

# Real Estate Tax Delinquency

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# Real Estate Tax Delinquency Private Disinvestment Public Response

**Arturo Cuomo**



## **Real Estate Tax Delinquency Private Disinvestment Public Response:**

*Real Estate Tax Delinquency* Robert W. Lake, Thomas E. Fitzgerald, 1979 Real estate tax delinquency is emerging as a major component of the urban fiscal crisis affecting cities as diverse as Houston Pittsburgh New York and Atlanta A large and increasing proportion of uncollected taxes wreak havoc with any city s budgetary and planning process Even more important a growing rate of tax delinquency is symptomatic of fundamental changes in the role of the city in the American political economy This study examines tax delinquency as a component of the flight of private capital from the central city Delinquency trends in forty eight cities over a twenty five year period are analyzed to set the national context and an in depth case study examines the problem at the neighborhood level Interviews with 158 delinquent property owners uncover the reasoning behind the delinquency decision Public policy options are evaluated in light of the severe practical and ideological limitations on public response to private disinvestment Lake provides a brief survey of the available literature on tax delinquency at both city wide and neighborhood scales focusing on the change in emphasis over time from a concern with administrative remedies to a search for systemic solutions An overview of housing and demographic trends affecting the City of Pittsburgh in recent years is examined in depth Lake surveys property owners to delve into the behavior of delinquent owners and concludes with discussing the City s role and implications for policy Improving the situation is considered in terms of avoiding the conditions that lead to delinquency and improving the city s capability of administering parcels acquired through tax taking mechanisms

*The Black Tax* Andrew W. Kahrl, 2024-04-24 Andrew Kahrl s enraging national assessment of legal and financial dispossession proves that African Americans property owners have long been beset by racist practices invisible obstacles and hidden traps that leave them vulnerable to economic predation Kahrl focuses specially on how property taxes have been used to swindle African Americans out of their land with the cooperation of public officials and courts These racist regimes fund and reinforce inequity with blacks paying more in taxes than whites as they lose tremendous inheritable wealth to whites There is something more fundamental than the forty acres of settlement lore the taxes on them

*Reviving America's Forgotten Neighborhoods* Elise M. Bright, 2003 First Published in 2003 Routledge is an imprint of Taylor Francis an informa company

*Selling the Lower East Side* Christopher Mele, 2000 The Lower East Side of Manhattan is rich in stories of poor immigrants who flocked there in the late nineteenth and early twentieth centuries of beatniks hippies and artists who peopled it mid century and of the real estate developers and politicians who have always shaped what is now termed the East Village Today the musical Rent plays on Broadway to a mostly white and suburban audience MTV exploits the neighborhood s newly trendy squalor in a film promotion and on the Internet a cyber soap opera and travel related Web pages lure members of the middle class to enjoy a commodified and sanitized version of the neighborhood In this sweeping account Christopher Mele analyzes the political and cultural forces that have influenced the development of this distinctive community He describes late nineteenth century notions of the Lower East Side as a place of

entrenched poverty ethnic plurality political activism and low culture that elicited feelings of revulsion and fear among the city's elite and middle classes The resulting and ongoing struggle between government and residents over affordable and decent housing has in turn affected real estate practices and urban development policies Selling the Lower East Side recounts the resistance tactics used by community residents as well as the impulse on the part of some to perpetuate the image of the neighborhood as dangerous romantic and bohemian clinging to the marginality that has been central to the identity of the East Village and subverting attempts to portray it as new and improved Ironically this very image of urban grittiness has been appropriated by a cultural marketplace hungry for new fodder Mele explores the ways that developers media executives and others have coopted the area's characteristics analyzing the East Village as a style provider where what is being marketed is difference The result is a visionary look at how political and economic actions transform neighborhoods and at what happens when a neighborhood is what is being consumed

The New Urban Frontier Neil Smith, 1996 Why have so many central and inner cities in Europe North America and Australia been so radically revamped in the last three decades converting urban decay into new chic Will the process continue in the twenty first century or has it ended What does this mean for the people who live there Can they do anything about it This book challenges conventional wisdom which holds gentrification to be the simple outcome of new middle class tastes and a demand for urban living It reveals gentrification as part of a much larger shift in the political economy and culture of the late twentieth century Documenting in gritty detail the conflicts that gentrification brings to the new urban frontiers the author explores the interconnections of urban policy patterns of investment eviction and homelessness The failure of liberal urban policy and the end of the 1980s financial boom have made the end of the century city a darker and more dangerous place Public policy and the private market are conspiring against minorities working people the poor and the homeless as never before In the emerging revanchist city gentrification has become part of this policy of revenge

**The Neoliberal City** Jason Hackworth, 2014-01-15 The shift in the ideological winds toward a free market economy has brought profound effects in urban areas The Neoliberal City presents an overview of the effect of these changes on today's cities The term neoliberalism was originally used in reference to a set of practices that first world institutions like the IMF and World Bank impose on third world countries and cities The support of unimpeded trade and individual freedoms and the discouragement of state regulation and social spending are the putative centerpieces of this vision More and more though people have come to recognize that first world cities are undergoing the same processes In The Neoliberal City Jason Hackworth argues that neoliberal policies are in fact having a profound effect on the nature and direction of urbanization in the United States and other wealthy countries and that much can be learned from studying its effect He explores the impact that neoliberalism has had on three aspects of urbanization in the United States governance urban form and social movements The American inner city is seen as a crucial battle zone for the wider neoliberal transition primarily because it embodies neoliberalism's

antithesis Keynesian egalitarian liberalism Focusing on issues such as gentrification in New York City public housing policy in New York Chicago and Seattle downtown redevelopment in Phoenix and urban landscape change in New Brunswick NJ Hackworth shows us how material and symbolic changes to institutions neighborhoods and entire urban regions can be traced in part to the rise of neoliberalism      **Local Government Management** Nicolas A. Valcik, Teodoro J.

Benavides, 2023-04-11 In a recent paradigm shift local governments find themselves shouldering more responsibility for day to day governance and crisis management thanks to regulations and federal spending cuts While 20 years ago a book on local government administration might have been considered complete with chapters on budgeting public personnel management productivity and responsiveness and community engagement any discussion of local government must now also include resilience emergency management climate change smart cities social media and infrastructure funding Bringing together key voices from the academic and public sectors Local Government Management offers techniques and insight into how local government can most effectively lead and manage their resources in an evolving political and environmental landscape Featuring examples from expert contributors own decades of public service and research this forward thinking book explores the rapid speed of change in local communities and the need for local government to not only adapt but also proactively plan for the future Local Government Management is essential reading for local government officials public stakeholders practitioners and students of public administration and management      *Critique: Southern California Public Policy & Administration* ,1981      State and Local Government Finance and Financial Management John E. Petersen, Catherine

Lavigne Spain, Martharose F. Laffey, 1978      America, History and Life ,1981 Provides historical coverage of the United States and Canada from prehistory to the present Includes information abstracted from over 2 000 journals published worldwide      *The New Reality of Municipal Finance* Robert W. Burchell, 1984 The New Reality of Municipal Finance

examines the growth and decline of fiscal dependency in the large cities of the United States Intergovernmental cities became dependent upon a variety of revenues primarily from federal and state governments to support an array of local public services that were basic to the needs of their citizens This study based upon two years of work explores the socioeconomic characteristics of these cities and details the changes they have undergone given the drastic shifts in national domestic spending The authors reveal the health level of each city how each will be able to deal with the New Federalism and how future public services and capital facility infrastructure will be provided in the intergovernmental city      **Managing**

**Capital Resources for Central City Revitalization** Fritz W. Wagner, Timothy E. Joder, Anthony J. Mumphrey, Jr., 2019-10-16 First Published in 2000 This book and its companion volume Human Capital Investment for Central City Revitalization are the products of a two year endeavor by the National Center for the Revitalization of Central Cities The National Center is a consortium of academic institutions that analyzes critical problems facing America's central cities evaluates strategies to address those problems and recommends policy alternatives      **The Adaptive Reuse Handbook**

Robert W. Burchell, David Listokin, 1981 The dynamics of change in the uses and occupancy characteristics of cities has caught urban managers off guard The abandonment of central city realty in many locations is a fact which cannot be overlooked Yet within this reality there are the seeds of hope not of return to things past but to a series of new constructive efforts Bridging the gap between the city and or neighborhood of yesterday and the potentials of tomorrow requires a firm grasp of all the many required tools in terms of legal physical and strategic planning It is to these necessities that this handbook is dedicated The Adaptive Reuse Handbook is a basic urban revitalization manual for city managers zoning administrators urban planners architects lay planning zoning board members and interested citizens The handbook consists of procedures to gain control of and positively reemploy abandoned urban real estate This is the non architectural side of surplus property conversion the legal and administrative procedures necessary to garner structures and land and prepare them for reuse This book is divided into four sections planning inventory property control property management and disposition and physical revitalization Each section presents procedures and field experience to deal with a particular urban revitalization activity property inventory abandonment early warning systems reuse planning interim permanent property control tax sale foreclosure property management property disposition and physical revitalization This is a must have reference work for anyone in the field of urban studies *Columbia Law Review*, 1982 *Books Out-of-print*, 1986

**Social Sciences Index**, 1982 *Southern Economic Journal*, 1980 Contains section Book reviews *Public Affairs Information Service Bulletin* Public Affairs Information Service, 1980 **Catalog of the Avery Memorial Architectural Library of Columbia University. 2d Ed., Enl** Avery Library, 1968 *The Municipal Year Book*, 1981

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