

# Land Lines

Newsletter of the Lincoln Institute of Land Policy

## Controlling Sprawl in Boulder: Benefits and Pitfalls

Peter Pollock

**B**oulder, Colorado, has developed a national reputation for having dealt creatively with growth management issues. The city has developed a 27,000-acre greenbelt, a system for controlling the rate of population growth by limiting building permits, and a defined urban growth boundary managed in cooperation with Boulder County. Boulder's approach to urban growth boundaries, called the service area concept, offers important lessons for controlling sprawl, preserving rural land uses outside the city, and extending urban services in a rational manner.

Located 27 miles northwest of Denver at the base of the Rocky Mountains, Boulder is a home-rule city of approximately 96,000 people. It is the Boulder County seat, the home of the University of Colorado, and a regional employment center with approximately 86,000 jobs. Its strong economy is founded on the university, federal laboratories, regional and local retail, and a dynamic industrial sector concentrated in the high tech industry and business services.



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View of Boulder from the foothills looking east toward Chautauqua Meadows.

Colorado has no statewide, mandated planning program. Statutory and home-rule cities and counties are granted land use planning and regulatory powers directly by the state. The Denver Regional Council of Governments engages in general planning, clearinghouse, and federal funding allocation activities, but there is no real, effective regional planning effort. As a result, sprawling development, undifferentiated between cities and unincorporated areas of counties, is typical along most of Colorado's Front Range.

In the decade of the 1950s, Boulder's population grew from 25,000 to 37,000 and during the 1960s it grew by a whopping 29,000 to reach 66,000. Some initial efforts to manage this growth included the "Blue Line," a citizen-initiated amendment to Boulder's charter in 1959 that restricted the extension of city water service above an

elevation of 5,750 feet. It was later extended by ordinance to sewer service. While a few exceptions have been granted at the ballot box, the effect of this measure was to limit the city from extending water service to properties along the mountain backdrop. Landowners can still develop in the county, but at much lower densities than is typical in the city and only with

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## Controlling Sprawl in Boulder

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individual water and septic systems.

Another important growth management program began in 1967, when Boulder became the first city in the United States to pass a tax specifically dedicated to preserve open space. This open space system forms the outer extent of the Boulder Valley, a joint planning area between the city and county.

### Boulder's Service Area Concept

A concern that unwanted development was continuing to take place outside city limits in the county, sometimes with city water and sewer service, led to the implementation of Boulder's urban growth boundary. In 1970 the city and county adopted a joint comprehensive plan that defined the intended geographic extent of city expansion into the plains. This plan was further refined in 1978 to limit the city from extending water and sewer services outside city service area boundaries and to limit the county from approving new subdivisions that would need "urban" levels of services and facilities.

What specifically does the service area boundary do? It defines that part of the Boulder Valley planning area where the City of Boulder either already provides a full range of urban services to annexed properties or will provide services upon annexation. Land outside the service area boundary remains in the county at rural densities until the city and county jointly agree to bring the property into the service area. Land can also be "moved" out of the service area.

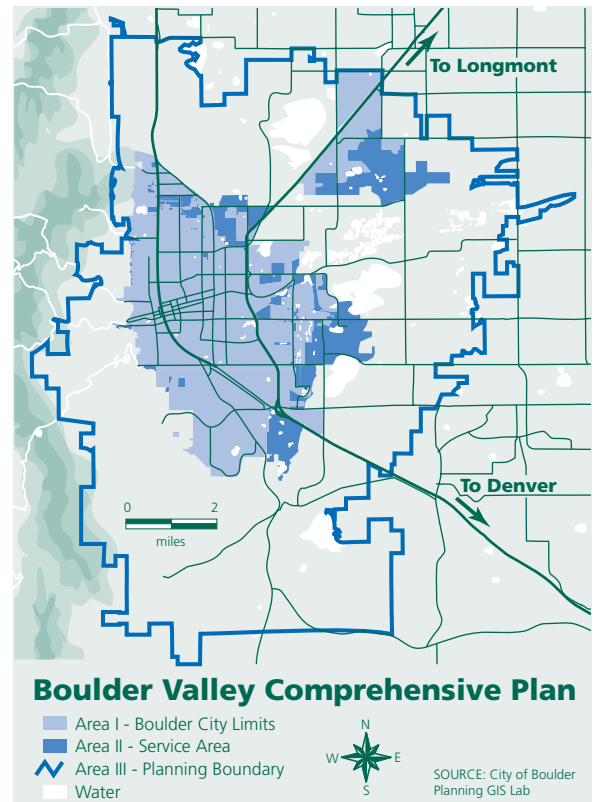
The 1978 plan, thus, protected the city against development just outside its boundaries that would put demands on city services without the ability to collect taxes to finance those services. It was also aimed at controlling sprawl, protecting sensitive environmental areas and rural land uses, and planning, financing and providing urban services in a more rational way. By adopting the plan through an intergovernmental agreement, both the city and county gained better control over urban development and service provision, while accomplishing many other conservation objectives. This approach owes much to the phased growth control ordinance pioneered in 1969 by the Township of Ramapo, New York.

### What Are the Benefits?

- The service area concept creates an identifiable urban/rural edge. Unlike many cities that have either sprawled into the countryside or facilitated leapfrog development, Boulder has created a real edge between urban and rural development.
- It provides for the rational extension of urban services. The definition of areas where services are to be provided (along with initial designations of land use) allows a direct link between land use planning and infrastructure planning. Parks, recreation, police, fire, transportation, water, sewer and flood control service providers can develop their master plans knowing where services are to be extended, over what time frame, and for what types of land uses.
- It helps preserve rural lands outside the city. Boulder's service area policy has sent a clear signal to the land markets that land outside of Boulder's service area is not likely to be urbanized in the near future. This has lessened land speculation for urban development purposes and facilitated the acquisition of open space.
- It helps focus development within the city. Through redevelopment of underutilized areas and infill development, the city has been able to capitalize on existing public investments in infrastructure.
- It eliminates competition from the county for retail development and the loss of associated tax revenues.
- It provides both flexibility and certainty to the planning process. As the community experiences change over time, land can be added to or deleted from the service area, and property owners inside and outside the service area can act accordingly.

### What Are the Pitfalls?

- Boulder's region encompasses the whole county. Therefore, the city's surging job growth and limitations on residential growth have had a significant impact



on housing demand in adjoining communities. The most striking example is the nearby town of Superior. In 1990 the population of Superior was 255; in 1996 it was 3,377. It has practically no jobs and no sales tax base. This regional imbalance between jobs and housing has created tremendous problems with traffic congestion, lack of affordable housing and school facility needs.

- Getting a hold on sprawl is only half the equation. What happens within the urban service area is the other. In Boulder's initial planning efforts, there was a clear expression of a preference for infill and redevelopment over sprawl. Since there is no requirement that a certain amount of land be contained within its service area (such as the 20-year required land supply within Oregon's urban growth boundaries), Boulder does not have to make a trade-off between expansion versus infill and redevelopment. However, it is increasingly difficult to convince specific neighborhoods and the community as a whole that additional density is in their best interests. The community can choose to not expand the service area, maintain current densities and simply not grow.

Is that good or bad? On the good side, it has allowed Boulder to determine its

# Price Volatility and Property Tax Limitations

Joan Youngman

The potential for sharp and unpredictable assessment increases is an important source of dissatisfaction with the property tax. Rapid price rises that are accurately and promptly reflected in assessed valuations can leave homeowners responsible for cash payments on paper gains that are unexpected, uncontrollable, and possibly short-lived. Two decades ago, this situation paved the way for adoption of California's Proposition 13, which rejected fair market value as a basis for assessment.

Increasing valuations do not necessarily produce a corresponding rise in property tax bills, since a higher assessment base could raise equivalent revenue with a smaller tax rate. This solution is not feasible, however, when prices increase disproportionately only in particular neighborhoods, or for particular types of property.

What other means are available to address price volatility and its impact on property tax rates? A number of states have recently introduced limitations on annual valuation increases. These measures avoid extreme assessment increases but may still allow assessments to match fair market values at some point in the future. They substitute a non-market value basis for assessment and diminish uniformity by distinguishing between those properties that are assessed on the basis of current values and those that are not.

## Assessment Limitations in Washington and Texas

In the November 1997 elections, voters in Washington state approved a referendum generally limiting increases in assessed valuation to 15 percent a year on all classes of taxable property. If a property's market value rises more than 60 percent, one year's assessment may reflect no more than one-quarter of that increase. A similar measure strongly supported by business representatives was passed by the Republican legislature but vetoed by Gov. Gary Locke (D), who would have limited it to homeowners.

This case raises an important point concerning uniformity and distribution of the tax burden. Phase-in provisions ease

the burden on owners of rapidly appreciating property but correspondingly increase the relative share of the tax borne by owners experiencing slower growth, or no growth, in property value. While tax limitations are generally promoted as protection for homeowners, residential benefits may pale in comparison to commercial gains.

Supporters of the Washington referendum urged passage "to soften a tax blow that could be devastating to a homeowner on a fixed income."<sup>1</sup> Yet major funding for the campaign came from industrial giants, including Microsoft, Intel, Hewlett Packard, Boeing and Weyerhaeuser. Opponents, including King County assessor Scott Noble, argued that the tax benefits "will go disproportionately to the large corporations that are bankrolling the campaign because of their much higher property values."<sup>2</sup> On the other hand, restricting such provisions to residential property introduces another level of non-uniformity to the tax.

Texas voters chose this split valuation alternative in November, approving a measure that limits increases in assessed values of residential homestead property, but not business property, to 10 percent a year. The president of the Texas Taxpayers and Research Association said this provision will "keep a terribly hot neighborhood from getting sort of a sticker shock."<sup>3</sup>

Critics saw the irony of this action. One wrote, "If the Texas Legislature had offered voters a chance to cap appraisal increases on their homes a few years ago, lawmakers would have been lauded as heroes. Angry homeowners were storming the offices of appraisal districts in the early and mid-1990s, demanding relief from double-digit increases in the appraised value of their homes and the prospect of significant property tax hikes...Nothing happened. Now that appraisal increases have fallen to three percent or so, the Legislature is offering voters a chance to cap the increases by changing the state Constitution...."<sup>4</sup> Ironically, before the price rises of the 1990s, Texas tax protests centered on whether assessments reflected falling property values quickly enough in the re-

See **Tax Limitations** page 4

own ideal city size, with consideration of how much congestion is tolerable, what sized city leads to a high quality of life, and what is sustainable over time. On the bad size, it holds Boulder back from capturing some of the benefits that additional development could bring, such as more affordable housing and less dependence on the automobile by building mixed use, transit-oriented neighborhood centers.

There is no real ending to this story. Land use planning is a major fixation for Boulder, and these issues are continuously analyzed, discussed, and often hotly debated. Nevertheless, Boulder has maintained a central vision of a compact city with a clear identity in the midst of a rural area. The growth management techniques used in Boulder may vary from those used by other cities, and they may be changed from time to time to meet local conditions, but the vision has remained intact. **L**

**Peter Pollock**, AICP, is director of the Community Planning Division for the City of Boulder. This year he is a Loeb Fellow at the Harvard University Graduate School of Design and a visiting fellow at the Lincoln Institute. This article is based in part on his presentation of the Fourth Annual David R. Fullmer Lecture, "Tools and Techniques for Managing Growth in the Boulder Region," at the Institute in October 1997. Contact: [ppollock@lincolninst.edu](mailto:ppollock@lincolninst.edu)

## RFP Deadline Is March 2

Through its annual Request for Proposal process, the Lincoln Institute selects and funds contracted research projects, case studies, courses and dissertation fellowships focusing on land use and taxation policies.

March 2, 1998, is the deadline for proposals to be funded during the 1999 fiscal year (starting July 1, 1998). If you would like a copy of the Request for Proposal guidelines, you can download the document from the Institute's Web page ([www.lincolninst.edu](http://www.lincolninst.edu)) or request a copy by email ([help@lincolninst.edu](mailto:help@lincolninst.edu)).

# Inter-American Research at ACSP

The Lincoln Institute had a significant role in promoting academic interaction among researchers from North America and Latin America at the annual conference of the Association of Collegiate Schools of Planning (ACSP) from November 6 to 9, in Fort Lauderdale, Florida. Martim Smolka, senior fellow for the Institute's Program in Latin America and the Caribbean, and Rosalind Greenstein, senior fellow and director of the Program in Land Use and Regulation, were actively involved in the conference, "Planning in the Americas."

As part of its established strategy to improve dialogue among planners and scholars throughout the hemisphere, the Institute facilitated collaborations between ACSP and ANPUR, the Brazilian National Association for Graduate Studies and Research in Urban and Regional Planning. The Institute also financed the simultane-

ous translation of many conference sessions and directly supported the participation of numerous Latin American scholars.

ANPUR organized five sessions presented by researchers from throughout Latin America. The topics included "Critical Issues for Urban Land Policies in Latin America" and "The Crisis of Urban and Regional Planning and its Challenges for Education." Following up on previous efforts by ANPUR to enhance the quality of professional publications that report on urban and regional planning issues, ANPUR and ACSP jointly organized a Journal Editor's Roundtable. (See *Land Lines*, September 1997)

The success of the ANPUR sessions at the ACSP meeting stimulated both associations to discuss a permanent cooperative agreement. The goals of the plan include regular contact between academic communities; sharing of information on teaching

and research in the fields of urban and regional planning; and cooperation in identifying Brazilian and North American researchers or research groups that already work jointly, with the aim of broadening their interaction.

In addition to its direct role in supporting Latin American participation at the ACSP conference, the Institute supports many of the U.S.-based researchers who presented papers and contributed to panel discussions. More than ten speakers reported on research that is currently being funded by the Institute, and many other presenters are past recipients of Institute funding. The Institute is proud that its involvement with ACSP and ANPUR is helping to stimulate debate among planners, scholars and researchers throughout the Americas. **I**

## Tax Limitations

*continued from page 3*

gional recession of the 1980s. For example, Harris County, which includes Houston, saw challenges to one-quarter of all its tax valuations in 1984 and 1985.

## A Legislative Approach in Montana

Annual increases of 10 or 15 percent do not necessarily prevent assessed valuations from reaching full market levels. However, Montana lawmakers responded this year to dramatic value increases with an even more drastic measure. After studies reported that residential and commercial property values had increased by an average of 43 percent statewide since the last reassessment, the legislature required this change to be phased in at a rate of only two percent annually—taking 50 years to enter the tax rolls completely. Court challenges to this provision could raise an interesting question as to how long a phase-in period is compatible with state constitutional provisions requiring uniformity in assessment.

## Assessment Reform in Ontario

Large valuation increases may be due to assessment lags as well as to price rises. One of the most startling examples of outdated tax valuation is found in Toronto—

a surprise to U.S. observers who normally expect a high level of administrative efficiency in Canada. At the September conference of the International Association of Assessing Officers (IAAO) in Toronto, a panel of speakers brought together by the Lincoln Institute explored this situation. The potential for huge valuation increases stems not so much from extraordinary market activity as from extraordinary assessment inactivity. Metropolitan Toronto has not had a full-scale reassessment since 1954, and that was based on 1940 market values.

Attorney Jack Walker described the public as generally supportive of current tax reform efforts, which encompass the entire province of Ontario. By contrast, a 1992 reassessment proposal for Metropolitan Toronto alone sparked such protest from residential and small business taxpayers that the proposal was abandoned. As a result, the 1997 measure explicitly addresses the concerns of many taxpayers groups. Professor David Amborski of Ryerson Polytechnic University explained that it would ensure current value assessments and regular updates. In addition, it will eliminate the business occupancy tax, permit different tax rates for different classes of property, provide special treatment for senior citizens and disabled tax-

payers, and reduce taxes on agricultural and open space lands.

Thus, Toronto has also chosen to soften the impact of large assessment increases at the expense of uniformity. In this case, where municipal valuations were so out of date, the net effect may be judged an improvement in assessment equity. It will be important to evaluate the experiences of other jurisdictions struggling with the challenge of balancing uniformity and acceptability to see if they can make the same claim. **I**

*Joan Youngman is senior fellow and director of the Institute's Program in the Taxation of Land and Buildings. An attorney specializing in property tax issues, she also writes a column for State Tax Notes, published by Tax Analysts. Contact: [jyoungman@lincolninst.edu](mailto:jyoungman@lincolninst.edu)*

## NOTES:

1 Joseph Turner, "Ref. 47 Debate: Do Tax Savings Justify Change?" *Takoma News-Tribune*, October 23, 1997, p. A1 (quoting Rep. Brian Thomas (R-Renton)).

2 Tom Brown, "Big Guns Back Property-Tax Lid," *Seattle Times*, October 24, 1997, p. B3.

3 Clay Robison, "Measure Would Cap Hike in Residential Appraisals," *The Houston Chronicle*, November 2, 1997, p. 2.

4 Michele Kay, "Tax Appraisal Cap on Ballot," *Austin American-Statesman*, October 20, 1997, p. A1. 3

# Using the Property Tax for Value Capture: A Case Study from Brazil

Claudia M. De Cesare

Public investment in urban areas often results in increased land value that benefits only a small group of private owners. In a pioneering initiative, the city of Porto Alegre, Brazil, is using the property tax as an instrument for capturing land value increments, deterring land speculation and promoting rational urban development.

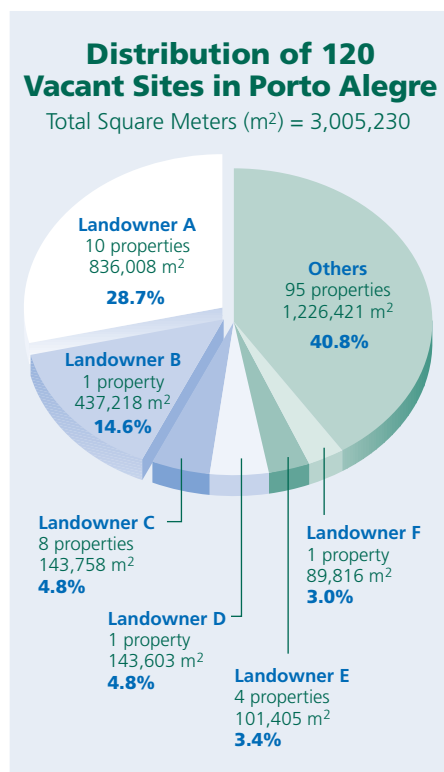
## Economic and Social Context

Porto Alegre is the capital and largest city of Brazil's southernmost state, Rio Grande do Sul. With a population of 1.5 million inhabitants and approximately 450,000 real estate units in 1994, city officials estimated a shortfall of more than 50,000 residential properties. However, major economic and social problems limited the city's ability to provide housing for low- and middle-income families.

As in many developing countries with unstable economic cycles, land is a major means of concentrating wealth in Brazilian cities. In Porto Alegre, the existence of large undeveloped sites near the city center contributes to urban sprawl on the periphery. The major factor responsible for this situation is land speculation by wealthy landowners who hold large vacant sites and wait for a favorable moment to undertake investments or to sell their sites at huge profits.

As low-income families are pushed to the periphery, their segregation leads to increased social exclusion and demands for public services. However, the provision of basic infrastructure, such as public transport services on the long routes between the periphery and the commercial, industrial and entertainment centers, requires large public investment.

City officials in Porto Alegre had set a primary goal to provide high quality urban services for the outlying community, including basic infrastructure, education, public transport, street cleaning and security services. However, a financial diagnosis of the city's revenue alerted authorities to the scarcity of resources for such investment. In contrast, many districts in more central



areas were well supplied with infrastructure, equipment and services, and they had lower population densities than were called for in the city's urban development plan.

Speculation was clearly impeding land development, but officials believed the political atmosphere seemed favorable for change. After a period in which government authorities faced chronic inflation in Brazil, an economic stabilization program was introduced in July 1994. Before the economic plan, inflation was running at astonishing annual rates of 7,000 percent. Since the introduction of the plan, average rates of inflation ranged between 0.7 and 1.7 percent a month. When the economy was measured in terms of Gross Domestic Product (GDP), it showed annual positive growth rates since 1993. Local government was confident that the moment was ideal for recovering the investment and productive activities that had been paralyzed during the previous high-inflation period.

In summary, the following factors encouraged Porto Alegre's initiative to use the property tax as an instrument for capturing increased land value, deterring land speculation, and promoting social

fairness and economic growth:

- Stimulation of urban land occupation and development, since the private market was not responding positively to the demand from low- and middle-income residents.
- Reduction of the housing shortfall.
- Provision of assistance to low-income families, guaranteeing better living and working opportunities.
- Recovery of land value generated by public investment, by encouraging individuals who had been favored by public investment to return those benefits to the community.
- Avoidance of large additional investments in public infrastructure and services by applying financial resources rationally.

## Government Actions

The Brazilian Constitution (1988) defines the property tax as a tax on urban land and buildings and specifies that it can be used as an instrument of urban policy to promote the rational use of land to generate social benefits to the community at large. This provision allowed Porto Alegre to undertake the following actions:

- Define priority urban zones for development and occupation. The process involved the selection of five distinct areas characterized by high-quality urban infrastructure, equipment and services. These areas would support a larger population density without any additional public investment.
- Identify 120 vacant sites ranging from 3,000 to 360,000 square metres (m<sup>2</sup>) in the priority zones.
- Introduce local legislation requiring the development of the selected properties within given time periods. The law established that if the periods specified for developing the sites were not met the property tax on those sites would be made progressive. The tax rate would be raised by 20 percent increments on an annual basis up to a maximum rate of 30 percent. The basic rates for vacant land vary from 5 to 6 percent of the property market value.

See **Value Capture** page 6

# Building Civic Consensus in El Salvador

**Mario Lungo, Alejandra Mortarini, Fernando Rojas**

**D**ecentralization of the state and growing business and community involvement in civic affairs are posing new challenges to the development of institutions focused on land policies and their implementation throughout Latin America. Mayors and local councils are assuming new responsibilities in the areas of environmental protection, urban transportation, basic infrastructure, local financing, social services and economic development. At the same time, business and civic organizations are finding new avenues to ensure public attention to their demands through participatory planning, budgeting, co-financing and control at the local level.

Thus, decentralization and democratic participation are gradually building an environment in which public-private alliances can develop joint projects of common interest to both government and individuals. However, many government institutions have a long way to go before they are fully adjusted to their new roles

in planning, regulation and evaluation.

Long-entrenched cultures of apathy and citizen distrust of government have to be transformed into mutual confidence capable of mobilizing the best community traditions of the Latin American people. Political and economic patronage and state corruption need to be superseded by political and administrative accountability. Obsolete budget, contract and municipal laws still restrict the capacity of both local governments and civil society to interact creatively through contractual and co-financing arrangements.

The institutional challenges and policy dilemmas currently confronted by the Metropolitan Area of San Salvador (MASS) illustrate the transformations occurring throughout the region. After years of civil war, the Salvadorans signed a peace agreement in 1992 that provided the framework for real competition among political parties and stimulated more active participation by business, non-governmental organizations (NGOs) and community organizations. MASS incorporates several municipalities, some of them led by mayors from opposition parties to the central govern-

ment. The coordinating body of MASS is the Council of Mayors, which in turn is supported by a Metropolitan Planning Office.

With technical assistance from international NGOs, MASS has prepared a comprehensive development plan. Contemporary urban planning instruments such as macrozoning, multi-rate property tax, value capture for environmental protection, public-private consortiums and land use coefficients are being considered for the implementation of land, development and environmental policies. Indeed, the Salvadorans have the support of several research centers that are familiar with the use and impact of these and other instruments in other parts of the world. Their primary need now is to mobilize public and private metropolitan actors around common policies and to develop shared instruments for their application.

Toward that end, PRISMA, a prominent Salvadoran NGO and urban research center, invited the Lincoln Institute to develop a joint workshop on urban management tools, intergovernmental coordinating mechanisms for metropolitan areas

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## Value Capture in Brazil

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- Grant priority to construction projects on the designated sites. The City Council institutions responsible for planning permits would facilitate construction and occupation.

### Effectiveness of the Initiative

The legislation was promulgated at the end of 1993 and the government started to implement it in 1994. The proposal was supported by both ruling and opposition party members of the City Council, which is responsible for approving decisions on municipal legislation.

As of October 1997, the initiative has not yet achieved its desired results. Only five of the 120 vacant sites are being developed. The landowners of 50 properties are paying the property tax at the progressive rate. Three of the properties were removed from the list because they had been incorrectly included in the first place due

to inaccurate records about their physical characteristics.

The development status of the remaining 62 properties has not been defined. Some are owned by wealthy and politically powerful landowners who appealed to the Supreme Court against the constitutionality of the measures undertaken by the city government. Indeed, two landowners (A and B) who hold nearly 44 percent of the vacant land are appealing, and other landowners seem to be waiting for the judiciary out-come to make their own decisions. (*See chart on page 5.*)

Evaluating the effectiveness of Porto Alegre's property tax initiative will be possible only after the judiciary decisions on the matter are pronounced, but other crucial gains derived from the experience have already guaranteed its success. The legislation has generated intense debate at the national and local level regarding political and private rights, property rights and public interest. The experience has also been used as an example to make

other government authorities aware of their responsibilities to promote the rational use of urban land.

In Brazil, cultural and economic factors still seem to encourage land speculation rather than productive activities, and the difficulty in establishing boundaries between public interest and private rights is, indeed, complex. However, the pioneering actions undertaken in Porto Alegre represent an important step towards controlling private speculation and promoting responsible urban development. Similar initiatives elsewhere now have a greater potential for becoming effective alternatives to achieve fairness in the distribution of public resources with favorable social benefits to the community. **L**

**Claudia M. De Cesare** works for the Porto Alegre City Council and is a Ph.D. candidate at the Centre for the Built and Human Environment, University of Salford, England. Contact: C.M.DeCesare@surveying.salford.ac.uk

# Grassroots Education for Latin America Communities

and public-private initiatives for sustainable cities. The workshop, held in San Salvador in October, included high-ranking officers from the central government, mayors, planning officers and other authorities from MASS, and representatives from builders' and developers' associations and some cooperative housing institutions and community organizations.

Speakers from the Lincoln Institute presented experiences from Taiwan, The Philippines, Mexico and other Latin American countries that underlined policies and instruments capable of harmonizing the interests of different urban stakeholders and coordinating several layers of government for land use and urban development objectives. The Salvadorans explained their immediate concerns, such as the lack of intergovernmental coordination to protect the urban environment, discontinuities in policy measures, arbitrariness at all levels of government, and legal and administrative uncertainties.

The workshop participants concluded that to foster the new legal and institutional framework sought by MASS the Salvadorans need to expand discussions among other metropolitan actors. They also need to continue to work with institutions such as the Lincoln Institute that have the trust and credibility to present internationally recognized land management policies and can help build consensus among different public and private interests. **I**

**Mario Lungo** is a researcher at PRISMA, the Salvadoran Program for Development and Environmental Research; **Alejandra Mortarini** is the Lincoln Institute's Latin America and Caribbean programs manager; and **Fernando Rojas**, a lawyer from Colombia, is a visiting fellow of the Institute this year. Contact: [alejandra@lincolninst.edu](mailto:alejandra@lincolninst.edu) or [frojas@lincolninst.edu](mailto:frojas@lincolninst.edu)

## Sonia Pereira

**T**he popular sectors in most Latin American cities are at a serious disadvantage in influencing land use planning and management in their communities. Although neighborhood activists may be well-organized locally, their interests are generally absent from decision making that can have broad implications for both urban land management and human rights. As part of its ongoing effort to help community leaders and public officials in Latin America become more effective in implementing critical land management policies, the Lincoln Institute supported an innovative educational program in Quito, Ecuador, in October.

"Urban Land Policies for Popular Sectors" was cosponsored by the Institute, the Center for Investigations CIUDAD, and the Center for Research in Urbanism and Design at the School of Architecture of Catholic University in Quito. This pilot program served as a forum for more than 50 representatives of low-income communities throughout Ecuador who met for the first time. They discussed ambiguities surrounding the formulation and implementation of urban land policies, and the causes and impacts of these policies on the use and regulation of land. Particular attention was given to equitable access to land ownership, affordable housing and self-help construction on the urban periphery.

Ecuador's Minister of Housing and Urban Development opened the first session, and a team of academics, professional policy advisors, local and national government authorities, and opinion leaders offered a number of strategic planning workshops and panel presentations. The forum included both conceptual and practical discussions on urban land legislation that recognized the noticeable lack of information on land policy at the grassroots level.

Many questions underscored the situation in Ecuador, where insecurity of land, home and person has often led to violence and evictions. This important issue served to highlight the primacy of human rights in the urban land debate, and to reinforce the urgent need to consider a broad range

of public policies and planning mechanisms. In addition to encouraging organizational networks among the urban poor and partnerships with other local and national popular movement leaders, the forum explored strategies to build solidarity among the various sectors.

Mayors from other Latin American cities attended the final roundtable session and concluded that the forces affecting poor urban residents in Ecuador are strikingly similar throughout the region. One clear lesson is that access to information is needed to allow every individual and community to influence the formulation and implementation of urban land policies based on democratic participation. An inventory of comparative case studies of community-based land use practices will be incorporated into follow-up programs to assist public officials and administrators in future land use planning and policymaking.

This Quito forum is an example of the Lincoln Institute's educational goal to provide better knowledge to citizens affected by urban land policies. One outcome is the "Document of Quito," a summary of the strategies arrived at by consensus among the participants. The challenge of turning their consensus into action will be the true test of the pilot program. The Institute may also collaborate with the United Nations Program on Urban Management for Latin America and the Caribbean to develop a common agenda in education, research and publications. The results would help expand discussions of urban land issues at the grassroots level and improve the ways public officials and popular leaders can work together to generate more effective policies. **I**

**Sonia Pereira** is a visiting fellow of the Lincoln Institute. An environmental lawyer, biologist, social psychologist and activist on behalf of human rights, she has been widely recognized for her work on environmental protection for low-income communities in Brazil. She is a Citizen of the World Laureate (World Peace University, 1992) and a Global 500 Laureate (United Nations Environment Programme-UNEP, 1996). Contact: [SoniaPereira@lincolninst.edu](mailto:SoniaPereira@lincolninst.edu)

# Course Calendar

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

## APA Audio Conference Training Series for Planners

JANUARY 28, 1998

Property Rights v. Public  
Resource Protection

Contact: Carolyn Torma  
or Candace Kane, American  
Planning Association,  
312/431-9100

## Valuing Land Affected by Conservation Easements: A Challenge for Assessors, Appraisers and Conserva- tionists

FEBRUARY 26

Phoenix, Arizona

Earn professional continuing  
education and recertification  
credit with the Arizona Depart-  
ment of Real Estate, the  
Appraisal Institute or IAAO

## Courses in Latin America

### Municipalities and the Monitoring of Land Use

FEBRUARY 10-12

Lima, Peru

### Models for the Manage- ment of Urban Costs and Alternatives

APRIL 16-18

Brasilia, Brazil

### Vacant Land in Latin America

APRIL (TBA)

Buenos Aires, Argentina

### Land Market Behavior in Cordoba: Implications for Urban Structure

APRIL (TBA)

Cordoba, Argentina

# Lincoln Institute Welcomes APA to Boston

When the American Planning Association (APA) holds its 89th Annual Conference in Boston from April 4 to 8, the Lincoln Institute will be participating in several workshops and hosting a reception for conference attendees.

Richard R. Perkins and William Constable will present "The Developers' World" as part of APA's Planning Commissioner's Track. This session, which is based on the Institute's long-standing program for local planning officials, provides an opportunity for commissioners to gain insight into the economics of the development process from the developers' perspective. Perkins, senior vice president of LandVest, Inc., in Boston, is a member of the Lincoln Institute Board of Directors and Constable, president of A.W. Perry, Inc., a real estate firm in Boston, is a faculty associate.

Rosalind Greenstein and Peter Pollock are members of a panel on "Controlling Urban Sprawl." Greenstein is senior fellow and director of the Institute's Program in Land Use and Regulation and Pollock is a visiting fellow at the Institute and a Loeb Fellow at Harvard University Graduate School of Design.

For more information about the conference schedule and registration, consult APA's web page at [www.planning.org](http://www.planning.org) or call Candace Kane at 312/431-9100.

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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 research, educational and publications programs, the Institute brings together diverse viewpoints to expand the body of useful knowledge in three program areas: taxation of land and buildings; land use and regulation; and land values, property rights and ownership. Our goal is to make that knowledge comprehensible and accessible to citizens, policymakers and scholars, to improve public and private decisionmaking. The Lincoln Institute is an equal opportunity institution in employment and admissions.

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Lincoln Institute of Land Policy  
113 Brattle Street, Cambridge, MA 02138-3400  
Tel: 617/661-3016 Fax: 617/661-7235

Email: [annleroyer@lincolninst.edu](mailto:annleroyer@lincolninst.edu) (editorial content)  
[help@lincolninst.edu](mailto:help@lincolninst.edu) (information services)

Web: [www.lincolninst.edu](http://www.lincolninst.edu)

Editor  
Ann LeRoy

President and CEO  
H. James Brown

Chairman of the Board  
Kathryn J. Lincoln

Design  
David Gerratt/  
DG Communications  
Information Graphics  
Annie Bissett



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# Lincoln Institute of Land Policy Publications

Lincoln Institute publications are designed in several formats for a diverse audience that includes elected and appointed officials, their professional staffs, citizens, students and researchers involved in land use and land-related taxation issues.



## Policy Focus Reports

This 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 staff and faculty associates investigating a wide range of land use and tax issues. Most papers are of article length, and many are later published in professional or scholarly journals.

Current Lincoln Institute publications are listed below by the most relevant Program Area, although in many cases the contents span more than one subject area.

## Program in the Taxation of Land and Buildings

### BOOKS

#### Local Government Tax and Land Use Policies in the United States

*Helen F. Ladd, with Ben Chinitz and Dick Netzer*

This accessible, non-technical book evaluates the most recent economic thinking on the nexus between local land use and tax policies. Ladd summarizes the extensive literature debating the theoretical controversies on fiscal policy, and other contributors present new research on issues such as impact fees, land value taxation and metropolitan tax base sharing. Copublished with Edward Elgar Publishing Ltd.

Winter 1998, 272 pages, hardcover, \$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 current structure and function of real property taxation in the U.S. Published by the International Association of Assessing Officers.

1994, 300 pages, paperback, \$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, paperback, \$32.95. 793-8

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call 800/LAND-USE  
(526-3873).



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

*Frederick D. Stocker, editor*

In reviewing the major 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, paperback, \$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, paperback, \$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 the behavior of individual enterprises.

**1986, 151 pages, hardcover, \$14.00. 209-X**



## WORKING PAPERS

*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**

*Gerald Korngold*

“Private Land Use Controls: Private Initiative and the Public Interest in the Homeowners Association Context”

**1995, 20 pages, \$9.00. WP95GK1**

*Emil E. Malizia*

“Property Tax Appraisals and the Reuse of Inner-City Properties”

**1997, 38 pages, \$9.00. WP97EM1**

*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**

*Attiat F. Ott*

“Land Taxation and Tax Reform in the Republic of Estonia”

**1997, 53 pages, \$14.00. WP97AO3**

*Attiat F. Ott*

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

**1997, 40 pages, \$9.00. WP97AO1**

*Attiat F. Ott and Kamal Desai.*

“Land Reform: Restitution and Valuation in the Republic of Estonia,”

**1997, 62 pages, \$14.00. WP97AO2**

*Nicolaus Tideman*

“Economics of Efficient Taxes on Land”

**1995, 28 pages, \$9.00. WP95NT3**

*Nicolaus Tideman*

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

**1995, 25 pages, \$9.00. WP95NT1**

*Nicolaus Tideman and Cathleen Johnson*

“Statistical Analysis of Graded Property Taxes in Pennsylvania”

**1995, 39 pages, \$9.00. WP95NT2**

## Program in Land Use and Regulation

### POLICY FOCUS REPORTS

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

*John Tibbets*

Pressure on open space is accelerating in all regions of the United States, and communities are struggling to balance economic and ecological needs. This report describes several techniques for 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, real estate transfer taxes, conservation easements and floodplain zoning. With this information, planners, developers, government officials, land trust representatives, homeowners and citizens can think more strategically about conservation opportunities in their communities.

**Winter 1998, 32 pages, paperback, \$14.00. PF007**

## Risks and Rewards of Brownfield Redevelopment

*James G. Wright*

Brownfields are abandoned, idled or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The definition is broad and can cover an entire industrial zone or a single abandoned building. By some estimates, there are as many as 450,000 brownfields scattered nationwide. Some sites do present direct public health hazards, but 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, paperback, \$14.00. PF006**

## 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, paperback, \$14.00 PF005**

## 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 retail centers that lack aesthetic distinction, and the draining of vital resources from 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, paperback, \$14.00. PF004**

## 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. It suggests alternatives to making floodplains safe for development through locally based planning and flood hazard management in cooperation with regional, state and federal levels of government.

**1996, 32 pages, paperback, \$14.00. PF003**

## 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.

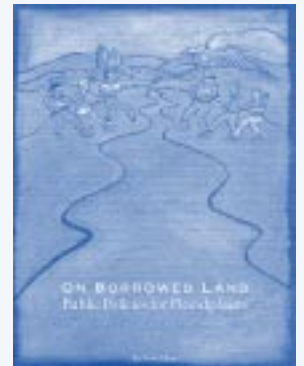
**1995, 36 pages, paperback, \$14.00. PF001**

## 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 volatile 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, paperback, \$14.00. PF002**



## BOOKS

### 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 rapidly growing phenomenon by exploring various types of 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, hardcover, \$24.95. 1002-X

### 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 further and further out to a favored quarter. Exacerbating this polarization, the federal government has largely abandoned urban policy. 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 regional government and the enactment of land use, fair housing and tax-equity reform legislation. The author's analysis has important implications for metropolitan regions in other parts of the United States. Copublished with Brookings Institution Press.

1997, 224 pages, hardcover, \$28.95. 6440-8

### Land Use in America

*Henry L. Diamond and Patrick F. Noonan*

Since World War II and accelerating over the past 25 years, rapid population and economic growth has transformed the American landscape. Efforts to improve our approach to how land is used 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 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, paperback, \$26.95. 464-2

### 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.

1994, 256 pages, hardcover, \$38.95. 1926-4; paperback, \$16.95. 1925-6

### 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 nongovernmental 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.

1993, 320 pages, paperback, \$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*

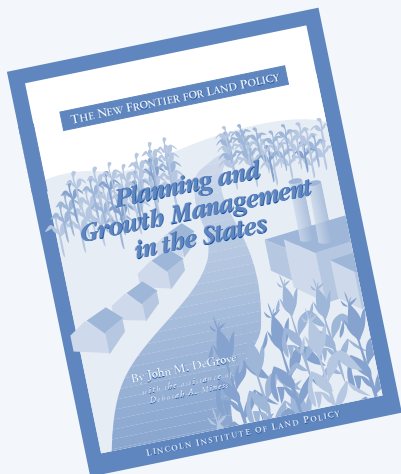
The authors offer an insightful look at an increasingly important phenomenon in local government: the use of exactions and similar tools not just to regulate development but to fund infrastructure and essential services. Their analysis considers the social effects and overall fairness of such tools.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

1993, 175 pages, hardcover, \$31.95. 0356-2; paperback, \$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, paperback, \$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 doesn't 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, paperback, \$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 nearly two decades of 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 other elements of the authors' analysis.

**1992, 243 pages, paperback, \$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, paperback, \$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, paperback, \$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 character 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, paperback, \$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, paperback, \$9.40. 113-1**

### **Special Districts: The Ultimate In Neighborhood Zoning**

*Richard F. Babcock and Wendy U. Larsen*

The authors present an informative, entertaining and often irreverent examination of the personalities, controversies and compromises that have created zoning districts around special areas in New York City, Chicago and San Francisco. They also share illuminating insights into the benefits and problems associated with this unique regulatory tool.

**1990, 187 pages, paperback, \$15.00. 112-3**



## Building Together: Investing in Community Infrastructure

*John P. Thomas and Kent W. Colton, editors,  
Infrastructure Financing Task Force*

Local officials and developers can use this innovative workbook to identify methods for financing infrastructure equitably while helping to accommodate growth in their communities. Copublished with the National Association of Counties, National Association of Home Builders, Government Finance Research Center and Urban Land Institute.

**1989, 131 pages, binder, \$25.00. BUILD**

## The Zoning Game: Municipal Practice and Policies

*Richard E. Babcock*

A classic of zoning literature, Babcock's astute and witty observations about American zoning as actually practiced still ring true today.

**1966, 202 pages, paperback, \$14.50. 04094-1**

## The Zoning Game Revisited

*Richard E. Babcock and Charles L. Siemon*

More than a sequel, this rich and fascinating collection of case studies on local land use politics offers behind the scenes analysis of decision making on zoning controls and land development in eight states.

**1985, 304 pages, paperback, \$14.50. 116-6**

## Urban Planning for Latin America: The Challenge of Metropolitan Growth

*Francis Violic with Robert Daughters*

The authors offer an historical, comparative perspective on urban planning in Latin America and suggest how urban policy could have a positive role in solving problems caused by rapid development.

**1987, 435 pages, hardcover, \$26.25. 213-8**

## WORKING PAPERS

*Alan Altshuler*

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

**1994, 36 pages, \$9.00. WP94AA1**

*Chang-Hee Christine Bae and Harry W. Richardson*  
"Automobiles, the Environment, and Metropolitan Spatial Structure"

**1994, 24 pages, \$9.00. WP94CB1**

*Philip R. Berke and Jack Kartez*

"Sustainable Development as a Guide to Community Land Use Policy"

**1995, 34 pages, \$9.00. WP95PB1**

*Edward J. Blakely*

"Shaping the American Dream: Land Use Choices for America's Future"

**1992, 43 pages, \$9.00. WP93EB1**

*Edward J. Blakely and Mary Gail Snyder*

"Fortress America: Gated and Walled Communities in the United States"

**1995, 63 pages, \$14.00. WP95EB1**

*Robert W. Burchell and David Listokin*

"Land, Infrastructure, Housing Costs and Fiscal Impacts Associated with Growth: The Literature on the Impacts of Sprawl versus Managed Growth"

**1995, 33 pages, \$9.00. WP95RB1**

*Chengri Ding, Gerrit Knaap and Lewis Hopkins*

"Managing Urban Growth with Urban Growth Boundaries"

**1997, 30 pages, \$9.00. WP97CD1**

*John T. Durkin, Jr., and Robert W. Wassmer*

"Public Infrastructure Spending and Private Income Generation in Large U.S. Cities"

**1994, 32 pages, \$9.00. WP94JD1**

*Robert C. Einsweiler, et al.*

"Managing Community Growth and Change" (including an overview and 3 bibliographies)

**1992, 4 volumes, 97 to 179 pages each, \$56.00. WP92MCGC**

*Charles J. Fausold and Robert J. Lilieholm*

"The Economic Value of Open Space: A Review and Synthesis"

**1996, 40 pages, \$9.00. WP96CF1**

*Charles H. W. Foster*

"The Environmental Sense of Place: Precepts for the Environmental Practitioner"

**1995, 20 pages, \$9.00. WP95CF1**

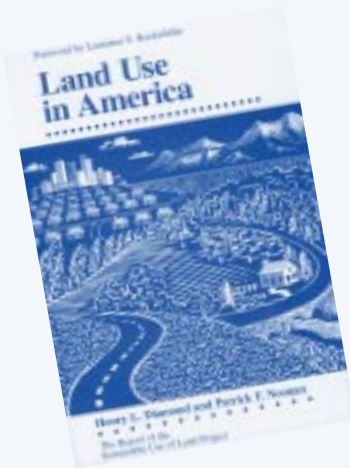
*Gerrit J. Knaap, Lewis D. Hopkins, and Kieran Donaghy*

"Do Plans Matter? A Framework for Examining the Logic and Effects of Land Use Planning"

**1994, 24 pages, \$9.00. WP94GK1**

*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**



Robert J. Lillieholm and Aaron R. Kelson  
"Buffers and Natural Areas:  
A Review of Issues Related to Wilderness"  
1996, 45 pages, \$9.00. WP96RL1

## Program in Land Values, Property Rights and Ownership

### BOOKS

#### Land Use and Taxation: Applying the Insights of Henry George

H. James Brown, editor

Can today's researchers and policymakers effectively draw on the ideas of nineteenth-century philosopher Henry George to help solve twenty-first century problems? This compendium presents eight essays by scholars from varied disciplines who demonstrate that many of George's ideas about land use and taxation are still valuable today. When George published his most famous book, *Progress and Poverty*, in 1879, the United States had no zoning laws, no income taxes, and only two national parks. George could not have anticipated all the changes in real estate development, public finance and property rights in the 120 years since he wrote on these subjects. Yet policymakers still face Henry George's fundamental challenge—to balance private property rights and public interests in land.

1997, 106 pages, paperback, \$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, a champion of individual freedom, proposed removing all taxes on labor, business and trade, and to tax only the value of land. He argued that the income from this single tax would both provide enough revenue for government and reduce speculation, thus benefiting both the individual and the community. Published by the Robert Schalkenbach Foundation, 41 East 72nd Street, New York, NY 10021.

1992 (1879), 599 pages, paperback, \$6.00. 58-7

#### 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 led researchers to certain frameworks, conclusions and policy prescriptions. The book also critiques international assistance programs for housing and urban development. Copublished with UCL Press.

1994, 288 pages, hardcover, \$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, hardcover, \$44.95. 7552-0;  
paperback, \$19.95. 7551-2

#### The Story of Land: A World History of Land Tenure and Agrarian Reform

John P. Powelson

How did our current understanding of land ownership come about in different parts of the world? This book traces the evolving rights and obligations linked to the land and its various uses, spanning the centuries from ancient Mesopotamia, Egypt, Greece and Rome to the modern era in Europe, Latin America, Africa and Asia.

1988, 347 pages, hardcover, \$30.00. 218-9

### WORKING PAPERS

David Barkin

"Wealth, Poverty, and Sustainable Development"

1995, 46 pages, \$9.00. WP94DB1

Steven C. Bourassa, Max Neutze,  
and Ann Louise Strong

"Leasehold Policies and Land Use Planning  
in Canberra: A Critical Assessment"

1995, 61 pages, \$14.00. WP95SB1



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1996, 58 pages, \$14.00. WP96CR1

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| <p><b>1. Profession</b><br/>(check one)</p> <p><input type="checkbox"/> Architect/Landscape architect/ Urban designer (20)</p> <p><input type="checkbox"/> Assessor/Appraiser (01)</p> <p><input type="checkbox"/> Banker/Lender (07)</p> <p><input type="checkbox"/> Business executive (11)</p> <p><input type="checkbox"/> Computer analyst/ Specialist (02)</p> <p><input type="checkbox"/> Conservationist (04)</p> <p><input type="checkbox"/> Developer/Builder (05)</p> <p><input type="checkbox"/> Economist (06)</p> <p><input type="checkbox"/> Other social scientist (14)</p> <p><input type="checkbox"/> Engineer (19)</p> <p><input type="checkbox"/> Environmentalist (23)</p> <p><input type="checkbox"/> Finance officer (24)</p> <p><input type="checkbox"/> Government executive or staff (10)</p> <p><input type="checkbox"/> Journalist (08)</p> <p><input type="checkbox"/> Judge/Other judicial official (17)</p> | <p><input type="checkbox"/> Lawyer (09)</p> <p><input type="checkbox"/> Legislator/Council/ Commissioner/Staff (13)</p> <p><input type="checkbox"/> Librarian/Archivist (16)</p> <p><input type="checkbox"/> Planner (12)</p> <p><input type="checkbox"/> Real estate broker/ Agent (18)</p> <p><input type="checkbox"/> Tax administrator (15)</p> <p><input type="checkbox"/> Other (99)</p> <p><b>2. Type of organization/affiliation</b><br/>(check one)</p> <p><input type="checkbox"/> Local/County government (LG)</p> <p><input type="checkbox"/> State/Provincial government (SG)</p> <p><input type="checkbox"/> Regional government (RG)</p> <p><input type="checkbox"/> Federal/National government (FG)</p> <p><input type="checkbox"/> Professional or Consulting firm (PC)</p> | <p><input type="checkbox"/> Business or industry (BS)</p> <p><input type="checkbox"/> Educational Institution (ED)</p> <p><input type="checkbox"/> Other nonprofit (NP)</p> <p><input type="checkbox"/> Student (ST)</p> <p><input type="checkbox"/> Other (99)</p> <p><b>3. Areas of interest</b><br/>(check up to four)</p> <p><input type="checkbox"/> Capital financing (10)</p> <p><input type="checkbox"/> Economic/Community development (21)</p> <p><input type="checkbox"/> Ethics of land use (03)</p> <p><input type="checkbox"/> Governance and public management (30)</p> <p><input type="checkbox"/> Growth management (04)</p> <p><input type="checkbox"/> Housing (18)</p> <p><input type="checkbox"/> Land data systems (07)</p> <p><input type="checkbox"/> Land economics (09)</p> <p><input type="checkbox"/> Land law and regulation (11)</p> <p><input type="checkbox"/> Land policy: Int'l. comparisons (05)</p> | <p><input type="checkbox"/> Land and tax policy in Latin America (25)</p> <p><input type="checkbox"/> Natural resources &amp; the environment (02)</p> <p><input type="checkbox"/> Open space (33)</p> <p><input type="checkbox"/> Public facilities and services (22)</p> <p><input type="checkbox"/> Real estate development (08)</p> <p><input type="checkbox"/> Rural planning (31)</p> <p><input type="checkbox"/> Tax policy: Int'l. comparisons (29)</p> <p><input type="checkbox"/> Tax and revenue systems (13)</p> <p><input type="checkbox"/> Transportation (23)</p> <p><input type="checkbox"/> Urban design (26)</p> <p><input type="checkbox"/> Urban planning (14)</p> <p><input type="checkbox"/> Valuation/ Assessment/Appraisal (28)</p> |
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