax Developments in the Russian Federation

Jane H. Malme with Natalia Kalinina

Property Taxation in Armenia

Richard Almy with Varduhi Abrahamian

Editors and Contributors

Jane H. Malme is a fellow of the Lincoln Institute and **Joan M. Youngman** is a senior fellow and chairman of the Institute's Department of Valuation and Taxation. They previously collaborated on the book, *An International Survey of Taxes on Land and Buildings* (Kluwer Publishers, 1993), and they develop and teach courses on property taxation and market-based valuation in diverse national and international settings.

The following US and international property taxation and real estate experts contributed to the case studies:

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Phillip J. Bryson, Romney Institute of Public Management, Marriott School of Management, Brigham Young University, Provo, Utah, USA

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Tambet Tiits, AS Kinnisvaraekspert (Real Estate Consultants), Tallinn, Estonia

This book is part of a series of World Bank Institute studies on fiscal policy, decentralization and urban governance in economies in transition. To place an order, contact the World Bank by phone: 1-800-645-7247 or 703-661-1580; fax: 703-661-1501; e-mail: books@worldbank.org; or web: <http://www.worldbank.org/publications>

ISBN 0-8213-4983-X. 2001. 108 pages, paper. Stock No. 14983. \$22.00.

Mediating Land Use Disputes

Land use disputes tend to be among the most contentious issues facing communities of all sizes throughout the United States. Local officials and citizens struggle to find ways of balancing environmental protection, economic development and private property rights. Consensus building is often used to foster meaningful communication and participation in making land use decisions. Many communities are also relying on mediation to bring relevant stakeholders together in a face-to-face dialogue to resolve land use disputes.

Mediating Land Use Disputes I

December 6–7, 2001

Lincoln House, Cambridge, Massachusetts

The sixth offering of this introductory course, Mediating Land Use Disputes I, presents practical experience and insights in both land use decision making and dispute resolution. The participants discuss cases involving conflicts over land development and community growth nationally, as well as specific regional issues, such as comprehensive planning, growth management, environmental preservation and siting of affordable housing. The course materials include interactive simulations and real-life consensus building and mediation exercises.

The course was developed for the Lincoln Institute by Lawrence Susskind, the Ford Professor of Urban and Environmental Planning at Massachusetts Institute of Technology and the president of the Consensus Building Institute in Cambridge, Massachusetts. He is one of America's most experienced land use mediators, having mediated more than 50 complex disputes. Susskind is the lead author of two Lincoln Institute publications used in this course: *Using Assisted Negotiation to Settle Land Use Disputes: A Guidebook for Public Officials* and a policy focus report titled *Mediating Land Use Disputes: Pros and Cons*.

The two-day program is designed for:

- public officials responsible for land use decisions or planning processes;
- developers interested in the latest techniques for project proposals;
- environmental and community action groups involved in land use conflicts;
- facilitators and mediators; and
- attorneys interested in consensus building and mediation.



Mediating Land Use Disputes II

April 3–5, 2002

Lincoln House, Cambridge, Massachusetts

Lawrence Susskind and Armando Carbonell, cochairman of the Institute's Department of Planning and Development, are developing an advanced three-day course for those who have completed Mediating Land Use Disputes I, or trained mediators with

public policy dispute resolution experience who seek specialized knowledge and skills to successfully mediate land use disputes. Participants will explore different approaches to consensual land use decision making and deepen their understanding of assisted negotiation techniques to settle land use disputes.

More Information

The tuition fee of \$200 (MLUD I) or \$300 (MLUD II) includes a notebook of course materials and exercises and copies of the two publications noted above. The faculty includes staff of the Lincoln Institute and the Consensus Building Institute, and other trained land use mediators and consultants. Enrollment is generally limited to 42 participants per course.

Consult the Lincoln Institute website (www.lincolninstitute.edu) for additional information about the faculty, agenda and accommodations for each course offering, as well as for descriptions of the two publications used in the courses.

Contact the Lincoln Institute to register for a course or to order the publications. Call 800/LAND-USE (800-526-3873) or 617/661-3016 x127, or email to help@lincolninstitute.edu.

A Land Use Mediation Success Story

Bill Voelker, director of planning and development for the Town of Simsbury, Connecticut, attended the Lincoln Institute course on Mediating Land Use Disputes I in November 2000. Given his years of experience in land use planning, the course's approach hit home about the need for alternative ways to resolve messy, protracted and costly land use disputes. He returned to Connecticut determined to do something constructive. Bill worked with numerous land use law and mediation experts in Connecticut and elsewhere to draft a bill for the state legislature.

This bill was designed to encourage and allow parties to use mediation after the filing of an appeal, before court action commenced. This bill could reduce the over 300 land use cases that have been brought before Connecticut Courts every year since 1988. After review and amendment by the Planning and Development Committee, the bill was passed unanimously by the Connecticut House 145 to 0 and by the Senate 36 to 0, and was signed into law by Governor John Rowland in May 2001. The law is known as Public Act 01-47, "An Act Concerning Mediation of Appeals of Decisions of Planning and Zoning Commissions."

Now, to help Connecticut planners, developers and attorneys prepare to use mediation as called for by the legislature and the governor, the Lincoln Institute is working with the Consensus Building Institute to underwrite a mediation course to be held at Quinnipiac University School of Law School in Hamden, Connecticut, on November 26 and 27.

Program Calendar

Contact: Lincoln Institute, 800/LAND-USE (800/526-3873) or help@lincolninst.edu, unless otherwise noted. Consult www.lincolninst.edu for additional information about these programs.

Valuing Land Affected by Conservation Easements

NOVEMBER 13
Lincoln House, Cambridge, Massachusetts

Urban Land Markets in Latin America: Policy and Development

NOVEMBER 26-30
Lincoln House, Cambridge, Massachusetts

Audio Conference Training Program

Cosponsored with American Planning Association (APA)
"Tear Downs, Monster Homes and Appropriate Infill"
DECEMBER 5
Contact: Angela Lawson (APA) 312/431-9100, alawson@planning.org

Mediating Land Use Disputes I

DECEMBER 6-7
Lincoln House, Cambridge, Massachusetts

The Theory and Practice of Land Valuation: A Case Study Approach

FEBRUARY 5
Lincoln House
Cambridge, Massachusetts

Audio Conference Training Program

Cosponsored with American Planning Association (APA)
"Context-Sensitive Signs"
FEBRUARY 6
Contact: Angela Lawson (APA) 312/431-9100, alawson@planning.org

Lincoln Lecture Series

Lincoln House, 113 Brattle Street, Cambridge, MA. 12 noon. The programs include lunch and are free, but pre-registration is required.

Contact: help@lincolninst.edu

Planning and the Wealth of City Regions

NOVEMBER 6
Frederick Steiner
School of Architecture, University of Texas at Austin

Cities' Strategic Land Behavior

DECEMBER 3
Ann Bowman
Department of Government and International Studies, University of South Carolina, and;
Michael A. Pagano
College of Urban Planning and Public Affairs, University of Illinois at Chicago

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The Lincoln Institute of Land Policy is a nonprofit educational institution established in 1974 to study and teach land policy and taxation. By supporting multi-disciplinary educational, research and publications programs, the Institute brings together diverse viewpoints to expand the body of useful knowledge in two departments—valuation and taxation, and planning and development—and in the program on Latin America. Our goal is to make that knowledge comprehensible and accessible to citizens, policy makers and scholars in the United States, Latin America and throughout the world. The Lincoln Institute is an equal opportunity institution in employment and admissions.

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