

two tracks: additional country studies of the determinants of tenure security (including institutional and regulatory features) and the benefits of alternative arrangements; and cross-country analyses of the kind typified by the Housing Indicators Program. New indicators need to be developed to “unbundle” the important elements of tenure in ways that facilitate valid and informative comparisons.

Murray declared his own intention to extend his research into economic growth and urbanization by examining the indicators as indicative of barriers to urbanization and growth. Angel recommended taking different elements of the approach and pushing each to its logical extension. Noting that the urban population of the developing countries would double in the current decade (notably in Asia as China and India progressed up the steep portion of the urban transformation curve), he advocated the urgent extension of the indicators concept to broad urban development issues. The roundtable participants agreed that this, and an analogous definition of an enabling environment for appropriate urban development, was an increasingly urgent need. **I**

SHLOMO ANGEL is a housing policy and urban development advisor with *Libra, Inc.*, in New York, NY. Contact: libra@osaccess.com.
DOUGLAS KEARE is a fellow of the Lincoln Institute. Contact: doug@lincolninst.edu.

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IN MEMORIAM

Arlo Woolery

It is with great sadness that we announce that Arlo Woolery passed away on February 28, 2002, at his home in Sun City West, Arizona.

Arlo brought zest, courtesy and unflinching curiosity to all of his endeavors over 82 years. Even before graduation from Luther College in Decorah, Iowa, in 1943, he turned his gift for public speaking to early success as a radio broadcaster. He provided play-by-play radio descriptions of baseball games, complete with sound effects for hits and cheering crowds, guided only by wire service score reports. Later he held several executive positions in radio and television, dealing both with broadcasting, equipment manufacturing and the first development of cable television networks.

He became an expert on public utility regulation and valuation, earning the Certified Assessment Evaluator (CAE) designation from the International Association of Assessing Officers and serving as chairman of its education committee. He was an expert witness in numerous utility valuation cases and taught in the annual Wichita State University program on railroad and utility valuation for many years. The Supreme Court of Utah reflected the respect with which he was regarded when it described him as a “well-educated, long experienced and highly qualified appraiser.” From 1967 to 1976 he served as director of the Property Tax Program for the state of Arizona, dealing with issues of valuation and tax administration and taking the lead in the development of computer-assisted mass appraisal.

Arlo was the first executive director of the Lincoln Institute of Land Policy, from 1974 to 1986, and upon retirement was named the Archibald M. Woodruff Fellow. He led the Institute’s move to Cambridge and its establishment as a center for education on land use and land-related tax



issues. He organized and participated in numerous international symposiums on property taxation, land policy and computer-assisted valuation. He assisted in the development of the International Center for Land Policy Studies and Training (formerly the Land Reform Training Institute) in Taiwan and served on its Board of Directors from 1975 to 2000. He also wrote and edited many books, including *The Art of Valuation* (1978); *Introduction to Computer Assisted Valuation* (1985); *Property Tax Principles and Practice* (1989); and *Valuation of Railroad and Utility Property* (1992).

“Arlo’s legacy to the Lincoln Institute is its solid academic underpinnings,” notes Kathryn J. Lincoln, Chairman of the Board. “Even after his official retirement, Arlo remained involved with the Lincoln Foundation, and his continuing leadership and teaching at the International Center for Land Policy Studies and Training were instrumental in the development of that Lincoln program. We shall miss his wisdom and guidance.” **I**