

Regulation for Revenue

The Political Economy
of Land Use Exactions

ALAN A. ALTSHULER & JOSÉ A. GÓMEZ-IBÁÑEZ
with Arnold M. Howitt



Regulation For Revenue The Political Economy Of Land Use Exactions

David Berman



Regulation For Revenue The Political Economy Of Land Use Exactions:

Regulation for Revenue Alan A. Altshuler, Jose A. Gomez-Ibanez, 2000-08-21 Over the past two decades Americans have become increasingly skeptical about the benefits of community growth and hostile to new taxes while continuing to demand improvements in local services One response to this tension has been a burgeoning movement to raise public revenue by regulating growth In this timely book the authors explain that most growing localities now require private developers to finance public improvements as a condition for receiving permits to build These permit conditions known as exactions are most commonly used to ensure that infrastructure capacity will be adequate to serve the occupants of new real estate developments and to lessen the harmful effects of these developments on other local citizens Exactions are often used to finance new roads water and waste disposal facilities and public open space but some communities have begun to require developer financing for such services as day care job training low cost housing and ride sharing The authors see the dramatic growth of exaction financing as an epochal shift in the character of American land use regulation A function once isolated from the local government mainstream is now close to heart of fiscal and public works decisionmaking Politicians find exactions an extremely valuable tactic for resolving land use conflict Lawyers and developers worry about how to establish appropriate limits on the use of exaction economists debate their equity and efficiency and planners consider their effect on urban reform Regulation for Revenue offers an integrated appraisal of exaction financing showing that exactions come in many forms and that they can be meaningfully evaluated only by comparison with realistic alternatives These include growth restrictions tolerance of infrastructure overload and increased tax and user charges

Infrastructure Planning and Finance Vicki Elmer, Adam Leigland, 2013-11-07 Infrastructure Planning and Finance is a non technical guide to the engineering planning and financing of major infrastructure projects in the United States providing both step by step guidance and a broad overview of the technical political and economic challenges of creating lasting infrastructure in the 21st Century Infrastructure Planning and Finance is designed for the local practitioner or student who wants to learn the basics of how to develop an infrastructure plan a program or an individual infrastructure project A team of authors with experience in public works planning and city government explain the history and economic environment of infrastructure and capital planning addressing common tools like the comprehensive plan sustainability plans and local regulations The book guides readers through the preparation and development of comprehensive plans and infrastructure projects and through major funding mechanisms from bonds user fees and impact fees to privatization and competition The rest of the book describes the individual infrastructure systems their elements current issues and a how to do it section that covers the system and the comprehensive plan development regulations and how it can be financed Innovations such as decentralization green and blue green technologies are described as well as local policy actions to achieve a more sustainable city are also addressed Chapters include water wastewater solid waste streets transportation airports ports community facilities parks schools

energy and telecommunications Attention is given to how local policies can ensure a sustainable and climate friendly infrastructure system and how planning for them can be integrated across disciplines *The Oxford Handbook of Urban Economics and Planning* Nancy Brooks, Kieran Donaghy, Gerrit-Jan Knaap, 2012-01-12 This volume embodies a problem driven and theoretically informed approach to bridging frontier research in urban economics and urban regional planning The authors focus on the interface between these two subdisciplines that have historically had an uneasy relationship Although economists were among the early contributors to the literature on urban planning many economists have been dismissive of a discipline whose leading scholars frequently favor regulations over market institutions equity over efficiency and normative prescriptions over positive analysis Planners meanwhile even as they draw upon economic principles often view the work of economists as abstract not sensitive to institutional contexts and communicated in a formal language spoken by few with decision making authority Not surprisingly papers in the leading economic journals rarely cite clearly pertinent papers in planning journals and vice versa Despite the historical divergence in perspectives and methods urban economics and urban planning share an intense interest in many topic areas the nature of cities the prosperity of urban economies the efficient provision of urban services efficient systems of transportation and the proper allocation of land between urban and environmental uses In bridging this gap the book highlights the best scholarship in planning and economics that address the most pressing urban problems of our day and stimulates further dialog between scholars in urban planning and urban economics

Gendered Approaches to Spatial Development in Europe Barbara Zibell, Doris Damyanovic, Ulrike Sturm, 2019-03-27 This book explores the extent to which gendered approaches are evident and effective in spatial development in selected European countries Beginning with an introduction to theories and concepts of gender space and development the book includes a brief historical review of gender in spatial planning and development throughout Europe in general and an overview of different national frameworks in European countries comparing legal organisational and cultural similarities and differences This is followed by a critical reflection on how simplifications and stereotypes of gender concepts are used in the practice of spatial development The main part of the book offers a transnational discussion of planning practices on selected thematic topics It starts with gender sensitivity in urban master planning and at neighbourhood level referring to different types of planning manuals Furthermore the book focuses on gender sensitive evaluation in urban planning as well as international agendas for sustainable development as a framework for a new generation of gender equality policies The chapter authors assert that climate change migration and austerity have threatened gender equality and therefore spatial development needs to be especially alert to gender dimensions The editors end with an outlook and suggestions for further action and research on gender issues in spatial development With inputs from some of Europe's leading thinkers on gender space and development this volume is designed to inspire students scholars and practitioners to reflect upon the contribution that gendered approaches can make in the various fields of spatial development and

environmental planning Reconstructing Urban Regime Theory Mickey Lauria,1997 Providing a robust conceptual framework urban regime theory has despite its cited shortcomings gained a dominant position in the literature on local politics in addition to its recent use in contexts outside the United States and in comparative cross national research Reconstructing Urban Regime Theory presents a challenging argument for the need to reconceptualize urban regime s middle level abstractions by interpreting it through the higher level abstractions of regulationist theory The contributors propose stronger conceptual linkages between local agents and institutions regime transformation and the restructuring of urban space The blend of empirical and case study provides an excellent mix of theory and practice **Local Government and the States** David Berman,2019-07-26 This book offers an overview of the legal political and broad intergovernmental environment in which relations between local and state units of government take place the historical roots of the conflict among them and an analysis of contemporary problems concerning local authority local revenues state interventions and takeovers and the restructuring of local governments The author pays special attention to local governmental autonomy and the goals and activities of local officials as they seek to secure resources fend off regulations and interventions and fight for survival as independent units Now in a thoroughly revised second edition this book examines marijuana use minimum wages the establishment of sanctuary cities and the regulation of ride sharing companies Looking at the intergovernmental struggle from the bottom up and in the process examining a variety of political activities and policies at the state level Berman finds considerable reason to be concerned about the viability and future of meaningful local government This book improves our understanding of the relationship between state and local governments It provides a thoughtful look at the past present and possibly the future of local home rule **Regulatory Takings** William A. Fischel,1995 State and federal government regulations are disciplined by property owner coalitions whose voice is clearly audible in the statehouses and in Congress

Fixer-Upper Jenny Schuetz,2022-02-22 Fixer Upper is the first book assessing how the broad set of local state and national housing policies affect people and communities It does more than describe how yesterday s policies led to today s problems It proposes practical policy changes than can make stable decent quality housing more available and affordable for all Americans in all communities Fixing systemic problems that arose over decades won t be easy in large part because millions of middle class Americans benefit from the current system and feel threatened by potential changes But Fixer Upper suggests ideas for building political coalitions among diverse groups that share common interests in putting better housing within reach for more Americans building a more equitable and healthy country **Introduction to Environmental Economics** Nick Hanley,Jason F. Shogren,Ben White,Benedict White,2019 The only easy to read and practical non specialist introduction to key concepts in environmental economics written by an international author team Learning from Arnstein's Ladder Mickey Lauria,Carissa Schively Slotterback,2020-10-12 Sherry Arnstein writing in 1969 about citizen involvement in planning processes in the United States described a ladder of citizen participation that showed participation

ranging from low to high Arnstein depicted the failings of typical participation processes at the time and characterized aspirations toward engagement that have now been elevated to core values in planning practice But since that time the political economic and social context has evolved greatly and planners organizers and residents have been involved in planning and community development practice in ways previously unforeseen Learning from Arnstein s Ladder draws on contemporary theory expertise empirical analysis and practical applications in what is now more commonly termed public engagement in planning to examine the enduring impacts of Arnstein s work and the pervasive challenges that planners face in advancing meaningful public engagement This book presents research from throughout the world including Australia Brazil India Indonesia Portugal Serbia and the United States among others that utilizes critiques revises and expands upon Arnstein s aspirational vision It is essential reading for educators and students of planning

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